

**PLANNING COMMISSION/ZONING BOARD OF APPEALS**  
CITY OF VALLEY CENTER

Tuesday, August 23, 2016, 7:00 P.M.  
CITY HALL, 121 S. MERIDIAN

**CALL TO ORDER:** Commissioner Bosken called the meeting to order at 7:03 p.m. with the following members present: Ronald Colbert, Matt Stamm, Ben Neaderhiser, and Terry Nantkes

**Members absent:** Scot Phillips, Danny Park, Del James and Gary Janzen

Staff Present: Ryan Shrack and Fernetta Phillips

Meeting started with the Pledge of Allegiance to the American Flag.

**AGENDA:** A Motion was made by Commissioner Bosken and seconded by Commissioner Stamm to set the agenda. Motion passed unanimously.

**APPROVAL OF DRAFT MINUTES:**

A motion was made by Commissioner Nantkes, to approve the June 28, 2016 minutes. The motion was seconded by Commissioner Colbert. Motion passed unanimously.

**COMMUNICATIONS: None**

**PUBLIC HEARING BEFORE PLANNING COMMISSION**

Review of proposed City Ordinance #1295-16, changes to the City's Floodplain Ordinance. The changes are stated below and necessary in order to maintain the City's good standing with the United States Federal Emergency Management Agency (FEMA) and the Community Rating System (CRS):

*Strike from Section 18.02.A. the Index Map date of "February 2, 2007" and replace with new date of "December 22, 2016."*

*Strike from Section 18.04.A.4.f.4. "All proposals for development, including proposals for manufactured home parks and subdivisions, of five (5) acres or fifty (50) lots, whichever is lesser, include within such proposed base flood elevation data." and replace with "All proposals for development, including proposals for manufactured home parks and subdivisions, of greater than five (5) acres or fifty (50) lots, whichever is lesser, include within such proposed base flood elevation data."*

*Add to Section 18.08 the following: "Base Flood Elevation (BFE)" means the computed elevation to which floodwater is anticipated to rise during the base flood."*

Chairperson Bosken opened hearing for comments from the public at 7:08 pm.  
There were no comments. Chairperson Bosken closed public hearing at 7:09 pm  
Commissioner Stamm asked if there would be any changes to the map due to the reconstruction of Meridian. Ryan stated the maps were not changed but can be changed once PEC has completed project and submit the changes to FEMA.  
Commissioner Stamm asked if there were any certain areas that is in the floodplain and was not before. Ryan stated Prairie Lakes was one of those areas.  
Commissioner Nantkes asked if there were any problems with the retention pond. Ryan stated there were no problems with the retention pond.  
Ryan stated a notice was published in the Ark Valley news in regards to the maps being adopted in December 2016.  
Commissioner Colbert made a motion based on the City Staff recommendations, public comments and discussion by the Planning Commission to approve the City adopting Ordinance #1295-16. Commissioner Nantkes seconded the motion. Vote was unanimous.

**NEW BUSINESS-None**

**OLD OR UNFINISHED BUSINESS-None**

**COMMITTEE AND STAFF REPORTS** Ryan stated there will be a meeting in September. Ryan reminded the commissioners that all communications will be electronic, but will have a paper copy at the meeting.

**ITEMS BY PLANNING COMMISSION/ZONING BOARD OF APPEALS MEMBERS:**

Ron Colbert- Invited everyone to him and his wife's 50<sup>th</sup> Wedding Anniversary

Gary Janzen – Absent

Matt Stamm-nothing

Danny Park-Absent

Del James-Absent

Don Bosken- nothing

Terry Nantkes- nothing

Scot Phillips-absent

Ben Neaderhiser –nothing

**ADJOURNMENT OF THE PLANNING COMMISSION/ZONING BOARD OF APPEALS**

At 7:32 pm a motion was made by Commissioner Nantkes to adjourn and seconded by Commissioner Stamm. Vote was unanimous.

Time of adjournment was 7:32 pm

Respectfully submitted,

Ryan Shrack  
Community Development Director  
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Minutes to be reviewed and approved by the Valley Center Planning Commission at the next meeting.

                      
Danny Park, Chairperson