

City of Colville

ZONING BOARD OF ADJUSTMENT

May 5, 2011

10:00 a.m. – City Hall

MINUTES

The Colville Zoning Board of Adjustment held a meeting on Thursday, May 5, 2011, in the Council Room at City Hall. Chairperson Chris Montgomery called the meeting to order at 10:00 a.m. with a quorum present.

MEMBERS PRESENT: Sandra Wilma, Daron Tate, and Chris Montgomery. MEMBERS ABSENT: Ned Swanson. One vacancy exists. STAFF PRESENT: Director of Building & Planning Jim Lapinski and Recording Secretary Susan Davis. OTHERS PRESENT: Jeff Wolfe and Todd Isaac representing Colville School District #115.

CONTINUED PUBLIC HEARING

Subject: Conditional Use Permit Application #1-11

Applicant: Colville School District #115

Location: 990 S. Cedar Street

Request: To allow for the placement of two portable classrooms at Colville Junior High School, a 28' x 60' and 28' x 30', and a 12' x 60' portable dry storage unit, between the gym and the annex, in the R-1 (Single Family Residential) District, pursuant to Chapter 17.84 of the Colville Zoning Ordinance

Chairman Chris Montgomery reconvened the public hearing which had been continued from April 29, 2011, to consider a request for a conditional use permit by Colville School District #115. The Chairman reviewed the subject and outlined the hearing procedure. None of the Board members had an interest in the matter being heard which would be in conflict with the appearance of fairness requirements. There were no objections from the public to any of the Board members participating in the hearing process. None of the Board members had engaged in communications with either proponents or opponents outside the hearing on the issue to be heard. Chairman Montgomery opened the public hearing at 10:03 a.m. and requested a staff report.

Director of Building & Planning Jim Lapinski presented the staff report, which had been distributed to each Board member and the applicant prior to the meeting (attached hereto and made a part of these minutes). Copies of the staff report were available to the public. Mr. Lapinski explained that the proposal includes the installation of two portable buildings, a 28' x 60' (1680 square foot) and a 28' x 30' (840 square foot) to house classrooms, and a 12' x 60' (720 square foot) portable dry storage unit at the Colville Junior High School. He advised that the Technical Review Committee, which is made up of representatives from the Building & Planning Department, Water/Sewer Department, and Street Department, reviewed the proposal and no issues were identified. Conditional use permits are Type III applications, which require a public hearing in accordance with the Colville Zoning Ordinance. The Notice of Public Hearing was mailed to all properties within 300 feet of the subject site and no responses were received. Mr. Lapinski summarized routine comments received from the Northeast Tri-County Health District and the Department of Ecology during environmental review, which did not necessitate the implementation of mitigation measures. A Determination of Nonsignificance (DNS) was issued on April 21, 2011, for the conditional use request.

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At this time, Daron Tate requested clarification on fire codes as they relate to portable units. Mr. Lapinski indicated that these types of structures are not required to have a fire sprinkler system based on their size, however fire extinguishers will be necessary.

There were no petitions or communications to be presented.

Jeff Wolfe, Colville School District #115, confirmed that based on the placement of the portable classrooms last year, a fire sprinkler system was not required based on the square footage of the structures. He advised that fire suppression alarms, strobe light, and fire extinguishers are provided on the site. Mr. Wolfe stated that a plan review and a pre-occupancy inspection must be completed by the Health District prior to occupancy.

Mr. Lapinski stated that the staff feels that the applicant has met the conditional use criteria and recommends approval of the proposal.

The Chairman asked to hear from anyone wishing to speak for or against the issue being heard. Seeing and hearing no one, the public testimony portion of the hearing was closed at 10:12 a.m.

Daron Tate moved and Sandra Wilma seconded the motion to approve Conditional Use Permit #1-11 subject to the following conditions as recommended by staff and adopt the findings of facts as set forth in items #1-#5, on Pages 4-6 of the staff report, as a basis for this action:

1. This conditional use approval shall expire April 29, 2012, unless a building permit has been issued and substantial construction has taken place or the use has commenced. A written request for up to one (1) year extension may be approved by the Administrative Official if the Administrative Official finds the facts on which the conditional use permit was approved have not changed substantially.
2. If the use authorized under a conditional use permit ceases or is interrupted for six (6) consecutive months or more, then a new conditional use permit will be required.

Roll Call Vote: Sandra Wilma – yes; Chris Montgomery – yes; Daron Tate – yes. Motion passed (3-0).

COMMUNICATIONS & PUBLIC PRESENTATIONS: There were none.

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

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

REPORTS: There were no Reports.

ADJOURNMENT:

As there was no further business, Sandra Wilma moved and Daron Tate seconded the motion to adjourn. There were no objections and the meeting was adjourned at 10:15 a.m.