

City of Colville

TECHNICAL REVIEW COMMITTEE

June 26, 2012

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, Municipal Services Administrator Eric Durpos, and Councilmember Dorothy Bergin. MEMBERS ABSENT: Street/Park Superintendent Terry LeCaire and Councilmember Lou Janke. OTHERS PRESENT: Assistant Planner Melinda Lee. RECORDING SECRETARY: Susan Davis.

MINUTES OF PREVIOUS MEETING

The minutes from the previous meeting of June 12, 2012 had been distributed to each member prior to the meeting. Eric Durpos moved and Bob Cleaver seconded the motion to approve the minutes as written. Voice vote showed all in favor.

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

NEW BUSINESS

A. Application to encroach upon public right-of-way by Habitat for Humanity.

An application by Habitat for Humanity to encroach upon the undeveloped portion of W. 10th Avenue right-of-way with a community garden and privacy fence had been distributed to each member prior to the meeting (copy on file). Jim Lapinski reviewed the encroachment policy and determined that the proposed garden could be considered similar to live landscaping. Melinda added that the intent is to create a community garden of wood raised beds for the families of Victory Park. The proposal is also to build and maintain a privacy fence per an agreement with Wal-Mart. It was noted that the subject area is undeveloped at this time and has weeds growing in it. Noting the absence of Street Superintendent Terry LeCaire, Jim stated there does not appear to be an immediate need to develop the right-of-way for access.

Eric Durpos expressed support for the proposal as long as they sign a Hold Harmless Agreement that they would remove the encroachment if necessary for development.

Jim Lapinski moved that the TRC approve the request as presented contingent upon final input from Street Superintendent Terry LeCaire. Eric Durpos seconded. Voice vote carried. Bob Cleaver abstained.

Bob Cleaver provided clarification concerning the site plan which was submitted with the application. He stated that the building was shifted south at the time of construction and the existing setback is approximately 7 ft. from the property line abutting W. 10th Avenue.

PUBLIC COMMENT PERIOD: There were no public comments.

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REPORTS

Melinda Lee reported that the Planning Commission is considering possible revisions to the private road standards. The Commission feels that different standards should be established for commercial and residential applications. Currently in instances where it is not feasible to construct private roads to City street standards, negotiations have occurred, which have netted different results. The Commission would like to see more consistency. Melinda advised that when a proposal has been developed it will be brought back to TRC for review. The Planning Commission appears to want to go forward with allowing chickens subject to restrictions, such as an enclosure with a coop and a run, limit the number, and restrict the use to back yards. Consideration is also being given to expanding beekeeping subject to conditions. In the future, the Planning Commission will submit recommendations to the City Council for final action. Melinda noted that staff is working on revisions to the Capital Facilities Plan including an equipment/facility inventory.

ADJOURNMENT

As there was no further business, Bob Cleaver moved and Eric Durpos seconded to adjourn. There were no objections and the meeting was adjourned at 8:50 a.m.