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CITY OF NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Thursday, April 27, 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

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10 The meeting was called to order at 7:01 PM.

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ROLL CALL

12 Planning Commissioners present: Gary Fancher (Chair), Elizabeth Gildersleeve, Jim Luckey, Mary Miller, Dick
13 Ryon, and Curtis von Trapp. Commissioner Heller was unable to make tonight's meeting, and has been excused.
14 City Staff present: Jamie Burrell, Senior Planner; Gina Estep, Director Community & Economic Development;
15 and Mayor Ken Hearing.

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AGENDA ITEM #2: Approval of April 13, 2017

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18 The Minutes for the April 13, 2017 Meeting were Approved.

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

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21 Michael Thomas, 1231 LaForest Drive SE, North Bend, WA, spoke about development near Opstad Elementary.

22
23 No one else spoke on Non-Agenda Items.

24

AGENDA ITEM #4: Docket Request Introduction, Deliberation and Possible Recommendation

25 Jamie Burrell gave an introduction and explanation on the Docket Requests in front of the Planning Commission
26 for deliberation. Ms. Burrell and Gina Estep briefed the Commissioners and Guests on the 10 specific Docket
27 Requests:

28

- 30 • Docket Request No. 1 is to change zoning of 13 parcels from LDR to HDR. Applicant: John Rouches.
- 32 • Docket Request No. 2 is to change zoning of four parcels in UGA from CLDR to LDR. Applicant: Kenneth Helgeson
- 34 • Docket Request No. 3 is to change zoning on one parcel in UGA from CLDR to LDR. Applicant: Kenneth Parsons
- 36 • Docket Request No. 4 is to amend EP-1 Zone to allow car washes. Applicant: Joe Eddings
- 38 • Docket Request No. 5 is to rezone LDR property to Multi-Family. Applicant: City of North Bend
- 40 • Docket Request No. 6 is to not allow in the NB zone stand-alone SFR. Applicant: City of North Bend
- 42 • Docket Request No. 7 is to amend North Bend Street Standards. Applicant: City of North Bend
- 44 • Docket Request No. 8 is to rezone NB zone along 140th to LDR. Applicant: City of North Bend
- 46 • Docket Request No. 9 is to not allow residential in the EP-1 Zone west of downtown. Applicant: City of North Bend

1 • Docket Request No. 10 is to not allow SFR or Multi-Family in the NB Zone USOD Overlay. Applicant:
2 City of North Bend
3

4 Chair Fancher called out to the Applicants of each Docket Request in order, to speak about their individual
5 requests.
6

7 Docket No. 1, Applicant John Rouches did not respond.
8

9 Docket No. 2, Applicant Kenneth Helgeson did not respond.
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11 Docket No. 3, Applicant Kenneth Parsons. Kenneth Parsons spoke about his Docket Request.
12

13 Docket No. 4, Applicant Joe Eddings. Joe Eddings spoke about his Docket Request.
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15 The remaining Docket Requests No. 5 through No. 10 are city requests.
16

17 Chair Fancher spoke about Parliamentary Procedure, and had contacted the City Administrator, who is also an
18 attorney, to provide guidance. Chair Fancher read from a prepared statement on Parliamentary Procedure and
19 appearance of fairness.
20

21 Chair Fancher asked the Commissioners if they wish to hear Docket Request No. 1 or not. Commissioner Luckey
22 responded by saying he thinks the Planning Commission should hear every Docket Request submitted.
23

24 Chair Fancher asked for a Motion to hear all Docket Requests presented. Commissioner Gildersleeve moved to
25 hear all Docket Requests. Commissioner Miller seconded the Motion. The Motion is Approved, 6-0.
26

27 Ms. Estep briefed the Commissioners on the timing aspects of Docket Requests and the future schedule and
28 procedure for Public Hearings.
29

30 There was discussion of the Docket Requests, including questions and answers, between the Commissioners and
31 city staff.
32

33 There was a consensus by the Commissioners to review and discuss Docket No. 2 and Docket No. 3 first.
34

35 Ms. Estep suggested that in addition, Docket No. 4 could be discussed tonight, as this item was on the last
36 meeting agenda that was cancelled due to a lack of a quorum. There was discussion of Docket No. 4 between the
37 Commissioners and city staff.
38

39 Commissioner Luckey made a Motion to accept Docket No. 4 as written, subject to a Public Hearing.
40 Commissioner Ryon seconded the Motion. The Motion was Approved, 5-0 (Gildersleeve abstained).
41

42 Commissioner Ryon said he would like to have the opinion of his colleagues on Docket Request No. 2.
43 Commissioner Ryon stated that he has a declared interest in that he has known Ken Helgeson for 25 years, and
44 discussed his relationship with him. Commissioner Ryon asked the other Commissioner's opinion on whether he
45 should recuse himself from this Docket Item discussion. The was a consensus of the Commission to not object to
46 Commissioner Ryon's precipitation in consideration of Docket No. 2.
47

48 Chair Fancher asked if anyone had anything for the good of the order.
49

50 Commissioner Ryon said he would like to discuss what is going on with that trail segment on the cottages down
51 by 436th Street (Polygon's Cottages at North Bend). He noticed the planted trees by the roadway, and wondered
52 why they are planted so close to the road. Commissioner Ryon then spoke about the trees planted on the
53 Snoqualmie Parkway, and that he thinks the trees (near the North Bend Cottages) will survive. Commissioner
54 Ryon said he would look to these trees being a maintenance issue down the road.
55

1 Commissioner von Trapp asked if there is an update on the explosion site. Ms. Estep answered that Phoenix
2 Plaza is about ready to have its last and final approval.

3
4 Commissioner Miller asked about the restaurant across the street from Phoenix Plaza, and how that project is
5 going. Ms. Burrell answered that the Rusty Roof Restaurant design has been approved, the site plan has been
6 approved, and Building has started their review. The big item staff is waiting for from the Applicant is the
7 Revised Engineering.

8
9 Chair Fancher said he has written procedures for city email that he will pass out after the meeting.
10

11 **ADJOURNMENT**

12 The meeting was adjourned at 7:56 PM.
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14 **NEXT PLANNING COMMISSION MEETING:**

15 The next Planning Commission meeting will be held May 11, 2017 at the City Hall Conference Room.
16

17 ATTEST:
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Gary Fancher (Chair)

Gina Estep, City of North Bend