

CITY OF NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Thursday, November 9, 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 7:10 PM.

ROLL CALL

Planning Commissioners present: Gary Fancher (Chair), Elizabeth Gildersleeve, Scott Heller, Jim Luckey, Mary Miller, Dick Ryon, and Curtis von Trapp. City Staff Present: Mike McCarty, Senior Planner; David Miller, Community & Economic Development Director.

AGENDA ITEM #2: Approval of October 26, 2017 Planning Commission Meeting Minutes

The Minutes for the October 26, 2017 Meeting were Approved.

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

There was no comment received on any non-agenda item.

AGENDA ITEM #4: Planning Commission Deliberation on Cottage Housing Regulations

David Miller briefed the Commissioners on the status of the Cottage Residential (CR) regulations.

Commissioner Ryon spoke of an error in the supplemental Minutes from the October 26, 2017 Meeting, page 3.

There was discussion between the Commissioners and city staff concerning cottage housing, and included consideration of a map showing radii of ½, ¾ and 1 mile from the intersection of North Bend Way and Ballarat Ave. where the Planning Commission could consider whether to allow cottages within the Low Density Residential Zone within the selected radius. Chair Fancher went to each Commissioner in turn asking their opinions, questions, or concerns on Cottage regulations. There was a consensus by the Commissioners to use the ¾ Mile Radius for the draft regulations. Per the Planning Commission's discussion, cottages would be allowed in the Cottage Residential Zone, Downtown Commercial Zone, within that ¾ mile radius in the Low Density Residential Zone, and through a Conditional Use Permit in the Low Density Residential Zone outside of that radius.

There was discussion between the Commissioners and city staff of maximum allowed square footage of Cottages, and a re-visit to the radius map issue.

There was ongoing discussion, including questions and answers, of landscape buffers and lot line setbacks in the Cottage Residential Zone between the Commissioners and city staff. There was a consensus by the Commissioners to have the setback at 25 feet; and a 10-foot Type II Landscape Buffer within the 25-feet.

There was discussion of height limitations of Single Family Residential and Cottage Residential, second floor area 50% of the first floor, and roof pitches. Mr. McCarty said Cottage Residential height limit is 25 feet to the top of the roof.

Chair Fancher said the size of Cottage is set at 1,200 square feet, and 25% can be up to 1,500 square feet.

1 Mr. McCarty passed around to the Commissioners other associated minor municipal code amendments that were
2 not included in their packet including additional amendments to the zoning definitions in NBMC 18.06.030 and
3 Zoning District descriptions in NBMC 18.10.020, and described that these additional amendments would need to
4 be included with the adoption of the new Cottage Residential regulations to eliminate references to the Planned
5 Neighborhood District (which is to be repealed with the adoption of the new cottage regulations).

6
7 Commissioner Luckey made a Motion to Approve the Cottage Housing Design Standards NBMC 18.11 as
8 amended. Commissioner von Trapp seconded the Motion. Chair Fancher asked if there was any further
9 discussion. None was offered. The vote was 7-0. The Motion was Approved.

10 11 **For the Good of the Order**

12 Chair Fancher asked if anyone had anything for the good of the order.

13
14 Commissioner Luckey asked when the Planning Commission's recommendation will be seen by Council. Mr.
15 McCarty answered that it will go to Council's Workstudy meeting on November 28th.

16
17 There was a brief discussion of the Rivers West Development Second Street Cottages.

18
19 Commissioner Luckey related that he had seen two single family homes that sit over the top of their stormwater
20 detention vaults within the Houghton Neighborhood of Kirkland.

21
22 There was a brief discussion of the Dahlgren Project and the decision by Council to move forward with Ordinance
23 No. 1626.

24
25 There was discussion of the Weigh Station proposed by the Washington State Department of Transportation in
26 North Bend. Mr. Miller related Washington State Patrol's position on the weigh station and the need for truck
27 parking.

28
29 Commissioner Ryon spoke about Bendigo Blvd. N., at W. Fourth Street, and that he has seen more and more U-
30 Turns. There was a brief discussion of this traffic situation. Mr. McCarty said he thinks that this is an issue for
31 the police.

32
33 Commissioner Ryon asked about a map of future development. Mr. Miller said he would make that available to
34 the Planning Commission.

35
36 Commissioner Ryon spoke about no left turn lane on southbound Main Street at North Bend Way, and the need
37 for better signage.

38
39 Commissioner Gildersleeve asked about the status of the hotel project. Mr. Miller briefed the Commissioners on
40 the status of the project. There was discussion of the hotel project.

41
42 Chair Fancher asked about the figure eight design in the works in front of the QFC, and asked where the city is on
43 funding for the project. Mr. McCarty said the round-about for Park Street-Downing Street-E. North Bend Way is
44 in Planning and that the city has received a grant for that work.

45
46 Commissioner Miller asked about the Rusty Roof Restaurant. Mr. Miller answered with the project status.

47
48 Mr. McCarty said that the next meeting of the Planning Commission will be December 14, 2017, and that tree
49 regulations will be brought forward.

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51 Mr. Miller briefed the Commissioners on the Council approved lease with Wildflower.

52 53 **ADJOURNMENT**

54 The meeting was adjourned at 9:08 PM.

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NEXT PLANNING COMMISSION MEETING:

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

ATTEST:

Gary Fancher (Chair)

David Miller, City of North Bend