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City of Colville

ZONING BOARD OF ADJUSTMENT

April 13, 2017

2:00 p.m. – City Hall

MINUTES

The Colville Zoning Board of Adjustment met on Thursday, April 13, 2017, in the Council Room at City Hall. Chairman Chris Montgomery called the meeting to order at 2:10 p.m. with a quorum present.

MEMBERS PRESENT: Chris Montgomery, Daron Tate, and Sandra Wilma. MEMBERS ABSENT: Pearl Mance. STAFF PRESENT: RJ Keetch, City Planner, and Recording Secretary Sydney Gilmore. OTHERS PRESENT: Mayor Lou Janke, Parking Commission Chairperson Ryke Dahlen, Council members Bill Pifer, Anne Lawson, Doug Kyle and Mike Birch, City Clerk Holly Pannell, Chief of Police Bob Meshishnek, and Statesman Examiner Editor Kevin Hulten.

MINUTES OF PREVIOUS MEETINGS

The minutes of the previous meeting of December 4, 2015, had been distributed to each member prior to the meeting. Chris Montgomery moved and Daron Tate seconded the motion to approve the minutes as written. Roll Call Vote: Sandra Wilma – yes, Chris Montgomery – yes; Daron Tate – yes. Motion carried unanimously.

PUBLIC HEARING

Subject: Conditional Use Permit Application #1-17

Applicant: City of Colville Parking Commission

Location: 202 N. Main St.

Request: To allow the construction and operation of a 7,200 sq. ft. parking lot for the downtown Colville area.

Chairman Chris Montgomery convened the scheduled public hearing to consider a request for a Conditional Use Permit by the City of Colville Parking Commission. The Chairman opened the public hearing 2:11 p.m. and requested the staff report. The conditional use permit process requires a comment period and hearing. This ensures the public is provided with the opportunity to review and discuss the proposal.

City Planner RJ Keetch presented the staff report, which had been distributed to each Board member and the applicant prior to the meeting (copy on file). Mr. Keetch reviewed the request for a conditional use permit for the construction and operation of a 7,200 sq. ft. in the C-2 (Central Business/Pedestrian Overlay) District, pursuant to Chapter 17.84 of the Colville Zoning Ordinance. The property is located at 202 N. Main Street and is described as Colville Original Lots 9 and 10 Block 5, City of Colville.

RJ states the City understands there is a need for parking downtown, and there are solutions to parking and the City and staff are working on those. RJ adds that the big picture is that the economic future depends on a thoughtful design and protecting our historic downtown and the way it increases activity, civic pride, and functionality for the legacy businesses and businesses of tomorrow. This vision is in the Comprehensive Plan and the Zoning Code, it was recognized a couple years ago that the parking lots

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needs more scrutiny because it is recognized that parking lots can be detrimental to the historic downtown setting.

As outlined in the staff report, Mr. Keetch presented an analysis and site evaluation. The subject site is surrounded by retail and general commercial uses as shown in Figure 1. The property and surrounding area are zoned Central Business/ Pedestrian Overlay (C-2) as shown in Figure 2.

Figure 1

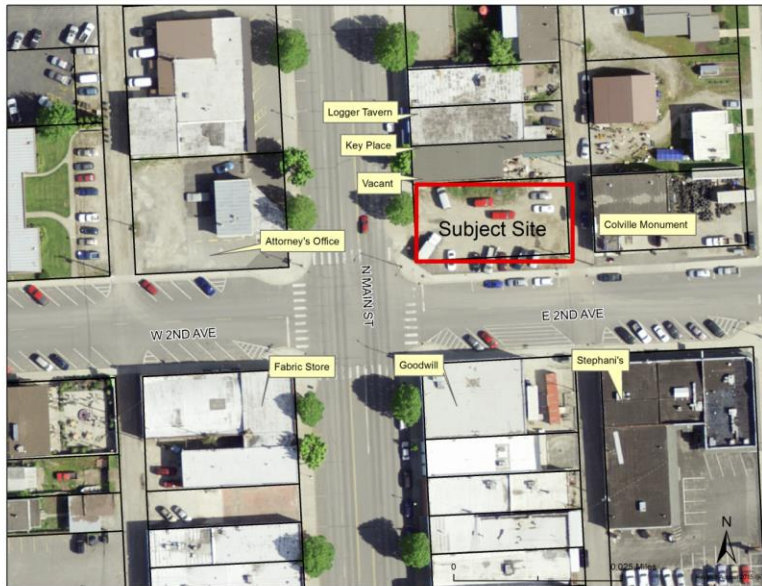
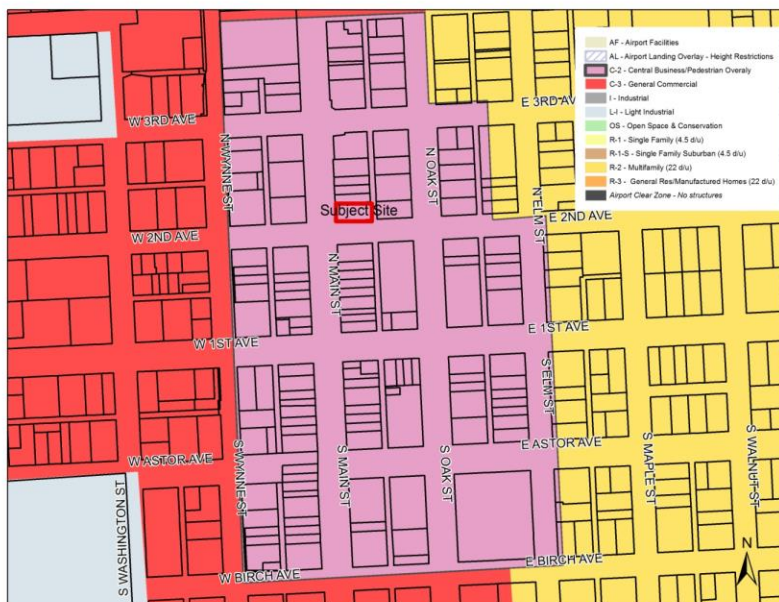


Figure 2



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The purpose of the C-2/P-C zoning district is intended to encourage development of zero lot line buildings and discourage off-street parking. This district is pedestrian oriented and it is the only district in the City that does not require new buildings to provide off-street parking. In fact, the Zoning Ordinance (CMC 17.32.010) specifically states that off-street parking lots will be encouraged to develop at the periphery of the district.

Also added in the Analysis portion of the Staff Report were the following consideration points:

- The Comprehensive Plan, Zoning Code and Colville 2000 Plan all recognize the need to expand the existing historic downtown development pattern further north & south and east & west. The C-2/P-C zoning district was specifically established to encourage this development pattern and to discourage off-street parking. Off-street parking development in the core of the downtown district will significantly and negatively impact the goal of continuing the historic downtown development pattern. Off-street parking in a downtown setting creates “dead zones” that discourage the critical mass of business and pedestrian activity needed to sustain and grow historic downtowns.
- Per 17.32.010 of the Colville Zoning Ordinance; the purpose and intent of the C-2 District is “to preserve and enhance areas in which *pedestrian oriented* retail sales and businesses will locate and to encourage consolidated *peripheral* parking to serve the district.”
- Per 17.62.010 of the Colville Zoning Ordinance; the purpose and intent of the P-C District is “to preserve the area for pedestrian oriented retail and sales business”.

The staff is required to look at five criteria, which per the zoning code are explicitly required to be satisfied when analyzing a Conditional Use Permit proposal. Mr. Keetch stated, in his opinion, the first statement is of the most importance, and was the only of the five criteria not satisfied. Based on the criteria outlined in Chapter 17.84 of the Zoning Ordinance, Mr. Keetch presented the following:

FINDINGS FOR CONDITIONAL USE PERMIT

- 1. The project is consistent with the City of Colville Comprehensive Plan and meets the requirements and intent of the Colville Zoning Ordinance, including the type of land use, and the density/intensity of the development, and the protection of critical areas, if applicable.***

Comprehensive Plan Consistency:

The Land Use Element of the Comprehensive Plan (Chapter 2) describes the existing development patterns and shows what land uses go where in the future. Figure 2.1 in the Comprehensive Plan requires that permitted and conditional uses be consistent with the adopted official City of Colville Zoning Map. As stated above the subject site is zoned C-2/P-C.

Zoning Code Consistency:

Per 17.32.010 of the Colville Zoning Ordinance the purpose and intent of the C-2 district is “to preserve and enhance areas in which *pedestrian oriented* retail sales and businesses will locate and to encourage consolidated *peripheral* parking to serve the district.

- The proposed parking lot is clearly not on the peripheral of the C-2 zoning district, but rather in the center of the district.

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Per 17.62.010 of the Colville Zoning Ordinance the purpose and intent of the P-C District is “to preserve the area for pedestrian oriented retail and sales business.”

- The proposed off-street parking lot will not preserve the area for pedestrian oriented retail and sales business but instead will occupy a site that could be developed as a pedestrian oriented retail and/or sales business.
- Off-street parking in a downtown setting creates “dead zones” that discourage the critical mass of business and pedestrian activity needed to sustain and grow historic downtowns.

Staff finds the proposed off-street parking lot to be inconsistent with the intent and purpose of the Colville Comprehensive Plan and Zoning Code.

2. The project will not be unduly detrimental to the use of properties in the project vicinity.

Staff concludes that the project will not be unduly detrimental to the use of properties in the project vicinity.

3. The project makes adequate provision for access and circulation, water supply, storm drainage, sanitary sewage disposal, emergency services and environmental protection.

If the use is approved the applicant will be required to submit a General Land Use Application with plans sufficient to evaluate these provisions. The Colville Zoning Code has design requirements for access, circulation and storm water drainage.

4. The project adequately mitigates impact identified through the SEPA review process, if applicable.

The City of Colville reviewed the proposal for probable adverse environmental impacts on March 14, 2017. A Notice of Application/SEPA Review was issued March 24, 2017 using the optional DNS process pursuant to WAC 197-11-355. The comment period expires April 12, 2017. There were no SEPA comments received.

5. The project is beneficial to the public health, safety and welfare and is in the public interest.

Arguably the public interest is articulated and codified via the Comprehensive Plan and the Zoning Code Ordinance respectively. Staff finds the use inconsistent with the Comprehensive Plan and the Zoning Ordinance.

RJ Keetch advised that staff concludes that the applicant must demonstrate that all of the findings of fact can be made in an affirmative manner and was unable to make such a determination. Staff recommends denial of this request.

If the Zoning Board of Adjustment approves the Conditional Use Permit, the staff offered recommended conditions of approval.

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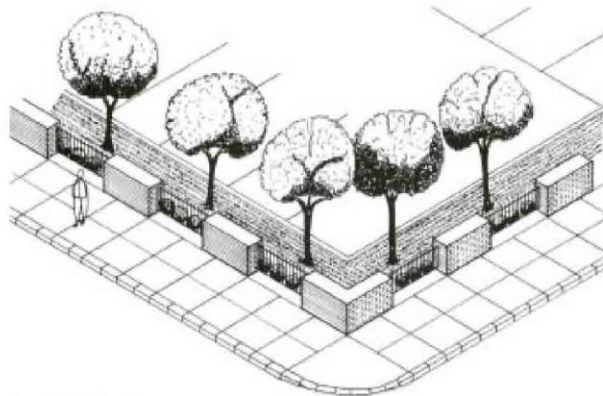
RECOMMENDED CONDITIONS OF APPROVAL (IF APPROVED)

- Applicant to submit a General Land Use Application to the Building & Planning Department with plan details adequate to evaluate proposal for development standards (site triangle, parking space size, drive-aisle size, landscaping, drainage, paving etc.) compliance.
- Applicant to design parking lot to mitigate negative effects to the pedestrian oriented historic downtown development pattern per downtown parking lot design best practices:
 - Applicant to provide perimeter fencing with design and material details shown in Figure 3 below
 - Applicant to work with staff to reasonably meet the other best practices design standards for downtown parking lots

FIGURE 3

Suggested Guidelines for Downtown Parking Lot Screening April 1998
(Department of Trade and Development), P. 6

Fence Treatment



This fence treatment utilizes solid masonry fence sections. This design solution is best suited to smaller parking lots. The solid masonry fence should not generally exceed more than fifty percent of the total fence area. This approach works best with fence heights towards the lower end of the code required height range of four to six feet.

At this time applicant Ryke Dahlen, 142 S. Main St., Chairman of the City of Colville Parking Commission came forward. Ryke explained that he has been on Main Street Colville for 30 years and is owner of The House of Music. The 2nd and Main sector of the downtown BID area is sorely lacking in parking inventory is the most lacking compared to all other areas of downtown. Ryke has been called by different businesses to settle disputes between community members arguing over parking on occasion. Other than on-street parking, which is highly limited, there are no parking options in this area. The only parking lot nearby is at Stefani's Restaurant, on Oak Street between 1st and 2nd Avenue, which is privately owned. There is also a public parking lot on the corner of 2nd Avenue and Oak Street, owned by Dr. Hardwick, but in the near future will be built on. This will cause the loss of 17 spots.

Ryke expressed that parking equals business in this particular area of Colville. The theory being if you do not have parking lots you will not have clientele. It was noted if Colville were an urban city, where more people rode bicycles, less parking areas would be sufficient, but Colville is a rural area and most people drive in from out of town to do their shopping. The business adjacent from the proposed parking lot is

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Goodwill and is considered one of the two core downtown businesses, the other being Sandra's Furniture.

Ryke described that initially the proposed lot was an overgrown weed patch and an eyesore downtown. The Parking Commission pursued Dr. Keefe, who owned the lot, and asked to lease the lot which turned into a three year agreement. The Parking Commission graveled and cleaned up the lot and provided 25-30 parking spots. The lots were heavily used over those three years and were usually full. Dr. Keefe terminated the lease after three years anticipating purchase. The Parking Commission unanimously voted to buy this lot. The commission has not purchased a lot in over 30 years. It is believed that this proposed lot could potentially keep Goodwill from closing and leaving Colville. If Colville loses Goodwill, downtown will lose many customers. The Parking Commission has been working on this purchase agreement for two years, coming up with an agreement that they thought was fair, and that the Council would think was fair. The City Council voted and supported the purchase of the lot at the February 14, 2017 City Council Meeting.

Ryke distributed letters to the board from surrounding businesses and the Colville Chamber of Commerce that supported the purchase of the lot and highlighted their desperation for parking. One example given was the Alpine Theater who used to fill the parking lot when it was being leased, when they had movies playing. Ryke also distribute a petition collected by the Parking Commission. This petition collected over 115 signatures from business patrons in agreement of the purchase of the proposed lot.

Ryke added that the Chamber of Commerce distributed a survey to the downtown area business owners and employees. This survey was supplied at the February 14, 2017 City Council meeting. The third most priority was to purchase the lot at 2nd Avenue and Main Street. An example of the survey was distributed to the Zoning Board. All letters, surveys, and petitions distributed to the Board are on file and attached hereto.

Ryke expressed that two sectors of downtown are choked for parking, the first being the proposal site at 2nd and Main Street and the second is the Courthouse. Ryke has spoken with County Commissioner Parker and he is open to discussion. The Parking Commission is focusing all of their efforts on the 2nd Avenue and Main Street sector and has not carried on the discussion with the County at this time.

Daron Tate asked what the plan was for landscaping and whether they will be filling the lot with gravel or if they will be laying asphalt down. Ryke explained they have already received a bid from Knife River quoting the cost to asphalt the proposed lot. The estimate was \$15,000 without gradient for a 2" overlay. It was expressed by Ryke that the Parking Commission is willing to work with staff regarding requirements to meet parking lot standards and design. He added that the Parking Commission would be interested in adding an electric car charging station to the proposed lot design as it is perceived as an ideal location.

Chris Montgomery asked about the enforcement of the off-street timed parking, and why the City and the Parking Commission are not pursuing people who abuse the time limit. Ryke explained the issue is a budgetary issue and the Parking Commission does not oversee this enforcement. The Parking Commission only manages enforcement within parking lots. Chris questioned why the Parking Commission does not try to work with or encourage the City to come up with a plan to tackle the enforcement. Ryke stressed that the Parking Commission is aware of the enforcement issues but it is not within the scope of the Parking Commission's responsibilities.

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When questioned about the age of the letters distributed to the Board, Ryke explained that these letters were collected when the Parking Commission first went after the purchase of the lot. He offered a picture of the lot before the Parking Commission took it over with the three year lease and cleaned the lot up. The Parking Commission will ensure the parking lot is aesthetically nice and work with staff to make sure the correct avenues are taken when designing the lot. If in the future, a business were to offer to purchase the lot the Parking Commission would not be against selling the lot to better the downtown area.

Chris explained asking the board to approve the lot when staff has recommended the denial of the proposal would be quite a stretch. He observed that City Staff interpreted the proposal correctly. The state of the City's Comprehensive Plan and Zoning Ordinance create problems. Chris went over the Conditions of Approval if recommended issued in the Staff Report. Chris asked if any of these recommendations would be an issue to accomplish. Ryke explained the need is such that the Parking Commission will follow whatever guidelines are administered.

Chris asked if there was anyone in the audience that would like to speak in favor. There were none.

Chris asked if there was anyone in the audience that would like to speak in opposition.

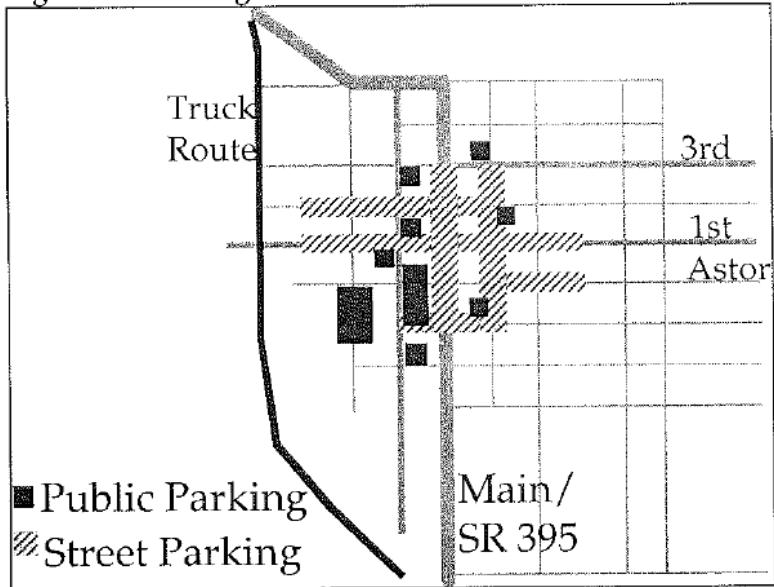
- Anne Lawson, 919 N. Pine St., came forward to express that she supports the staff recommendation.

As there was no other comments of opposition the Board continued the meeting with discussion amongst themselves.

Sandra asked Staff whether or not the screening and fencing shown in Figure 3 of the Staff Report are mandatory. She noticed the parking lot between Sandra's Furniture and Key Bank, as well as the parking lot in front of the Tiger @ Creek building do not have fencing as suggested in Figure 3. These parking lots have similar landscaping, and she wondered if the proposed parking lot would follow suit. Her concern is based on security and worried about homeless individuals using the fencing as shelter. As there are no other parking lots currently utilizing this style of fencing, she questioned its necessity. RJ Keetch responded that he would argue that the fencing is critical to extend the downtown development pattern further north. Sandra requested explanation as to why the Tiger @ Creek did not add fencing as suggested for this proposal. RJ explained the Conditional Use Permit was not required for parking lots until 2015 as result of parking lots not following design standards. The Tiger @ Creek parking lot was completed before the Zoning Ordinance amendment.

Chris Montgomery requested information prior to the meeting regarding parts of the Comprehensive Plan and the Colville 2000 Strategic Plan that were mentioned in the Staff Report. Requested information is on file and attached hereto. Figure 11 from the Colville 2000 plan was displayed for the Board. It was discussed that some of the public parking areas are not an option anymore and have since been used in other ways.

Figure 11: Parking Network



Ryke explained that the parking lot at Stefani’s cannot be considered public parking; it is for her patrons only. She also charges non patrons \$60 a month to park in her lot. Chris Montgomery pointed out that the North and South lots east of Main Street on Figure 11 are no longer available. The center lot is Dr. Hardwick’s property that he intends to develop, leaving no public parking lots east of Main Street.

Sandra brought up that the Comprehensive Plan encouraged people to live downtown in apartments located above businesses. She asked if the Comprehensive Plan indicates where the people who live downtown park. Daron added a follow-up question about parking enforcement and who handles vehicles that are improperly using the parking available downtown.

Ryke explained that the Parking Commission works closely with the City of Colville Police Department to handle misuse of the city’s parking lots. Mayor Louis Janke added that the City of Colville had a parking enforcement position but in 2008 it was done away with because of budget restraints. The city now handles the enforcement on a piecemeal basis. If a complaint or issue arises, the Street Superintendant is notified and takes care of it. The Mayor also acknowledged Sandra’s question about the tenants living downtown and where they park. He has noticed some tenants do park in the parking lot north of City Hall.

Chris Montgomery asked for the Chief of Police, Bob Meshishnek, to come forward and speak about the Police Department helping with the parking enforcement. Chief Meshishnek stated that the Police Department issues tickets and removes vehicles on a problematic basis. They follow the Colville Municipal Code Chapter 10.12 Parking Regulations, Section 080 Enforcement. Sandra Wilma asked how often the Police Department has had to tow a problematic vehicle. Chief Meshishnek stated they have had to tow somewhere around 20 problem vehicles in the span of 6 months. Sandra also asked how Chief Meshishnek felt about fencing around the parking lot if it would conflict with a police officers view. Chief Meshishnek agreed that it could inhibit views and it may be something that can be used to hide behind.

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Chris asked the City Council members in attendance, and the Mayor, if they have plans to change the Comprehensive Plan. The Mayor came forward and addressed that the state of the City and the ordinances that are being upheld sometimes become outdated. The City is aware of the issues that need to be identified and downtown planning is a current priority. The Comprehensive Plan is set to be updated in 2018, which is a requirement of the Washington State Growth Management Act.

Saundra Wilma acknowledged the Colville Municipal Code Chapter 17.72 Off-Street Parking and Loading, Section 090 Table of Minimum Standards. Saundra stated if you used this table and add up all the parking spaces required for businesses like the businesses located in downtown Colville, there would not be enough spaces. Saundra thinks there should be parking available to make up for the off-street parking not being available. Chris added that parking has been made available in the west side of town but not available for the east side.

Saundra and Daron both shared their inclination to approve the proposal, with the basis that it is for the economic vitality of the downtown area and ultimately Colville. Chris also explained that he also would like to approve the proposal but still feels the need to craft the language of the conditions of approval to how the board will “work around” the Comprehensive Plan and Zoning Ordinance.

Bill Pifer, 1930 E. Ivy, City of Colville Council member, explained when this went to council he cast his vote in favor. He was surprised the Conditional Use Permit was given a recommendation of denial by staff. Bill was very active in finding out how this parking lot fit into the scheme of things as far as the businesses are concerned. He heard very loudly that the businesses wanted this parking lot. Bill states that he has stated in the past the City should not be concerned with Colville 2000 plan because a number of changes have occurred in the last 17 years that makes part of it irrelevant. As a council member he does not feel his opinions are swayed by the Colville 2000 plan.

Chris reminds Bill, and the Board, that the City adopted the Colville 2000 plan, and although it is not the Comprehensive Plan or the Zoning Code, concepts from the Colville 2000 plan are in the Comprehensive Plan and the Zoning Code. He also acknowledges that the Staff is governed by these adopted articles.

Mayor Janke says the Comprehensive Plan is a ten year plan, and we are at the tail end of the ten years. When studying the 2011 Comprehensive Plan part of its intent was to provide parking to the public. It went further to say it should be at the periphery to benefit other areas of downtown. The Mayor, looking at the practicality of keeping the parking on the periphery as well as offering more parking for the businesses downtown, suggests that it is not easy to follow every guideline the Comprehensive Plan advises. It has to be based on some opportunity to obtain the parking; you cannot tear down downtown to acquire it.

Saundra recalled the proposal site being a parking lot previously and asked if it could be considered an existing use. Bill Pifer explained that it indeed was a parking lot for three years, but when it was closed off by the owner and sat unused for over 6 months, it fell out of that category which wouldn't allow it to be “grandfathered”. RJ added in 2015 the Zoning Code Ordinance was amended to include requirement of a Conditional Use Permit for parking lots. When the lot was being leased for three years it was not required to apply for a Conditional Use Permit. The development standards were in effect at that time but were not enforced.

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Chris asked RJ to explain the development standards that would be required for the proposed parking lot. RJ wished to defend the concept provided in Figure 3 of the Staff Report and felt the fencing aspect should be considered. Saundra disagreed and felt the blocks and the fences do not go with the Downtown feel. She felt the design should mirror the Tiger @ Creek parking lot and the Key Bank lot, where rocks and bushes were used as landscaping. RJ explained that staff is not asking for an exact replica of the figure provided (Figure 3), adding that the idea is to create some sort of vertical element that creates a storefront look. The Mayor gave examples of other possible vertical elements that could be considered including trees and shrubs, signs, a kiosk for public information, or electric charging stations. Chris acknowledged the idea that the proposed parking lot could create a dead zone as suggested in the Staff Report but believes it could be combated with RJ Keetch's proposal of vertical elements to inhibit a dead zone appearance.

RJ suggested the Board issue the condition "Applicant shall work with staff to ensure space along 2nd and Main Street as vertical elements sufficient to be compatible to historic downtown Colville." This recommendation addresses the vertical element incorporation and leaves room to discuss numerous possibilities.

Saundra suggested that the conditional use be approved based on the past use of this lot as a part of the existing development plan at the time of the Comprehensive Plan passage. Daron suggested that existing conditions do not provide parking as defined in the Comprehensive plan for the East side of Main St., therefore granting this proposal is the Boards solution to providing parking.

When asked if the Board is attempting to rewrite the Comprehensive Plan, Chris explained the Board is simply making excuses for the failure of the Comprehensive Plan with regard to parking. In order to approve the proposal, there has to be explanation why the Board is not following the Comprehensive Plan as well as the Zoning Ordinance. RJ Keetch wished to disagree with the statement that the Comprehensive Plan has failed. RJ explains that it is the implementation that has failed. The plan is accurate with the way that things should be going. Chris argues that you cannot implement the Comprehensive Plan the way it should be interpreted which in turn caused the failure; the plan completely ignored parking for the east of Main Street. Chris later acknowledged that the failure was in implementation of the original Comprehensive Plan.

Anne Lawson asked to submit that she believes the framers of the Comprehensive Plan would stand by their plan to move the parking to the periphery of the downtown area. Anne argues that a town people wish to visit does not have an abundance of parking but is vital, unique, inviting, green, and provides pedestrian attractions. She believes that is what the planners had in mind when coming up with the Comprehensive Plan. Anne adds that she always is able to find a parking spot when visiting the downtown area.

Saundra disagrees with Anne's belief that people who pass through will be able to pull over and park when wanting to visit downtown in the state the off-street parking is now. The parking situation downtown does not easily allow for people with wheelchairs or elderly. She goes on to explain that she is never able to park close to where she intends on getting out of her vehicle. Daron Tate agrees with Saundra and gave an example of visiting downtown the day prior to today's meeting and having to circle the block approximately 4 times in order to park close to the business he intended on visiting. The last time he circled the block, he was able to find a parking spot.

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Chris wished to continue the conversation of timed parking, and believes it should be enforced. It is common knowledge that the city does not enforce this, and employees and business owners take advantage. RJ Keetch explained he had made a recommendation to Council and addressed the enforcement of parking. He expresses that staff is not attempting to discourage parking downtown, the issue is parking is not managed properly. He goes on to say analysis has been completed and there is plenty of parking.

Bill Pifer agrees with the sweeping judgment that there are plenty of parking spaces available in the C-2 district but they do not fit the vicinity of the proposed parking lot. The proposed site does not have available parking elsewhere. This is a fact that cannot be rejected, and these businesses speak openly about their discontent. Bill gives an example of people, like him, being able to park further away and be mobile, but recalls his wife in bad health needing close parking. He thinks the issue is not “not enough parking” rather it is *where* the parking is situated in the Downtown area.

It was discussed that the proposed parking lot will preserve pedestrian oriented retail because it offers parking for retail on the East side of Main Street and there are no other opportunities in this area of downtown for parking. The granting of the Conditional Use Permit will in fact preserve and enhance existing pedestrian oriented retail sales and businesses.

The background of the Colville 2000 plan was discussed. The plan was adopted but was not part of the Comprehensive Plan; instead it helped form the Comprehensive Plan. Comprehensive Plans are the concepts of what drives the implementation. The implementation is the Zoning Code. The Zoning Code was amended in 2013 to follow the Comprehensive Plan. Ryke gave a brief history of the Colville 2000 plan from his recollection.

The timeline for improvements were discussed and it was explained that the development standards are in the Colville Municipal Code and will be enforced. The Mayor explained he is confident that the improvements and design can be completed in the allotted time frame.

Chris wished to clarify that he makes this motion with the understanding that the Board is doing the best they can to facilitate approval of this Conditional Use Permit. It is no small task to accomplish in light of the Comprehensive Plan and Zoning Code.

Chris Montgomery moves to conditionally approve this use as proposed and that we adopt the findings on pages 4 and 5 and conditions of approval on page 5 of the Staff Report, amended as follows:

FINDINGS FOR CONDITIONAL USE PERMIT

- 1. The project is consistent with the City of Colville Comprehensive Plan and meets the requirements and intent of the Colville Zoning Ordinance, including the type of land use, and the density/intensity of the development, and the protection of critical areas, if applicable.***

Comprehensive Plan Consistency:

The Land Use Element of the Comprehensive Plan (Chapter 2) describes the existing development patterns and shows what land uses go where in the future. Figure 2.1 in the Comprehensive Plan

requires that permitted and conditional uses be consistent with the adopted official City of Colville Zoning Map. As stated above the subject site is zoned C-2/P-C.

- The proposed use is consistent with the past use of subject property and is consistent with the development that existed when the comprehensive plan was passed and adopted.
- The existing conditions do not provide parking on the east side of Main Street as contemplated when the comprehensive plan was adopted. Approval of this conditional use permit is part of a solution to address these changed circumstances.

Zoning Code Consistency:

Per 17.32.010 of the Colville Zoning Ordinance the purpose and intent of the C-2 district is “to preserve and enhance areas in which *pedestrian oriented* retail sales and businesses will locate and to encourage consolidated *peripheral* parking to serve the district.

- The proposed parking lot is clearly not on the peripheral of the C-2 zoning district, but rather in the center of the district.
- Granting of the Conditional Use Permit will in fact preserve and enhance the pedestrian oriented retail sales and businesses located in the immediate area of the proposed use.
- Granting of the Conditional Use Permit be consistent with preserving existing retail sales and businesses.
- The existing conditions do not provide parking on the east side of Main Street as contemplated when the comprehensive plan was adopted. Approval of this conditional use permit is part of a solution to address these changed circumstances.

Per 17.62.010 of the Colville Zoning Ordinance the purpose and intent of the P-C District is “to preserve the area for pedestrian oriented retail and sales business.”

- The proposed off-street parking lot will preserve the area for pedestrian oriented retail and sales business will occupy a site that could be developed as a pedestrian oriented retail and/or sales business, but will provide desperately needed parking for existing businesses adjacent to and near the project site. Subject to the conditions of approval set forth following the findings.
- Off-street parking in a downtown setting can create “dead zones” that discourage the critical mass of business and pedestrian activity needed to sustain and grow historic downtowns, however maintaining a vertical element as a condition for approval of the conditional use permit will be adequate to address the dead zone concern, which will be addressed following the findings.

2. *The project will not be unduly detrimental to the use of properties in the project vicinity.*

The project will not be unduly detrimental to the use of properties in the project vicinity.

3. *The project makes adequate provision for access and circulation, water supply, storm drainage, sanitary sewage disposal, emergency services and environmental protection.*

The applicant will be required to submit a General Land Use Application with plans sufficient to evaluate these provisions. The Colville Zoning Code has design requirements for access, circulation and storm water drainage.

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4. *The project adequately mitigates impact identified through the SEPA review process, if applicable.*

The City of Colville reviewed the proposal for probable adverse environmental impacts on March 14, 2017. A Notice of Application/SEPA Review was issued March 24, 2017 using the optional DNS process pursuant to WAC 197-11-355. The comment period expires April 12, 2017. There were no SEPA comments received.

5. *The project is beneficial to the public health, safety and welfare and is in the public interest.*

The public interest is articulated and codified via the Comprehensive Plan and the Zoning Code Ordinance respectively. The Board finds the proposal is beneficial to the public health, safety and welfare and is in the public interest.

CONDITIONS OF APPROVAL

- Applicant to submit a General Land Use Application to the Building & Planning Department with plan details adequate to evaluate proposal for development standards (site triangle, parking space size, drive-aisle size, landscaping, drainage, paving etc.) compliance.
- Applicant to design parking lot to mitigate negative effects to the pedestrian oriented historic downtown development pattern per downtown parking lot design best practices:
 - Applicant to work with staff to reasonably meet the other best practices design standards for downtown parking lots
 - Applicant shall work with staff to ensure the space along Main Street and Second Avenue includes vertical elements to be compatible with the Historic Downtown Colville District.
 - The vertical elements may include a blend of vegetation, trees, shrubs, signs, electrical charging station, etc. as approved by Administrative Official.

Saundra Wilma seconded the motion. Roll Call: Saundra Wilma – yes; Chris Montgomery – yes; Daron Tate – yes. Motion carried unanimously.

COMMUNICATIONS AND PUBLIC PRESENTATIONS: There were none.

OLD BUSINESS:

A. DISCUSSION – Colville Warming Center

This item of business was brought back to the Board for review as conditions of approval were stated in Conditional Use Permit #1-15. Staff has received two positive phone calls thanking the Board for properly administering conditions believing it will protect the neighborhood. One negative phone call was received from an adjacent neighbor. He was upset and felt as though the conditions administered did not help.

Staff was asked to make sure conditions have been met. All conditions are in compliance with the exception of communicating with Staff about how the applicant intends on developing a pedestrian/ bicycle lane to be created on the east side of Main Street between 6th and 7th Avenues. Chris asked that

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Staff draft a letter to send to the applicant regarding this condition. Staff will report back to the Board with response from the applicant in the form of an email.

NEW BUSINESS: There was no new business to be presented.

REPORTS: There were no reports.

ADJOURNMENT

As there was no further business to come before the Board, Sandra Wilma moved that the meeting be adjourned. Chris Montgomery seconded the motion and Daron Tate agreed. The meeting was adjourned at 5:10 p.m.