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**CITY OF NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, May 22, 2014 at 7:00 PM  
City Hall Conference Room,  
211 Main Avenue North, North Bend, WA 98045

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7     *Please Note: A complete audio recording of this meeting is available on the City of North Bend website,*  
8     *[www.northbendwa.gov](http://www.northbendwa.gov), under: Commissions - Planning Commission - Meeting Audio.*

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10     **CALL TO ORDER**

11     The meeting was called to order at 7:03 PM.

12     **ROLL CALL**

13     Planning Commissioners present: Gary Fancher, Jay Krauss, Rob McFarland (Chair), and Dick Ryon.  
14     Commissioner Elwood and Commissioner Luckey were unable to attend, and have been excused from tonight's  
15     meeting. Planning Commission Seat No. 1 is Vacant. City Staff present: Jamie Burrell, Senior Planner; Megan  
16     O'Neal, Associate Planner.

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18     **AGENDA ITEM #2: Approval of 4/24/2014 and 5/8/2014 Minutes**

19     The April 24, 2014 and May 8, 2014 Minutes from the previous meetings were approved.

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21     **AGENDA ITEM #3: Public Comment on Non Agenda Items (Limited to 3 Minutes per Person)**

22     At 1 minute, 1 second Travis Bridgman, 713 Ogle Ave. NE, North Bend, WA, spoke.

23     Chair McFarland asked to change the order of the Agenda Items discussed. There were no objections from the  
24     other Planning Commission Members. Agenda Item #5 shall be discussed first.

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26     **AGENDA ITEM #4: Comprehensive Plan Land Use Element – Continued Deliberation**

27     After discussion of Agenda Item #5, the Commissioners and city staff discussed the Comprehensive Plan Land  
28     Use Element. Chair McFarland asked if any guest would like to speak to this item. No one spoke.

29     There was discussion, including questions and answers, between the Commissioners and city staff concerning this  
30     Agenda Item.

31     Chair McFarland provided the comments and questions below in an email on 5.15.2014, which encapsulates his  
32     comments and questions he had concerning this topic. Chair McFarland asked that these comments be added to  
33     the minutes.

34     • Do the areas/acreage of land by zone (table D.2.A) support the cities growth and vision for employment  
35         and mix of housing stock?  
36     • How do these percentages by use (perhaps by group residential/commercial) compare to model planning and/or  
37         communities of similar size and future growth to us?  
38     • Do our current set of zones (i.e. DC, MU, etc.) still accurately reflect the intent and use when originally created?  
39     • Should any zone(s) be eliminated/revised/added?  
40     • What zones overlay still make sense and/or could be better incorporated? Conversely, are there any potential  
41         overlays that would serve us better?  
42     • How do we both write this to "bring us up to date" with changes and better position the text to allow for normal  
43         changes through time?  
44     • What is a brief history of zoning changes incorporated since early '90s (e.g. how/when did we get to LDR =  
45         4DU)?  
46     • What is the purpose of our historic district destinations and how are they helping/hurting business growth?

1 **AGENDA ITEM #5: Comprehensive Plan Critical Areas Element – Continued Deliberation and**  
2 **Possible Recommendation on Content Amended to Date**

3 Jamie Burrell briefed the Commissioners and guest on the Comprehensive Plan Critical Areas Element, and the  
4 deliberation so far. There was discussion, including questions and answers, between the Commissioners and city  
5 staff concerning this Agenda Item.

6 Commissioner Fancher had a correction to the previously voted and approved Minutes from the 4/24/14 meeting.  
7 Commissioner Fancher's correction was that the Public Hearing ended at 7:23 PM, not 7:20 PM. There were no  
8 objections to Commissioner Fancher's correction.

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10 **ADJOURNMENT**

11 The meeting was adjourned at 8:04 PM.  
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14 **NEXT PLANNING COMMISSION MEETING:**

15 The next Planning Commission meeting will be held June 12, 2014 at the City Hall Conference Room.  
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17 ATTEST:  
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21 Rob McFarland, Chair

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Jamie Burrell, City of North Bend