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CITY OF NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Thursday, March 9, 2017 at 7:00 PM
City Hall, 211 Main Ave. N., North Bend, WA 98045

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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*

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CALL TO ORDER

9
10 The meeting was called to order at 7:00 PM.

11

ROLL CALL

12
13 Planning Commissioners present: Gary Fancher (Chair), Elizabeth Gildersleeve, Mary Miller, Dick Ryon, and
14 Curtis von Trapp. Commissioner Luckey and Commissioner Heller were unable to make tonight's meeting, and
15 have been excused. City Staff present: Mike Sippo, Public Works Project Manager; Brian Tucker, Public Works
16 Project Manager; Lynn Hyde, Associate Planner; Jamie Burrell, Senior Planner; and Gina Estep, Community &
17 Economic Development Director.

18
19 **AGENDA ITEM #2: Approval of February 9, 2017 Minutes and the February 23, 2017 Minutes**

20 The Minutes for the February 9, 2017 Meeting were Approved.

21
22 The Minutes for the February 23, 2017 Meeting were Approved (Ryon Abstained).

23
24 **AGENDA ITEM #3: Public Comment on Non-Agenda Items**

25 Chair Fancher asked if anyone from the public wished to speak on any non-Agenda item.

26
27 No one spoke on any non-agenda item.

28
29 **AGENDA ITEM #4: Public Hearing for Consideration on Development Agreement for Village at**
North Bend

30 Chair Fancher gave an opening statement outlining the procedures for the Public Hearing.

31
32 Jamie Burrell, Senior Planner, gave an opening statement concerning the Development Agreement for the Village
33 at North Bend, and said there is a Staff Report available for attendees at tonight's meeting, and that the Applicant
34 is at the meeting as well. Ms. Burrell described the scope of this project, and that the focus of the discussion
35 tonight with the Planning Commission should be on the desired land use of the property. Ms. Burrell also advised
36 the Planning Commission that the city had received two comments concerning the proposed project, and that both
37 comments were included in the Agenda Packet for tonight's meeting, as well as five additional comments that
38 came in after packets were distributed, which Ms. Burrell handed out to the Commissioners.

39
40 Chair Fancher opened the Public Hearing at 7:10 PM, and called from the sign-up sheet that was provided for
41 guests wishing to comment.

42
43 Joe Hopper of Pacific Engineering, who identified himself as the Engineer for this project, 15445 – 53rd Ave. S.,
44 Seattle, WA, spoke.

45
46 Brandon Boothe, 40021 SE 106th Place, North Bend, WA, spoke.

47
48 Joe Singh, who identified himself as the Applicant for this project, 18124 Riviera Place SW, Seattle, WA, spoke.

49
50 Sharon Wiltshire, 249 Bendigo Blvd. S., North Bend, WA, spoke.

1 Rich Wiltshire, 249 Bendigo Blvd. S., North Bend, WA, spoke.
2

3 Paula Lodell, 435 SW Maple Drive, North Bend, WA, spoke.
4

5 Chair Fancher closed the Public Hearing at 7:29 PM.
6

7 There was discussion, including questions and answers, between the Commissioners and city staff concerning the
8 Development Agreement and the Village at North Bend Project. Gina Estep briefed the Commissioners on the
9 procedure for recommendation to approve or disapprove to the City Council.
10

11 Chair Fancher asked why a lift station was needed for this project when there is one at the Nintendo site. Public
12 Works Project Manager Tucker answered there is no sewer in that area. Mr. Tucker advised the Commission of
13 the current water and sewer facilities near the project location. There was continued discussion, including
14 questions and answers, between the Commissioners and city staff concerning the proposed project.
15 Commissioners also asked questions of Mr. Hopper, the applicant's engineer. There was discussion of tree
16 retention, retail viability of the site, wildlife, the amount of homes to be built, traffic, road improvements as part
17 of the development, and the nearby train tracks.
18

19 Commissioner Gildersleeve made a Motion to enter into a Development Agreement with the Village at North
20 Bend. Commissioner von Trapp seconded the Motion. There was discussion of the Motion between the
21 Commissioners and city staff.
22

23 Chair Fancher called for the Vote. The Vote was 1-4 (Fancher, Gildersleeve, Miller, von Trapp) to Approve the
24 Motion. The Motion to enter into a Developer Agreement for the Village at North Bend was denied.
25

26 **AGENDA ITEM #5: Sewer and Water Amendments, NBMC Title 13 – Deliberation and
27 Recommendation**

28 Chair Fancher called for a Motion to re-open discussion that was tabled at the last meeting on the Water and
29 Sewer Amendments, Title 13. Commissioner Gildersleeve so moved the tabled item to discussion.
30

31 Chair Fancher called for a Motion to Approve the proposed Water and Sewer Amendments, NBMC Title 13.
32 Commissioner Gildersleeve made a Motion to Approve the proposed Water and Sewer Amendments, NBMC
33 Title 13. Commissioner von Trapp seconded the Motion.
34

35 Chair Fancher asked for any further comments on the proposed amendments. There was further discussion.
36 Commissioner von Trapp made a Motion to Amend the proposed Water and Sewer Amendments, NBMC Title 13
37 to reduce the 200 foot sewer distance requirement to hook into sewer to 100 feet. Chair Fancher seconded the
38 Motion. There was discussion of the Amended Motion between the Commissioners and city staff.
39

40 Chair Fancher offered a friendly amendment to reduce the requirement for hook up to 150 feet. Commissioner
41 von Trapp accepted Chair Fancher's friendly amendment, and made a Motion to Amend his earlier Amended
42 Motion to reduce the sewer distance requirement to hook into sewer from 200 feet to 150 feet. There was further
43 discussion between Commissioners and city staff. Mr. Tucker discussed sewer construction costs with the
44 Commissioners. Ms. Estep discussed septic construction costs. Chair Fancher called for a vote on reducing the
45 200 foot sewer distance requirements to hook into sewer measurements to 150 feet. The vote was 5-0. The
46 Motion was Approved.
47

48 There was discussion of the city's Sewer Connection Incentive Program, and King County's Block Grant
49 Program. Ms. Estep said that the city's Sewer Connection Incentive Program has not been used in the 10 years
50 she has been with the city.
51

52 Chair Fancher called for a vote. The Motion to Approve the Amendments to NBMC Title 13, Sewer and Water,
53 as Amended at tonight's meeting, was Approved, 5-0.
54

1 Chair Fancher said to city staff that it is important to note that the 150 foot distance is based on the equivalency of
2 cost per On Site Septic (“OSS”), and said that’s why we changed it.
3

4 **AGENDA ITEM #6: Introduction to Wireless Facilities**

5 Lynn Hyde, Associate Planner, gave an introduction to Wireless Facilities, and said the reason why the Planning
6 Commission is to look at this section is city’s Wireless Facilities Code is out of date, and it also has some
7 inconsistencies. There was discussion, including questions and answers, between the Commissioners and city
8 staff concerning wireless facilities.
9

10 After the Wireless discussion, Chair Fancher asked if anyone had anything for the good of the order.
11

12 Commissioner von Trapp said that the Pickett Extension has full barriers in place that people are driving around,
13 and asked the Public Works Staff if barriers can be extended. Public Works Project Manager Tucker said he
14 would look into that.
15

16 Commissioner von Trapp asked about the Athletic Fields, and said he thought they were to be ready by April.
17 Ms. Estep answered by saying the Applicant had that desire but have been working on their financing, and they
18 have yet to move forward.
19

20 Commissioner Miller asked about the hotel, and where we are on that. Mr. Tucker answered that things have
21 been moving very slow. They have changed project managers, which has picked up a considerable amount of
22 steam, and we are hoping to approve civil site plans by summer, so hopefully they can start construction this year.
23 Mr. Tucker said it is definitely a high priority on our side of things to get those plans approved as soon as
24 possible. Commissioner Miller asked if there is any way she could gain access and walk the property. Mr.
25 Tucker said yes, and that maybe he and Commissioner Miller could schedule something for next week.
26

27 Commissioner Miller asked about the status of Polygon Cottages at North Bend. Mr. Tucker briefed the
28 Commissioners on the current status of this development.
29

30 Commissioner Ryon asked about the vacancy rate of the commercial buildings in town. Ms. Estep answered by
31 saying if you take out the buildings that are vacant because they are choosing to be vacant, we actually don’t have
32 a lot of vacancy in the downtown, we have more out at the Safeway Center (Mountain Valley Center). There was
33 discussion of commercial vacancies in North Bend. Commissioner Ryon asked about the city’s new staff person
34 and whether they are looking at business vacancies in town. Ms. Estep said this is not an employee but a
35 consultant, and they would not be working on a Vacancy Study.
36

37 There was discussion of the process the city uses for development, and tree retention. Ms. Estep related to the
38 Commission the city’s Pre-Application Review meetings.
39

40 Chair Fancher discussed future development.
41

42 Chair Fancher related that Councilmember Rosen had volunteered to come to the Planning Commission meetings.
43

44 Chair Fancher asked that any Commissioner who hasn’t listened to the Mayor’s State of the City address should
45 do so.
46

47 Chair Fancher talked about the Planning Commission passing the Resolution for the Downtown Zone (“New
48 Downtown Mixed Use Zone”) at the February 9, 2017 meeting. He said that on March 21, 2017, it will be on the
49 Council Committee Agenda.
50

51 Chair Fancher asked if there is any update to our Planning Commission procedures. Ms. Estep answered by
52 saying we had talked to the city’s attorney, but that she had not as yet received an answer.
53

1 Chair Fancher said he has an official request that if we are providing full Planning Commission Agenda Packets
2 to the public, we should print on the back the same conduct as is printed on the City Council's packets that talks
3 about a certain decorum the public has to have.

4
5 **ADJOURNMENT**
6 The meeting was adjourned at 9:13 PM.

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8 **NEXT PLANNING COMMISSION MEETING:**
9 The next Planning Commission meeting will be held March 23, 2017 at the City Hall Conference Room.

10
11 ATTEST:

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14
15 Gary Fancher (Chair)

Gina Estep, City of North Bend