

City of Colville

TECHNICAL REVIEW COMMITTEE

December 6, 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: Planning Director Jim Lapinski, Street/Park/Recreation Superintendent Terry LeCaire, Municipal Services Administrator Eric Durpos, and Councilmembers Doug Kyle and Dorothy Bergin. MEMBERS ABSENT: Building Official/Inspector Bob Cleaver. OTHERS PRESENT: Assistant Planner Melinda Lee. RECORDING SECRETARY: Susan Davis.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of October 25, 2011 had been distributed to each member prior to the meeting. Eric Durpos moved and Terry LeCaire 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.

NEW BUSINESS

- A. SEPA Checklist/Threshold Determination
Proposal: Tiger @ Creek
Applicant: At Creek, LLC
Location: NW corner of 3rd & Oak

A completed environmental checklist and building permit application by Avrum Baum, representing At Creek, LLC, had been distributed to each member prior to the meeting (copy on file). The proposed project is to construct a two story, retail/professional building consisting of approximately 11,000 sq. ft., along with associated parking and landscaping, on property located on the northwest corner of 3rd Avenue and Oak Street, in the C-2 (Central Business) District.

The environmental checklist was reviewed and discussed and the following comments were added for additional information or clarification.

Pg. 2, item 10 – Staff identified government approvals or permits needed for the proposal, which includes building, plumbing, mechanical, and sign permits. Assistant Planner Melinda Lee advised that it appears the applicant may need to go through the Site Plan Review Process because the proposal is within 200 feet of the creek.

Pg. 3, item 1.e. – The Building Official's notes indicated that a soils report will be required to address any filling or grading proposed for the project.

Pg. 3, item 1.f. – It was recognized that some erosion could occur as a result of the project. Temporary erosion control could be an issue during construction. The Building Official's notes recommended that the Department of Ecology's best management practices should be followed.

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Pg., 3, item 1.g. – The Building Official’s notes recognized that the percentage of the site that will be covered with impervious surfaces after project construction will be equal to or less than what exists at this time.

Pg. 3, item 1.h. – There was discussion regarding the proposed planted concrete soil retention system for parking stalls. Municipal Services Administrator Eric Durpos recommended that the applicant use an alternative method of surfacing the parking stalls in order to concentrate all the storm water at a point where it can be properly filtered and discharged to the City system. He noted that discussions have occurred with the applicant regarding connecting to the City storm drain system that will go down 3rd Avenue and further coordination will be needed.

Pg. 4, item 3.b.1) and Pg. 6. item 7.a. – A concern was expressed regarding the potential risk for a spill from the proposed geothermal heating/cooling system. The applicant describes the proposed geothermal system as a closed loop system.

Pg. 5, item 5.a. – Other animals observed at or near the site includes hawk, eagle, deer, and moose. Melinda Lee advised that the Vaux’s swift is listed on the Department of Fish & Wildlife Priority Habitats & Species site.

Pg. 7, item 8.g. – Councilmember Doug Kyle questioned whether the shoreline master program applies to the creek. Melinda Lee responded that it does not apply because it is not classified as a shoreline of statewide significance.

Pg. 8, item 9.a. – The Building Official’s notes indicated that depending on the type of development that occurs, code requirements are different for residential use for area separation and parking requirements than for commercial use.

Pg. 8, item 11.a. – The Building Official’s notes indicated that the project will need to comply with the WA State Energy Code allowances for lighting. Melinda Lee noted that lighting will need to be directed downward so that it does not create glare upon adjoining properties.

Pg. 9, item 14.c. – It was noted that off-street parking is not required in the C-2 District for commercial development. Melinda Lee advised if residential use is proposed, off-street parking will be required to accommodate that use. Eric Durpos questioned whether the subject property is located within the Parking Improvement District.

Pg. 10, item 14.e. – Staff believed that the answer to this question is ‘No’. The information provided is relative to vehicular trips per day as addressed in item 14.f. The Building Official’s notes indicated that peak volumes would likely be 8:00 a.m., 12:00 p.m., and 4:30-5:00 p.m.

Pg. 10, item 15.a. – The Building Official’s notes indicated he felt that there would be no impact to public services as a result of the proposed project.

Eric Durpos moved that the TRC recommend the issuance of a Determination of Nonsignificance for the proposed Tiger @ Creek project. Terry LeCaire seconded. Voice vote carried unanimously.

Eric Durpos brought up the potential parking lot improvement project by the Colville Community Dental Clinic on the corner of Main & 4th. He suggested that they should probably be contacted to see if they are

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still serious about doing their project. Eric felt this would be the time to address it and possibly save some money by working together to clean up that whole block.

PUBLIC COMMENT PERIOD:

Councilmember Doug Kyle advised that Stevens County purchased the Avista building at Birch & Oak and officially took possession on Dec. 5th. It was his understanding that the County will be remodeling the building.

REPORTS

Doug Kyle advised that this is likely the last TRC meeting he will be attending as a Councilmember. He stated that the TRC is a good committee and he enjoyed working with the members this past year.

Melinda Lee reported she has had an increase in the amount of complaints about people not using trash service in the city and the accumulation of household trash on properties. Because household trash has the potential for creating a health hazard, these situations are pursued for abatement. Currently Melinda verifies with Sunshine Disposal whether the tenant has garbage service and communicates her findings to the Treasurer's office for enforcement of the sanitation ordinance. If necessary, the Building & Planning Department has some funds available as a last resort to take care of nuisance situations. Melinda requested if any of the TRC members become aware of any of these situations to let her know as she is trying to keep a handle on it. Some discussion followed relative to enforcement of city codes. It was recognized that at times there is some over-lap and it is unclear who the enforcement authority is. Councilmember Kyle suggested when someone is occupying a building without services staff needs to get clarification on process from the City Council on what codes to enforce and who should do it.

ADJOURNMENT

As there was no further business, Eric Durpos moved to adjourn and Terry LeCaire seconded. There were no objections and the meeting was adjourned at 9:30 a.m.