

CITY OF NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Thursday, October 13, 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, under: Government - Boards & Commissions - Planning Commission - Meeting Audio

CALL TO ORDER

The meeting was called to order at 7:13 PM.

ROLL CALL

Planning Commissioners present: Gary Fancher (Chair), Jim Luckey, and Dick Ryon. Commissioner Gildersleeve, Commissioner Heller, Commissioner Miller, and Commissioner von Trapp were unable to attend, and have been excused from tonight's meeting. City Staff present: Mike McCarty, Senior Planner; Gina Estep, Director Community & Economic Development Department.

AGENDA ITEM #2: Approval of September 22, 2016 Minutes

The Minutes from the September 22, 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 – Development Agreement with Snoqualmie Valley Athletic Association for Snoqualmie Valley Athletic Center

Gina Estep provided an update as well as a description of the scope of this project.

Chair Fancher asked if anyone present in the audience at tonight's meeting objected to any of the three Planning Commissioners present participation on this Agenda Item. No one so spoke.

Chair Fancher asked if anyone on the Planning Commission has had any ex-parte communication outside the Planning Commission Meeting. No one so spoke.

Chair Fancher asked if anyone on the Planning Commission have any financial or personal interest in the affected property or issue. Commissioner Ryon said that he has had a 25 year history with a bordering property, Encompass. Chair Fancher asked Commissioner Ryon if he could consider this matter in a fair and objective manner. Commissioner Ryon answered by saying that as a matter of protocol, he can't see a reason for his taking part. Commissioner Ryon has recused himself from this Agenda Item.

Chair Fancher explained the Public Hearing process to those in the audience.

Chair Fancher opened the Public Hearing at 7:25 PM, and called names in order from the sign-up sheet to speak provided for tonight's meeting.

At 7:25 PM, Rullie Harris, 7628 Douglas Ave. SE, Snoqualmie, WA, spoke.

At 7:27 PM, Chris Hoffman, 7447 Raven Ave. SE, Snoqualmie, WA, spoke.

At 7:30 PM, Jen Spence, 35128 SE Kinsey St., Snoqualmie, WA, spoke.

1 At 7:32 PM, Kristen Webb, who identified herself as representing Encompass, 320 SE 10th St., North Bend, WA,
2 spoke.

3
4 At 7:34 PM, Dave Battey, who identified himself as a Member of the Meadowbrook Farm Board, 8031 Douglas
5 Ave. SE, Snoqualmie, spoke.

6
7 At 7:36 PM, Mary Norton, who identified herself as a Member of the Meadowbrook Farm Board, 41502 Reinig
8 Road, Snoqualmie, WA, spoke. Ms. Norton also handed out comments in writing.

9
10 At 7:39 PM, Wes Dover, who identified himself as the current President of the Wildcat Baseball Booster Club,
11 1110 Mountain View Blvd. SE, North Bend, WA, spoke.

12
13 At 7:43 PM, Angie Mentick, 7109 Saint Andrews Lane SE, Snoqualmie, WA, spoke.

14
15 At 7:45 PM, Tom Chapman, who identified himself as President of the Sno-Valley Wildcat Junior Football &
16 Cheering Association, 8907 Norman Ave. SE, Snoqualmie, WA, spoke.

17
18 At 7:48 PM, Michael Daves, 917 NE 8th St., North Bend, WA, spoke.

19
20 At 7:51 PM, Wende Miller, who identified herself as the Developer for this project, 6814 Denny Peak Drive SE,
21 Snoqualmie, WA, spoke.

22
23 At 7:55 PM, Chris Kovac, who identified himself as the Civil Engineer for this project, 2255 Squak Mountain
24 Loop SW, Issaquah, WA, spoke.

25
26 Chair Fancher reached the end of the sign-up sheet, and asked if anyone else in the audience wished to speak.

27
28 At 7:58 PM, Cory Kocker (unknown spelling of last name and unknown if phonetic spelling is accurate as person
29 was difficult to hear when he spoke his name and address), 42738 SE 170th Place, North Bend, WA, spoke.

30
31 At 8:00 PM, Ryan Lutz, 6809 (the rest of his address, although stated, was unintelligible on the recording), spoke.

32
33 No one else spoke during the Public Hearing.

34
35 At 8:01 PM, Chair Fancher closed the Public Hearing.

36
37 **AGENDA ITEM #5: Planning Commission Deliberation and Possible Recommendation on**
38 **Development Agreement with Snoqualmie Valley Athletic Association for Snoqualmie Valley**
39 **Athletic Center**

40 Chair Fancher told the audience members that the Planning Commission would not be voting tonight on this
41 Agenda Item, as the Commission was without a quorum for the purpose of a vote when Commissioner Ryon
42 recused himself from this topic. Ms. Estep discussed the upcoming schedule of the Planning Commission in order
43 to come back to this issue and hold a vote. There was a consensus to hold a special meeting date of October 20,
44 2016, as on the regular date for the next Planning Commission, city staff will be unable to attend due to a
45 conflicting commitment to attend the American Planner's Association Conference.

46
47 City staff answered questions that had been posed by Citizens during the Public Hearing.

48
49 There was discussion, including questions and answers, between the Commissioners and city staff concerning the
50 proposed Development Agreement, including Citizen comments, and the proposed edits prepared by staff since
51 the Planning Commission reviewed this item at their September 22 meeting. Commissioner Ryon did not make
52 comment.

53

1 **AGENDA ITEM #6: Planning Commission Deliberation and Recommendation – Amendments to**
2 **NBMC 18.10.030 to Allow RV Parks in the IC Zone, and Amendments to 18.10.050 Providing**
3 **Additional Performance Standards Concerning RV Parks**

4 Mike McCarty briefed the Commissioners on the updates made since the last meeting.

5
6 There was discussion, including questions, answers and proposed edits, between the Commissioners and city staff
7 concerning this Agenda Item.

8
9 Chair Fancher asked for a Motion to Approve the Amendments as amended at tonight’s meeting. Commissioner
10 Luckey Moved to Approve Amendments to NBMC 18.10.030 to Allow RV Parks in the IC Zone, and
11 Amendments to 18.10.050 Providing Additional Performance Standards Concerning RV Parks, as amended at
12 tonight’s meeting. Commissioner Ryon seconded the Motion. The Motion was Approved, 3-0.

13
14 **AGENDA ITEM #7: Planning Commission Deliberation and Recommendation – Amendments to**
15 **NBMC 14.12 Floodplain Management, and Associated Minor Amendments to NBMC 14.05**
16 **Critical Areas Administration, General Provisions and Definitions, and 14.08 Streams**

17 Commissioner Luckey asked to table Item 7 Agenda Item, due to the late hour and the weather. There was a
18 consensus to continue and deliberate Item 7 of the Agenda.

19
20 Mr. McCarty briefed the Commissioners on the updates made since the last meeting.

21
22 There was discussion, including questions, answers and proposed edits, between the Commissioners and city staff
23 concerning this Agenda Item.

24
25 Chair Fancher asked for a Motion to Approve the Amendments as amended at tonight’s meeting. Commissioner
26 Luckey Moved to Approve Amendments to NBMC 14.12 *Floodplain Management*, and Associated Minor
27 Amendments to NBMC 14.05 *Critical Areas Administration, General Provisions and Definitions*, and 14.08
28 *Streams*, as amended at tonight’s meeting. Commissioner Ryon seconded the Motion. The Motion was
29 Approved, 3-0.

30
31 Chair Fancher asked the Commissioners if there was anything else for the good of the order.

32
33 Commissioner Ryon asked about the site development near 436th Street (Polygon Cottages at North Bend site),
34 and whether there is any tree retention responsibilities on that site. Ms. Estep answered yes, there is a provision in
35 the code that requires 20% of the trees be retained, with the ability to go down to 10%. Ms. Estep said that the
36 Developer for this site only had to retain 10% of the trees, as the Developer has to pay either a fee in lieu for tree
37 replacement or have a replanting of up to three to one for tree replacement.

38
39 Chair Fancher said that he would like to propose having the Planning Commission Procedures changed to elect a
40 Chair and Vice Chair every two years or four years.

41
42 **ADJOURNMENT**

43 The meeting was adjourned at 9:55 PM.

44
45 **NEXT PLANNING COMMISSION MEETING:**

46 The next Planning Commission meeting will be a Special Meeting to be held October 20, 2016 at the City Hall
47 Conference Room.

48
49 ATTEST:

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52 _____
53 Gary Fancher (Chair)

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51
52 _____
53 Gina Estep, City of North Bend