

**CITY OF NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, October 12, 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 7:01 PM.

**ROLL CALL**

Planning Commissioners present: Elizabeth Gildersleeve (Vice Chair), Scott Heller, Jim Luckey, Mary Miller, and Dick Ryon. Chair Fancher and Commissioner von Trapp were unable to attend, and have been excused from tonight's meeting. City Staff Present: Mike McCarty, Senior Planner; David Miller, Community & Economic Development Director.

**AGENDA ITEM #2: Approval of September 28, 2017 Planning Commission Meeting Minutes**

The Minutes for the September 28, 2017 Meeting were Approved.

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

Michael Thomas, 1231 LaForest Drive SE, North Bend, WA, spoke.

**AGENDA ITEM #4: Public Hearing – Cottage Housing Regulations**

David Miller briefed the Commissioners and guests on future Planning Commission reviews, and complemented the Planning Commission on its progress.

Mike McCarty made an introduction and gave background information and a summary on Cottage Housing Regulations.

Mr. McCarty distributed to the Commissioners written comments received from Michael Thomas, Ty Allan, and Rob McFarland of John Day Homes.

Vice Chair Gildersleeve opened the Public Hearing at 7:30 PM.

Jeanne Klein, 615 Ogle Ave. NE, North Bend, WA, spoke.

Michael Thomas, 1231 LaForest Drive SE, North Bend, WA, spoke.

Mr. McCarty and Mr. Miller answered citizen questions posed during the Public Hearing, as well as questions from the Commissioners. Vice Chair Gildersleeve allowed follow up questions from citizens in attendance, and there was a free-flowing discussion between citizens, city staff, and the Planning Commission concerning Cottage Housing.

David Decklinbaugh (*spelling uncertain*), who did not state his address, spoke.

Vice Chair Gildersleeve closed the Public Hearing at 8:07 PM.

**AGENDA ITEM #5: Planning Commission Deliberation on Cottage Housing Regulations**

1 There were questions by the Planning Commission to city staff, and there was discussion of the Cottage Housing  
2 Regulations, as well as carriage units, accessory dwelling units, two-unit homes, common green spaces, and  
3 providing zoning regulations to restrict or allow Cottage Housing in the Low Density Residential Zone.  
4

5 There was a consensus to bring back Cottage Housing at a future meeting after incorporating comments received  
6 at tonight's meeting. Mr. Miller said that if the Commissioners had comments and would send them to him, he  
7 would summarize those comments into the next Planning Commission Meeting Packet. Commissioner Luckey  
8 said that he would prefer that this item be brought back sooner, rather than later, as he does not want to see this  
9 wait so long that Commissioners forget their conversations from tonight.  
10

11 There was continued discussion of Cottage Housing Regulations, including questions and answers, between the  
12 Commissioners and city staff. The discussion included review of specific pages from the Agenda Packet of  
13 Cottage Residential NBMC Chapter 18.11.  
14

15 Commissioner Luckey made a Motion to title the Cottage section NBMC Chapter 18.11 "Cottage Housing".  
16 Commissioner Ryon seconded the Motion. The vote was 5-0. The Motion was Approved.  
17

18 **AGENDA ITEM #6: Summary of Upcoming Planning Commission Review Items – Required**  
19 **Municipal Code Amendments**

20 Mr. Miller briefed the Commissioners on the purpose of the Planning Commission summary, and direction he had  
21 received from the City Council. Mr. Miller told the Commissioners that if they believe the schedule presented  
22 needs to be changed, to let him know. There was discussion of the Planning Commission's upcoming schedule.  
23

24 Mr. McCarty advised the Commissioners that the City Council has approved hiring a new Planner on a two-year  
25 contract.  
26

27 **For the Good of the Order**

28 Vice Chair asked if any of the Commissioners had anything for the good of the order.  
29

30 Commissioner Ryon said that he wanted to clarify his comments from the Planning Commission's September 28,  
31 2017 meeting, regarding the Dahlgren project. Commissioner Ryon said that he misspoke, and he did not want to  
32 give the impression that there was any kind of backroom deal from the city.  
33

34 **ADJOURNMENT**

35 The meeting was adjourned at 9:23 PM.  
36

37 **NEXT PLANNING COMMISSION MEETING:**

38 The next Planning Commission meeting will be held October 26, 2017 at the City Hall Conference Room.  
39

40 ATTEST:  
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43

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Elizabeth Gildersleeve (Vice Chair)

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Mike McCarty, City of North Bend