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CITY OF NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Thursday, May 25, 2017 at 7:00 PM
Senior Center, 411 Main Ave. S., 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*

8

CALL TO ORDER

9
10 The meeting was called to order at 7:02 PM.

11
12 Chair Fancher made an introduction of city staff present to guests, and gave a brief explanation of how the Public
13 Hearing process will work for tonight's meeting.

14

ROLL CALL

15
16 Planning Commissioners present: Gary Fancher (Chair), Elizabeth Gildersleeve, Scott Heller, Jim Luckey, Mary
17 Miller, and Curtis von Trapp. Commissioner Ryon is unable to attend tonight's meeting, and has been excused.
18 City Staff present: Mike Sippo, Public Works Project Manager; Jonathan Rosen, Councilmember & Mayor Pro-
19 Tem; Jamie Burrell, Senior Planner; Gina Estep, Economic Development Director

20

AGENDA ITEM #2: Approval of May 11, 2017

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22 The Minutes for the May 11, 2017 Meeting were Approved.

23

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

24
25 Chair Fancher asked if anyone had public comment on any non-agenda items.

26
27 Jean Buckner, 46226 SE 139th Place, North Bend, WA, spoke.

28
29 Michael Thomas, 1231 LaForest Dr. SE, North Bend, WA, spoke.

30
31 Paula Loda, 435 SE Maple Dr., North Bend, WA spoke.

32
33 No one else spoke on Non-Agenda Items.

34
35 Chair Fancher asked staff about the Parks Commission next meeting and feedback attempt.

36

**AGENDA ITEM #4: Hearing for 2017 Docket Amendments to the Comprehensive Plan Land Use
and Zoning Map**

37
38 2017 Docket List:

39

- 40 • Docket Request No. 1 is to change zoning of 13 parcels from LDR to HDR. Applicant: John Rouches.
- 41 • Docket Request No. 2 is to change zoning of four parcels in UGA from CLDR to LDR. Applicant: Kenneth Helgeson
- 42 • Docket Request No. 3 is to change zoning on one parcel in UGA from CLDR to LDR. Applicant: Kenneth Parsons
- 43 • Docket Request No. 4 is to amend EP-1 Zone to allow car washes. Applicant: Joe Eddings
- 44 • Docket Request No. 5 is to rezone LDR property to Multi-Family. Applicant: City of North Bend
- 45 • Docket Request No. 6 is to not allow in the NB zone stand-alone SFR. Applicant: City of North Bend
- 46 • Docket Request No. 7 is to amend North Bend Street Standards. Applicant: City of North Bend
- 47 • Docket Request No. 8 is to rezone NB zone along 140th to LDR. Applicant: City of North Bend
- 48 • 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 Jamie Burrell gave a briefing and update on the 2017 Docket Requests. Ms. Burrell went through each Docket
5 Request individually except for Docket Request No. 7, and pointed out each project location on the city's Zoning
6 Map to the guests in attendance. Ms. Burrell also related the comments received for each Docket Request.
7

8 Gina Estep briefed the Commissioners and guests on Docket Request No. 7.
9

10 Chair Fancher briefed the guests on the procedures for the Public Hearing.
11

12 Chair Fancher opened the Public Hearing at 7:34 PM, and called names in order from the sign in sheet provided
13 for tonight's Public Hearing. Chair Fancher said that he would go through the Docket Requests one by one,
14 except for Docket No. 2 and 3, which will be heard together.
15

16 **Docket Request No. 1**

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

19 Wendy Thomas, 721 E. North Bend Way, North Bend, WA, spoke. Ms. Thomas also spoke to Docket No. 5.
20

21 Tom Merry, 728 SE Cedar Falls Way, North Bend, WA, spoke.
22

23 Jim Graham, 681 E. North Bend Way, North Bend, WA, spoke.
24

25 Jim Sailors, 667 E. North Bend Way, North Bend, WA, spoke.
26

27 Gary Yeager, 805 SE Cedar Falls Way, North Bend, WA, spoke.
28

29 Brian Woolsey, 721 E. North Bend Way, North Bend, WA, spoke.
30

31 **Docket Request No. 2 & Docket Request No. 3**

32 There were two unidentified women who spoke from the audience, and did not state either their names or
33 addresses.
34

35 Ron Parsons, 13819 432nd Ave. SE, North Bend, WA, spoke.
36

37 Michael Thomas, 1231 LaForest Dr. SE, North Bend, WA, spoke.
38

39 **Docket Request No. 4**

40 Tom Merry, 728 SE Cedar Falls Way, North Bend, WA, spoke.
41

42 An unidentified woman spoke to this Docket Request, and did not state her name or address.
43

44 **Docket Request No. 5**

45 Ms. Estep summarized this docket request.
46

47 An unidentified woman spoke to this Docket Request, and did not state her name or address.
48

49 Michael Thomas, 1231 LaForest Dr. SE, North Bend, WA, spoke.
50

51 Jim Sailors, 667 E. North Bend Way, North Bend, WA, spoke.
52

53 Jim Graham, 681 E. North Bend Way, North Bend, WA, spoke.
54

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

1
2 Don Torguson, 798 E. North Bend Way, North Bend, WA, spoke.
3

4 **Docket Request No. 6**

5 An unidentified woman spoke to this Docket Request, and did not state her name or address.
6

7 Wendy Thomas, 721 E. North Bend Way, North Bend, WA, spoke.
8

9 Joe Eddings, 43438 SE North Bend Way, North Bend, WA, spoke.
10

11 An unidentified woman spoke to this Docket Request, and did not state her name or address.
12

13 **Docket Request No. 7**

14 Joe Eddings, 43438 SE North Bend Way, North Bend, WA, spoke.
15

16 Michael Thomas, 1231 LaForest Dr. SE, North Bend, WA, spoke.
17

18 Jim Sailors, 667 E. North Bend Way, North Bend, WA, spoke.
19

20 Jim Graham, 681 E. North Bend Way, North Bend, WA, spoke.
21

22 **Docket Request No. 8**

23 Tom Weber, 48970 SE Middle Fork Road, North Bend, WA, spoke and provided paper materials, including
24 photos, for the Commissioners.
25

26 Joe Eddings, 43438 SE North Bend Way, North Bend, WA, spoke.
27

28 Wendy Thomas, 721 E. North Bend Way, North Bend, WA, spoke.
29

30 Jean Buckner, 46226 SE 139th Place, North Bend, WA, spoke.
31

32 **Docket Request No. 9**

33 Jean Buckner, 46226 SE 139th Place, North Bend, WA, spoke.
34

35 Joe Eddings, 43438 SE North Bend Way, North Bend, WA, spoke.
36

37 Wendy Thomas, 721 E. North Bend Way, North Bend, WA, spoke.
38

39 **Docket Request No. 10**

40 Paula Lodahl, 455 SE Maple Drive, North Bend, WA, spoke.
41

42 Jean Buckner, 46226 SE 139th Place, North Bend, WA, spoke.
43

44 Rich Wiltshire, 249 Bendigo Blvd. S., North Bend, WA, spoke.
45

46 Wendy Thomas, 721 E. North Bend Way, North Bend, WA, spoke.
47

48 Tom Weber, 48970 SE Middle Fork Road, North Bend, WA, spoke.
49

50 At 8:58 PM, Chair Fancher closed the Public Hearing on the 2017 Docket Requests.
51

52 **AGENDA ITEM #5: Planning Commission Deliberation and Recommendation on 2017 Dockets**

53 Chair Fancher spoke about transportation. There was discussion of transportation, including questions and
54 answers, between Mike Sippo, Public Works Project Manager, and Chair Fancher.
55

1 Chair Fancher and city staff held discussion and answered questions that were posed by speakers earlier during
2 the Public Hearing.

3
4 There was discussion of traffic and roadways, including questions and answers, between the Commissioners, Mr.
5 Sippo, and Ms. Burrell.

6
7 There was discussion among the Commissioners of which dockets to review and discuss first. There was a
8 consensus by the Planning Commission to discuss Docket No. 2 and Docket No. 3 first.

9
10 There was discussion of Docket No. 2 and Docket No. 3, including questions and answers, between the
11 Commissioners and city staff.

12
13 Chair Fancher called for a Motion. Commissioner Luckey Moved to Approve Docket Request No. 2 and Docket
14 Request No. 3. Commissioner Gildersleeve seconded the Motion. There was discussion between the
15 Commissioners and city staff of Docket No. 2 and Docket No. 3.

16
17 Senior Center facility staff informed city staff that the Senior Center needs to close, and asked if the meeting can
18 be wrapped up.

19
20 The Motion to Approve Docket Request No. 2 and Docket Request No. 3 was withdrawn by Commissioner
21 Luckey.

22
23 **AGENDA ITEM #6: Amendments to North Bend Planning Commission Procedures –**
24 **Introduction**

25 There was no discussion of this Agenda Item.

26
27 **AGENDA ITEM #7: North Bend Way at Maloney Grove Ave. SE, SE Cedar Falls Way, and**
28 **Downing Intersections – Traffic Discussion**

29 There was discussion of traffic and roadways, including questions and answers, between the Commissioners, Mr.
30 Sippo, and Ms. Burrell, however, it did not occur in order of the Agenda, but rather during deliberation of the
31 2017 Docket Requests earlier in the meeting.

32
33 Chair Fancher asked if there was anything for the good of the order. No one so spoke.

34
35 **ADJOURNMENT**

36 The meeting was adjourned at 9:37 PM.

37
38 **NEXT PLANNING COMMISSION MEETING:**

39 The next Planning Commission meeting will be held June 8, 2017 at the City Hall Conference Room.

40
41 ATTEST:

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43
44
45 Gary Fancher (Chair)

Jamie Burrell, City of North Bend