

City of Colville

TECHNICAL REVIEW COMMITTEE

December 13, 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 Dorothy Bergin. MEMBERS ABSENT: Municipal Services Administrator Eric Durpos and Councilmember Doug Kyle. OTHERS PRESENT: Assistant Planner Melinda Lee. RECORDING SECRETARY: Susan Davis.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of December 6, 2011 had been distributed to each member prior to the meeting. Terry LeCaire moved and Jim Lapinski seconded the motion to approve the minutes as written. Motion passed unanimously.

OLD BUSINESS: There was no Old Business to be presented.

NEW BUSINESS

A. Proposed Sketch Plat by James Lee.

Assistant Planner Melinda Lee presented a sketch plat proposal by James Lee for the division of an 18,200 sq. ft. parcel into 2 residential lots. The property is located at 513 E. 1<sup>st</sup> Avenue (Parcel #0111200) on the northeast corner of 1<sup>st</sup> Avenue and Walnut Street.

As illustrated on an attached sketch, staff noted that the existing 8-unit apartment complex has a non-conforming setback that won't increase as a result of the proposal. Melinda explained that one lot would be L-shaped to retain the property needed for the existing apartment complex and associated on-site parking; the other would be a 6,000 sq. ft. lot on the southwest portion of the parcel. The existing parcel is served by city water and sewer. Land use in the surrounding area is primarily single family residential. The R-2 District allows maximum lot coverage of 50%. Actual percentage of lot coverage will need to be verified for compliance with district regulations. No other issues were identified at this time.

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

REPORTS

Jim Lapinski reported that a HUD 202 project for Senior Supplemental Assisted Housing is planned in the vicinity of the Colville Meadows housing complex. A remodel project is taking place at the hospital and Bob Cleaver noted it has been delayed some for asbestos abatement. Jim reported the SEPA review for Avrum Baum's Tiger @ Creek project is proceeding. Some interest has been shown in the old county

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shop building. It was noted that any light manufacturing use in the building would require a conditional use permit in the C-3 District.

Melinda Lee reported that workshops will begin in January 2012 with the Planning Commission to review the development regulations for possible amendment. The public will be encouraged to participate in this process.

Terry LeCaire reported that the Street Department is expecting delivery of a new truck soon.

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 9:00 a.m.