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CITY OF NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Thursday, August 24, 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

9
10 The meeting was called to order at 7:06 PM.

11

ROLL CALL

12
13 Planning Commissioners present: Gary Fancher (Chair), Scott Heller, Jim Luckey, Mary Miller, Dick Ryon, and Curtis von
14 Trapp. Commissioner Gildersleeve was unable to attend, and has been excused from tonight's meeting. City Staff Present:
15 Jamie Burrell, Senior Planner; Lynn Hyde, Associate Planner; Eileen Keiffer, of Kenyon Disend (City Attorney's Office);
16 and David Miller, Community & Economic Development Director.

17
18 Chair Fancher made an introduction of the city's newly hired Community & Economic Development Director.

19
20 David Miller, Community & Economic Development Director, introduced himself to the Commission and gave some
21 background information of his professional experience.

22

AGENDA ITEM #2: Approval of July 27, 2017 Planning Commission Meeting Minutes

23
24 The Minutes for the July 27, 2017 Meeting were Approved

25

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

26
27 No one from the public spoke.

28

AGENDA ITEM #4: Public Hearing on Wireless Public Facilities and Re-Introduction

29
30 Lynn Hyde briefed the Commissioners and guests on Wireless Communications Facilities (WCFs), and the two
31 related draft ordinances.

32
33 Chair Fancher opened the Public Hearing at 7:16 PM. No one from the public spoke.

34
35 Chair Fancher closed the Public Hearing at 7:16 PM.

36
37 The Planning Commission reviewed the staff supplied document of proposed amendments to Wireless
38 Communications Facilities page by page. There was discussion, including questions, answers, and proposed
39 edits, between the Planning Commission and city staff on Wireless Public Facilities. The discussion included
40 Eileen Keiffer from the city's Attorney Office.

41
42 Commissioner Ryon made a Motion to strike from NBMC Section 18.70.120.D "Buildings and structures in
43 residential zones not used entirely for residential use; provided, that..." and to leave "WCFs will not be sited on
44 vacant residential lots." Commissioner Luckey seconded the Motion. There was discussion, including questions
45 and answers, between the Commissioners and city staff on Commissioner Ryon's Motion.

46
47 Commissioner Luckey offered a friendly amendment to Commissioner Ryon's Motion, to add (*italics*) to NBMC
48 Section 18.70.120.E "WCFs are prohibited on sites or structures which are on federal, state, or county recognized
49 historic registers, state and local wildlife refuges, and permanently protected archeological sites, *and including*
50 *residential zones*".

1 Chair Fancher ruled Commissioner Luckey's friendly amendment out of order, as it would not be an amendment
2 to Commissioner Ryon's Motion.

3
4 Chair Fancher called for a vote on Commissioner Ryon's Motion.

5
6 Lynn Hyde said that if Commissioner Ryon's Motion is passed, it would have the effect of allowing WCFs in all
7 residential lots except vacant lots.

8
9 The vote was 3-3 (*it was unclear who voted which way*). The Motion failed.

10
11 Commissioner Luckey made a Motion to strike NBMC Section 18.70.120.D in its entirety, and to add (*italics*) to
12 NBMC Section 18.70.120.E "WCFs are prohibited on sites or structures which are on federal, state, or county
13 recognized historic registers, state and local wildlife refuges, and permanently protected archeological sites, *and*
14 *residential zones*". Ms. Hyde said that it would make it more clear if Commissioner Luckey's addition to NBMC
15 18.70.120.E stood on a line alone. There was a consensus to agree to Ms. Hyde's suggestion. Commissioner
16 Luckey changed his Motion to not include "...*and residential zones*" in Section 18.70.120.E, but to create a new
17 Section 18.70.120.F (or appropriate new alphabetical letter) which would state "WCFs are not permitted in
18 residential zones LDR, HDR, CLDR, and CR" and Section 18.70.120.D would be eliminated in its entirety.
19 Commissioner Ryon seconded the Motion.

20
21 There was discussion, including questions and answers, between the Commissioners and city staff on
22 Commissioner Luckey's Motion. Chair Fancher offered a friendly amendment, to take out that WCFs are not
23 permitted in the HDR Zone. Commissioner Luckey said no to Chair Fancher's friendly amendment.

24
25 There was continued discussion, including questions and answers, between the Commissioners and city staff on
26 Commissioner Luckey's Motion.

27
28 Chair Fancher called for a vote. The vote was 4-2 (*it was unclear who voted which way*) in favor of
29 Commissioner Luckey's Motion. The Motion was Approved.

30
31 Chair Fancher said that he would like the Planning Commission to consider the following additional locations for
32 not being approved for siting (WCFs), and read the following from a prepared statement:

33 "Public and private utilities that are providing services to our residents must do so while respecting our views,
34 wilderness areas, and natural environment.

35 Therefore, all roof top siting must be enclosed in a matching façade. No roof top or poles should be located on
36 the north side of North Bend Way in order to protect Mt. Si views.

37 Consider not siting

- 38 • North Bend Way south side from Bendigo to SE North Bend Way and SE 140th Street
- 39 • Exit 31 Bendigo Blvd. North at Ribary Way to Second Street
- 40 • Exit 32 from Cedar Falls Way SE, 436th Ave. SE, Mt. Si Road
- 41 • Exit 34 468th Ave. SE from SE 159th St. to SE 140th Street"

42 *Preparers Note: Some changes were made to correct street names*

43
44 There was discussion, including questions and answers, between the Commissioners regarding Chair Fancher's
45 statement. Chair Fancher asked staff if they could provide a map eliminating these locations for the next meeting,
46 including eliminating the residential zones, and showing only where siting of WCFs would be allowed. Ms. Hyde
47 stated that staff can provide a map to help visualize the areas. Chair Fancher said this can be taken up at the next
48 meeting.

49
50 A slide show was presented to the Planning Commission from a website link Chair Fancher had sent to city staff.
51 The slides come from the link: <https://www.slideshare.net/omarmasry/a-city-planners-perspective-on-wireless-facility-siting>

52 Chair Fancher narrated during the slide show, and there was discussion, including questions and answers, between
53 the Commissioners and city staff.

1 After the slide show, there was continued discussion between the Commissioners and city staff of WCFs.
2 Commissioner Ryon suggested an edit to 18.70.160 Interference. Change the opening paragraph from “Whenever
3 the City has encountered radio interference...” to “*Whenever the City encounters radio interference...*”). No
4 objection was raised to Commissioner Ryon’s suggestion.
5

6 **AGENDA ITEM #5: Continued Discussion of North Bend Municipal Code (NBMC) Amendments**
7 **to Permitted Land Use Chart Table 18.10.030 and Associated Minor Amendments to Performance**
8 **Standards 18.10.040**

9 Chair Fancher said that the CED Committee had held their meeting, and one of the questions the Planning
10 Commission had for the Committee was whether to review the permitted uses under HDR with lower floor
11 business. The CED Committee said they would like to see that and consider it.
12

13 Chair Fancher asked if the Commission would like to continue and possibly make a recommendation for Agenda
14 Item No. 5. There was continued discussion between the Commissioners and city staff on the Amendments to the
15 Permitted Land Use Chart Table 18.10.030.
16

17 There was discussion of 2.22, and whether Recreational Vehicles are allowed (as currently shown on the chart) in
18 the Tanner Landing Master Plan Overlay District (TL-MPOD). There was a consensus among the Commission to
19 not allow it. City staff took note and will make that change.
20

21 Chair Fancher said that his notes show 2.23 Indoor Commercial Facilities as allowed in HDR. City staff took
22 note and will make that change. Chair Fancher also said his notes show as a permitted use (P) in 2.29b Indoor
23 (General) for the Urban Separator Overlay District (USOD). City staff took note and will make that change.
24

25 Chair Fancher asked if there was a Motion to Approve the amended North Bend Municipal Code Amendments to
26 Permitted Land Use Chart Table 18.10.030 and Associated Minor Amendments to Performance Standards
27 18.10.040. Commission Ryon so moved. Commissioner von Trapp seconded the Motion. There was no further
28 discussion of this topic. The vote was 6-0. The Motion was Approved.
29

30 **AGENDA ITEM #6: Introduction of Code Amendments Associated with Ordinance 1626 (Interim**
31 **Zoning Regulations Related to Tanner Landing and Tanner Landing Junction MPOD) to be**
32 **Considered for Final Code Amendments**

33 Chair Fancher asked city staff if he could get a map and help from staff to draw out a ½ mile and 1 mile radius
34 from the new city hall, as it would help the Commission visualize this Agenda Item. City staff agreed to provide
35 this map.
36

37 There was discussion of Ordinance No. 1626 Interim Zoning Regulations Related to Tanner Landing and Tanner
38 Landing Junction MPOD between the Commissioners and city staff. Commissioner Ryon expressed that with this
39 decision by the city he is close to leaving (the Planning Commission), that this is a clear issue of trust, and he
40 won’t be a part of it. Commissioner Ryon said that promises were made and not kept by the city.
41

42 Jamie Burrell said that the Dahlgren project is vested. Ms. Burrell also briefed the Commissioners on next steps.
43

44 **For the Good of the Order**

45 Commissioner Luckey discussed the need for special meetings with at least three Commissioners, which currently
46 constitutes a quorum, to finalize some of these topics that the Planning Commission needs more time for
47 discussion. Mr. Miller said that he and staff will work to prioritize subjects for the Commission and try to
48 calendar them together to get them out quickly, to deal with what the Commission feels are the most important
49 items and issues to handle.
50

51 Chair Fancher told the Commissioners that in the Planning Commission Procedures, and in clarification of
52 Roberts Rules of Order, if you Abstain from a vote, it is the same as voting no.
53

54 **AGENDA ITEM #7: Planning Commission Procedures Approval**

1 This Agenda Item was not discussed, and will be brought back to the next Planning Commission meeting on
2 September 14, 2017.

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4 **ADJOURNMENT**

5 The meeting was adjourned at 9:55 PM.

6

7 **NEXT PLANNING COMMISSION MEETING:**

8 The next Planning Commission meeting will be held September 14, 2017 at the City Hall Conference Room.

9

10 ATTEST:

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14 Gary Fancher (Chair)

Jamie Burrell, City of North Bend