

City of Colville

TECHNICAL REVIEW COMMITTEE

March 26, 2013

8:30 a.m. – City Hall

MINUTES

Chairman Jim Lapinski called the meeting to order at 8:30 a.m. with a quorum present.

MEMBERS PRESENT: Planning Director Jim Lapinski, Building Official/Inspector Bob Cleaver, Street/Park Superintendent Terry LeCaire, Councilmember Lou Janke and Councilmember Dorothy Bergin. MEMBERS ABSENT: Municipal Services Administrator Eric Durpos. OTHERS PRESENT: Assistant Planner Melinda Lee. RECORDING SECRETARY: Susan Davis.

MINUTES OF PREVIOUS MEETINGS

The minutes from the previous meeting of March 12, 2013 had been distributed to each member prior to the meeting. Bob Cleaver moved that the minutes be approved as written. Terry LeCaire seconded. Voice vote showed all in favor.

OLD BUSINESS: There was no Old Business to be presented at this time.

NEW BUSINESS

- A. SEPA Review/Threshold Determination
Applicant: Carl Anderson, Jr.
Location: 116 N. Main Street
Proposal: Dominion Distillery

A completed environmental checklist and Conditional Use Permit application by Carl Anderson, Jr., representing Dominion Distillery, had been distributed to each member prior to the meeting (copies on file). The request is for a Conditional Use Permit to operate a micro-distillery in the basement at 116 N. Main Street, in the C-2 (Central Business District).

Following review, staff comments were added for clarification or additional detail:

Page 1, item A.5. – The City of Colville is requesting the checklist. Item A.6. – Proposed timing of the project is as soon as possible.

Page 2, item A.10 – Building, mechanical, and plumbing permits are required for proposed interior remodel. Page 2, item B, 1.a. & b. – The site is flat with less than 1% slope.

Page 4, item 3.a.5) – The proposal lies in Flood Zone “C” – areas of minimal flooding per FIRM Panel #530187 -0001B (effective 6/5/1985).

Page 5, item 3.c.2) – Water discharge will be contained within the existing sewer system. Item 5.a. – Songbirds and deer have been observed on or near the site.

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Page 6, item 6.a. – Electricity and natural gas are on-site and can be used to meet the completed project's energy needs. Item 7.a.1) – Local emergency services are available, if required.

Page 7, item 8.a. – The current use of the site is a law office on the main level. Item 8.c) – The site contains a 1-story building with a basement. Item 8.e. & 8.f. – The zoning and comprehensive plan designation of the site is C-2 (Central Business) District.

Page 8, item 8.1. –The Conditional Use Permit process is required to evaluate the proposal for compatibility with existing and projected land uses and plans.

Page 9, item 13.b. – The Alpine Theater, located adjacent to the project site, is on the local historic register.

Page 10, item 14.f. – Number of vehicular trips that would be generated is unknown at this time, however delivery/shipping and customer traffic is anticipated.

Bob Cleaver moved that the TRC recommend a Determination of Non-significance (DNS) for the proposed Dominion Distillery. Terry LeCaire seconded. The motion carried unanimously.

PUBLIC COMMENT PERIOD:

Melinda Lee indicated that she continues to get comments from the public regarding crossings on Main Street. The public is questioning whether anything is going to be done to improve pedestrian crossings. She noted that they are being referred to Municipal Services Administrator Eric Durpos. Melinda mentioned some potential grant funding that may be available for transportation related projects.

Terry LeCaire and Lou Janke advised that some signs have been ordered to improve pedestrian crossings. They will be put up in the spring and taken down in the fall on Oak & Wynne Streets, which are local streets. Terry advised that the signs are being paid for through a donation from a local church.

REPORTS

Terry reported that the Street Department is in the process of washing and cleaning streets and preparing for spring cleanup, which starts April 1st. Northwest Tree Service was awarded the bid to trim/prune 35 downtown trees, which will be done mostly on weekends and off-hours to mitigate any impact on the public. He also stated that approximately 15,000 feet of crack sealing will start within the next couple of weeks encompassing the whole downtown corridor from Oak to Wynne Streets and east/west streets as well as some of Birch Avenue. The crack sealing project will be done on weekends and off-hours too.

Melinda reported that she has processed a few applications for the keeping chickens. One application for beekeeping has been processed to date.

Lou commented that Recreation Coordinator Jake Wilson will be putting together a citizens advisory committee to make recommendations on Colville Mountain. In response to Jake's concern about knowing where the city-owned Colville Mountain property boundaries are, Lou advised that Don Strand has volunteered to use his GPS and flag the boundaries to the best of his ability, which will be helpful.

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Discussion followed regarding existing and proposed pedestrian and bicycle routes in Colville and the surrounding area. Lou Janke noted some potential funding may be available from TEDD in the future.

Bob Cleaver reported that he continues to work on current projects including Davis Auto Rebuild, Big R, Sears, and Super 1. Regarding the Senior Housing project, he stated he can't issue the building permit until he receives compliance with RCW 64.55 dealing with construction defect disputes – multi-unit residential buildings. Documentation of compliance is required. Bob reported that Phase 1 of Sandra's Furniture project is cleaning up the site and it was his understanding that the demolition recently went out to bid. Phase 2 will be working with the Wilmas and getting them moved into their old warehouse. Bob also noted that in the recent past there was some preliminary dialogue about a new dialysis center in town. A public notice of intent appeared in the local newspaper recently so it seems like they are moving ahead.

Melinda reported that Chamber of Commerce Manager Tricia Woods has indicated that since they moved the office to Southtown Plaza they are seeing much more traffic than they used to.

ADJOURNMENT

As there was no further business, Terry LeCaire moved and Bob Cleaver seconded the motion to adjourn. The meeting was adjourned at approximately 9:40 a.m.