

**CITY OF NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, September 14, 2017 at 7:00 PM  
City Hall, 211 Main Ave. N., North Bend, WA 98045

*Please Note: A complete audio recording of this meeting is available on the City of North Bend website, [www.northbendwa.gov](http://www.northbendwa.gov), under: Government - Boards & Commissions - Planning Commission - Meeting Audio*

**CALL TO ORDER**

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

**ROLL CALL**

Planning Commissioners present: Gary Fancher (Chair), Scott Heller, Mary Miller, Dick Ryon, and Curtis von Trapp. Commissioner Gildersleeve and Commissioner Luckey were unable to attend, and have been excused from tonight's meeting. City Staff Present: Jamie Burrell, Senior Planner; Lynn Hyde, Economic Development Manager and Planner; Eileen Keiffer, of Kenyon Disend PLLC (City Attorney's Office).

**AGENDA ITEM #2: Approval of August 24, 2017 Planning Commission Meeting Minutes**

The Minutes for the August 24, 2017 Meeting were Approved.

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

No one from the public spoke.

**AGENDA ITEM #4: Planning Commission Procedures. Action: Approval**

Chair Fancher asked the Commissioners if there are any comments or changes to the Planning Commission Procedures. Commissioner Ryon had a comment on page 4, Paragraph 3.1, D.2. There was discussion of Commissioner Ryon's comment. There was a consensus to leave the wording as is.

There was a Motion by Commissioner Ryon to Approve the updated Planning Commission Procedures, as written. Commissioner Miller seconded the Motion. Chair Fancher asked the Commissioners if there are any comments or changes to the Planning Commission Procedures. No one spoke for any changes. The vote was 5:0. The Motion was Approved.

**AGENDA ITEM #5: Public Hearing on Ordinance 1624 Moratorium for Acceptance of Applications for Permits or Approvals for Single-Family Dwellings within the Neighborhood Business Zone, Interchange Mixed Use Zone and within Special Districts. Action: PC Findings, Conclusions and Recommendations**

Jamie Burrell passed out materials to the Commission related to this Agenda Item, and briefed the Commissioners on the status of this Ordinance and its schedule for action. There was discussion, including questions and answers, between the Commissioners and Ms. Burrell.

Chair Fancher opened the Public Hearing at 7:19 PM.

James Smith, 14011 455<sup>th</sup> Ave. SE, North Bend, WA, spoke.

Scott Isbell, 45400 SE 140th St., North Bend, WA, 98045 did not speak, but provided written comments to the Commission.

Chair Fancher closed the Public Hearing at 7:24 PM.

1 Ms. Burrell and Lynn Hyde briefed the Commissioners on Mr. Smith's project to divide his existing lot into two  
2 lots, and build a home on the newly created lot. There was discussion between the Commissioners and city staff.  
3 There was discussion on what wording would need to be changed to allow Mr. Smith's project to proceed.

4  
5 Chair Fancher asked if there was a Motion on this Agenda Item. Commissioner Ryon made a Motion to Approve  
6 Exhibit "A" Proposed Code Amendments to Address Ordinance No. 1624 Moratorium. Commissioner von Trapp  
7 seconded the Motion. No further discussion was made. The vote was 5-0. The Motion was Approved.

8  
9 **AGENDA ITEM #6: Public Hearing for Code Amendments Associated with Ordinance 1626**  
10 **(Interim Zoning Regulations Related to Tanner Landing and Tanner Junction MPOD) to be**  
11 **Considered for Final Code Amendments. Action: Staff Summary and Next Steps, No Deliberation**

12 Ms. Burrell briefed the Commissioners and guests on the code amendments associated with Ordinance No. 1626.

13  
14 Chair Fancher opened the Public Hearing at 7:43 PM.

15  
16 Cherie Cooper, 301 N. Tacoma Ave., #203, Tacoma, WA, 98403, spoke.

17  
18 Don Dahlgren, representing Dahlgren Family Properties, 440 McGilvra Blvd. E., Seattle, WA, 98112, spoke. Mr.  
19 Dahlgren presented to the Commission a 5-page written letter of comment, dated September 14, 2017.

20  
21 Inger Brockman, representing MPBA, 22908 Vashon Island, Vashon, WA (Business address: 701 5<sup>th</sup> Ave., Suite  
22 5500, Seattle, WA, 98104), spoke.

23  
24 Tia Hiam, representing Shelter Holdings and Cedar Rivers Partners, LLC, 11624 SE 5<sup>th</sup> St., Suite 210, Bellevue,  
25 WA, 98005, spoke.

26  
27 Gary Young, representing Shelter Holdings, 11624 SE 5<sup>th</sup> St., Suite 210, Bellevue, WA, 98005, spoke. Mr.  
28 Young presented to the Commission a one-page written letter of comment, dated September 14, 2017.

29  
30 Chair Fancher closed the Public Hearing at 8:10 PM.

31  
32 Chair Fancher went to each Commissioner in turn seeking their comments and questions. There was discussion,  
33 including questions and answers, between the Commissioners and city staff concerning the code amendments  
34 associated with Ordinance No. 1626. The discussion included Mr. Dahlgren, who was allowed to answer  
35 questions and speak during the discussion. Ms. Burrell offered to bring back to the next Planning Commission  
36 Meeting a synopsis of the differences between Ordinance No. 1611-A and Ordinance No. 1626.

37  
38 **AGENDA ITEM #7 Wireless Public Facilities Continued Discussion**

39 Ms. Hyde briefed the Commissioners on the status of incorporating the Commission's comments and suggestions  
40 from their last meeting into the revised version of the amendments to Wireless Public Facilities. There was  
41 discussion, including questions and answers, between the Commissioners and city staff concerning the code  
42 amendments of the Wireless Public Facilities Draft Ordinance.

43  
44 Chair Fancher made a request of staff to put on a future Planning Commission Agenda the topic of (the city's)  
45 utility pole designs and standards.

46  
47 Eileen Keiffer briefed the Commissioners and city staff on a conference she had attended at the National  
48 Association of Telecom Officers & Advisors, and described some of the cell tower pole designs she had seen.  
49 There was discussion between the Commissioners, city staff, and Ms. Keiffer concerning cell tower pole designs,  
50 site screening, and site features. There was a consensus by the Commission to require site screening to be on site,  
51 and not on adjacent properties.

52  
53 There was continued discussion, including questions and answers, between the Commissioners, city staff, and Ms.  
54 Keiffer, concerning the code amendments of the Wireless Public Facilities Draft Ordinance. The discussion was

1 free flowing, and city staff recorded on a white board the suggestions and ideas from the Commission of preferred  
2 locations within the city where wireless public facilities could be allowed, as well as height limits, setbacks &  
3 buffers, and the types of wireless facilities.

4  
5 Commissioner Miller suggested putting nesting material atop the mono poles to encourage wildlife to use it.  
6 There was a general agreement with Commissioner Miller's suggestion.

7  
8 The discussion continued, including questions and answers, between the Commissioners, city staff, and Ms.  
9 Keiffer, concerning the code amendments of the Wireless Public Facilities Draft Ordinance. After the discussion,  
10 city staff advised that they would take the recommendations from the Planning Commission of changes to the  
11 Wireless Public Facilities Draft Ordinance to the next meeting of the Community & Economic Development  
12 Council Committee.

13  
14 **For the Good of the Order**

15 Commissioner Miller asked about a gentleman seen walking in downtown today looking like a security guard or  
16 police officer walking back and forth, looking bored, she was told. No one had any information about this person  
17 or what his function was. Ms. Burrell suggested that Tom Mohr, Public Works Deputy Director, would know the  
18 answer if this person was working for the city in some capacity.

19  
20 **ADJOURNMENT**

21 The meeting was adjourned at 10:24 PM.

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23 **NEXT PLANNING COMMISSION MEETING:**

24 The next Planning Commission meeting will be held September 28, 2017 at the City Hall Conference Room.

25  
26 ATTEST:

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30 Gary Fancher (Chair)

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Jamie Burrell, City of North Bend