

1 **CITY OF NORTH BEND PLANNING COMMISSION MEETING MINUTES**

2 Thursday, March 22, 2012 at 7:00 PM

3 City Hall Conference Room,

4 211 Main Avenue North, North Bend, WA 98045

5 *Please Note: A complete audio recording of this meeting is available on the City of North Bend website,*
6 *www.northbendwa.gov, under Commissions - Planning Commission - Meeting Audio.*

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8 **CALL TO ORDER**

9 The meeting was called to order at 7:05 PM.

10
11 **ROLL CALL**

12 Planning Commissioners present: Gary Fancher, Jim Luckey, Rob McFarland (Chair), and Piper Muoio.
13 Commissioners Elwood, Bjorklund, and Lee advised staff that they would be unable to attend, and have been
14 excused from tonight's meeting. City Staff present: Mike McCarty, Senior Planner; Ron Garrow, Public Works
15 Director.

16
17 **AGENDA ITEM #2 – PUBLIC COMMENT ON NON-AGENDA ITEMS (LIMITED TO 3**
18 **MINUTES PER PERSON)**

19 Chair McFarland asked if anyone would like to make comment on any non-agenda item. No public were in
20 attendance at tonight's meeting, therefore no public comment was received.

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22 **AGENDA ITEM #3 – MINUTES FROM THE MARCH 8, 2012 PLANNING COMMISSION**
23 **MEETING**

24 Chair McFarland asked if there was a motion to approve the Minutes from the March 8, 2012 Planning
25 Commission Meeting. Commissioner Fancher Motioned to Approve the Minutes; Commissioner Luckey
26 seconded the Motion. Commissioner Fancher asked about comments received from public testimony and whether
27 they can be called out in the Minutes. Mike McCarty answered that the fuller record of comments can be found
28 on the meeting audio, which is noted in the Minutes and is on the city's official website. There were no other
29 comments, questions or corrections to the Minutes offered. The Minutes were Approved, 4:0.

30
31 Ron Garrow asked and received permission from Chair McFarland to speak briefly on the Transportation Element
32 of the Comprehensive Plan, and told the Commissioners that the revisions were scheduled to be sent to the
33 Commissioners for the next Planning Commission meeting, but he will be gone all of next week and can't prepare
34 them, and would like to delay them an additional two weeks to the second Planning Commission meeting in
35 April. Mr. Garrow also said that he has the traffic counters back out at truck town.

36
37 **AGENDA ITEM #4 – FLOODPLAIN MANAGEMENT PLAN UPDATE – PLANNING**
38 **COMMISSION DELIBERATION AND POSSIBLE RECOMMENDATION**

39 Mr. Garrow reviewed comments he had received by email from Commissioner Luckey. There was a discussion
40 of Commissioner Luckey's questions and comments, specifically the table titled "FEMA Flooding Disasters on
41 the Snoqualmie River within King County" on pages 1-2 and 1-3, between Mr. Garrow, Mr. McCarty and the
42 Commissioners. Mr. McCarty said that he would delete the table titled "FEMA Flooding Disasters on the
43 Snoqualmie River within King County" on page 1-2 and 1-3, and provide a summary note on information
44 generally rather than flood-by-flood data. There was general agreement and no objection was voiced from the
45 Commissioners on Mr. McCarty's proposal.

46
47 There was continued discussion between the Commissioners and city staff of the Draft Floodplain Management
48 Plan. There was a discussion between the Commissioners and city staff of Flood Insurance and the city's rating.
49 Commissioner Luckey requested that the city do a cost/benefit analysis on implementing various measures that
50 would improve our rating. There was a discussion of Commissioner Luckey's proposal. Chair McFarland
51 requested a review for the use of specific versus general language, as an example page 1-16, under Community

1 Rating System, “There are now approximately 1,174 communities receiving...” and that the language should not
2 be so specific. Chair McFarland also said he has a problem with the use of the words “currently” and
3 “approximately” throughout the document

4
5 Commissioner Fancher said that in 1.3 Planning Area, it references a Figure 3 yet there is no Figure 3 in the
6 document. There was a consensus that the Figures throughout the document need to be properly inserted and
7 labeled.

8
9 Chair McFarland noted grammatical errors in section 1.3 Planning Area, first paragraph: “North Bends” should be
10 “North Bend’s” and “appeared” should be “appear”. Chair McFarland said that the consultant did a poor job on
11 grammar as they updated the text. Chair McFarland noted that in section 1.3 Planning Area, third paragraph, the
12 use of the term “including the recently annexed areas” is unnecessary. Chair McFarland said that if he were
13 writing Section 1.4, page 1-10 under “Population” he would say “North Bend is a small but rapidly growing rural
14 community. The city population in (*date*) reached (*X*) which includes the 2009 Maloney Grove Annexation, the
15 2007 Thrasher Annexation...”. Chair McFarland also said that in section 1.4, page 1-11, second paragraph, last
16 sentence, he would suggest changing the wording to read “However *conservation* of the natural environment *is a*
17 *guiding theme* to ensure the quality of life...”.

18
19 Mr. Garrow continued review of Commissioner Luckey’s written comments.

20
21 Commissioner Fancher noted the deletion of the History section, and while he agrees that a lot of the information
22 is not necessary, he does see the value of some of the information that was deleted. Mr. McCarty said that the
23 population growth information is elsewhere in the document, and so was duplicative. Mr. McCarty said that he
24 would add back into the document the section on History.

25
26 There was continued discussion, including questions and answers, between the Commissioners and city staff on
27 the Draft Floodplain Management Plan.

28
29 Commissioner Fancher requested making sections 2-33 and 2-55 consistent.

30
31 There was discussion of the siren/beacon for emergency flood notification. Mr. Garrow reviewed what a beacon
32 is, and the locations of beacons throughout the city of North Bend. There was discussion of changing the name of
33 these devices from ‘beacon’ to ‘emergency alert sign’.

34
35 Chair McFarland requested that general grammar be carefully reviewed, and to use approximate versus specific
36 language whenever possible, as well as being careful of the use of the word ‘current’ throughout the document.

37
38 Commissioner Muoio and Chair McFarland requested that the final version of the Draft Floodplain Management
39 Plan presented at the next meeting for Commission consideration be a clean document, with track changes shown
40 for tonight’s edits only.

41
42 There was discussion of the siren/beacon for emergency flood notification between city staff and the
43 Commissioners. Commissioner Luckey made a motion for Council to consider reinstalling the audible warning
44 system. Commissioner Fancher seconded the motion. Chair McFarland asked for discussion. The motion was
45 Approved, 4:0.

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47 **ADJOURNMENT:**

48 Chair McFarland asked if there was a motion to adjourn. Commissioner Luckey motioned to adjourn the
49 meeting; Commissioner Muoio seconded the motion. The meeting adjourned at 9:17 PM.

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51 **NEXT PLANNING COMMISSION MEETING:**

52 The next Planning Commission meeting will be held April 12, 2012 at the City Hall Conference Room.

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54 ATTEST:

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Rob McFarland, Chair

Mike McCarty, City of North Bend