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

Thursday, January 24, 2019 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, *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: Scott Greenberg, Scott Heller (Chair), Rob McFarland, Mary Miller, Richard Ryon, and Gary Towe. Commissioner Boevers was unable to attend and has been excused from tonight's meeting. Guest: Cliff Gehrett, Issaquah Cannabis; City Staff Present: Mike McCarty, Senior Planner; David Miller, Community & Economic Development Director; and Ken Hearing, Mayor.

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

16 The Agenda for tonight's meeting was Approved.

17 **AGENDA ITEM #3: Approval January 10, 2019 Planning Commission Meeting Minutes**

18 The Minutes for the January 10, 2019 meeting were Approved.

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

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

21 **AGENDA ITEM #5: Introduction – Potential Development Agreement to Allow Marijuana Retail
on Property on East North Bend Way**

22 David Miller gave an overview of the Developer Agreement process.

23 Mr. Miller stated that the Applicant, Mr. Cliff Gehrett, is in attendance at tonight's meeting.

24 Mr. Miller briefed the Commissioners and guests on the current status of the potential Developer Agreement to allow marijuana retail on property along East North Bend Way. Mr. Miller stated that there will be a Public Hearing for this issue at the next Planning Commission Meeting on February 13, 2019.

25 There was a discussion, including questions and answers, between the Commissioners, city staff, and the Applicant Cliff Gehrett, concerning retail marijuana on property along East North Bend Way.

26 There was a consensus by the Planning Commission to allow the Applicant to brief them on his development proposal. Mr. Gehrett spoke to the Commission and discussed his proposal. During Mr. Gehrett's briefing, there were questions and answers between the Planning Commissioners, city staff, and Mr. Gehrett.

27 There was expansion of the discussion to include a guest in attendance. Michael Thomas asked a question of Mr. Gehrett on medical marijuana. Mr. Gehrett provided an answer.

28 Commissioner Towe had a point of order, that questions and inner action with the public should be withheld until the Public Hearing.

1 The Commissioners and city staff discussed and reviewed the draft Development Agreement page by page, and
2 included edit suggestions by the Commissioners.

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4 Commissioner McFarland made a Motion to extend tonight's meeting time by 30 minutes, as necessary. An
5 unknown Commissioner seconded the Motion. The Vote was 6:0. The Motion was Approved.

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7 The Commissioners and city staff continued discussion and review of the draft Development Agreement page by
8 page, and included edit suggestions by the Commissioners.

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10 **AGENDA ITEM #6: Introduction – Amendments to NBMC 17.25, Residential Recreation and**
11 **Open Space Standards**

12 Mike McCarty briefed the Commissioners on the proposed Amendments to NBMC 17.25, Residential Recreation
13 and Open Space Standards, and advised there will be a joint Planning & Parks Commission Meeting at the
14 February 28, 2019 Meeting.

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16 There was discussion between the Commissioners and city staff regarding the proposed amendments to NBMC
17 17.25.

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19 **Upcoming Agenda Items:**

20 1. February 13 (Special Wednesday Meeting Time) Public Hearing and PC Recommendation –
21 Development Agreement to allow Marijuana Retail on E. North Bend Way
22 2. February 28 – Joint Planning Commission and Parks Commission Public Hearing and Recommendation
23 on NBMC 17.25 Amendments, and Amendments to the Bicycle and Trail Map of the Comprehensive
24 Plan
25 3. February 28 – Introduction – Amendments to Temporary Use Regulations to enable food trucks and other
26 longer-term temporary uses

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28 **AGENDA ITEM #7: Adjournment**

29 The meeting was adjourned at 9:35 PM.

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31 **NEXT PLANNING COMMISSION MEETING:**

32 The next Planning Commission meeting will be held February 13, 2019 at the North Bend Senior Center.

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34 ATTEST:

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36
37 Scott Heller (Chair)

Mike McCarty, City of North Bend