

**CITY OF NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, September 22, 2016 at 7:00 PM  
City Hall, 211 Main Ave. N., 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](http://www.northbendwa.gov), under: Government - Boards & Commissions - Planning Commission - Meeting Audio*

**CALL TO ORDER**

The meeting was called to order at 7:07 PM.

**ROLL CALL**

Planning Commissioners present: Gary Fancher (Chair), Elizabeth Gildersleeve, Scott Heller, Jim Luckey (arrived 7:33 PM), Mary Miller, Dick Ryon, and Curtis von Trapp. City Staff present: David Spencer, Building Official; Mike McCarty, Senior Planner; Gina Estep, Director Community & Economic Development Department.

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

**AGENDA ITEM #2: Approval of September 8, 2016 Minutes**

The Minutes from the September 8, 2016 Meeting were Approved.

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

There were no public comments on non-agenda items.

**AGENDA ITEM #4: Public Hearing – Amendments to 18.10.030 to Allow RV Parks in the IC Zone, and Amendments to 18.10.050 Providing Additional Performance Standards Concerning RV Parks**

Chair Fancher provided information to the public in attendance on procedures for a public hearing.

Mike McCarty stated the intent of the amendments to the NBMC.

Chair Fancher opened the Public Hearing at 7:11 PM.

At 7:11 PM, Mr. Charles W. Jackson, 12815 NE 126<sup>th</sup>, Kirkland, WA. spoke.

At 7:13 PM, Chair Fancher closed the Public Hearing.

**AGENDA ITEM #5: Planning Commission Deliberation and Possible Recommendation on NBMC 18.10.030 and 18.10.050 (Planning Commission review to continue on this item on October 13, 2016)**

There was discussion, including questions and answers, between the Commissioners and city staff concerning the proposed amendments, including proposed edits. Gina Estep said that staff will come back to this at the next Planning Commission meeting with a staff recommendation, and asked the Commissioners to forward any recommendations they have. There was continued discussion, including questions and answers, between the Commissioners and city staff concerning the proposed amendments.

At 7:33 PM, Commissioner Luckey arrived.

1 There was continued discussion, including questions and answers, between the Commissioners and city staff  
2 concerning the proposed amendments.

3  
4 **AGENDA ITEM #6: Public Hearing – Amendments to NBMC 14.12 Floodplain Management, and**  
5 **Associated Minor Amendments to NBMC 14.05 Critical Areas Administration, General Provisions**  
6 **and Definitions, and 14.08 Streams**

7 Mr. McCarty gave an introduction and briefing on the proposed amendments.

8  
9 Chair Fancher opened the Public Hearing at 8:01 PM. No one from the public spoke.

10  
11 Chair Fancher closed the Public Hearing at 8:01 PM.

12  
13 **AGENDA ITEM #7: Planning Commission Deliberation and Possible Recommendation on**  
14 **Amendments to NBMC 14.12, 14.05, and 14.08**

15 There was discussion, including questions and answers, between the Commissioners and city staff concerning the  
16 proposed amendments.

17  
18 At 8:34 PM, Mr. McCarty made a phone call to Christina Wollman, City Consultant with Perteet Engineering and  
19 the city's Floodplain Manager, to ask a question related to the proposed amendments. Ms. Wollman was to be  
20 available to answer questions via phone for tonight's meeting. Ms. Wollman did not answer, and Mr. McCarty  
21 left her a message to call back during the meeting.

22  
23 At 8:36 PM, Christina Wollman returned Mr. McCarty's call. Ms. Wollman was put on speaker phone, and  
24 answered the questions posed on hazardous materials storage within the Floodplain. At 8:42 PM, the call ended.

25  
26 There was continued discussion, including questions and answers, between the Commissioners and city staff  
27 concerning the proposed amendments.

28  
29 **AGENDA ITEM #8: Introduction – Development Agreement with Snoqualmie Valley Athletic**  
30 **Association for Snoqualmie Valley Athletic Center**

31 Ms. Estep briefed the Commissioners on the proposed Development Agreement. Ms. Estep said there will be a  
32 Public Hearing on this topic at the next Planning Commission meeting.

33  
34 There was discussion, including questions and answers, between the Commissioners and city staff concerning the  
35 proposed Development Agreement. Ms. Estep said the Applicants were present, and could answer questions from  
36 the Commissioners.

37  
38 At 9:03 PM, one of the Applicants, Wende Miller, 6814 Denny Peak Drive SE, Snoqualmie, WA, spoke to  
39 answer questions from the Commissioners.

40  
41 At 9:07 PM, the other Applicant, John Miller, 6814 Denny Peak Drive SE, Snoqualmie, WA, spoke to answer  
42 questions from the Commissioners.

43  
44 At 9:16 PM, an unidentified man, who was part of the group lead by the Applicants, spoke regarding lighting.

45  
46 There was continued discussion, including questions and answers, between the Commissioners, the Applicants,  
47 and city staff concerning the proposed Development Agreement.

48  
49 There was discussion of the Community & Economic Development Department Report dated September 20,  
50 2016.

51  
52 Ms. Estep briefed the Commissioners on the status of the city hall project.

53  
54 Commissioner Ryon spoke of an unsupervised sporting event at Tanner Way & North Bend Way junction, and  
55 spoke of the parking situation, and the commodes lined up on the street. Mr. Ryon said people are crossing by

1 foot across North Bend Way, and that it is very unsafe. There was discussion of Commissioner Ryon's  
2 comments. Ms. Estep said that she will communicate Commissioner Ryon's concerns to the police department.  
3

4 **ADJOURNMENT**

5 The meeting was adjourned at 9:35 PM.  
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7 **NEXT PLANNING COMMISSION MEETING:**

8 The next Planning Commission meeting will be held October 13, 2016 at the City Hall Conference Room.  
9

10 ATTEST:  
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14 Gary Fancher (Chair)

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Gina Estep, City of North Bend