



City of Colville Public Works
170 S. Oak, Colville, WA 99114

**COLVILLE CITY COUNCIL
AGENDA ITEM BRIEFING SHEET**

Meeting Date: October 9, 2018

Contact: Jeff Cochran, Public Works Director

Topic or Problem Statement: Recommendation for Property East of Water/Sewer Shop

Type of Briefing:

Information Only

Discussion Only

Decision Needed

Background of Situation:

Public Works was asked to evaluate the property east of the Water/Sewer shop and provide a recommendation for its use. After evaluation we have found the property would need to be subdivided if we would want to surplus it. Currently, the property has no utilities and has groundwater issues. The Water/Sewer Department does not have a plan for the property at this time.

After the street shop fire, the water sewer property was subdivided to allow for the new street shop and was recorded on January 10, 2017. Per CMC 16.20.060 "Land within a short subdivision may not be further divided in any manner within a period of five years from the date of recording..." Subdivision prior to January 10, 2022 would require a long plat and would initiate utilities being installed and improvements on Washington Street, which would significantly increase costs.

Goals and Objectives: i.e., CFP, Comprehensive Plan, Safety, etc.

2. Colville manages its finances through a combination of active investments and sustainable revenue with realistic projections and expenditures.
7. Colville has a strategic plan outlining a vision for the future.

Evaluate Alternatives or Options/Consequences of Inaction:

Option #1: Hold onto the property until the 5 years have passed to potentially reduce costs of a subdivision and continue to evaluate uses for the property.

Option #2: Subdivide the property and complete all required upgrades in preparation to surplus property.

Funding Needed and Recommended Source (BARS #):

None at this time

Attachments:

Draft short plat and exhibit A from Welch Comer
CMC 16.20.060

Recommended Action with Justification:

Recommend waiting to surplus property until the five year period for subdivision has lapsed and continue to evaluate uses for the property.

SHORT PLAT NO. - 2016

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 20 AND 21, BLOCK 4 AND ALL OF BLOCK 1 OF LINCOLN ADDITION, AND PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 39 EAST, WILLAMETTE MERIDIAN, CITY OF COLVILLE, STEVENS COUNTY, WASHINGTON

BOOK _____ PAGE(S) _____

VOL. _____ PAGE _____

ALLOTTER'S NO. _____

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED HEREIN BY THE USE OF TRIMBLE S10 GPS RECEIVER. THE PROCEDURE MEETS THE REQUIREMENTS OF W.A.C. 352-130-110.

REFERENCES: RECORD OF STEVENS COUNTY

- R1) LINCOLN ADDITION FILED UNDER ALLOTTER'S FILE NO. 314027 AND BOOK C OF PLAT, PAGE 18.
- R2) SHORT PLAT NO. 3-2008 FILED UNDER ALLOTTER'S FILE NO. 20080283 AND BOOK C OF PLAT, PAGES 104 AND 105.
- R3) RECORD OF SURVEY FILED UNDER ALLOTTER'S FILE NO. 220063 AND BOOK 4 OF SURVEYS, PAGE 48.
- R4) PLAT CERTIFICATE, STEVENS COUNTY TITLE COMPANY DATED JANUARY 25, 2014, ORDER NO. 123232.

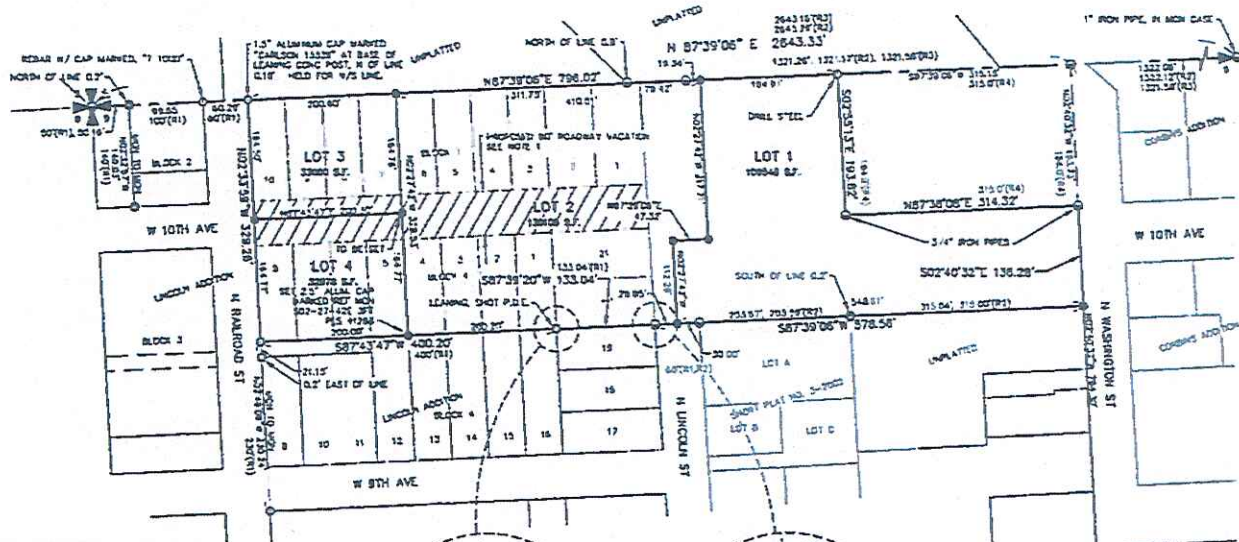
NOTES:

1. 10TH STREET FRONT OF 861 BETWEEN THE TEMPORARY EXTENSION OF THE EAST LINE OF LOT 21, BLOCK 4 AND THE EAST FRONT OF 861 OF N. RAILROAD STREET 20 FEET HEREIN IS PROPOSED TO BE VACATED AS PART OF THIS PLAT.
2. MONUMENTS WERE FOUND ON JANUARY 13, 2016.

BASIS OF BEARING

WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE (NAD83/2011) BASED ON STATE CONTROL NETWORK UNLESS PUBLISHED VALUES FOR HEIGHT MONUMENT DESIGNATED AS 070000-36 AND SEE MONUMENT DESIGNATED AS "7. 214".

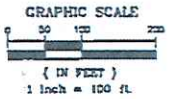
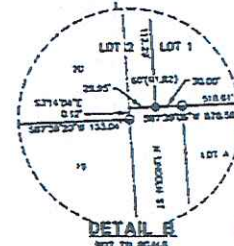
DRAFT



SURVEYORS CERTIFICATE

I, MICHAEL LYNN HATHWAY, A PROFESSIONAL LAND SURVEYOR, WASHINGTON REGISTRATION NO. 41284, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED.

MICHAEL LYNN HATHWAY PLS 41284



LEGEND

- SET 5/8" x 30" REBAR WITH CAP MARKED "WELCH-COMER PLS 41284"
- FOUND 1-1/2" ALUMINUM CAP, MARKED "T 1000 LS 100448", UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON DIAMETER IRON PIPE, UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR WITH NO CAP, UNLESS OTHERWISE NOTED

WELCH-COMER
Professional Surveyors

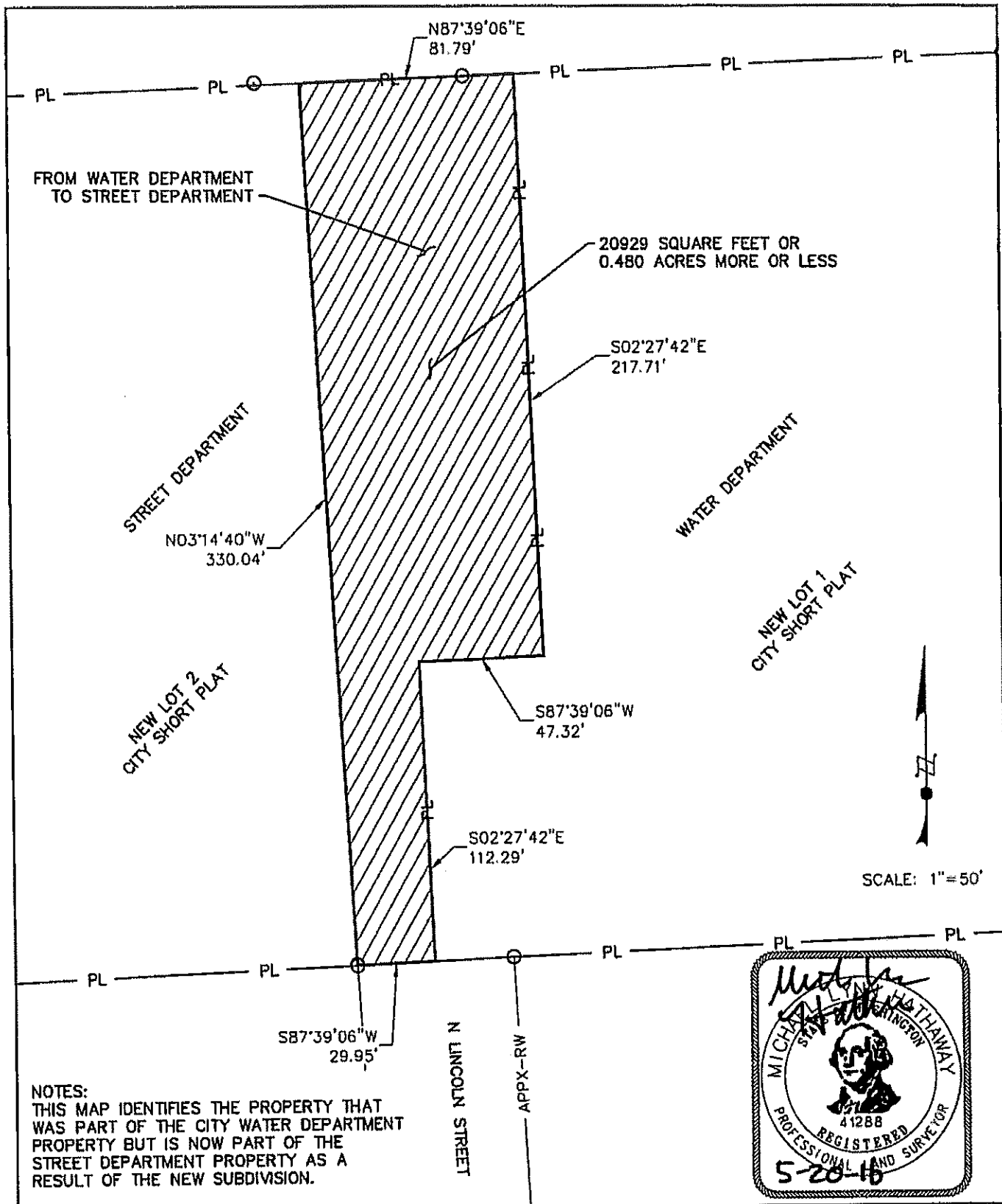
www.welch-comer.com
204 S. Vancouver Ave
Coeur d'Alene, ID 83814

202-204-2222
208-827-2142-2071
208-824-2246

PLAT OF
SHORT PLAT NO. - 2016

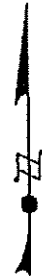
IN THE NW 1/4 OF NW 1/4 OF SEC. 8,
T.35N. R.39E., W.M.,
STEVENS COUNTY, WASHINGTON

PROJECT NO.	2016-001
DATE	1-13-16
BY	M.L.H.
CHECKED BY	M.L.H.
DATE	1-13-16
SCALE	AS SHOWN
DATE	1-13-16

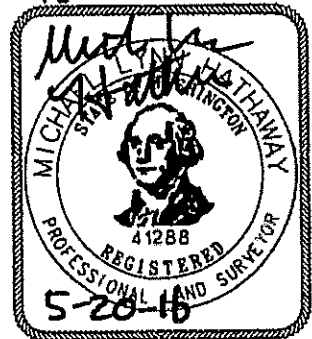


NOTES:
 THIS MAP IDENTIFIES THE PROPERTY THAT WAS PART OF THE CITY WATER DEPARTMENT PROPERTY BUT IS NOW PART OF THE STREET DEPARTMENT PROPERTY AS A RESULT OF THE NEW SUBDIVISION.

NEW LOT 1
 CITY SHORT PLAT



SCALE: 1" = 50'



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EXHIBIT A
 CITY OF COLVILLE

PROJECT NO.: 52020
 DESIGNED BY: MLH
 DRAWN BY: GJG
 DWG NAME: 52020EX01.DWG
 DATE: 5-20-16
 SHEET NO: **1 OF 1**

16.20.050 Action by plat administrator.

A. Upon receipt of a complete application, the plat administrator shall distribute copies of the information to each city department, to include as a minimum the city street department, fire department, water/sewer department, public works director, and police department.

B. Review of a short plat shall be completed within 30 days of the receipt of a complete application.

C. A preliminary short plat shall be subject to a Type I review consistent with Chapter 17.108 CMC, except if a short subdivision contains a public dedication or if minimum improvements are required, the plat administrator may require a public hearing to be held before the planning commission, who shall approve, conditionally approve, or deny the application.

D. The plat administrator, without a public hearing but with the assistance of other reviewing agencies, may approve a preliminary short plat, with or without conditions, if all of the following findings of fact can be made in an affirmative manner:

1. The proposed short plat conforms to the Colville comprehensive plan, CMC Title 17, Zoning, and this title as well as any other applicable plans developed pursuant to law. In addition, if the property, in part or total, abuts a state highway, the proposed short plat is in compliance with any rules of Washington State Department of Transportation.
2. The physical characteristics of the site, including but not limited to topography, soil conditions, or unique natural features such as susceptibility to flooding, wildlife habitat, or wetlands, have been considered in the project design.
3. The proposed lots are served with adequate means of drainage, water supply, sewage disposal, fire and police protection, schools and educational services, streets, pedestrian and bicycle facilities, and other necessary services.
4. Appropriate provisions have been made for dedications, easements, and reservations.
5. The public use and interest will be served by permitting the proposed division of property.
6. If applicable, the terms and conditions of the approved subdivision, within which the short plat is located, have been met. (Ord. 1159 NS § 1, 1997).

16.20.060 Resubdivision limitation.

Land within a short subdivision may not be further divided in any manner within a period of five years from the date of recording of a short plat with the Stevens County auditor without the filing of a final plat in accordance with the provisions established in this title for subdivisions, except that when the short plat contains fewer than four lots/parcels, nothing in this section shall prevent the owner who filed the original short plat from filing an alteration within the five-year period to create up to a total of four lots within the original short plat boundaries. (Ord. 1159 NS § 1, 1997).

16.20.070 Agreements to transfer land conditioned on final plat approval.

If performance of an offer or agreement to sell, lease or otherwise transfer a lot, tract or parcel of land prior to the recording of the approved short plat is expressly conditioned on the recording of the approved short plan containing the lot, tract or parcel under this title, the offer or agreement does not violate any provisions of this title. All payments on account of an offer or agreement conditioned as provided in this section shall be deposited in an escrow or other regulated trust account, and no disbursements to sellers shall be permitted until the short plat is recorded. (Ord. 1159 NS § 1, 1997).