

City of Colville

TECHNICAL REVIEW COMMITTEE

March 29, 2011

8:30 a.m. – City Hall

MINUTES

Chairman Jim Lapinski called the meeting to order at 8:31 a.m. with a quorum present.

MEMBERS PRESENT: Building Official/Inspector Robert Cleaver, Street Superintendent Terry LeCaire, Municipal Services Administrator Eric Durpos, Planning Director Jim Lapinski, and Councilmembers Dorothy Bergin and Doug Kyle. OTHERS PRESENT: Assistant Planner Melinda Lee (arrived at 8:45 a.m.). GUESTS: Jeff Wolfe, Todd Isaac, and Mark Beardslee. Paul Nelson and Andy Hoffman arrived near the end of the meeting. RECORDING SECRETARY: Susan Davis.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of March 22, 2011 had been distributed to each member prior to the meeting. Eric Durpos moved and Terry LeCaire seconded the motion to approve the minutes as written. Voice vote passed unanimously.

OLD BUSINESS:

A. Pheasant Ridge Estates pavement conditions (Mark Beardslee).

Mark Beardslee advised that his contractor and geotechnical engineer plan to be here. They did the design and installation of the street repairs. Pending their arrival, he suggested reordering the agenda. There were no objections.

NEW BUSINESS

A. SEPA/Threshold Determination

Proposal: Conditional Use Permit Application #1-11

Applicant: Colville School District #115

Location: 990 S. Cedar Street - Junior High

Request: To relocate the 28' x 60' portable classroom from Fort Colville School to the Junior High School. Install an additional 28' x 30' portable classroom and a 12' x 60' portable storage trailer between the Junior High Gym and Annex

A completed environmental checklist and conditional use permit application by Jeff Wolfe, Director of Facilities, Colville School District #115 had been distributed to each member prior to the meeting (copy on file). The proposal is to allow for the placement of two portable classrooms and a portable dry storage unit at the Junior High School, between the gym and annex. The property is located at 990 S. Cedar St.

Jeff Wolfe explained that a 28' x 60' portable double classroom is currently located at Fort Colville School. It will be relocated to the Junior High School to accommodate the relocation of the 6<sup>th</sup> graders, in addition to the installation of a 28' x 30' portable classroom and a portable dry storage unit.

## TECHNICAL REVIEW COMMITTEE

March 29, 2011

Page 2

A portable dry storage unit will be installed at Fort Colville School utilizing the same space vacated by the double classroom. Staff determined that this installation does not require conditional use permit approval.

Mr. Wolfe presented a site plan illustrating the proposed placement of the portable units at the Junior High (copy on file). He felt that adequate access and parking are available on the site. It was noted that the School District provides its own solid waste disposal service.

Review of the environmental checklist followed. Staff comments were added for clarification and information.

Eric Durpos noted a correction on Page 5, item c.1) – The storm water will drain to the City storm system not the sewer system. Mr. Wolfe confirmed that the portable units will not be served by City water and sewer.

Jim Lapinski pointed out that the applicant will be required to comply with the Colville Zoning Ordinance and Building Codes.

Bob Cleaver noted on Page 3, item 1.g. – Currently the site is covered with 100% asphalt. Page 6, item 6.c. – The manufactured units are built to Washington State standards. Page 8, item 10.a. – The units will be substantially lower than 25' high, being single story. Page 9, item 12.a. – The skatepark has been removed from the site. Jeff Wolfe noted there will be another recreational use located there. Page 9, item 14.b. – The school bus loop does not serve as public transit. Page 10, item 16.a. – Water is available at the site.

Bob Cleaver moved that TRC recommend the issuance of a Determination of Non-Significance (DNS) on the proposal. Eric Durpos seconded and the motion passed unanimously.

Jim noted that following a public comment period, the DNS will be issued. Bob noted the site will need to be posted with three public notices and he will coordinate with Mr. Wolfe for the best locations.

### OLD BUSINESS (continued)

#### A. Pheasant Ridge Estates pavement conditions.

Mark Beardslee recognized the City's concern about the pavement conditions at Pheasant Ridge Estates and presented an update. He indicated at this point he is looking for solutions to address the conditions. It was his opinion that the ground water seems to be exceptionally high and settlement is still occurring. Mr. Beardslee stated the initial decision was to cut out the bad spots, backfill with gravel, and let the streets sit for another year or so for the settlement to stop. At this time, he was not certain what will be done.

In response to a question from Bob Cleaver, Mark confirmed that there is fabric in place. It was his opinion that the area that has most significantly failed is on Evergreen Way and noted that Ringneck Loop is also starting to settle in spots. It was his observation that following the original repairs the native soil that was not disturbed does not appear to be failing. All of the failures seem to be on disturbed material.

TECHNICAL REVIEW COMMITTEE

March 29, 2011

Page 3

Mr. Beardslee stated he is not confident that this is a 100-year occurrence of high groundwater that caused the additional failures and that following repairs the soil won't move anymore. In considering options, he stated one geotech engineer recommended excavating all of the material out of the ditches and go back with structural fill from the ground up to be certain that the repair will be successful. The estimated cost was for about a million dollars without the asphalt.

Brief discussion followed regarding the difference between ground water and surface water. It was recognized that the settling occurring at Pheasant Ridge Estates appears to be caused by ground water and the full extent of the settlement may not be known for another month or so.

Eric Durpos pointed out from the City's standpoint, as with anything, it comes down to safety and liability and maintenance. He felt those issues need to be addressed.

Jim felt the City has a share in this noting if the City determined that there was a safety issue that required some type of maintenance and went in and did it Mr. Beardslee would probably be billed for it if that was one of his responsibilities.

Doug Kyle indicated, from a City Council perspective, he and Dorothy Bergin can report to the other Councilmembers that Mr. Beardslee is working with his geotechnical engineer and contractor to try to find a solution.

At this time, Paul Nelson, P.E., Allwest Testing and Engineering and Andy Hoffman, Job Foreman, MJM Grand Contractors arrived and introductions were made.

Andy Hoffman indicated that they were just up at Pheasant Ridge Estates and there is some more settlement going on. Problem spots were identified and it was his opinion that there is a section that is going to have to be repaired. It was recommended that they wait to do any repairs to see if anything else happens. He anticipated that sometime in April they can go in and repair those spots by taking out the asphalt, re-level with gravel, compact it, and repave it.

Doug Kyle asked if the contractor would be adding to the structural fill that has settled and/or go through the process of digging it out. It was Mr. Hoffman's opinion that it would not be worth taking it all back out. He explained it is just right in the trench and on the original repairs they went down as far as they could, put some reinforcement (geotextile fabric) in, and then backfilled back up to grade. He indicated in 26 years he has never seen anything like this. He stated they have done a lot of patches with exactly the same process and have never seen a problem with it. It was his observation that the biggest problem right now is where the trench is the deepest. It was felt everywhere else seems to be holding up well.

Bob questioned whether the geotechnical engineer felt the asphalt and the fill are moving together. Paul Nelson, P.E. felt that was the case. He stated there is nothing wrong with everything from the fabric up. He noted there might be one or two other options to look at but it was his opinion that the easiest thing to do is re-level that and repave.

Mr. Beardslee stated his plan would be to get at least the worst part of Evergreen Way cut out right now and get gravel in there because it is not a safe road.

TECHNICAL REVIEW COMMITTEE

March 29, 2011

Page 4

Bob questioned whether there should be concern about foundation settlement as he does not wish to be in a position where a soils report is required for every house. Mr. Nelson responded that if the ICC tables are used and 1500 psi allowable soil bearing is assumed, there should not be a problem. If site specific concerns develop at an individual site then a soils report for that site may be prudent.

PUBLIC COMMENT PERIOD: There were no public comments.

REPORTS: There were no reports.

ADJOURNMENT

As there was no further business, on a motion and a second the meeting was adjourned at approximately 9:45 a.m.