

City of Colville

PLANNING COMMISSION

January 27, 2010

7:00 P.M. – City Hall

MINUTES

The Colville Planning Commission met for a regular meeting on Wednesday, January 27, 2010, in the Council Room at City Hall. Chairperson Jody Hoffman called the meeting to order at 7:00 P.M. with a quorum present.

MEMBERS PRESENT: Russ Larsen, Trudy Lundy, Jody Hoffman, Tracy Ferrell, Dee Hokom, and Alan Bedford. MEMBERS ABSENT: One vacancy exists. STAFF PRESENT: Director of Building & Planning Jim Lapinski and Assistant Planner Melinda Lee. RECORDING SECRETARY: Susan Davis.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of January 13, 2010 had been distributed to each member prior to the meeting. Russ Larsen moved and Alan Bedford 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: There was no New Business to be presented.

PUBLIC COMMENT PERIOD: There were no public comments.

REPORTS

- Report on processing of Beardslee Final Plat No. 1-07.

Assistant Planner Melinda Lee commented that she had previously indicated to the Planning Commission that the Beardslee final plat would be presented at this meeting. Subsequently, staff determined that the Land Division Ordinance authorizes the City Council to review and approve final plats subject to the terms of preliminary plat approval.

Director of Building & Planning Jim Lapinski explained that Section 16.28.040.A of the Land Division Ordinance states that “A final plat shall be subject to review by the Planning Commission.” However, following research, it was found that Section 16.48.040 of the Land Division Ordinance was previously amended designating the City Council as the review authority for final plats instead of the Planning Commission and it appears that subsection A was inadvertently left in the text. As written, it was Jim’s interpretation that there is no reason for the Planning Commission to review final plats. The Planning Commission already reviews preliminary plats and recommends action to the City Council. Jim expressed the feeling that Section 17.28.040.A is redundant and could be deleted. He did not feel that this would preclude the City Council from referring final plats to the Planning Commission in the future, if necessary. Alternatively, if it is the desire of the Planning Commission, Jim suggested that specific text could be inserted to stipulate when a final plat should be remanded to the Commission.

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Tracy Ferrell confirmed that the City of Chewelah experienced a similar situation and ultimately amended its Land Division Ordinance. The Planning Commission holds public hearings for all preliminary plats and submits recommendations to the City Council. The City Council reviews and approves final plats.

In response to questions, staff reviewed minor changes to the Beardslee final plat, which included the relocation of the pedestrian path to the east side of Evergreen Way, in lieu of a sidewalk; a reduction of street width on Ringneck Loop and Whitetail Way from 60 ft. to 56 ft., which complies with the City's street standards; and an increase in the width of the alley from 20 ft. to 24 ft. as desired by Mr. Beardslee. It was explained that sidewalks are not required on Ringneck Loop and Whitetail Way because they are classified as local streets.

In conclusion, Tracy Ferrell moved and Alan Bedford seconded the motion to delete Section 17.28.040(A) from the final plat review process. During discussion it was felt that amending the text as proposed would reduce redundancy and increase efficiency. Motion carried (5-1).

As requested, staff will attempt to notify the Planning Commission about City Council meeting dates for pending applications.

- Status on airport relocation study.

Jim Lapinski reported that at this time the City is in the preliminary phase of studying the relocation of the airport. A public participation process is being conducted to provide information on the airport study and to gather issues and concerns from the public. Jim advised that there are numerous sites that will be studied and ultimately a preferred airport site selected. At that time, it is likely that the Planning Commission will become more involved with the planning issues associated with airport relocation.

- Report on 3rd Avenue/Highway 20 sidewalk maintenance.

Melinda Lee reported that sections of the 3rd Avenue/Highway 20 sidewalk are both in and out of the city limits, which causes a jurisdictional problem between the City and the County. During the winter months, the sidewalk is not adequately maintained, which creates a hazard for pedestrians. Melinda stated according to Street Superintendent Terry LeCaire the City has never maintained the sidewalk from Madison Street east to the high school. He indicated that the School District at one time maintained them but the City asked them to stop doing it because the equipment they were using was causing damage. Terry advised that the City has made the decision not to snowplow or shovel sidewalks anymore. It was recognized that property owners adjacent to sidewalks are responsible for maintenance, which is an enforcement issue. Melinda reported that the Washington State Department of Transportation (WSDOT) advised that it does not maintain sidewalks and she was uncertain of the County's policy.

Melinda stated that she researched the idea of developing an elevated walkway using grates that would allow snow to fall through and wouldn't require maintenance. A company from Western Washington quoted a cost of \$800,000 for ½ mile of elevated walkway, 5 ft. off the ground, 3 ft. wide, with guardrails on both sides and stairs. Wherever there is a street crossing or driveway, there would need to be stairs. Melinda was unaware of available grants for such a project. She noted that the City would need to work with the County on any project or annex the sections of roadway that are currently outside the city limits.

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Melinda also noted that consideration was given to the idea of putting up a jersey barrier between the sidewalk and the highway but that would not resolve the maintenance issue.

Planning Commissioners questioned whether the Safe Routes to School Program would be a potential funding source. Melinda indicated that she had previously asked the School District to participate in a Safe Routes to School grant and they declined because of the obligations that would be required of them.

Melinda reported that following a 2-1/2 year process, the WACs relating to the Growth Management Act have been updated. There are no significant changes but staff will need to ensure that the final draft of the Comprehensive Plan and Development Regulations update are in compliance.

ADJOURNMENT

As there was no further business, Tracy Ferrell moved and Alan Bedford seconded the motion to adjourn. There were no objections and voice vote showed all in favor. The meeting was adjourned at 8:30 P.M.