

City of Colville

TECHNICAL REVIEW COMMITTEE

August 8, 2017

8:30 a.m. – City Hall

MINUTES

The Technical Review Committee met for a regular meeting on Tuesday, August 8, 2017, in the Council Room, at City Hall. Chairman RJ Keetch called the meeting to order at 8:34 a.m. with a quorum present.

MEMBERS PRESENT: City Planner RJ Keetch, Building Official/Inspector Dave Harper, Street Superintendent Jeff Long, Public Works Director Jeffery Cochran, Council member Mike Birch, and Mayor Lou Janke. MEMBERS ABSENT: Council member Nancy Foll. GUESTS PRESENT: John Smith and Russ Vaagen. RECORDING SECRETARY: Sydney Gilmore.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of July 25, 2017, had been distributed to each member prior to the meeting. Dave Harper moved to approve the minutes and Jeff Long seconded the motion.

Dave Harper asked to further discuss the report given by Ron Frostad and Jeff Long about the home being built on 8th and Oak Street. Dave wanted to verify that Jim Levora, the property owner, has paid for connection fees because the building permit process has begun. It was confirmed that Mr. Levora did pay for the water/sewer connection fees and can continue on with the necessary building permits.

Voice vote carried, motion passed unanimously.

PRE-APPLICATION SUBMITTAL INFORMATION

Russ Vaagen explained that he is looking at building a facility to produce a product called cross laminated timber. Russ is looking at utilizing Vaagen's Brothers owned property behind the Hearth and Home building and Haney's Lumber for the proposed facility. To start, they are looking to build a tension fabric building to get production started. Eventually a permanent structure will be built in its place with the cross laminated timber the plant will produce.

Right now Russ is putting in his due diligence to find a compatible piece of land to build this proposed facility. He would like this facility to remain in Colville near the Vaagen Brothers lumber mill. This production facility will be a separate facility from Vaagen Brothers. He is proposing to build a structure around 40,000 sq. ft. to 120,000 sq. ft.

Russ would take measures to improve the road that would lead to the facility - as there would be wear from the truck traffic going to and from the facility. They do not foresee utilizing the railroad via the proposed facility. The wetlands in the area have also been discussed and do not seem to cause a problem.

With administrative work and production labor there would be around 36 new jobs created that would be accessible to the community. The temporary structure on a pre-engineered slab would begin construction to be completed by the end of this year. The proposed fully operational permanent structure would be built by October 2018.

RJ Keetch explained that they will need to submit a General Land Use Application as well as a SEPA in order for the appropriate departments to review the site plan. There was discussion about the wetlands in the area of proposal. It was reminded that the General Land Use Application will walk the applicant through each process that is significant to this proposal.

OLD BUSINESS: There was no old business to be presented.

NEW BUSINESS:

Items A and B were combined as they are closely related.

TECHNICAL REVIEW COMMITTEE

Page 2

August 8, 2017

- A. Boundary Line Adjustment #9-17 – Fairway LLC/Yeager
Boundary Line Adjustment #10-17 – Fairway LLC/Sampson

RJ Keetch introduced the proposals of boundary lines that are being adjusted on the plat that was provided by the applicant. This application has been provided to the committee prior to the meeting. There were no concerns voiced by the committee. There is no motion necessary as this is an administrative approval through the office of Building and Planning.

PUBLIC COMMENT PERIOD: There were no members of the public present.

REPORTS:

Dave Harper reported that he has been in contact with a property owner building a fence that is considered too tall as well as within the city right of way. He is working with her to become compliant. She has also voiced concern about the creek shared with Zips and the drainage problems that persist.

Dave also reported that he is continuing building plan review with AutoZone and is also working closely with Fired Up Brewing who has started breaking ground.

Jeff Cochran reported the Water Department is currently working with Fired Up Brewing with getting their utilities connected.

ADJOURNMENT

As there was no further business, Dave Harper made a motion to adjourn and Jeff Long seconded the motion. Voice vote showed all in favor; the meeting was adjourned at 9:26a.m.