

DRAFT

City of Colville

TECHNICAL REVIEW COMMITTEE

December 12, 2017

8:30 a.m. – City Hall

MINUTES

The Technical Review Committee met for a regular meeting on Tuesday, December 12, 2017, 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, City Engineering Technician Ron Frostad, Street Supervisor Jeff Long, Park and Recreation Director Jillian Marshall, and Council member Nancy Foll. GUESTS PRESENT: Russ Vaagen, Alan Aldous and John Smith. RECORDING SECRETARY: Sydney Gilmore.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of November 21, 2017, had been distributed to each member prior to the meeting. Jeffery Cochran moved to approve the minutes and Jeff Long seconded the motion. Voice vote carried, motion passed unanimously.

PRE-APPLICATION SUBMITTAL INFORMATION: There were no submittals to be presented.

OLD BUSINESS:

A. Discussion Item – Vaagen Project

John Smith, a representative for Russ Vaagen, explained that soils work has started at the proposed location for a new cross laminated timber production facility. The proposed parcels (Stevens County Parcel Nos. 0174328 and 0175305) are located along Highway 395 on the north end of Colville. The soils testing will determine the engineering qualities and what it will take to accommodate the actual proposed building. The testing has also taken into consideration storm water and how the soil will handle the seasonal wetness.

The proposed building will be a 175 Sq Ft. X 450 Sq. Ft. structure. The proposed use will be a plant where cross laminated timber and glue land beams are produced. The engineer has also looked at the unused portion of the property with the interest of making an industrial park for possible future tenants. There will be a full Topographical Survey and Geo-Technical Analysis for the building site, both available by the end of the year. A full wetland review will also take place and will address the soil conditions.

RJ Keetch asked if an additional parcel will be created from the existing two parcels. John explained that they will not be creating a new parcel but will be applying for a Boundary Line Adjustment. John added that the survey has been completed for the Boundary Line Adjustment and he will be submitting the application before the end of the year. RJ also asked if this proposed building will still be a temporary building. It was explained that the building would be temporary until the material is prepared to build the permanent building with cross laminated timber. The slab and temporary structure will be ready for the end of March and April.

NEW BUSINESS:

DRAFT

TECHINICAL REVIEW COMMITTEE

Page 2

December 12, 2017

A. Building Permit Application Review – Core 620

Core 620 has proposed to remodel the warehouse located at 385 W. 2nd Avenue. The proposal was distributed to committee members prior to the meeting (copy on file). All updates will be inside the building and there will be no additions to the existing building. The Building Official and City Planner conditionally noted the applicant must meet parking requirements.

Jeffery Cochran asked if the applicant will be upgrading their sewer and water lines. Ron Frostad explained there is currently a 4 inch line and with the proposed use the applicant shouldn't need to upgrade. It was suggested to add in the conditions that the applicant must contact the Water/Sewer Department for sewer line verification.

B. Building Permit Application Review – Steve Oswin

A proposed repair of the existing retaining wall located on the west side of Steve Oswin's office located at 127 N. Wynne Street was submitted for review. The proposed Building Permit Application was distributed to committee members prior to the meeting (copy on file).

Cunningham Engineers has provided the engineer plans for the retaining wall. A survey was completed and the lot lines were defined.

It was noted, in future plans Steve Oswin would like to add more parking and curb cuts. There was question about whether or not there is space on the lot for developing parking. It was reminded that parking development will be a future proposal and further discussion regarding parking will take place at that time.

C. Discussion Item – Cellular Tower

A proposal to develop a cellular tower on Colville Mountain was delivered to the Mayor. A specific location has not been given, just a very general setting. The proposed area is City-owned property. It would be a 60ft to 80 ft. tower and would be noticeable from the main arterial roads in Colville.

Jillian Marshall explained that it will affect city grant funding negatively. Any man-made structure; specifically towers or telephone poles, produce negative points when applying for grants from the Recreation Conservation Office. These grants help with the completion of the trail building and signage. If the developer needs to supply underground power they would have to trench the area and it would significantly impact the current trails.

It was suggested that the developer come visit the area and provide more information as there are many unanswered questions and there is not enough information at this time to provide a concrete answer.

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

REPORTS: There were no reports at this time.

ADJOURNMENT

As there was no further business, Dave Harper made a motion to adjourn and Jeff Long seconded the motion. Voice vote showed all in favor; the meeting was adjourned at 9:11 a.m.