

City of Colville

TECHNICAL REVIEW COMMITTEE

September 20, 2011

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: Building Official/Inspector Bob Cleaver, Planning Director Jim Lapinski, Street/Park/Recreation Superintendent Terry LeCaire, and Councilmember Doug Kyle. Municipal Services Administrator Eric Durpos arrived after roll call. MEMBERS ABSENT: Councilmember Dorothy Bergin. OTHERS PRESENT: Melinda Lee. GUESTS PRESENT: Avrum Baum and Dale Ochs. RECORDING SECRETARY: Susan Davis.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of August 2, 2011 had been distributed to each member prior to the meeting. Bob Cleaver moved and Terry LeCaire seconded the motion to approve the minutes as presented. Voice vote showed all in favor.

OLD BUSINESS:

- A. Tiger@Creek Development Proposal (3<sup>rd</sup> & Oak) by Avrum Baum – discussion on public/private utilities and project schedules.

A conceptual proposal for Tiger@Creek Development at 3<sup>rd</sup> & Oak by Avrum Baum had been distributed to each member prior to the meeting (copy on file). As illustrated on an additional handout, Mr. Baum explained that the proposed At Creek, LLC development consists of two phases (1) Tiger@Creek – retail/office and (2) Oak@Creek – affordable residential condominiums/professional (copy on file). He felt the community needs affordable housing and the market is prime for development. Avrum advised that he has an opportunity to leverage some money to possibly do both phases. An architect and structural engineer are on board and are working on a cost estimate. Avrum stated he will be meeting with his lender and then plans to approach a company called Enterprise Community Development, which focuses on affordable retail and housing in small communities. Mr. Baum expressed the hope of partnering with this company and noted if they contact City staff with questions everyone will be familiar with the project.

Mr. Baum recognized that some of the development issues involve public/private utilities including electrical power, water/sewer, and storm water. He noted Steve Rygwalski, Qwest (CenturyLink) Engineer, has indicated to him in the past that they have some type of a tunnel across Hwy 20 (3<sup>rd</sup> Ave.), which dead ends at the corner of 3<sup>rd</sup> & Oak, which would facilitate running a line in to his development.

Planning Director Jim Lapinski advised that it appears there are no zoning issues associated with the proposed development that would require a special permit or variance. He pointed out that Building Official Bob Cleaver is responsible for addressing the Building Code. Avrum Baum recognized that the subject property is zoned C-2 and residential uses in that zone are allowed 2<sup>nd</sup> story and above only. Retail or professional space is required on the ground floor.

## TECHNICAL REVIEW COMMITTEE

September 20, 2011

Page 2

Dale Ochs, Avista, advised that he has discussed the proposed development with Mr. Baum several times over the last 4 years. He indicated this proposal has not changed what Avista can or will do – it depends on Mr. Baum's final plans. The developer will have to bear the cost of putting in a new pole and there are questions about removing the existing pole. There will be some allowances available which might cover some transformer costs. He pointed out Charter Communications is a joint user as well as Qwest (CenturyLink) and both should be contacted regarding their facilities. Mr. Ochs indicated he has heard rumors that there are some issues with the existing creek and possibly the removal of storm water. He noted that Avista can site the pole accordingly, pull the pole, or hold the pole.

Mr. Baum stated that he understands that some of the costs of development have to be borne by the developer. He expressed a desire to see everyone's efforts coordinated to facilitate a timely development in a cost effective manner for all parties. He wondered whether there is an opportunity here for a public/private partnership.

Municipal Services Administrator Eric Durpos advised that the City should have a preliminary storm drain design for 3<sup>rd</sup> Avenue by the end of the week. He anticipated that the City will be installing the storm line next construction season, hopefully April 2012. The first phase of the project will go from the truck route, east on 3<sup>rd</sup> Avenue, bore under Main Street, and right into the center of the alley off of 3<sup>rd</sup> Avenue. The alley will be torn up with a 36" storm line that will go all the way to the catch basin at the creek. The intent is to keep the storm line and a control structure in the right-of-way eliminating the need for additional easements. Mr. Durpos explained that there will be a control structure there so the overflow can be directed down to the 3<sup>rd</sup> Avenue line. The second phase of the project includes plans to camera and inspect the line that goes out to 4<sup>th</sup> Avenue and rehabilitate that line, but no time frame has been established for that work. Eric advised that as soon as the storm drain design is received he will provide a copy to Dale Ochs.

Eric recognized that space will be tight in the alley with the sewer main that Avrum will also have to tap into for his project. He pointed out Mr. Baum has already paid for water/sewer hookups for both sites. He stated some discussions have taken place regarding installing an overflow stub for the storm system for the development itself.

Bob Cleaver expressed the opinion that there are no Building Code issues associated with Phase 1 of the development, as proposed. Phase 2 will need to be reviewed for compliance with whatever Building Code is in effect at the time. The state may be into another code change cycle, which makes it difficult to anticipate what changes might be made.

In discussion which followed Dale Ochs indicated that Avista's relocations are going to be north of the City's storm line project. He felt CenturyLink might have an issue with how to provide underground service to the existing buildings. He reiterated that Mr. Baum should contact Steve Rygwalski, CenturyLink, and Mel Fox, Charter Communications, regarding facility relocation and costs.

Bob Cleaver asked Mr. Baum what his estimated time line is for Phase 1. Mr. Baum explained that he hopes to take advantage of some financial opportunities and anticipates starting Phase 1 before March 2012. He indicated a desire to clear some of the ground during the winter, if necessary, to qualify for some of those opportunities.

## TECHNICAL REVIEW COMMITTEE

September 20, 2011

Page 3

In conclusion, Mr. Baum stated he will continue to discuss the proposed project with the private utilities and the City as more information becomes available.

NEW BUSINESS: There was no New Business to be presented.

PUBLIC COMMENT PERIOD: There were no comments.

### REPORTS

Melinda Lee reported that a citizen is seeking a possible Zoning Ordinance text amendment to allow chickens throughout the city. Upon submittal of a completed application, this matter would be a future TRC agenda item.

Eric reported that there is a small water system on East Cedar Loop, which serves seven residences. Their well is not producing anymore, which leaves the residences without water from that system. Eric met with Tri-County Health Department officials at the site to discuss options for providing emergency service. Some of the options being explored include drilling a new well, running a temporary line, or annexing to the city. It was recognized that there are a lot of issues to consider if annexation is pursued. Although the subject properties are located in the City's urban growth area (UGA), Jim pointed out a lot has happened in the last 5-10 years since the UGA was established. With the population projections being low compared to the past, Jim felt eventually the City will need to re-evaluate the size of the UGA and determine whether or not changes need to be made. Doug Kyle questioned what Eric's thoughts are on getting the seven residences temporary water service. Eric responded that consideration is being given to ground lay 570' of 2" pipe with a double-check and tie it into the 1-1/2" line that comes up the hill off Swede Anderson Rd. He stated that the cost would be borne by the property owners. Bob Cleaver asked if the property owners would be responsible if the temporary line freezes. Eric noted that they would definitely have to put something else in place before it freezes. Terry LeCaire pointed out the chance of drilling a good new well in that whole area is bad. Eric indicated that the situation would go to City Council for their direction on how to proceed.

### ADJOURNMENT

As there was no further business, Bob Cleaver moved and Terry LeCaire seconded to adjourn. There were no objections and the meeting was adjourned at 9:15 am.