

City of Colville

TECHNICAL REVIEW COMMITTEE

August 14, 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 Councilmembers Dorothy Bergin and Lou Janke. MEMBERS ABSENT: Street/Park Superintendent Terry LeCaire. OTHERS PRESENT: Assistant Planner Melinda Lee and Avrum Baum.

MINUTES OF PREVIOUS MEETING

The minutes from the previous meeting of July 17, 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 at this time.

NEW BUSINESS

- A. Request by Jane Smith for pre-application review of proposed reopening of a private school at 767 N. Pine Street.

Planning Director Jim Lapinski explained that Jane Smith has requested a pre-application review of the proposed reopening of a private school at 767 N. Pine Street for a possible Conditional Use Permit (CUP) application. Past documentation was provided for the CUP approved in 1989 at this same location (copy on file). Additional information was outlined in a memorandum from Assistant Planner Melinda Lee, which was distributed to each member prior to the meeting (copy on file).

It was noted that the subject property is in the R-1 (Single Family Residential) District. Schools are permitted in residential districts with an approved conditional use permit. Ms. Smith will be the only teacher and will have no more than 7 students at a time. The preference is to have preschool only, ages 3, 4 & 5, but she may consider some elementary ages up to 4th grade. The site has a handicap ramp, drop-off zone, 2 off-street parking spaces, and Pine Street is marked as a school zone due to its close proximity to Hofstetter School. There is a fenced play area in the back yard.

Eric Durpos moved and Bob Cleaver seconded the motion to recommend approval, subject to any conditions the Zoning Board of Adjustment may place on a future CUP application to reopen the private school at 767 N. Pine Street. Motion passed by unanimous vote.

Even though there are no material changes proposed, Jim advised that it appears that it would be necessary to require a new conditional use permit for the proposal based on the time limits outlined in the Zoning Ordinance.

At this time Jim Lapinski added an additional agenda item:

B. McDonald's proposal at former Excel grocery store location.

Jim presented a preliminary site plan for the proposed layout of a new McDonald's restaurant at the former Excel grocery store site (copy on file). He noted that Greg Figg, WSDOT, submitted the site plan to the City for review and comment on possible requirements for ingress/egress. There were no specific recommendations from the TRC at this time.

PUBLIC COMMENT PERIOD:

Avrum Baum presented a report on the state of his new At Creek II development at 3rd & Oak Streets. He explained, as they prepare for the future as the development approaches completion, he and the general contractor are trying to address specific long term concerns due to excavation/compaction work for storm water improvements done on behalf of the City on the site of the new development. Documents have been requested along with an acknowledgement of a ten (10) year warranty of performance on the work. Mr. Baum noted that he would be approaching the City Council at its August 28th meeting in this regard, as well as asking for enhanced street illumination at the intersection of 3rd & Oak to encourage the continuation of commerce in the area. Recognizing the economic benefit to the area, he indicated he hopes that a high standard of City services can be provided – illumination, clean streets, and waste management being identified as important.

Jim explained that the City has to be careful about gifting public funds to enhance private development. He noted that there is a process for establishing City priorities, such as illumination, which would have to benefit the community as a whole. He also advised that the Planning Commission is currently working on revisions to the development standards and public comments regarding concerns or issues are welcome.

Eric Durpos pointed out at budget time Street Superintendent Terry LeCaire will be dealing with street light expenses and may be looking at shutting off every other street light as a cost cutting measure.

Bob Cleaver expressed the feeling that if the excavation/compaction was monitored properly then there shouldn't be any problems in providing the requested reports and giving the warranty.

REPORTS: There were no reports.

ADJOURNMENT

As there was no further business, Bob Cleaver moved and Jim Lapinski seconded the motion to adjourn the meeting. There were no objections and the meeting was adjourned at 9:45 a.m.