

City of Colville

PLANNING COMMISSION

June 24, 2009

7:00 P.M. – City Hall

MINUTES

The Colville Planning Commission held a regular meeting on Wednesday, June 24, 2009, in the Council Room at City Hall. Chairperson Jody Hoffman called the meeting to order at 7:01 P.M. with a quorum present.

MEMBERS PRESENT: Russ Larsen, Pearl Mance, Jody Hoffman, Dee Hokom, Alan Bedford, and Tracy Ferrell. MEMBERS ABSENT: One vacancy exists. STAFF PRESENT: Assistant Planner Melinda Lee and Recording Secretary Susan Davis. OTHERS PRESENT: Avrum Baum.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of April 8, 2009 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. Motion passed. Tracy Ferrell abstained.

PUBLIC WORKSHOP – COMPREHENSIVE PLAN UPDATE

Assistant Planner Melinda Lee explained that this is the first of a series of public workshops to evaluate the Colville Comprehensive Plan for updating during 2010, as required by the Growth Management Act (GMA). The following documents had been distributed to each Commission member and made available to the public prior to the meeting (copies on file).

- Executive Summary

Ms. Lee advised that the Executive Summary provides a brief summary of each of the elements contained in the Comprehensive Plan. She noted information has been and will continue to be updated as necessary prior to adoption.

Alan Bedford requested that the “draft” documents be dated to ensure that everyone has the most recent edition.

Avrum Baum suggested adding “streets and sidewalks” to paragraph 2, Page 3, which describes existing public and private infrastructure and services. Mr. Baum requested that consideration be given to allowing gravel or crushed cedar chips as alternative methods for surfacing streets and pedestrian paths in lieu of sidewalks to make development more affordable. In discussion which followed Commissioners expressed support for the encouragement and provision of sidewalks and pedestrian paths to promote a safe and friendly environment.

- Chapter 1 – Introduction

Melinda noted that the Introduction includes a summary of Colville’s history, development patterns, and employment trends. It describes the planning processes used in developing the plan.

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As requested in previous discussions, Melinda advised that she added information regarding the history of Native Americans. Research revealed that passenger rail service to Colville was discontinued on December 31, 1940. Population trend figures were changed based on medium growth projections for Stevens County and major employers were added to the list shown in Table 1.2, Page 4. Avrum Baum noted that Washington Dental was absent from the list. He advised that they employ 70-75 people and offered to have the manager contact Melinda to confirm the figure for inclusion. As noted earlier, information will be reviewed and updated prior to adoption.

- Land Use Element

As presented, the Land Use Element describes existing development patterns and proposed land use patterns based on projected population growth through 2030.

Melinda proposed that the Zoning Map be adopted as the Preferred Land Use Map to replace Figure I-3, which was adopted in 2006. The current urban growth area (UGA) will be reflected on all maps at the time of adoption. Melinda added that all of the maps would be updated and reduced to 8-1/2 x 11. Due to duplication of information some of the maps can be eliminated.

Melinda advised that she has deleted some statistical data in the Comprehensive Plan that has a tendency to get outdated very quickly. When needed, she felt the information would still be accessible through research and much more current.

Dee Hokom questioned why properties in the floodplain, wetlands, and wildlife habit areas have been included in the UGA. Melinda explained that any proposal within 200 feet of a critical area is required to go through a site plan review process. Development could be conditioned upon mitigation measures necessary to protect the area.

The Planning Commission packets included the Housing Element for information purposes. This element was previously updated and adopted in 2007. The document has been reformatted for consistency with the other Comprehensive Plan Elements. No further action was required at this time.

Per Melinda's June 3, 2009 memo, 2009/2010 Processing Outline for Comprehensive Plan Updates, the next public workshop is scheduled for July 8, 2009 to review and discuss Chapter 3 - Capital Facilities & Utilities Element.

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

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

PUBLIC COMMENT PERIOD:

Avrum Baum stated that he has invested a significant amount of money in Colville, including the development of the Columbia Center, at Columbia & Main Streets. With the City's approval, he paved and striped both sides of a portion of Columbia Avenue and installed sidewalks at his expense. A portion of the adjacent alley was also paved as a result of the project. A 1200-1500 sq. ft. section of Columbia Avenue from the alley east to Oak Street remains unpaved.

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Mr. Baum explained that he recently asked the City Council to consider paving the unpaved portion of Columbia Avenue in conjunction with the Colville 2000 South Oak Street Project, which is now under construction. Possible replacement of an aging clay sewer line and some paving in the adjacent alley was also brought before the Council. The Council cited a lack of funding for the improvements.

Mr. Baum felt his request was reasonable as it would further enhance Columbia Avenue, which leads to the recently expanded Mount Carmel Hospital. He requested the Commission's support and possibly a recommendation to the Council.

The Commission members expressed concern about the situation and discussed what their role might be. All agreed that a street improvement and preservation program is essential and methods of funding such a program should be explored. Melinda offered to discuss this situation and the Planning Commission's role with Planning Director Jim Lapinski and present a report at the next regular meeting.

Tracy Ferrell recommended that Mr. Baum contact Tri-County Economic Development District (TEDD), noting they have a vested interest in keeping jobs here. She also suggested the possibility of requesting that the project be included in the Six-Year Transportation Improvement Plan (STIP).

REPORTS

Melinda explained that Pearl Mance has requested a tour of City facilities. Staff indicated a willingness to coordinate a tour and questioned whether other Commissioners would be interested in participating. Avrum Baum offered to also arrange for a tour of the Columbia Center, which houses Washington Dental. It was suggested that everyone meet on July 22nd at 6:00 P.M. at Washington Dental to begin the tour, which will be followed by the regular Planning Commission meeting at approximately 8:00 P.M.

ADJOURNMENT

As there was no further business, Alan Bedford moved and Russ Larsen seconded the motion to adjourn. There were no objections and the meeting was adjourned at 8:38 P.M.