

NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Thursday, April 11, 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 7:02 PM.

ROLL CALL

Planning Commissioners present: Jim Boevers, Scott Heller (Chair), Richard Ryon, and Gary Towe. Commissioner McFarland, Commissioner Greenberg, and Commissioner Miller were unable to attend and have been excused from tonight's meeting. City Staff Present: Mike McCarty, Senior Planner; Jesse Reynolds, Senior Long Range Planner; and David Miller, Director of Community & Economic Development.

AGENDA ITEM #2: Approval of Agenda

The Agenda for tonight's meeting was Approved.

AGENDA ITEM #3: Approval March 11, 2019 Planning Commission Meeting Minutes

The Minutes for the March 11, 2019 Planning Commission meeting were Approved.

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

Chair Heller asked if anyone wished to speak on any non-agenda item.

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

AGENDA ITEM #5: Development Constraints Analysis As It Relates to Future Land Use Designations and Zoning

Senior Long Range Planner Jesse Reynolds briefed the Commissioners and guests on the Development Constraints and gave a PowerPoint presentation to the Commissioners on each of the individual full and partial constraints. Mr. Reynolds explained the definition of "full" and "partial" constraints. During Mr. Reynolds presentation, there were questions and comments made by the Commissioners, and discussion with city staff.

During this Agenda discussion, Chair Heller allowed Michael Thomas three minutes to speak on the issue.

At 7:56 PM, Michael Thomas, 1231 LaForest Drive SE, North Bend, WA, spoke.

AGENDA ITEM #6: CED Director Discussion: Recent Concurrency Amendments Adopted by Council (Ordinance 1683) and Wastewater Treatment Plant Improvements

David Miller briefed the Commissioners and guests on the Concurrency Amendments that were adopted by Council per Ordinance 1683. During Mr. Miller's briefing, there were comments and questions posed by the Commissioners.

Mr. Miller briefed the Commissioners and guests on the city's Wastewater Treatment Plant improvements, and explained the Phase 1 and Phase 2 portions of the project. During Mr. Miller's briefing, there were comments and questions posed by the Commissioners.

1 Mike McCarty briefed the Commissioners of Council actions on recent Planning Commission recommendations.

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3 At 8:50 PM, Chair Heller allowed Michael Thomas to speak and ask the following questions:

- 4 - What is the capacity of the Wastewater Treatment Plant for Phase 2 and what is the 9% of that capacity.
- 5 - At what point does the city exhaust the capacity of the plant after Phase 2, and when will we need a new
- 6 plant.
- 7 - How does the city account for the increase in capacity from spikes in visitors that tourism and any
- 8 possible new development will create.
- 9

10 Mr. Miller addressed Mr. Thomas's questions.

11
12 Mr. McCarty and Mr. Miller briefed the Commissioners on the marijuana retail development project.

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14 **AGENDA ITEM #7: Election of Chair and Vice Chair for 2019**

15 There was a consensus among the Commissioners to table the election of a new Chair and Vice Chair to another

16 meeting, since there are three absent Commissioners at tonight's meeting.

17

18 **For the Good of the Order**

19 Chair Heller asked if anyone had anything for the good of the order.

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21 Chair Heller advised that both his and Commissioner Ryon's term as Planning Commissioner is up in May, and

22 neither of them will be renewing for another term.

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24 **AGENDA ITEM #7: Adjournment**

25 The meeting was adjourned at 9:00 PM.

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27 **Upcoming Agenda Items – April 28, 2019 Meeting:**

- 28 1. Amendments to NBMC 18.22, Temporary Use Regulations
- 29 2. Critical Areas Ordinance/Comprehensive Plan Critical Area Map amendments
- 30 3. (Note Marijuana Retail Development Agreement Applicant is no longer pursuing the previously
- 31 considered property, so this topic will not be on a future Agenda)
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- 33

34 **NEXT PLANNING COMMISSION MEETING:**

35 The next Planning Commission meeting will be held April 25, 2019 at North Bend City Hall.

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37 ATTEST:

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40 Scott Heller, Chair

Mike McCarty, City of North Bend