

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

Thursday, January 10, 2019 at 7:00 PM

North Bend City Hall, 211 Main Avenue North, 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 7:00 PM.

ROLL CALL

Planning Commissioners present: Jim Boevers, Scott Greenberg, Scott Heller (Chair), Mary Miller, and Richard Ryon. Commissioner McFarland and Commissioner Towe were unable to attend and have been excused from tonight's meeting. Guest: Lennard Jordan, Senior Shoreline Planner, Shorelands & Environmental Assistance Program at Department of Ecology; City Staff Present: Mike McCarty, Senior Planner; Jamie Burrell, Senior Planner.

AGENDA ITEM #2: Approval of Agenda

The Agenda for tonight's meeting was Approved.

AGENDA ITEM #3: Approval December 13, 2018 Planning Commission Meeting Minutes

There was a correction on page 2, line 21: Commissioner Boevers was the dissenting vote, not Commissioner Ryon. The Minutes for the December 13, 2018 meeting were Approved, as amended.

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

No one spoke on any non-agenda items.

**AGENDA ITEM #5: Public Hearing – Amendments to NBMC 18.10.050 Performance Standards
Regarding Outdoor Car Storage**

Jamie Burrell briefed the Commissioners on the the Amendments to NBMC 18.10.050 Performance Standards, and the reasons for making the Amendments.

Chair Heller opened the Public Hearing at 7:08 PM. There were no public in attendance at tonight's meeting.

Chair Heller closed the Public Hearing at 7:08 PM.

AGENDA ITEM #6: Planning Commission Deliberation and Recommendation – Amendments to NBMC 18.10.050 Performance Standards Regarding Outdoor Car Storage

There was discussion between the Commissioners and city staff, including questions, answers, and proposed edits concerning the amendments to NBMC 18.10.050 Performance Standards.

Commissioner Greenberg made a Motion to Approve the Amendments to NBMC 18.10.050 Performance Standards, as amended at tonight's meeting. Commissioner Miller seconded the Motion. The Vote was 5:0. The Motion was Approved.

AGENDA ITEM #7: Public Hearing – Amendments to NBMC 14.20, Shoreline Regulations

Ms. Burrell gave a briefing on comments received and passed a copy of an email exchange between city staff and Jean Buckner, a North Bend citizen.

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2 Chair Heller opened the Public Hearing at 7:39 PM. No one spoke during the Public Hearing.
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4 Chair Heller closed the Public Hearing at 7:39 PM.
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6 After the Public Hearing was closed, Ms. Burrell continued her briefing concerning Amendments to NBMC 14.20
7 Shoreline Regulations.
8

9 **AGENDA #8: Planning Commission Deliberation and Recommendation – Amendments to NBMC**
10 **14.20, Shoreline Regulations**

11 There was discussion of the Amendments to NBMC 14.20, including questions, answers, and proposed edits,
12 between the Commissioners, city staff, and Lennard Jordan, Senior Shoreline Planner, Shorelands &
13 Environmental Assistance Program at Department of Ecology.
14

15 Commissioner Greenberg made a Motion to Approve the Amendments to NBMC 14.20 Shoreline Regulations, as
16 amended on January 3, 2019 and at tonight's meeting. Commissioner Boevers seconded the Motion. The Vote
17 was 5-0. The Motion was Approved.
18

19 **AGENDA #9 Initial Planning Commission Feedback and Direction for Potential Medium Density**
20 **Residential Zone**

21 Mike McCarty briefed the Commissioners on the potential Medium Density Residential Zone, including specific
22 areas within the city where the Medium Density Residential Zone could be applied.
23

24 There was discussion, including questions and answers, between the Commissioners and city staff concerning a
25 Medium Density Residential Zone.
26

27 Commissioner Ryon made a Motion to continue tonight's meeting to 9:30 PM as needed. Commissioner Boevers
28 seconded the Motion. The Vote was 5-0. The Motion was Approved.
29

30 There was continued discussion, including questions and answers, between the Commissioners and city staff
31 concerning a Medium Density Residential Zone.
32

33 There was a consensus among the Commission to put out to the public that a Medium Density Residential Zone is
34 being considered and to include the areas in the city where the new zones could be applied.
35

36 **Upcoming Agenda Items:**

- 37 1. Introduction – Potential Development Agreement to allow Marijuana Retail at 1310 E. North Bend Way
- 38 2. Introduction – Parks Element Amendments addressing Trail Plan Map and Bicycle Route Map
- 39 3. Introduction – NBMC 17.25 Amendments, Residential Recreation and Open Space Standards

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41 Mr. McCarty briefed the Commissioners on upcoming Agenda Items.
42

43 **AGENDA #10: ADJOURNMENT**

44 The meeting was adjourned at 9:29 PM.
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46 **NEXT PLANNING COMMISSION MEETING:**

47 The next Planning Commission meeting will be held January 24, 2019 at the North Bend City Hall.
48

49 ATTEST:
50

51 Scott Heller (Chair)

52 Jamie Burrell, City of North Bend