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**CITY OF NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, May 11, 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 7:00 PM.

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**ROLL CALL**

12      Planning Commissioners present: Gary Fancher (Chair), Scott Heller, Jim Luckey, Mary Miller, Dick Ryon, and  
13      Curtis von Trapp. Commissioner Gildersleeve is unable to attend tonight's meeting, and has been excused. City  
14      Staff present: Mike McCarty, Senior Planner.

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**AGENDA ITEM #2: Approval of April 13, 2017**

16      The Minutes for the April 27, 2017 Meeting were Approved.

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

18      Michael Thomas, 1231 LaForest Drive SE, North Bend, WA, spoke.

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20      No one else spoke on Non-Agenda Items.

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**AGENDA ITEM #4: 2017 Docket Deliberation**

22      2017 Docket List:

23      • Docket Request No. 1 is to change zoning of 13 parcels from LDR to HDR. Applicant: John Rouches.  
24      • Docket Request No. 2 is to change zoning of four parcels in UGA from CLDR to LDR. Applicant:  
25      Kenneth Helgeson  
26      • Docket Request No. 3 is to change zoning on one parcel in UGA from CLDR to LDR. Applicant:  
27      Kenneth Parsons  
28      • Docket Request No. 4 is to amend EP-1 Zone to allow car washes. Applicant: Joe Eddings  
29      • Docket Request No. 5 is to rezone LDR property to Multi-Family. Applicant: City of North Bend  
30      • Docket Request No. 6 is to not allow in the NB zone stand-alone SFR. Applicant: City of North Bend  
31      • Docket Request No. 7 is to amend North Bend Street Standards. Applicant: City of North Bend  
32      • Docket Request No. 8 is to rezone NB zone along 140<sup>th</sup> to LDR. Applicant: City of North Bend  
33      • Docket Request No. 9 is to not allow residential in the EP-1 Zone west of downtown. Applicant: City of  
34      North Bend  
35      • Docket Request No. 10 is to not allow SFR or Multi-Family in the NB Zone USOD Overlay. Applicant:  
36      City of North Bend

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38      41      Chair Fancher gave an introduction and explanation on the Docket Requests in front of the Planning Commission  
39      for deliberation.

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41      45      Mike McCarty briefed the Commissioners and guests on Docket No. 1, which is a request to change zoning of 13  
42      parcels from LDR to HDR. Applicant: John Rouches. Mr. McCarty stated he does not know the relationship  
43      between the Applicant and the subject properties.

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45      49      50      Commissioner Luckey said that the Planning Commission should address Docket Requests that have been  
51      submitted by property owners first. There was a consensus to agree to Commissioner Luckey's suggestion.

1 Mike McCarty briefed the Commissioners and guests on Docket No. 2, which is to change zoning of four parcels  
2 in the UGA from CLDR to LDR. Applicant: Kenneth Helgeson. There was discussion between the  
3 Commissioners and Mr. McCarty, including questions and answers, concerning Docket No. 2. The discussion  
4 included Docket No. 3, as the request for a zoning change in Docket No. 3 is essentially the same as Docket No.  
5 2.

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7 There was discussion, including questions and answers, of Docket No. 1. Mr. McCarty stated that Docket No. 5,  
8 which was submitted by the Council, is just to the north of the parcels in the Docket No. 1 request.  
9

10 Chair Fancher said that the Planning Commission had requested the Transportation Plan, and asked Mr. McCarty  
11 the status of that request. Mr. McCarty said no, it has not yet been prepared for the Planning Commission review,  
12 but staff does intend to bring it to the Planning Commission.  
13

14 Chair Fancher asked Mr. McCarty that for the next meeting of the Planning Commission (a Public Hearing to be  
15 held May 25, 2017 at 7:00 PM), to have a person from Public Works at the meeting to help the Planning  
16 Commission understand traffic and answer traffic questions.  
17

18 There was discussion of Docket No. 5 between the Commissioners and Mr. McCarty. Mr. McCarty said that this  
19 Docket Request should be tabled, as the Economic Development Commission will be taking a look at this Docket.  
20 This Docket will come back to the Planning Commission for review in June, 2017.  
21

22 The Planning Commission deferred discussion of Docket No. 6.  
23

24 Mr. McCarty briefed the Commissioners on Docket Request No. 7. There was discussion of Docket No. 7  
25 between the Commissioners and Mr. McCarty.  
26

27 Chair Fancher asked Mr. McCarty about modes of transportation. Mr. McCarty spoke about the city's different  
28 modes of transportation.  
29

30 Mr. McCarty briefed the Commissions on the intent and plan for Cedar Falls Way.  
31

32 Chair Fancher asked Mr. McCarty if there are any illustrations of the North Bend Way proposal, to provide them  
33 to the Planning Commission.  
34

35 Chair Fancher asked whether the same street standard for SE 140<sup>th</sup> Street can be applied elsewhere, and asked the  
36 Commissioners to do some homework and think about where else this should be applied, especially our major  
37 gateways.  
38

39 There was discussion of the city's Street Standards between the Commissioners and Mr. McCarty.  
40

41 Mr. McCarty briefed the Commissioners on Docket Request No. 8. There was discussion of Docket No. 8. Mr.  
42 McCarty also briefed the Commissioners that there is one parcel within the area proposed that would need a  
43 separate designation, as it is currently an industrial use.  
44

45 Chair Fancher asked for any map the city has of proposed future roadways for the next Planning Commission  
46 meeting.  
47

48 Mr. McCarty briefed the Commissioners on Docket Request No. 9. There was discussion of Docket No. 9.  
49

50 Mr. McCarty said Docket Request No. 10 is like Docket No. 6 in that the Planning Commission shall defer  
51 discussion.  
52

53 Chair Fancher asked about the proposed Wireless Facility code changes. Mr. McCarty answered it will be  
54 brought back to the Planning Commission.  
55

1 Chair Fancher asked about Planning Commission Procedures. Mr. McCarty answered that subject is with the  
2 (city) attorney.

3  
4 Chair Fancher asked if anyone has anything for the good of the order.

5  
6 Commissioner von Trapp asked where in the process the athletic fields are. Mr. McCarty answered the project  
7 was on hold for a while, waiting on the Applicant to re-submit. They have re-submitted their deposit and they  
8 expect to re-submit their permit documents within the next couple of weeks.

9  
10 Commissioner von Trapp asked about the Pulte River Glen Development and the five foot minimum side yard  
11 setback and 15 foot minimum setback between buildings for that development. Mr. McCarty answered that Pulte  
12 was vested in the previous code setback provisions. Commissioner von Trapp asked how many developments are  
13 in the pipeline that are vested in the old standard. Mr. McCarty answered the Segale Tanner Road Subdivision  
14 development is the only other development that is vested to the older standards, he believes.

15  
16 Commissioner von Trapp asked about the status John Day Homes Tanner Falls project as there is a big pile of  
17 scotch broom growing on it now. Mr. McCarty answered that John Day is still culling on the site. Mr. McCarty  
18 said that if more detail is needed, to wait until Senior Planner Jamie Burrell is present, as she is in charge of this  
19 project. There was a discussion of the Tanner Falls Site.

20  
21 Commissioner von Trapp asked if any developments have a certain number of lots approved, and then after  
22 starting construction they want to increase lots. Mr. McCarty answered that the developer would then have to go  
23 back to the beginning of the process. You can decrease lots, but not increase lots.

24  
25 Commissioner Ryon asked about the Polygon Cottages at North Bend, and what has Mr. McCarty seen on the  
26 build out vegetation plan for that project. Mr. McCarty answered you'll see bio-swales, which are planted with  
27 pretty lush vegetation, and additional trees planted along the perimeters of Cedar Falls Way and North Bend Way.  
28 There will also be a small mini-park. Mr. McCarty said that subject is on the radar for future discussion.  
29 Commissioner Ryon expressed that he does not like the tree retention on this site. He thinks the replanting should  
30 be done with mature trees, 10 to 12 years old.

31  
32 Commissioner Luckey said he wishes for Cottage to come back to Planning Commission so they could continue  
33 the discussion. Mr. McCarty answered that it is, and Gina Estep is handling that project.

34  
35 Commissioner Miller asked for an update on the hotel. Mr. McCarty answered there is no update, that the city is  
36 still waiting for their re-submittal.

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38 **ADJOURNMENT**

39 The meeting was adjourned at 8:30 PM.

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41 **NEXT PLANNING COMMISSION MEETING:**

42 The next Planning Commission meeting will be held May 25, 2017 at the City Hall Conference Room.

43  
44 ATTEST:

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47  
48 Gary Fancher (Chair)

Mike McCarty, City of North Bend