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**CITY OF NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, July 13, 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  
13      Planning Commissioners present: Gary Fancher (Chair), Scott Heller, Jim Luckey, Mary Miller (arrived 7:05  
14      PM), and Dick Ryon. Commissioner Gildersleeve and Commissioner von Trapp were unable to attend tonight's  
15      meeting, and have been excused. City Staff present: Jamie Burrell, Senior Planner

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**AGENDA ITEM #2: Approval of June 22, 2017**

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18      The Minutes for the June 22, 2017 Meeting were Approved.

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

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21      There was no one from the public at tonight's meeting.

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**AGENDA ITEM #4: Public Hearing: North Bend Municipal Code (NBMC) Amendments to**  
**Permitted Land Use Chart Table 18.10.030 and Associated Minor Amendments to Performance**  
**Standards**

23  
24      Jamie Burrell gave an introduction and briefed the Commissioners on this Agenda Item. Ms. Burrell advised the  
25      Commissioners that the Community and Economic Development Council Committee reviewed the Permitted  
26      Land Use Chart at their meetings on March 9, 2017, April 18, 2017, May 16, 2017, and June 13, 2017.

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28      At 7:11 PM, Chair Fancher opened the Public Hearing.

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30      No guests were present at tonight's meeting, and at 7:11 PM, Chair Fancher closed the Public Hearing.

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32      Chair Fancher gave a rationale that he will use during deliberations of this topic, which is to think about how a  
33      change in allowed uses would affect either positively or negatively the lives of the residents and surrounding  
34      businesses that live and work there.

35

**AGENDA ITEM #5 Planning Commission Deliberation and Review of NBMC 18.10.030 and**  
**18.10.040 Amendments**

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37      There was discussion, including questions and answers, between the Planning Commission and Ms. Burrell  
38      concerning the amendments to NBMC 18.10.030.

39  
40      There was discussion between the Commissioners and Ms. Burrell, including questions and answers, of allowed  
41      manufactured homes, allowed mobile homes and mobile home parks, and allowed "tiny homes", within the city of  
42      North Bend.

43  
44      There was ongoing discussion of the Permitted Land Use Chart Table 18.10.030, including suggested edits,  
45      between the Commissioners and Ms. Burrell. The Commission began review of the Permitted Land Use Chart  
46      Table 18.10.030 page by page.

1 Ms. Burrell briefed the Commissioners on a meeting she had with Bakes Marine, a boat company in Issaquah and  
2 their possible move to North Bend, concerning boat storage.

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4 Chair Fancher recused himself from discussion from NBMC 18.10.030.2.03a Boat and Watercraft Sales and  
5 Service under the Planning Commission Procedures on appearance of fairness, as he is a family friend of Bakes  
6 Marine, who has requested their use be allowed on a Neighborhood Business parcel. There was discussion  
7 between the Commissioners and Ms. Burrell on whether Chair Fancher needs to recuse himself since he has no  
8 financial gain, and can state he can make an unbiased decision. There was a consensus among the Commissioners  
9 that Chair Fancher does not need to recuse himself from this topic, however, Chair Fancher still choose to recuse  
10 himself.

11  
12 Chair Fancher asked Commissioner Luckey if he would act as Chair during the discussion of NBMC  
13 18.10.030.2.03a. Commissioner Luckey agreed to Chair Fancher's request, and will act as Chair during this  
14 discussion.

15  
16 Acting Chair Luckey lead an ongoing discussion between the Commissioners (less Chair Fancher) and Ms.  
17 Burrell of the allowed Commercial Uses in the Permitted Land Use Chart Table, which included NBMC  
18 18.10.030-2.03a, and also continued through all of the Section 2.00 Commercial Land Uses.

19  
20 At 9:00 PM, Acting Chair Luckey asked the Commissioners if they wanted to continue, or adjourn. There was a  
21 consensus by the Commission to continue.

22  
23 During discussion of 18.10.030-3.00 Industrial Land Uses, Chair Fancher resumed making comments.

24  
25 There was continued discussion of the Permitted Land Use Chart Table 18.10.030, including suggested edits,  
26 between the Commissioners and Ms. Burrell.

27  
28 Chair Fancher asked who is in charge of the Cottage Zone Update now that the CED Director is no longer with  
29 the city. Ms. Burrell answered that Senior Planner Mike McCarty will be handling the Cottage Zone Update.

30  
31 Chair Fancher asked if there was anything else for the good of the order. Chair Fancher reminded the  
32 Commissioners that there will be no meeting on August 10, due to the regularly scheduled summer break.

33  
34 Throughout the meeting, Ms. Burrell took notes of the Commissioners suggested edits, and will bring back the  
35 summary of those ideas at the next meeting.

36  
**ADJOURNMENT**

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38 The meeting was adjourned at 9:56 PM.

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**NEXT PLANNING COMMISSION MEETING:**

40  
41 The next Planning Commission meeting will be held July 27, 2017 at the City Hall Conference Room.

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43 ATTEST:

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47 Gary Fancher (Chair)

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Jamie Burrell, City of North Bend