

**MEETING OF THE
NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -**

Thursday, October 25, 2018 at 7:00 PM

North Bend City Hall, 211 Main Avenue North, North Bend, WA 98045

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

CALL TO ORDER

The meeting was called to order at 7:02 PM.

ROLL CALL

Planning Commissioners present: Jim Boevers, Scott Heller (Chair), Rob McFarland, Richard Ryon, and Gary Towe. Commissioner Greenberg and Commissioner Miller were unable to attend and have been excused from tonight's meeting. City Consultant Present: Christina Wollman, Perteet; City Staff Present: Mike McCarty, Senior Planner.

AGENDA ITEM #2: Approval of Agenda

The Agenda for tonight's meeting was Approved.

AGENDA ITEM #3: Approval October 11, 2018 Planning Commission Meeting Minutes

The Minutes for the October 11, 2018 meeting were Approved.

AGENDA ITEM #4: Public Comments on Non-Agenda Items

Chair Heller noted that there are no public in attendance at tonight's meeting, so no one spoke on any non-agenda items.

AGENDA ITEM #5: Public Hearing: Amendments to the Floodplain Management Regulations in NBMC 14.12 to Address Requirements of the Biological Opinion on FEMA's National Flood Insurance Program (Addressing Endangered Species)

Chair Heller opened the Public Hearing at 7:04 PM.

There were no public in attendance.

At 7:04 PM Chair Heller closed the Public Hearing.

AGENDA ITEM #6: ACTION: Planning Commission Deliberation and Recommendation on Amendments to the Floodplain Management Regulations in NBMC 14.12

Mike McCarty introduced Christina Wollman, from Perteet Engineering, who is the city's Floodplain Consultant and a Certified Floodplain Manager. Ms. Wollman gave a short briefing on the city's past, current and proposed Floodplain Management Regulations.

There was discussion, including questions, answers, and proposed edits, between the Commissioners, city staff, and Ms. Wollman. Commissioner McFarland suggested changing the renovation or remodel projects that are exempt from a Floodplain Development Permit that cost less than \$750.00 to less than \$2,500.00. There was discussion of the dollar threshold suggested by Commissioner McFarland. There was a consensus by the Commissioners to set the maximum dollar amount to be exempt from a Floodplain Development Permit at \$2,500.00.

1 There was continued discussion, including questions, answers, and proposed edits, on Floodplain Management
2 Regulations between the Commissioners, city staff, and Ms. Wollman.

3
4 Commissioner McFarland made a Motion to Approve Amendments to the Floodplain Management Regulations in
5 NBMC 14.12, as amended at tonight's meeting. Commission Towe seconded the Motion. The vote was 5:0. The
6 Motion is Approved.

7
8 **For the Good of the Order**

9 Chair Heller asked if anyone has anything for the good of the order.

10 Mr. McCarty said at the next meeting, there will be an interesting workshop on housing affordability.

11 Commissioner McFarland related that the last city business meeting held last week was about affordable housing.

12
13 Chair Heller mentioned there is an upcoming Halloween trick or treat event to be held downtown.

14
15 **ADJOURNMENT**

16 The meeting was adjourned at 8:57 PM.

17
18 **NEXT PLANNING COMMISSION MEETING:**

19 The next Planning Commission meeting will be held November 8, 2018 at the North Bend City Hall.

20
21 ATTEST:

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23
24
25
26 Scott Heller (Chair)

Mike McCarty, City of North Bend