

**CITY OF NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, January 11, 2018 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 7:00 PM.

**ROLL CALL**

Planning Commissioners present: Gary Fancher (Chair), Scott Heller, Jim Luckey, Mary Miller, Dick Ryon, and Curtis von Trapp. Commissioner Gildersleeve was unable to attend, and has been excused from tonight's meeting. City Staff Present: Lynn Hyde, Economic Development Manager & Planner; Mike Sippo, Public Works Project Manager; Mark Rigos, Public Works Director; and David Miller, Community & Economic Development Director.

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

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

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

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

Commissioner Heller arrived at 7:02 PM.

**AGENDA ITEM #4: Public Hearing – Development Agreement for Tanner Electric**

Mark Rigos, Public Works Director, briefed the Commissioners and guests on the Development Agreement for Tanner Electric.

Chair Fancher opened the Public Hearing at 7:05 PM.

Walter (*last name was unheard*), Tanner Electric, 45710 SE North Bend Way, North Bend, WA, spoke.

David Tracy (*spelling uncertain*), North Bend, WA (*address was unheard*), spoke.

Chair Fancher closed the Public Hearing at 7:12 PM.

**AGENDA ITEM #5: Planning Commission Deliberation and recommendation – Development Agreement for Tanner Electric**

Commissioner Ryon stated that he had a possible conflict of interest on this subject. Chair Fancher asked Commissioner Ryon if he would benefit financially in any way with this agreement. Commissioner Ryon answered no. There was a consensus of the Planning Commission to allow Commissioner Ryon to deliberate this subject.

There was discussion between the Commissioners and city staff, including questions and answers, on the proposed Development Agreement with Tanner Electric. During the deliberation, the guest from Tanner Electric was allowed to answer a question posed by the Commission.

1 There was continued discussion between the Commissioners and city staff on the proposed Development  
2 Agreement with Tanner Electric. The discussion included vesting of the project, and the specific language of the  
3 agreement. There was discussion of placement of a berm at the project site, and traffic noise.

4  
5 Commissioner Luckey made a Motion to Approve the Development Agreement with Tanner Electric.  
6 Commissioner Ryon seconded the Motion. The vote was 6-0. The Motion was Approved.

7  
8 **AGENDA ITEM #6: Public Hearing – NBMC 19.05 Amendments – New Street Standards for**  
9 **Park Street**

10 Lynn Hyde stated that this topic is not a public hearing, but is only for discussion at tonight's meeting.

11  
12 **AGENDA ITEM #7: Planning Commission Deliberation and recommendation – NBMC 19.05**  
13 **Amendments – New Street Standards for Park Street**

14 Mike Sippo briefed the Commission on the proposed Amendments to NBMC 19.05, New Street Standards for  
15 Park Street, and provided handouts of the proposed changes to the Commissioners.

16  
17 Ms. Hyde briefed the Commissioners about the specific proposed changes to the street standards on Part Street.

18  
19 There was discussion between the Commissioners and city staff, including questions and answers, on the  
20 proposed Street Standards for Park Street. The discussion included traffic, sidewalks, signage, round-about,  
21 crosswalk safety, lighting, and uses of nearby businesses.

22  
23 **AGENDA ITEM #8: Summary Presentation on North Bend Full Buildout Traffic Impact Analysis**  
24 **Report (Public Works Director Mark Rigos)**

25 Mr. Rigos gave a briefing to the Commission on the North Bend full buildout traffic analysis report, including  
26 specifics on projects throughout the city. During Mr. Rigos' presentation, there were questions posed by the  
27 Commissioners that Mr. Rigos answered.

28  
29 There was ongoing discussion of this topic, including questions and answers, between the Commission and Mr.  
30 Rigos and the rest of the city staff.

31  
32 **For the Good of the Order**

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

34  
35 Chair Fancher asked city staff about the 2017 Building and Planning Report. There was a brief discussion of this  
36 report.

37  
38 Chair Fancher made a reminder that at the Planning Commission meeting at the end of March, a new Commission  
39 Chair and Vice Chair will be voted upon. Chair Fancher also advised that he has told the mayor when his term  
40 expires in May, he will not renew.

41  
42 **ADJOURNMENT**

43 The meeting was adjourned at 8:53 PM.

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45 **NEXT PLANNING COMMISSION MEETING:**

46 The next Planning Commission meeting will be held January 25, 2018 at the City Hall Conference Room.

47  
48 ATTEST:

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51 Gary Fancher (Chair)

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Lynn Hyde, City of North Bend