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**MEETING OF THE  
NORTH BEND PLANNING COMMISSION  
- ACTION MEETING MINUTES -**

Thursday, December 13, 2018 at 7:00 PM

North Bend City Hall, 211 Main Avenue North, North Bend, WA 98045

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

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10       **CALL TO ORDER**

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

12       **ROLL CALL**

13       Planning Commissioners present: Jim Boevers, Scott Heller (Chair), Rob McFarland, Richard Ryon, and Gary  
14       Towe. Commissioner Miller and Commissioner Greenberg were unable to attend and have been excused from  
15       tonight's meeting. Guest: Holly Brown, North Bend Associates (the Applicant for River Run Apartments); City  
16       Staff Present: Mike McCarty, Senior Planner; Jamie Burrell, Senior Planner.

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18       **AGENDA ITEM #2: Approval of Agenda**

19       The Agenda for tonight's meeting was Approved.

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21       **AGENDA ITEM #3: Approval November 8, 2018 Planning Commission Meeting Minutes**

22       The Minutes for the November 8, 2018 meeting were Approved.

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24       **AGENDA ITEM #4: Public Comments on Non-Agenda Items**

25       One guest who did not identify himself asked a question on whether the Planning Commission would take  
26       comment tonight on Density (Agenda Item #7). Chair Heller responded by saying yes.

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28       No one spoke on any non-agenda items.

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30       **AGENDA ITEM #5: Public Hearing – Development Agreement for River Run Apartments to  
31       Grant Relief from NBMC 18.10.040(11) Multi-Family Maximum Building Size**

32       Jamie Burrell briefed the Commissioners on the proposed project and development agreement between the city  
33       and River Run Apartments.

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35       Chair Heller opened the Public Hearing at 7:04 PM.

36  
37       Ms. Burrell gave a summary of the proposed development agreement.

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39       Chair Heller called from the sign-up sheet for the first person to speak at 7:12 PM.

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

42  
43       Clayton Moe, 43805 SE Tanner Road, North Bend, WA, spoke.

44  
45       Mavis Sweasy, 16621 422<sup>nd</sup> Ave. SE, North Bend, WA, spoke.

46  
47       Holly Brown, North Bend Associates (the Applicant for River Run Apartments), 3301 Monte Villa Parkway,  
48       Suite 101, Bothell, WA, spoke.

1 Ms. Burrell advised the Chair that a comment letter had been received from citizen Gary Fancher, and the  
2 Commissioners have a copy of his letter.

3  
4 Chair Heller closed the Public Hearing at 7:22 PM.

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6 **AGENDA ITEM #6: Planning Commission Deliberation and Recommendation on Development**  
7 **Agreement for River Run Apartments**

8 There was discussion, including questions and answers, between the Commissioners, the Applicant's  
9 Representative Holly Brown, and city staff. Ms. Burrell told the Commission that the Council Committee will be  
10 reviewing this Development Agreement.

11  
12 Commissioner McFarland made a Motion to Approve the Development Agreement for River Run Apartments  
13 with North Bend Association LLC as presented. Commissioner Boevers seconded the Motion.

14  
15 Commissioner Towe made a friendly amendment to Commissioner McFarland's Motion, to amend on page 3 of  
16 the Agreement the date in the sentence "The Developer shall pay the park, transportation, and fire impact fees as  
17 would have been due on October 3, 2018" to "January 1, 2019", and to strike the words "would have been" from  
18 the sentence. Commissioner McFarland accepted Commissioner Towe's friendly amendment. There was  
19 continued discussion of the Development Agreement.

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21 A Vote was called for on Commissioner Towe's friendly amendment. The Vote was 4:1 (Boevers).  
22 Commissioner Towe's friendly amendment to Commissioner McFarland's original Motion was Approved.

23  
24 Commissioner Towe made a second friendly amendment to Commissioner McFarland's original Motion to add  
25 "where-as a purpose of this Development Agreement is to increase the number of trees retained beyond that  
26 which was authorized under the prior development proposal." Commissioner McFarland accepted Commissioner  
27 Towe's second friendly amendment.

28  
29 A Vote was called for on Commissioner Towe's second friendly amendment. The Vote was 5:0. Commissioner  
30 Towe's second Friendly Amendment to Commissioner McFarland's original Motion was Approved.

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32 Commissioner Towe made a third friendly amendment to Commissioner McFarland's original Motion to include  
33 "where-as this development agreement provides the applicant additional cost certainty that meets HUD funding  
34 requirements." Commissioner McFarland accepted Commissioner Towe's third friendly amendment.

35  
36 A Vote was called for on Commissioner Towe's third friendly amendment. The Vote was 5:0. Commissioner  
37 Towe's third friendly amendment to Commissioner McFarland's original Motion was Approved.

38  
39 Chair Heller repeated Commissioner McFarland's original motion and called for a vote to Approve the  
40 Development Agreement for River Run Apartments with North Bend Association LLC as presented and amended  
41 at tonight's meeting. The Vote was 4:1 (Ryon). The Motion was Approved.

42  
43 **AGENDA ITEM #7: Initial Planning Commission Feedback and Direction for Potential Medium**  
44 **Density Residential Zone**

45 Commissioner McFarland brought up a Point of Order, to strike from tonight's agenda discussion of Agenda Item  
46 #7 until the next meeting. and to discuss Agenda Item #8. There was consensus by the Commissioners to agree  
47 with Commissioner McFarland's suggestion.

48  
49 There was brief discussion between the Commissioners and city staff on a mixed-use development in Snoqualmie,  
50 a city inter-active development map and its availability, and bringing to the next meeting information on tiny  
51 homes.

52  
53 **AGENDA #8: Anticipated Planning Commission Work Plan for 2019**

54 Mike McCarty and Ms. Burrell briefed the Commissioners on the work plan for 2019.

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2 Commissioner McFarland made a Motion to extend tonight's meeting 15 additional minutes if needed.  
3 Commissioner Boevers seconded the Motion. The Vote was 5:0. The Motion was Approved.

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5 The was continued discussion, including questions and answers, between the Commissioners and city staff on the  
6 2019 work plan.

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**Upcoming Agenda Items:**

8  
9 1. December 27: No Planning Commission Meeting – Happy Holidays  
10 2. January 10: Public Hearing and Planning Commission Deliberation on NBMC 14.20, Shoreline  
11 Regulations

12  
**For the Good of the Order**

13 There were holiday best wishes offered. No one else spoke on any subject for the good of the order.

14  
**AGENDA #9: ADJOURNMENT**

15 The meeting was adjourned at 9:14 PM.

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**NEXT PLANNING COMMISSION MEETING:**

17 The next Planning Commission meeting will be held January 10, 2019 at the North Bend City Hall.

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ATTEST:

21  
22 Scott Heller (Chair)

23  
24 Jamie Burrell, City of North Bend