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NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Thursday, November 14, 2019 at 7:00 PM
North Bend City Hall,
920 SE Cedar Falls Way, 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: James Boevers, Scott Greenberg (Vice Chair), Rob McFarland, Mary Miller,
14 and Suzan Torguson. Commissioner Koellen and Chair Towe were unable to attend and have been excused from
15 tonight's meeting. City Staff Present: David Miller, Economic Development Director.

16
17 **AGENDA ITEM #2: Approval of Agenda**

18 The Agenda for tonight's meeting was Approved.

19
20 **AGENDA ITEM #3: Approval October 24, 2019 Planning Commission Meeting Minutes**

21 The Minutes for the October 24, 2019 meeting were Approved.

22
23 **AGENDA ITEM #4: Opportunity for Public Comment**

24 Vice Chair Greenberg asked if anyone in attendance would like to comment on any subject. No one so spoke.

25
26 **AGENDA ITEM #5: Public Hearing – Minor Amendments to NBMC 17.28 Boundary Line**
Adjustments Clarifying Submittal Requirements

27 David Miller said that the Commissioners have received the red-line version of the proposed Amendments with
28 the changes and adjustments clarifying the submittal requirements that were discussed at the previous meeting.

29
30 Vice Chair Greenberg opened the Public Hearing at 7:04 PM and asked if anyone in attendance would like to
31 comment on this Agenda Item. No one so spoke.

32
33 Vice Chair Greenberg closed the Public Hearing at 7:05 PM.

34
35 **AGENDA ITEM #6: Planning Commission Deliberation and Recommendation – NBMC 17.28**
Amendments

36 There was discussion between the Commissioners and Mr. Miller on the proposed changes to NBMC 17.28.
37 During discussion, Commissioners made minor wordsmith changes.

38
39 Commissioner Torguson made a Motion to Approve the proposed changes to NBMC 17.28 Boundary Line
40 Adjustments, as amended at tonight's meeting. Commission Miller seconded the Motion. The Vote was 5-0.
41 The Motion was Approved.

42
43 **AGENDA ITEM #7: Public Hearing – Amendments to NBMC 17.20 Binding Site Plans**
Addressing Condominiums and Clarifying Review Process

44 Mr. Miller said that the Commissioners have received the red-line version of the proposed Amendments with the
45 changes and adjustments that were discussed at the previous meeting, and that the Commissioner's comments
46 have been incorporated into this latest version.

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2 Vice Chair Greenberg opened the Public Hearing at 7:14 PM and asked if anyone in attendance would like to
3 comment on this Agenda Item. No one so spoke.
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5 Vice Chair Greenberg closed the Public Hearing at 7:15 PM.
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7 **AGENDA ITEM #8: Planning Commission Deliberation and Recommendation – NBMC 17.20**
8 **Amendments**

9 There was discussion between the Commissioners and Mr. Miller on the proposed changes to NBMC 17.28.
10 During discussion, Commissioners made suggestions for minor changes and had questions for Mr. Miller.
11

12 Commissioner McFarland said that he would consider abstaining from the vote as he is not comfortable with
13 voting when he is not confident he understands what the intent of section NBMC 17.20.040 is for on Alterations.
14

15 Mr. Miller answered by saying if it is the wish of the Commission to have the Commission clarify the Alterations
16 Section, it can be re-titled to “Alterations After Approval of the Preliminary and Final Binding Site Plan”, thereby
17 defining what the Commission is approving.
18

19 Commissioner McFarland said he could agree with the re-titled NBMC 17.20.040 from simply “Alterations” to
20 “Alterations to an approved Final Binding Site Plan” and dropping the word “preliminary”. Then Section C
21 becomes A, and to change A to read “*Alteration to an approved final binding site plan* that result in any
22 substantial changes as determined...continues”). No change to 17.20.040B, and then eliminate the remaining
23 Section C (that was changed from A).
24

25 Mr. Miller stated that he would then bring the final version back (or email) to Commission to confirm the changes
26 were made.
27

28 Commissioner McFarland made a Motion to Approve the proposed changes to NBMC 17.20 Binding Site Plans,
29 as amended at tonight’s meeting. Commission Torguson seconded the Motion. The Vote was 5-0. The Motion
30 was Approved.
31

32 **For the Good of the Order**

33 Vice Chair Greenberg asked if there was anything for the good of the order.
34

35 Mr. Miller advised the Commissioners of the process for new Planning Commission Members, and the
36 advertisement for the soon to be open Commission Seats.
37

38 Commissioner McFarland said he will turn in his resignation to the City for the Planning Commission effective
39 December 31, 2019, and encouraged others not going into 2020 to do the same.
40

41 **AGENDA ITEM #9: Adjournment**

42 The Meeting was adjourned at 7:55 PM.
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44 **NEXT PLANNING COMMISSION MEETING:**

45 The next Planning Commission meeting will be January 23, 2020 at North Bend City Hall.
46

47 ATTEST:
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49
50 Scott Greenberg, Vice Chair

David Miller, City of North Bend