

CITY OF NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Thursday, September 28, 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, under: Government - Boards & Commissions - Planning Commission - Meeting Audio

CALL TO ORDER

The meeting was called to order at 7:01 PM.

ROLL CALL

Planning Commissioners present: Gary Fancher (Chair), Elizabeth Gildersleeve, Scott Heller, Jim Luckey, Dick Ryon, and Curtis von Trapp (arrived 7:19 PM). Commissioner Miller was absent. City Staff Present: Jamie Burrell, Senior Planner; Lynn Hyde, Economic Development Manager and Planner; Mike McCarty, Senior Planner; David Miller, Community & Economic Development Director; and Ken Hearing, Mayor.

AGENDA ITEM #2: Approval of September 14, 2017 Planning Commission Meeting Minutes

The Minutes for the September 14, 2017 Meeting were Approved.

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

Chris Donka, 45827 SE 137th Street, North Bend, WA, spoke. This person did speak to Agenda items and referred to specific pages in tonight's meeting packet.

Chair Fancher stated that the Public Hearing on the subject of Code Amendments Associated with Ordinance Nos. 1626 and 1611-A was held at the previous Planning Commission Meeting. There was a consensus by the Planning Commission to allow public comment when Agenda Item 5 is discussed at tonight's meeting.

AGENDA ITEM #4: Wireless Public Facilities. Action: PC Recommendation to Council

Chair Fancher outlined the prior discussions related to this Agenda Item, and asked staff and the Commission whether anything was missed. No one so spoke. Chair Fancher asked the Commission if there any changes to the document. No one so spoke.

Chair Fancher asked the Commission if there is a Motion to Approve the Wireless Public Facilities document and the eligible facilities modification request document. Commissioner Gildersleeve so moved. Commissioner Ryon seconded the Motion. The vote was 5-0. The Motion was Approved (*Note: Commissioner von Trapp was not present for the vote*).

Commissioner Heller requested better quality documents for review to the Commission.

Commissioner von Trapp arrived at 7:19 PM.

AGENDA ITEM #5: Code Amendments Associated with Ordinance 1626 and Requested by Owner and Applicant Ordinance 1611-A (Interim Zoning Regulations Related to Tanner Landing and Tanner Junction MPOD) to be Considered for Final Code Amendments. Action: PC Recommendation to Council – Jamie Burrell will Draft Findings, Conclusions and Recommendations for Chair's Signature After the Meeting

Chair Fancher introduced the Commission, Mayor Hearing, and the city staff present at tonight's meeting.

1 Jamie Burrell briefed the Commission and guests on the updated amendments, as well as a comment letter
2 received.

3
4 Chair Fancher allowed public comment on this Agenda Item.

5
6 Sheree Sturtevant, 13106 - 444th Ave. SE, North Bend, WA, spoke. *Note:* this citizen's name is spelt
7 phonetically, as the exact spelling was unavailable.

8
9 Jean Buckner, 46226 SE 139th Place, North Bend, WA, spoke.

10
11 Ms. Burrell explained the difference between Ordinance No. 1611-A, 1611 and 1626, which is also outlined in the
12 packet on page 51.

13
14 Don Dahlgren, 440 McGilvra Blvd. E., Seattle, WA, spoke.

15
16 Chair Fancher asked the Commissioners if any of them had any questions concerning these code amendments and
17 the Dahlgren Project for the mayor.

18
19 There was discussion between the Commissioners, city staff and Mayor Hearing, including comments, questions
20 and answers, regarding the Dahlgren Project.

21
22 Chair Fancher discussed the map staff had prepared showing a one-half mile, and one mile, radius from the
23 proposed city hall location. The was continued discussion between the Commissioners, Mayor Hearing and city
24 staff concerning the Dahlgren Project, downtown development, HDR Zoning, view corridors, Council and
25 Planning Commission coordination, moratorium policy, vesting, and Ordinance Nos. 1611, 1611-A and 1626, and
26 how they were created.

27
28 Chair Fancher asked the Commission if any of them had anything they wanted to carry over from Ordinance No.
29 1611-A into Ordinance No. 1626 as contained on page 51 of tonight's Planning Commission Packet. There was
30 discussion between the Commissioners, city staff, and Mayor Hearing of the two Ordinances. During this
31 discussion, there were comments from guests in attendance who were included in the discussion but did not
32 identify themselves.

33
34 There was continued discussion between city staff and the Commissioners on the Dahlgren Project and its
35 associated concerns, and included Commission review of selected pages from tonight's Planning Commission
36 Packet Agenda Item 5.

37
38 Commissioner Ryon made a Motion to Recommend to Council approval of Ordinance No. 1611-A.
39 Commissioner Luckey seconded the Motion. Chair Fancher called for final discussion. There was additional
40 comment offered by Commissioner Gildersleeve. Ms. Burrell offered a clarification and said that if Ordinance
41 No. 1611-A is recommended, then Tanner Junction removes the option for additional High Density Residential
42 (HDR), and that the overlay area then continues to allow Employment Park-1(EP-1). There was additional
43 comment offered by Chair Fancher. Chair Fancher called for a vote on the question and re-stated Commissioner
44 Ryon's Motion as those in favor of recommending Approving Ordinance 1611-A Interim Zoning Regulations
45 related to Tanner Landing and Tanner Junction Master Plan Overlay District (MPOD) in place of Ordinance 1626.
46 The vote was 6-0. The Motion was Approved.

47
48 Commissioner Luckey asked Ms. Burrell if she would make certain that the HDR and Tanner Junction topic is
49 considered again by the PC in the future.

50
51 Commissioner Ryon spoke about the city's Business & Occupation tax.

52
53 Mayor Hearing left the meeting at 8:38 PM.

1 **AGENDA ITEM #6: Cottage Housing Code Amendments. Action: Re-introduction, Questions,**
2 **and Discussion**

3 Mike McCarty briefed the Commissioners on Council's direction for the Cottage Zone. Mr. McCarty led
4 discussion with the Commissioners and other city staff of possible changes to the Cottage Zone.

5
6 Chair Fancher related his visit to the cottage housing company in Kirkland and his tour of an 1,100-square foot
7 house.

8
9 Chair Fancher suggested setting the maximum size for cottage at 1,200-square feet, and asked if anyone disagrees.
10 No one said they disagree.

11
12 At 9:04 PM, Chair Fancher asked the Commissioners if they want to keep going with the meeting. No one spoke
13 for adjourning.

14
15 There was ongoing discussion between the Commissioners and city staff of the Cottage Zone. The discussion
16 included tree retention regulations, and the city's floodplain. Chair Fancher asked city staff if this item will be on
17 the top of the next Planning Commission agenda. Mr. McCarty answered yes.

18
19 David Miller told the Commissioners that he intends to utilize the city's Arborist Consultant to help the city with
20 any code enforcement issues related to trees. Mr. Miller offered to the Commissioners a list of items that are
21 before the Planning Commission and that if the Commission wants to rearrange priorities, to let staff know.

22
23 Commissioner Ryon discussed his visit to a recent Council meeting and hearing from two Councilmembers that
24 they wanted to eliminate street trees from the downtown. Ms. Burrell said that the city is using a different variety
25 of trees in the downtown project, to prevent buckling of the sidewalk and lessening the blocking the views of
26 businesses.

27
28 **For the Good of the Order**

29 Chair Fancher said that the next Council Meeting on October 3, 2017 will be discussing and voting on the
30 Planning Commission members needed for a quorum, and encouraged Commissioners to attend.

31
32 Chair Fancher said that "Black Duck Cafe" is coming to town and if you've not visited the one in Issaquah, please
33 go and sample. They will be occupying the former Boxley's site.

34
35 Commissioner Heller asked about setbacks in the Cottage Residential zone. The citation was found on page 108
36 of the Commission Packet.

37
38 Chair Fancher asked for a link to The Cottage Company in Kirkland. Mr. McCarty said that he would get that
39 information for the Commission.

40
41 **ADJOURNMENT**

42 The meeting was adjourned at 9:30 PM.

43
44 **NEXT PLANNING COMMISSION MEETING:**

45 The next Planning Commission meeting will be held October 12, 2017 at the City Hall Conference Room.

46
47 ATTEST:

48
49
50 _____
51 Gary Fancher (Chair)

Jamie Burrell, City of North Bend