

City of Colville

TECHNICAL REVIEW COMMITTEE

August 28, 2018

8:30 a.m. – City Hall

MINUTES

The Technical Review Committee (TRC) met for a regular meeting on Tuesday, August 28, 2018, 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, Public Works Director Jeff Cochran, Engineering Technician Ron Frostad, and Street Supervisor Jeff Long, COUNCIL MEMBER PRESENT: Chris Loggers. STAFF PRESENT: Police Chief Robert Meshishnek, and City Attorney Logan Worley GUESTS PRESENT: Roger Nicholson, Jr. RECORDING SECRETARY: Building and Planning Interim Administrative Secretary Todd K. Chun.

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS: The minutes of the previous meeting of July 31, 2018 and August 14, 2018 were distributed to each member prior to the meeting. Councilmember Nancy Foll requested additions be made to the July 31 2018 minutes for clarification in New Business, Vaagen Timbers Parking Variance Application. Additions as follows:

He added that they ~~are planning to overdo the parking requirements for wholesaling/warehousing and manufacturing.~~ ~~He added that they are planning to overdo the parking requirements for wholesaling/warehousing, which only required eight regular parking stalls and one ADA stall~~ **will be overdoing the parking requirements that would be needed if they were applying for a permit to build a warehouse/wholesaling building on the exact same site, which only requires eight regular parking stalls and one ADA stall.** He said that they will be providing over thirty regular stalls with one or two ADA stalls, depending on what the City requires of them after the Zoning Board's consideration. **John added that they would not be building the area to a noncompliant use. He said that the truth is that the City could permit another facility there under code (presumably warehouse/wholesaling use) and so that means that they are actually overdoing what that requirement would mean.**

Dave Harper moved to approve the July 31, 2018 minutes per corrections. Jeff Long seconded the motion. Voice vote carried, the motion passed unanimously.

Jeff Cochran moved to approve the August 14, 2018 minutes by Jeff Cochran. Dave Harper seconded the motion. Voice vote carried, the motion passed unanimously.

PRE-APPLICATION SUBMITTAL INFORMATION: There were no Pre-Application Submittals at this time.

OLD BUSINESS: There was no Old Business to discuss at this time.

NEW BUSINESS:

A. Public Use Permit #SR 43-18: Selkirk Loop Post Bike Ride Gathering

Jeff Cochran mentioned that he thought that the proposal's estimated attendance size of one hundred and eighty people would be a bit large for a venue the size of Heritage Court. Discussion ensued regarding

the various details and logistical concerns that this proposal poses. Jeff said that he is interested to see if the bikers will be stowing their bikes prior to attending the event at the Pour House and Heritage Court since space is so limited. Dave Harper said that the occupancy load for Heritage Court is one hundred and fifty. Chris Loggers made a phone call to David McGrane so that he could verify where the bikes would be during this event. According to David McGrane, other than a couple of bikers who may ride to the event from their place of lodging, he doesn't expect that there will be many bikes stowed at the event.

Dave Harper motioned to approve this event. Jeff Cochran seconded the motion. Voice vote carried, the motion passed unanimously.

B. Public Use Permit #SR 42-18: Martial Arts Event & Block Party

RJ briefly described the event proposal to the committee and then invited Roger Nicholson, Jr. to further explain the details. Roger explained that he is contracting portable bathroom services from Sweet Pee which will include one ADA unit and one regular unit. He added that they own the Colville Fitness Center as well as the Refining Fire, Fight & Fitness space that are both within close proximity to the proposed event and will have restrooms available to patrons. Roger estimated that he expects an attendance of between one hundred fifty to two hundred people. He then proceeded to explain the layout for the event to the committee. Roger addressed the concerns regarding street access for emergency vehicles. He said that they will have two ambulances on-site during the entire event. He said that the barricades he plans to employ will be the same ones that were used during the Rendezvous Days event which can quickly and easily be removed to allow emergency vehicles into the area. He said that the event will wrap up between 8:00 p.m. and 8:30 p.m. so noise should stop at 9:00 p.m. He explained that Colville Together will be helping with the cleanup. He said that this will be a non-alcoholic event.

Dave Harper asked Roger to provide an updated map that has the emergency access routes on it. Dave and Roger proceeded to work out the details of where the emergency access/fire lane should be. With a better understanding of what is expected with regard to emergency access, Roger said that he will draw up a new site plan which includes it.

Police Chief Robert Meshishnek asked Roger about the scheduling and duration of the proposed bouts to which Roger proceeded to go into detail for Robert. Robert then asked what time the event starts. Roger informed the committee that the event begins at 3:00 p.m. and the first fight is scheduled to start at 5:00 p.m. He also said that they plan to be done by 8:00 p.m. or 8:30 p.m. Robert asked if he had plans to address any side-fights or skirmishes that may occur. Roger said that he will have six security personnel on staff beside himself. The Chief then asked who is ultimately in charge of the event in terms of legal responsibility. It was decided that although it is typically a public space, areas under an active public use permit will be treated as if they were the private property of those in charge of the event for the purposes and duration of the event.

Robert asked what they plan to do about cars that may be in the permitted space once they start setting up the event. Roger said that he had not observed any parked cars in the early morning time in the area which is why his proposed set up time is 7:00 a.m. He hopes that parking will be mitigated naturally since the street will be cordoned-off so early. Robert then explained that although the event space will be treated as private property during the event, laws that govern public places will still apply and illegal activity must not be allowed in the area.

Chris Loggers asked if they will have supplemental lighting available and Roger said that they will have lighting for the ring itself and both he and Barb Weeman will have lighting that will be pointed toward the event area. Robert reiterated his concerns with regard to side fighting. He also suggested additional

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cones deployed in addition to the barricades to cordon-off the street. Jeff Long preferred that Roger use standard barricades and cones which the Street Department will provide to which Roger responded that he would.

Dave Harper asked if the ring would be elevated. Roger explained that the ring will be a steel cage that is being custom built for this event and that the mat will be on a platform elevated to approximately three feet. Dave said that the cage will most likely have to have a building permit so that it can be inspected for safety. He also said that the bounce houses will need to be permitted as well so that the anchors and tie-downs can be inspected for safety as well.

Robert asked where the entry points to this event will be. Roger said that all four sidewalks will be used for ingress and egress of this event. Robert pointed out that the alley may provide access to those who have not paid to attend the event. Roger said that he was planning to have Olga Levchenko park her food vending cart in that area to block it off. Dave said that there may be setback issues that arise since Olga uses gas-powered heat which means she is required to be outside a certain perimeter of buildings. Robert again asked how Roger planned to ensure that everyone in attendance has paid the entrance fee. Roger said that his security staff will have a person at all four sidewalk entrances as well as one person with him and one roving security person. Roger added that they plan to post signs which let patrons know that no outside food or beverages, smoking, or vaping will be permitted in the event area.

Jeff Cochran asked Roger if he had any response from the adjacent property owners indicating support for the event. Roger said that he has received great feedback from his neighbors. He said that Barb Weeman is helping to fund the event. Robert said that this event seems to be better coordinated with more thoughtful planning than similar events that have transpired previously and commended Roger on his effort.

Roger asked Dave Harper for further details regarding the twenty foot fire lane requirement. Dave proceeded to guide Roger on things to be aware of when setting up the event so that the fire lane does not get impeded. Dave also educated Roger on what proximity food vendors who use fuel for heat can be to buildings and awnings. Dave said that he will need to be present to inspect the installation of the stage/cage as well as be given the dimensions along with the location of where it will be placed on 1st Street. Roger said that he can print the stage/cage plans for Dave and submit them along with the building permit.

Robert asked if they had any other activities available to children beside the bounce houses. Roger said that there will be other events scheduled for kids between 3 p.m. and 5 p.m. such as board-breaking contests and a child abduction seminar. He added that once 5 p.m. arrives, all children under the age of twelve years of age will not be allowed to stay in or near the cage or any other fighting area per State law.

Chris Loggers asked if they had a contingency plan for a worst-case scenario where they may need to shut the event down. Roger said that they have loudspeakers to inform everyone that the event is done and they will open the barricades to let everyone out. Roger informed the committee that this is the first time that Colville has hosted a sanctioned event which requires state-licensed professionals to administer it.

RJ brought up the topic of noise by asking Roger when he thought the most noise would be generated. Roger stated that the amplified sound will only be from 3:00 p.m. to 9:00 p.m.

RJ Keetch motioned to approve this event to be held on September 15th, 2018 from 7:00 a.m. until 11:00 p.m. with the following conditions:

- That a permit from the Office of Building and Planning is obtained for stage/cage and bounce houses.
- Must use DOT-approved street barricades which will be provided by the Street Department.
- Provide a new map to the Office of Building and Planning which represents the 20 foot emergency access lane.
- All vendors who use fuel for heating must be at least 10 feet from structures and/or awnings.
- Amplified noise will only be permitted between the hours of 3:00 p.m. and 9:00 p.m.

Dave Harper seconded the motion. Voice vote carried, the motion passed unanimously.

C. Discussion: General Land Use Application #13-18 for Vaagen Timbers Plant (Phase II)

RJ informed the committee that this topic will be for discussion so they are not looking to take action on anything at this time. He mentioned that the Office of Building and Planning is still waiting for a complete submittal of the parking variance for the second phase of the Vaagen Timbers plant project before proceeding with the processing of the general land use application for the second phase.

Dave Harper said that Vaagens has been working with the Army Corps of Engineers on grading the ground of the site for the second phase. He also said that it looks like all their utilities will be coming in on the second phase of their building project. RJ added that all their environmental concerns have been addressed by the JARPA process. Jeff Cochran asked where the parking variance is at to which RJ responded that the Zoning Board of Adjustment will be meeting to decide on the parking variance for the first phase of the project this Thursday, August 30, 2018. He said that the variance for the second phase will most likely be another three or four weeks after that.

D. Discussion: Planting of Pollinator Garden in Walmart's Stormwater Collection Area

This topic is regarding a request to introduce pollinator species into the storm water collection area of the Colville Walmart. Jeff Cochran showed to the committee the proposed location of the intended pollinator garden and said that he did not know much about them. He said that his biggest issue is that it will not impact the drainage and that it does not impair the visibility of those exiting the parking lot.

Dave Harper asked what a pollinator garden is. Jeff replied that they are flowers or plants that attract the bees or pollinators in the area. Dave said that he didn't see any issue with it blocking driver visibility. Jeff said that the people from the Walmart consulting team who introduced the idea stated that the plants that they plan to use will not grow taller than three and a half to four feet tall. He also said that the drainage ditch soil dips down about three or four feet.

Jeff Cochran reiterated that he didn't know much about pollinator gardens and asked other committee members for their input with regard to any issues or concerns that they could see with introducing a pollinator garden in the proposed location with regard to restrictions. RJ said that it seems liked an all around positive thing and that he doesn't see that there would be any down sides to this. Jeff added that Walmart said that they will maintain these gardens and they are apparently doing this at Walmarts across the country. RJ asked where this garden would be situated ad Jeff said that it will be in a four foot by sixteen foot plot just to the south of the north parking lot entrance. Jeff Long asked who will be responsible for maintaining that area and RJ and Jeff Cochran replied that the consulting group that is working with Walmart will be ultimately responsible for this. RJ asked Chris Loggers if he sees any downsides to this and Chris said that he does not and in fact, he has a pollinator garden in his own yard

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and he hopes that more people put them in. Chris said that Todd Kowitz of Road Scholar would probably be a good local consultant as to what may be good pollinator species to introduce in the area.

PENDING PROJECTS STATUS: There was no new Pending Project Status to discuss at this time.

ENFORCEMENT DISCUSSION: There was no new Enforcement Discussion to discuss at this time.

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

REPORTS:

Jeff Cochran mentioned that Whitty's Chevron is complete and can be closed-out.

Jeff Cochran said that they are still installing services on Maple Street. Jeff Cochran said that the services are "in" but they are not finished. Ron asked for clarification to which Jeff explained that all the services have been installed and everyone is on the new water line, but the finish work such as landscaping has yet to be completed.

Dave Harper mentioned that he issued building permits for the construction of a new home on White Tail Way.

Dave said that Hewes Marine will be submitting SEPA and things for the new loading dock to be built at the old Hearth & Home building. They will be removing the old one and putting in a new eight thousand square foot dock to better facilitate their operation. RJ asked if they know that they will need to submit a SEPA environmental checklist and Dave confirmed this as said that Dave Honeycut is working on it.

ADJOURNMENT:

As there was no further business, Dave Harper made a motion to adjourn and the motion was seconded by Jeff Long. Voice vote showed all in favor; the meeting was adjourned at 9:30 a.m.