

1 **CITY OF NORTH BEND PLANNING COMMISSION**
2 **- ACTION MEETING MINUTES -**
3 Thursday, July 28, 2016 at 7:00 PM
4 City Hall, 211 Main Ave. N., North Bend, WA 98045

5
6 *Please Note: A complete audio recording of this meeting is available on the City of North Bend website,*
7 www.northbendwa.gov, *under: Government - Boards & Commissions - Planning Commission - Meeting Audio*
8

9 **CALL TO ORDER**

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

11
12 **ROLL CALL**

13 Planning Commissioners present: Gary Fancher (Chair), Elizabeth Gildersleeve, Scott Heller, Jim Luckey, Mary
14 Miller, and Dick Ryon. Commissioner von Trapp was unable to attend, and has been excused from tonight's
15 meeting. City Staff present: Gina Estep, Director Community & Economic Development Department
16

17 Chair Fancher asked for a motion to approve the Agenda for tonight's meeting, and asked if any of the
18 Commissioners had any changes. None of the Commissioners had any addition or changes to the Agenda, and the
19 Agenda was approved.
20

21 **AGENDA ITEM #2: Approval of July 14, 2016 Minutes**

22 The Minutes from the July 14, 2016 Meeting were Approved.
23

24 **AGENDA ITEM #3: Public Comment on Non-Agenda Items**

25 There were no public in attendance at tonight's meeting.
26

27 **AGENDA ITEM #4: Public Hearing – Amendments to Residential Design Standards for Single**
28 **Family and Cottages in NBMC 18.34.050**

29 Before the Public Hearing was opened, Chair Fancher asked Gina Estep for an update on any changes since the
30 Planning Commission last met on this subject.
31

32 Ms. Estep briefed the Commissioners on the slight changes to the proposed Amendment since the last meeting.
33 There was discussion, including questions and answers, between the Commissioners and Ms. Estep concerning
34 these changes.
35

36 Chair Fancher Opened the Public Hearing at 7:17 PM. There were no public in attendance at tonight's meeting.
37

38 Chair Fancher closed the Public Hearing at 7:17 PM.
39

40 **AGENDA ITEM #5: Planning Commission Deliberation on NBMC 18.34.50 Amendments**

41 There was discussion, including questions and answers, between the Commissioners and Ms. Estep concerning
42 the proposed amendments to NBMC 18.34.50. Chair Fancher advised that the Planning Commission had
43 received one written comment, from John Day of John Day Homes. There was discussion on cedar shakes and
44 whether they are appropriate as a roofing material.
45

46 Commissioner Ryon made a Motion to strike from page 14, Section C.2, the words "cedar-shake roofs", and to
47 insert at the end of the paragraph that cedar-shake roofs are not allowed. The revised section would read: "Tile,
48 slate, high quality asphalt, metal, ~~cedar-shake roofs~~, and synthetic roof products resembling natural materials are
49 acceptable, **cedar-shake roofs are not permitted.**" The Motion was seconded by Commissioner Gildersleeve.
50 The Motion was Approved, 4-2 (Miller, Luckey).
51

1 Chair Fancher noticed an error contained within the memo from Ms. Estep to the Planning Commission, dated
2 July 21, 2016, and referenced as page 10 in the Meeting Packet. Under the paragraph beginning NBMC Section
3 18.34.050 Design Standards, 3rd line down, “greater than 4-units City wide” should read “greater than 2-units City
4 wide”.

5
6 There was continued discussion, including questions, answers and suggested edits, between the Commissioners
7 and Ms. Estep concerning the proposed amendments to NBMC 18.34.50. Ms. Estep will bring back an updated
8 section at the next Planning Commission Meeting.

9
10 **AGENDA ITEM #6: Introduction – Amendments to Chapter 18.50 NBMC, Low Impact**
11 **Development Demonstration Projects, to Apply This Chapter to a Different Property**

12 Ms. Estep briefed the Commissioners on the specifics of this Municipal Code Amendment request, including
13 information on the status of grant applications. There was discussion, including questions and answers, between
14 the Commissioners and Ms. Estep concerning the proposed amendments to NBMC 18.50.

15
16 There was discussion of two new proposed roundabouts.

17
18 Ms. Estep briefed the Commissioners on the status of the city hall proposal at the Public Works site.

19
20 **ADJOURNMENT**

21 The meeting was adjourned at 9:11 PM.

22
23 **NEXT PLANNING COMMISSION MEETING:**

24 The first meeting scheduled for August has been cancelled, per the regular Planning Commission summer
25 schedule. The next Planning Commission meeting will be held August 25, 2016 at the City Hall Conference
26 Room.

27
28 ATTEST:

29
30
31 _____
32 Gary Fancher (Chair)

Gina Estep, City of North Bend