

City of Colville

TECHNICAL REVIEW COMMITTEE

November 3, 2015

8:30 a.m. – City Hall

MINUTES

The Technical Review Committee met for a regular meeting on Tuesday, November 3, 2015, in the Conference 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, and Councilmembers Doug Kyle and Bill Pifer. MEMBERS ABSENT: Street/Park Superintendent Terry LeCaire. GUEST PRESENT: Mayor Lou Janke. RECORDING SECRETARY: Susan Davis.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of October 20, 2015 had been distributed to each member prior to the meeting. Dave Harper moved and Eric Durpos seconded the motion to approve the minutes as written. Motion passed unanimously.

OLD BUSINESS:

A. Continued discussion – safety/design of Garden Homes & Hawthorne intersection.

Discussion regarding the Garden Homes & Hawthorne intersection was continued from the previous meeting. Eric Durpos reviewed some of the changes being considered to address the safety/design issues at this intersection. He explained that the engineer's have been able to square up the intersection a little more and one tree has been deleted due to sight issues.

In the discussion which followed, TRC members expressed support for the new alignment design. Doug Kyle expressed opposition to restricting parking. He pointed out that bushes and trees do limit sight visibility and suggested that the City look at clearing more of the right-of-way. He felt that additional signage to warn people about limited sight distance could also help mitigate safety concerns. Bill Pifer supported center line striping to delineate traffic lanes.

It was Eric's recommendation to go ahead and build the street as currently designed and see how it functions. If it then becomes necessary to make further changes such as restricting parking and center line striping that can be done later.

RJ Keetch suggested consideration be given to marking the crosswalk with a contrasting material in the street to make it more pedestrian friendly and slow vehicular traffic down. Eric advised that there are materials such as stamped/colored asphalt or concrete that have been used in other cities. He offered to look into alternative materials.

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NEW BUSINESS

A. SEPA Review/Threshold Determination

Proposal: Replacement of Reservoir #3

Applicant: City of Colville

A completed environmental checklist and building permit application by Municipal Services Administrator Eric Durpos had been distributed to each member prior to the meeting (attached hereto and made a part of these minutes). The proposal is to remove and replace a 1,000,000 gallon water reservoir. The project site is located along the west side of Tamarack Street as indicated on an attached site plan.

Eric Durpos explained that early SEPA review on the proposed reservoir project will help the City score better on the grant funding applications. The City is awaiting word on whether or not the project will be funded.

RJ Keetch advised that the Building & Planning staff is in the process of doing a site plan review and zoning determination. He noted that the subject property is located in the AF (Airport Facilities) and AL (Airport Landing Overlay) Districts. RJ requested clarification relative to storm water runoff. Eric responded that any storm water runoff would meet Best Management Practices as required by the Department of Ecology (DOE). RJ requested a copy of the geotechnical and cultural report, as referenced in the checklist, for the Building & Planning file.

Eric Durpos moved and Dave Harper seconded to motion to recommend the issuance of a Determination of Nonsignificance for the removal and replacement of Reservoir #3. Motion passed unanimously.

B. SEPA Review/Threshold Determination

Proposal: Conditional Use Permit #1-15 for Warming Center

Applicant: American Legion Frank Starr Post 47

A completed environmental checklist and conditional use permit application by John Horton, representing the American Legion Frank Starr Post 47, had been distributed to each member prior to the meeting (attached hereto and made a part of these minutes). The proposal is to operate a Warming Center in the lower level of the American Legion Hall during times of extreme weather. The project site is located at 103 E. 6th Avenue, in the R-2 (Multi-Family Residential) District.

RJ Keetch explained that a warming center is not an outright permitted use in the R-2 District. As a result of concerns expressed by a neighboring property owner, it was determined that the proposed use requires the approval of a conditional use permit. The Zoning Board of Adjustment will hold a public hearing and take action on the request.

Eric Durpos moved and Dave Harper seconded the motion to recommend the issuance of a Determination of Nonsignificance for the proposed Warming Center at the American Legion Hall. Motion passed unanimously.

Discussion followed relative to the conditional use permit application. RJ explained that the proposal is to provide a warm safe place for individuals during extreme weather conditions. There are no sleeping

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quarters in the facility. It was recognized that the conditional use permit process provides an opportunity to consider any negative impacts to neighboring properties and require mitigation measures, if necessary. Access to the proposed facility was discussed and it was suggested that limiting access to the northwest entrance and the use of directional signage could help mitigate negative impacts on neighboring property.

RJ advised that the staff report and recommendation can be made available to the TRC members for information prior to the public hearing.

C. Review/discussion on proposed Stevens County Building Permit #15294 within the Urban Growth Area.

A proposal for the construction of a 10 ft. high by 85 ft. long retaining wall at 159 May Road, in the City's Urban Growth Area, had been submitted for review and comment pursuant to the City/County Memorandum of Understanding. Building Official Dave Harper advised that the proposed retaining wall complies with applicable setback standards. The applicant has applied for a building permit and is seeking approval through the Stevens County Building Department. There were no issues identified by the TRC members.

Eric Durpos moved and RJ Keetch seconded the motion to reply to the Stevens County Building Department that the TRC concurs with the permit process.

PUBLIC COMMENT PERIOD: There were no public comments.

REPORTS

At this time Matt Gillis, Welch Comer, arrived. Eric Durpos reviewed TRC comments regarding the intersection of Garden Homes & Hawthorne from earlier discussion. Matt explained that stamped/colored asphalt is good for foot traffic but studded tires tears it up. He noted that contrasting material could be more expensive but that it would be beneficial to pedestrians. He and Eric will look at stamped concrete as a possible alternative for the intersections of Garden Homes & Hawthorne and Cedar & Hawthorne.

ADJOURNMENT

As there was no further business, Dave Harper moved to adjourn. Eric Durpos seconded the motion and the meeting was adjourned at approximately 9:20 a.m.