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City of Colville

TECHNICAL REVIEW COMMITTEE

April 28, 2015

8:30 a.m. – City Hall

MINUTES

The Technical Review Committee met for a regular meeting on Tuesday, April 28, 2015 in the Council Room at City Hall. Chairman RJ Keetch called the meeting to order at 8:30 a.m. with a quorum present.

MEMBERS PRESENT: City Planner RJ Keetch, Municipal Services Administrator Eric Durpos, Building Official/Inspector Dave Harper, Street/Park Superintendent Terry LeCaire, Councilmembers Doug Kyle and Bill Pifer. OTHERS PRESENT: Mr. & Mrs. Troy Anderson and Mr. & Mrs. Sam Beardslee. RECORDING SECRETARY: Susan Davis.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of December 2, 2014 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. Motion carried unanimously.

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

NEW BUSINESS

- A. Discussion/Action – Application to Encroach Upon Public Right-of-Way by Chris Loggers at 405 E. 1st Avenue. Proposal being to construct a new fence upon the Maple Street right-of-way.

An application by Chris Loggers, 405 E. 1st Avenue, to encroach upon the Maple Street right-of-way with a ±4.5 ft. high wire fence had been distributed to each member prior to the meeting (copy on file).

Eric Durpos moved to approve the encroachment as requested. Terry LeCaire seconded. There was brief discussion regarding sight visibility on the adjacent alley. It was felt if the alley has been vacated there is no issue. Motion carried unanimously.

- B. Discussion/Action – Application to Encroach Upon Public Rights-of-Way by Sam Beardslee at 409 E. Astor Avenue. Proposal being to construct a new cedar fence on the Astor & Maple Street rights-of-way.

An application by Sam Beardslee, 409 E. Astor Avenue, to encroach upon the Astor & Maple Street rights-of-way with a cedar fence had been distributed to each member prior to the meeting (copy on file). Sam and Candace Beardslee reviewed their request to construct a 6 ft. high cedar fence on a portion of Maple Street and the alley and a 3 ft. high cedar fence in the 20 ft. required front yard area on Astor Avenue and Maple Street.

Following review of the site plan, RJ Keetch suggested that City staff could work with the applicant to place the fence in a suitable location to protect the sight visibility triangle on the alley. There was no objection by the applicant.

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Eric Durpos moved and Terry LeCaire seconded the motion to approve the encroachment as requested with assistance from Terry LeCaire in determining the placement of the fence on the alley to protect sight visibility. Motion carried unanimously.

C. Discussion/Action – Application to Encroach Upon Public Right-of-Way by Troy Anderson at 891 N. Alder Street. Proposal being to construct a new board fence upon the 9th Avenue right-of-way.

An application by Troy Anderson, 891 N. Alder Street, to encroach upon the 9th Avenue right-of-way with a board fence had been distributed to each member prior to the meeting (copy on file). Mr. & Mrs. Troy Anderson provided clarification regarding the proposed 6 ft. high solid board fence in their back yard as indicated on the site plan. The applicants noted that they may install a fence in the front yard in the future. Staff advised that there are height and location restrictions for the required front yard area as measured from the property line.

Dave Harper moved and Eric Durpos seconded the motion to approve the encroachment on 9th Avenue as requested. Motion carried unanimously.

Staff explained that the required Hold Harmless Agreements acknowledging the use of the public rights-of-way will be mailed to all of the applicants. Under the terms of the agreement the owners agree to remove the encroachment at their own expense if requested by the City to accommodate use of the right-of-way or installation and/or maintenance of utilities and to hold the City harmless from liability from damage from snow plowing.

There was discussion regarding a non-compliant fence across the alley from the Andersons, which blocks visibility at the intersection of Jefferson & 9th. It was a consensus to require the property owner to go through the encroachment application process. At the time of consideration the sight visibility triangle can be evaluated and compliance achieved. If approved, a Hold Harmless Agreement would be required.

The TRC members felt that the encroachment policy needs to be amended to include fences and language added relative to maintaining the sight visibility triangle. Proposed language will be drafted by the Building & Planning staff for consideration at a future TRC meeting. Amendments would need to be approved and adopted by the City Council.

D. Proposed Short Plat SP #1-15 – Discussion/Finalize Comments.

An application for a short plat by Briscot Limited Partnership/Roger McMillan to divide a parcel into two (2) commercial lots had been distributed to each member prior to the meeting for review and comment (copy on file). The property, which is currently undeveloped, is located on the N. Highway between Lawson Trucking and Terry's Dairy, in the C-3 (General Commercial) District. The short plat is subject to administrative review. The Plat Administrator, without a public hearing, but with the assistance of other reviewing agencies, may approve a short plat.

RJ Keetch advised that comments were received from the Washington State Department of Transportation (WSDOT). WSDOT stated that access to the short plat is proposed to come from the existing 60-ft. easement adjacent to SR 395. This will create a shared access point with the parcel on the

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north (Terry's Dairy) and the parcel on the south (International Trucks). At such time a use is proposed for the short plat lots the highway access permit(s) will need to be updated to reflect the additional use.

Eric Durpos reviewed his comments noting that it is unknown how the subject property will be developed in the future. At this time drainage and utility easements are adequate and the property is served by city water and sewer. There is a lack of continuity regarding frontage road(s) along SR 395 and there are no sidewalks in the vicinity. As a result of discussion, it was recommended that short plat approval include a request that the 60 ft. wide utility easement adjacent to Highway 395 be amended by the applicant to agree to participate in a future Colville/Kettle Falls Trail and/or sidewalks as identified and approved per the City 2011 Comprehensive Plan.

PUBLIC COMMENT PERIOD: There were no public comments.

REPORTS:

A. Old Border Patrol Station – 260 E. Juniper Ave. There was no report available at this time.

ADJOURNMENT

As there was no further business, Terry LeCaire moved and Eric Durpos seconded the motion to adjourn. There were no objections and the meeting was adjourned at approximately 9:10 a.m.