

City of Colville

TECHNICAL REVIEW COMMITTEE

August 9, 2016

8:30 a.m. – City Hall

MINUTES

The Technical Review Committee met for a regular meeting on Tuesday, August 9, 2016, 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, Building Official/Inspector Dave Harper, Municipal Services Administrator Eric Durpos, Councilmember Mike Birch, and Stevens County Historical Society members Dennis Vaagen, Penny Sliman, Ken Byrd, and Louise Byrd. MEMBERS ABSENT: Street Superintendent Terry LeCaire. RECORDING SECRETARY: Sydney Gilmore.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of June 14, 2016, had been distributed to each member prior to the meeting. Eric Durpos moved and Dave Harper seconded the motion to approve the minutes as written. Motion passed unanimously.

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

NEW BUSINESS:

At this time RJ Keetch asked that Keller House Proposal be moved to the first item of business. Eric Durpos so moved and Dave Harper seconded. Motion passed unanimously.

A. Keller House Proposal.

RJ Keetch guided the quorum to look at the provided map of the property where the Keller House sits. He explained that the Stevens County Historical Society has an existing parking lot that is currently city property in which they hold an agreement, or some type of lease, for use. The Historical Society would like to develop this site where 7th Ave. is in order for more space and use. They would like to vacate 7th Ave. Each side of 7th Ave. would get 20 ft from the center of the road. RJ explained that the Historical Society may need to talk to the owner of the property located on 7th Ave. adjacent to the Keller House in order to give them the additional piece of property. Ken Byrd noted that he had already spoken with the lady who owned the property, and she appears willing to sign the annexation petition and donate their portion to the Historical Society.

Dave Harper brought up that there may be a potential sewer line in the way that needs to be reviewed by Terry LeCaire and Eric Durpos. RJ asked if this would impact the vacation of 7th Ave. and Eric said that it would not, that it would just need to be worked around from a design standpoint.

RJ also mentioned that there was a letter of proposal given by the Historical Society in which they are requesting that they have the ability to own the Keller House property as it is owned by the City. The proposal will be given to the Mayor and Council to review. Ken Byrd brought up the history of who owned the property and mentioned that at one point the Historical Society did own the property before it had been donated to the City. They would like for the City to deed back the property

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Dave Harper motioned and Eric Durpos second the motion to vacate 7th Ave. between Wynne & Main Streets. Motion passed unanimously. All members of the Stevens County Historical Society left the meeting.

Eric Durpos brought up that the applicant needs to provide for an easement for the lateral, if the motion is approved.

B. General Land Use Application.

A General Land Use Application for a concession trailer on 560 N. Railroad St. by Greg & Shanda Skeels had been distributed to each member prior to the meeting (copy on file). The applicant requests that they be able to set up a food concession trailer on rented space from the owner of Colville Tire, Craig Dean.

Eric Durpos questioned whether or not water and sewer was requested. Mike Birch mentioned that if they are set up for a certain amount of time they will need to be set up with these utilities. Dave Harper said that he will need to look into the requirements of whether or not these utilities need to be added, he also added that L&I would have to sign off on the trailer and that he would need to inspect for fire suppression. Eric Durpos brought up that if it is self contained they would not need the cities utilities, but that they were available if wanted.

Eric Durpos also brought up that site issues would need to be evaluated if there were any access issues on 5th Ave. Mike Birch also brought up that they may need to review restroom facilities if the concession trailer offered somewhere to sit and eat rather than pick up the food and leave the property.

RJ asked that more specifics be given and then the concept can be run back through the committee, once the utilities have been decided on.

C. Annexation of City Wells 4,5, and 7 and Solar Panel Proposal.

RJ brought up that he and Dave went and viewed the property and that no issues were seen layout wise. Eric stated that the company who is helping with the design of where the solar panels are being placed chose the area in which they lay based on optimal sunshine, and they were adamant that it be set up in this way. They are 35 ft south from the north property line and 215 ft east from Well 5. Eric mentioned that the way the grant is set up, there needs to be a minimum of 144,000 kilowatts hours of generation for five years, which is guaranteed by the company. Every year Eric will do a study to verify this. If these solar panels do not output what they are designed to do, Apollo Solutions would have to make up the difference of the kilowatts lost. They will also supply whatever is needed in order to get them back to where they need to be.

Eric stated that the location of these solar panels may need to stay where the plan indicates in order to get the guarantee of the minimum kilowatts needed.

A 6 ft chain link fence will be set around it and will need to be at a 25 ft setback from the panels for shading. Dave Harper asked if there will be gravel added. Eric stated that there will be 4in. of crushed gravel on top of fabric added.

RJ said that this will be zoned as open space in order to expedite land use approvals for public use. The County has asked that we minimize impacts to the surrounding areas.

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Eric asked if it would be beneficial to add lighting to the area as he has four light posts available to be added if needed. Mike Birch acknowledged that it may be beneficial if there were lights that were controlled for night time use if there were ever a time where someone needed to work at the site at night. Eric also mentioned that a hydrant would be added to aid in the washing off the solar panels; Mike added that two hydrants should be considered because of the amount of space of land.

RJ asked whether or not cameras would be added for security. Eric stated that this had not been added to the plan, but that he would like to add cameras in order for the city to be able to see the solar panels and what they are doing from the City of Colville website.

RJ Keetch entertained a motion to proceed with the annexation of Wells 4, 5, and 7 as well as the Solar Panel Project, Eric Durpos so moved and Dave Harper seconded. The motion passed unanimously.

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

REPORTS:

Dave Harper spoke with Matt Baumann with the Fogle Pump Project. They want to add a 27 ft. high old piece of equipment water feature on the front of the property. He will be going out to the site to look into their plans.

Eric Durpos reported the bid opening for Reservoir 3 is the 30th-31st. Eric asked what we need to do to keep the ball rolling. Dave Harper suggested that plans be submitted to him for review. Eric also brought up the Hawthorne project. They are still set to open it up on the 29th. Eric stated that they are out to bid on the sewer project in front of Wal Mart where there was a break. Eric added that the pool estimate is back and is being reviewed with the Mayor. The estimate was more than planned. There was an agreement to remove the sand and the filters. A plan is in process of how to gain access to where the sand and filters are situated.

The Keller House roof bid is back, and was more than planned and needs to be reviewed by the Mayor. Dave Harper noted that quantities need to be added to the amount of materials to be used for the project. This may give a more honest bid by the contractors. Only one bid was received. Dave suggested that the project get pushed to next spring when contractors may be less busy.

RJ questioned if inspections were being made by the Water Sewer Department at the Fogle site regarding the underground work. Eric stated that Ron Frostad is taking care of this. Dave mentioned that he has talked to Ron. RJ stated that the Strategic Plan interviews will happen next week. RJ also mentioned that the Rotary Club has donated \$1,500 for design work for Heritage Court.

ADJOURNMENT

As there was no further business on a motion and a second the meeting was adjourned at 9:17 a.m.