

City of Colville

TECHNICAL REVIEW COMMITTEE

June 4, 2013

8:30 a.m. – City Hall

MINUTES

Chairman Jim Lapinski called the meeting to order at 8:30 a.m. without a quorum present.

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

MINUTES OF PREVIOUS MEETING

The minutes from the previous meeting of May 14, 2013 had been distributed to each member prior to the meeting. The approval of the minutes was deferred to the next regular meeting.

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

NEW BUSINESS

- A. SEPA Review/Threshold Determination
Proposal: Garden Homes Water Line Replacement Project
Applicant: City of Colville

Jim Lapinski explained that there is no quorum due to the absence of Municipal Services Administrator Eric Durpos and Street/Park Superintendent Terry LeCaire. He noted the time sensitive nature of the Garden Homes Water Line Replacement Project and suggested having Engineering Technician Ron Frostad represent Eric Durpos in the discussion and action on the SEPA Review/Threshold Determination. There were no objections.

A completed environmental checklist had been distributed to each member for review prior to the meeting (attached hereto and made a part of these minutes). The proposal is for the replacement of the water transmission main for the Garden Homes Water System.

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

On Page 4, Item 3.a.1) – Bob Cleaver pointed out that there is a seasonal stream in the immediate vicinity that is culverted under Dubois and Witham Roads that are draining into a pond between Swede Anderson and Witham Roads. It was his observation that the proposed project is within 200 ft. of surface water. Engineering Technician Ron Frostad advised that the project was designed to mitigate any impact on surface water. It was noted that the new water line will cross over culvert(s), which may be a problem in the future if the culverts are upsized.

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Bob noted that a reference could be made on Page 9, Item 13, that a Cultural Resource Study has been completed and is on file. Jim Lapinski noted that reference to the study is made on Page 2, Item 8.

Jim advised that he spoke with Fire Chief Joe Hirsch regarding the proposed project. Mr. Hirsch had no issues with the plan, which was designed to city standards.

Jim Lapinski moved that the TRC accept the SEPA checklist and pertinent documents, with the changes as suggested above, and issue a Determination of Nonsignificance for this project. Bob Cleaver seconded. Voice vote showed all in favor.

B. Notice of Intent to Commence Annexation

Applicant: Lori Matlock

Location: 178-A DeGrief Road

Description: Assessor's Parcel #2239301 in Sec. 10, Twp. 35, Rge. 39

A Notice of Intent to Commence Annexation by Lori Matlock had been distributed to each member prior to the meeting (attached hereto and made a part of these minutes). The proposal is for the annexation of a 7.65 acre parcel north of DeGrief Road, in the City's urban growth area.

Jim explained that staff has discussed the subject property on numerous occasions with Ms. Matlock. He asked Ron Frostad if he was aware of any substantial changes that have occurred since the last discussion. Ron expressed some concern about the road easement on the Matlock property, indicating it was his understanding that Ms. Matlock was in agreement with dedicating it in order to achieve a total 60 ft. right-of-way. Based on information in previous TRC minutes, there appeared to be some uncertainty about how much right-of-way would be needed.

At this time, Bob Cleaver moved to continue discussion on this matter to the next meeting for further clarification from the Street/Park Superintendent and the Municipal Services Administrator. There were no objections.

PUBLIC COMMENT PERIOD: There were no public comments.

REPORTS

Jim stated he has had questions asked of him regarding the proposed stormwater utility. Councilmember Lou Janke confirmed that public information meetings have been scheduled and notification has gone out with utility bills, posted to the City website, and released to the radio station and newspaper.

Jim reported that he received an email from Allison Hazen from the Core States Group advising that the land deal for the proposed McDonald's project at the former Excell site is not going to go through. She indicated that McDonald's is looking at other options.

Lou Janke asked for status report on the Beardslee maintenance agreement. Jim indicated that there is a \$29,000 bond on file. It was Lou's recollection that Knife River had given Mr. Beardslee a reasonable estimate to do the street improvements and the City was in agreement with that arrangement – Lou thought it was going to happen this spring. It was felt additional clarification is needed on this matter.

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Lou questioned how many times the real estate broker has shown the County Shop buildings. Jim noted there have been three inquiries to his knowledge. One of the interested parties appears to be serious and is exploring his financial options and getting questions answered.

Melinda stated that the proposed RV Park Design Standards will be presented to the Planning Commission at a public information meeting on June 12th. She is proposing to complete a SEPA checklist on the proposed standards for presentation to the TRC at a future meeting. The formal process for the RV Park Design Standards is in progress, which will require future public hearings before the Planning Commission and City Council for final adoption possibly in August.

ADJOURNMENT

As there was no further business, Bob Cleaver moved and Jim Lapinski seconded the motion to adjourn. There were no objections and the meeting was adjourned at approximately 9:30 a.m.