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**CITY OF NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, March 23, 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](http://www.northbendwa.gov)*, under: Government - Boards & Commissions - Planning Commission - Meeting Audio*

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**CALL TO ORDER**

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10      The meeting was called to order at 7:02 PM.

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**ROLL CALL**

12      Planning Commissioners present: Gary Fancher (Chair), Elizabeth Gildersleeve, Scott Heller, Jim Luckey, Mary  
13      Miller, Dick Ryon, and Curtis von Trapp. City Staff present: Gina Estep, Community & Economic Development  
14      Director.

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**AGENDA ITEM #2: Approval of March 9, 2017**

16      Commissioner Heller said there was an error in the Minutes. He was listed as being both present and absent at the  
17      meeting, when he was actually absent. The Minutes for the March 23, 2017 Meeting were Approved, as  
18      amended.

19

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

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

21      No one spoke on any non-agenda item.

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**AGENDA ITEM #4: Public Hearing for Cottage Zone Regulations**

23      Gina Estep outlined the proposed Cottage Zone Regulations.

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

25      Chair Fancher opened the Public Hearing at 7:06 PM.

26      Rob McFarland, representing John Day Homes, P. O. Box 2930, North Bend, WA, spoke.

27      There was discussion between Mr. McFarland and the Commissioners concerning Mr. McFarland's comments on  
28      the proposed Cottage Regulations.

29      Chair Fancher closed the Public Hearing at 7:09 PM.

30      Ms. Estep briefed the Commissioners and guest on the intention to combine and make consistent the definition for  
31      Cottage throughout the Municipal Code. There was discussion, including questions and answers, between the  
32      Commissioners, and city staff. The discussion also included Mr. McFarland from John Day Homes. Chair  
33      Fancher went to each Commissioner in turn to receive their comments.

34      After each Commissioner gave their comments, there was a general discussion between the Commissioners, Ms.  
35      Estep, and Mr. McFarland, including questions and answers, regarding Cottage Regulations.

36      The Commissioners and city staff reviewed the Cottage Residential, Carriage and Two-Unit Homes Chapter  
37      NBMC 18.11 section by section, and included discussion, questions, answers, and suggested edits. When asked a  
38      question or a request for comment from the Commissioners, the discussion included Mr. McFarland from John  
39      Day Homes.

1 Commissioner Luckey and Chair Fancher said they would be unable to attend the next meeting on April 13<sup>th</sup>.  
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4 Chair Fancher said that he had spoken to the Police Chief, and that the chief had offered to staff their Meetings  
5 (Planning Commission Meetings).

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7 Chair Fancher asked for anything for the good of the order.  
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9 Commissioner Heller said he was not at the last meeting on the decision to deny the development agreement  
10 proposal from Joe Singh, and asked about the next steps for this project. Ms. Estep answered that the project  
11 went to Council Committee last Tuesday, March 21<sup>st</sup>, and that the Committee had supported the Planning  
12 Commission's decision to deny the proposal, and recommended the proposal be brought to the full Council at  
13 their April 4<sup>th</sup>, 2017 Meeting.

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15 Commissioner von Trapp spoke about the Pickett Street Extension, and the movable barriers. Commissioner von  
16 Trapp said they are being moved still. Commissioner Gildersleeve said you can also see mud ruts. Ms. Estep said  
17 she would let the Public Works Department know.  
18

19 Commissioner Gildersleeve said that she had walked the (Snoqualmie Valley) trail from E J Roberts Park towards  
20 the Pulte Development, and there is a pretty significant drop off in a number of places, that it is relatively narrow,  
21 and she has some concern about possible injury. Ms. Estep said she would go and take a look.  
22

23 Commissioner Miller related her visit the hotel site with Public Works Project Manager Brian Tucker, and said  
24 she had taken numerous and very detailed photos of the site.  
25

26 **ADJOURNMENT**

27 The meeting was adjourned at 9:44 PM.  
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29 **NEXT PLANNING COMMISSION MEETING:**

30 The next Planning Commission meeting will be held April 13, 2017 at the City Hall Conference Room.  
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32 ATTEST:  
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36 Gary Fancher (Chair)

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Gina Estep, City of North Bend