

**Town of Eatonville
PLANNING COMMISSION MINUTES
Monday, July 31, 2017
COMMUNITY CENTER
305 CENTER STREET WEST**

CALL TO ORDER

Co-Chairperson Justice called the meeting to order at 7:00 p.m.

ROLL CALL

Present: **Commissioners Justice, Knick and Miller.**

Commissioner Bertoia was excused. He will be out 3-6 weeks to rec over from a fall.

STAFF PRESENT: Mayor Schaub, Abby Gribi, Scott Clark and Kerri Murphy.

OPENING CEREMONIES

Commissioner Miller led the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion by **Commissioner Miller** motion to approve the agenda. Seconded by **Commissioner Knick . AIF.**

APPROVAL OF MINUTES

Motion by **Commissioner Miller** to approve the July 3, 2017 minutes. Seconded by **Commissioner Knick . AIF.**

Motion by **Commissioner Miller** to approve the July 11, 2017 minutes. Seconded by **Commissioner Knick . AIF. (At this meeting there was not a quorum but minutes were taken for general discussion).**

COMMUNICATIONS OR ANNOUCEMENTS

There were no comments from the commissioners or staff.

PUBLIC HEARING

Co-Chairman Justice opened the public hearing and swore in staff.

Flood Damage Prevention Ordinance 2017-2

Scott Clark, Town Planner gave a brief summary of the Flood Damage Prevention Ordinance 2017-2. He explained that tonight's hearing is with regard to an ordinance adopting FEMA in the State of Washington compliant flood damage prevention regulations. It is a public hearing. On February 27, 2017 we adopted interim Flood Damage Prevention regulations. Those are essentially what are before you today. It's based on flood plain regulations that have been approved for the State of Washington and are FEMA approved. We are required because we did that adoption on an interim basis, effectively an emergency to make sure that our flood damage regulations met FEMA requirements, in order for the town to stay in the flood protection program. Our citizens who have flood insurance can take advantage of those reduced rates being in the program. Our previous regulations prior to the interim regulations were non-compliant. Today we are compliant by virtue of the

interim regulations but we need to now formally adopt them. Since the original discussion, there has been some internal discussion with the town attorney and he suggested that his preference was to see that the regulations be adopted under a separate chapter. Previously we had talked about placing them in the Critical Areas code, Chapter 15.16. You will notice when you look at the proposal that there are changes to 15.16 which are eliminating the language that's related to the flood damage program. We are adopting the Flood Damage Prevention regulations under Chapter 15.24. Effectively they are the same requirements; it's just placing it in a different chapter instead of within the Critical Areas. There are a couple of additional edits that were necessary by moving it from chapter 15.16 except under Critical Area, that definition didn't work because it was referring the reader to chapter 16.20 which was repealed. There effectively was not a definition of what critical area was so it has been redrafted consistent with state law and removed the text that was in 15.16 that was related to flood damage. What you find in Chapter 15.24 which is on page 7, Flood Damage prevention is just an insertion of effectively the entire interim code; there is one piece in there that is under strikeout, that's on page 13 which had to do with administration of title conflicts that is no longer necessary now that it has been removed from 15.16. Otherwise, it is the same ordinance other than those minor edits. Again, this is something that needs to be adopted to continue under the federal emergency management flood regulations. SEPA has been issued and the Town of Eatonville issued a determination of non-significance for the proposal, and both public and agency notices have been provided. Tonight's meeting has been advertised to the public and we are ready to move through this process, get the planning commission's recommendation which will be forwarded to the council and then council will take action. The council meeting is slated for August 14, 2017. The need to take action before the 27th, to keep the regulations in force.

Commissioner Knick asked what the reason was for the ordinance to be placed in Chapter 15.24

Mr. Clark explained that the town attorney felt that it was a better fit. The state developed that ordinance as a stand-alone ordinance. There were some areas that did cause some overlap and potential conflict. For instance, the variance process, the flood damage prevention regulations has a piece on that. Instead of going through title 15.16 and trying to straighten out that conflict it makes it more straight forward. In the end it will be administered the same as it is intended only under a separate chapter.

Chairman Justice asked if anyone from the public wished to speak. There was none. And from the Commissioners and the staff. There were none.

Chairman Justice closed the public hearing at 7:11 p.m.

There was no discussion among the commissioners.

Commissioner Miller motion to accept and move forward the ordinance as written.

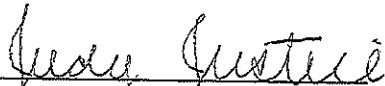
Commissioner Knick seconded the motion. AIF.

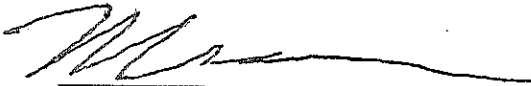
There were no announcements from the commissioners.

Reminder that there are commissioner seats open.

The next meeting will be August 7, 2017. Business owners invited for public input on signage for the town.

Co-Chairperson Justice closed the meeting at 7:25 p.m.


Chairperson Justice (Pro-Tem)


Martin Miller - Secretary

ATTEST:


Kerri Murphy, Recording Secretary