

City of Colville

TECHNICAL REVIEW COMMITTEE

July 8, 2014

8:30 a.m. – City Hall

MINUTES

The Technical Review Committee met for a regular meeting on Tuesday, July 8, 2014 in the Council Room at City Hall. Acting Chairman Eric Durpos called the meeting to order at 8:30 a.m. with a quorum present.

MEMBERS PRESENT: Municipal Services Administrator Eric Durpos, Building Official/Inspector Bob Cleaver, and Street/Park Superintendent Terry LeCaire. GUESTS PRESENT: Cathy and Mike Kirpes and Land Surveyor Tom Todd. RECORDING SECRETARY: Susan Davis.

MINUTES OF PREVIOUS MEETING

The minutes from the previous meeting of June 24, 2014 had been distributed to each member prior to the meeting. Bob Cleaver moved and Terry LeCaire seconded the motion to accept the minutes as submitted. Voice vote showed all in favor.

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

NEW BUSINESS

- A Preliminary Short Plat Application
Applicant: Cathy Kirpes
Location: 122 Garden Homes Drive
Proposal: Divide ±5 acre parcel into 2 residential lots

A sketch plat for the proposed division of ±5 acres into 2 residential lots had been submitted by Cathy Kirpes for preliminary review and comment. The proposal had been distributed to the TRC members and the applicant prior to the meeting (attached hereto and made a part of these minutes). The applicant stated the proposal is to divide the property into 2 residential lots - one lot being about 4 acres and the other lot being about 1 acre. The intent is to sell the stick built home on 1 acre.

Eric Durpos confirmed that both of the residences on the subject property are served by city water. The stick-built home is connected to the city sewer. The manufactured home is served by an on-site septic system. Eric stated that the City's position is that a sewer connection for the manufactured home has been paid for but they do not have to connect to the city system until the septic system fails.

Bob Cleaver had no issues with the proposal.

Terry LeCaire had no issues with the proposal. It was noted that the residences are served by existing driveways off of Garden Homes Drive.

Land Surveyor Tom Todd questioned whether SEPA would apply to this proposal. Staff advised that an environmental checklist will be required because of the existing stream(s) on the subject property.

TECHNICAL REVIEW COMMITTEE

July 8, 2014

Page 2

Bob Cleaver advised that pending further review of City standards it does not appear that wetland delineation would be required. A Site Plan Review may be required at the time of future development. As proposed, building setbacks appear to be sufficient to comply with City development standards.

No other issues were identified by the TRC and it was felt that Mr. and Mrs. Kirpes could proceed with the application process and survey.

PUBLIC COMMENT PERIOD: There were no public comments.

REPORTS: There were no reports.

ADJOURNMENT

As there was no other business, Bob Cleaver moved and Terry LeCaire seconded the motion to adjourn. The meeting was adjourned at 8:37 a.m.