

NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Thursday, June 13, 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: Heather Koellen, Rob McFarland, Mary Miller, Susan Torguson, and Gary Towe (Chair). Commissioner Greenberg and Commissioner Boevers were unable to attend and have been excused from tonight's meeting. City Staff Present: Mike McCarty, Senior Planner; David Miller, Community & Economic Development Director. Guest: Captain Nick Almquist, Snoqualmie/North Bend Police Department.

AGENDA ITEM #2: Approval of Agenda

The Agenda for tonight's meeting was Approved.

AGENDA ITEM #3: Approval May 23, 2019 Planning Commission Meeting Minutes

The Minutes for the May 23, 2019 Planning Commission meeting were Approved.

AGENDA ITEM #4: Opportunity for Public Comment (Please Reserve Comments on the Public Hearing Topic for the Public Hearing)

Chair Towe asked if anyone wished to speak on any item other than the Public Hearing for Marijuana Retail. No one so spoke.

AGENDA ITEM #5: Public Hearing – Development Agreement to Allow Marijuana Retail at 320 SW Mount Si Boulevard

Chair Towe explained the process that will be followed for the Public Hearing, and that the Public Hearing will not be closed at tonight's meeting, but continued to a future Planning Commission Meeting.

Mike McCarty gave an introduction to the proposed Developer Agreement, and briefed the Commissioners and guests on the parameters of the sale of retail marijuana, tax revenues, potential impacts, social concerns, appropriate locations for use, security concerns, and comments received.

Mr. McCarty stated that the Applicant, Mr. Cliff Garrett, is here at tonight's meeting.

Mr. McCarty said that one of the comments received was from an adjacent property owner at Mountain Valley Center whose concerns were that the new retail would not comply with the Center's Covenants, Conditions, and Restrictions (CC&Rs). Mr. McCarty stated that CC&Rs are a private agreement for the users within the Center, and that the Applicant wished to have time to speak with this other property owner. Because of this, the Public Hearing tonight will be continued to a future Planning Commission meeting.

David Miller stated that since CCR's are a private agreement, and not regulated by the city, it is a civil matter.

Mr. Miller gave a summary on the reasons for a Development Agreement.

Chair Towe gave the Applicant an opportunity to speak before the Public Hearing begins.

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2 Clifford Garrett, 8809 NE 10th Street, Medina, WA, spoke.

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4 Chair Towe opened the Public Hearing at 7:20 PM, and called for people who wished to speak from the sign-in
5 sheet provided for tonight's meeting.

6
7 Rich Wiltshire, 249 Bendigo Blvd. S., North Bend, WA, spoke.

8
9 Tim Williams, 320 SW Mt. Si Blvd. #101 & 102, North Bend, WA, spoke. Mr. Williams identified himself as
10 President and CEO of the Sno-Falls Credit Union.

11
12 Lorraine Ellum, 1241 NE 89th St., Seattle, WA, spoke.

13
14 No one else offered to speak.

15
16 Mr. McCarty answered questions posed during the Public Hearing.

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18 Mr. Miller stated that because it is a contract, the City Council can terminate the Developer Agreement if the
19 Agreement is perceived to be violated.

20
21 Mr. Miller and Mr. McCarty continued briefing the Commissioners and guests on the specifics of the Agreement.

22
23 **AGENDA ITEM #6: Planning Commission Deliberation and Possible Recommendation –**
24 **Development Agreement to Allow Marijuana Retail at 320 SW Mount Si Boulevard**

25 There was discussion between the Commissioners, the Applicant Mr. Garrett, Captain Nick Almquist of the
26 Snoqualmie/North Bend Police Department, and city staff, including questions, answers, proposed edits, and
27 comments made during the Public Hearing concerning the proposed Development Agreement.

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29 A citizen was allowed to comment during this discussion. Syd Severe, 2212 168th Ave. NE, Bellevue, WA,
30 spoke. Ms. Severe identified herself as working for SB31 LLC, which the Applicant is purchasing the property
31 from.

32
33 There was continued discussion between the Applicant, Commissioners, and city staff concerning the proposed
34 Development Agreement. Commissioner McFarland said that some data submittal from Sno-Falls Credit Union
35 would be helpful before the continued Public Hearing.

36
37 Mr. Miller asked the Applicant Mr. Garrett if he would be ready for the continuation of the Public Hearing in two
38 weeks, or if he would prefer one month. Mr. Garrett responded to say one month.

39
40 Chair Towe asked for a Motion to continue the Public Hearing to the July 11, 2019 Planning Commission
41 Meeting.

42
43 Commissioner McFarland made a Motion to continue the Public Hearing for the Development Agreement to
44 Allow Marijuana Retail at 320 SW Mount Si Boulevard to the July 11, 2019 Planning Commission Meeting.
45 Commissioner Miller seconded the Motion. The Vote was 5:0. The Motion was Approved.

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47 Chair Towe told the public in attendance that as the Public Hearing is being continued, the opportunity to provide
48 comment is still available.

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50 **AGENDA ITEM #7: Adjournment**

51 The meeting was adjourned at 8:03 PM.

52
53 **For the Good of the Order**

54 Chair Towe asked if anyone had any other business for tonight. No one so spoke.

1 **Upcoming Agenda Items – June 27, 2019 Meeting**

- 2 1. (If no recommendation tonight): Planning Commission Recommendation – Marijuana Retail
3 Development Agreement
4 2. Presentation on affordable housing projects and discussion on code amendments and incentives to enable
5 such projects (Dahlin Architectural Group)
6 3. Introduction – New NBMC Chapter on cargo/storage containers (Jamie Burrell)
7

8 **NEXT PLANNING COMMISSION MEETING:**

9 The next Planning Commission meeting will be held June 27, 2019 at North Bend City Hall.

10
11 ATTEST:

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13 _____
14 Gary Towe, Chair

Mike McCarty, City of North Bend