

**NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, February 13, 2020 at 7:00 PM  
North Bend City Hall,  
920 SE Cedar Falls Way, 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](http://www.northbendwa.gov), under: Government - Boards & Commissions - Planning Commission - Meeting Audio*

**CALL TO ORDER**

The meeting was called to order at 7:01 PM.

**ROLL CALL**

Planning Commissioners present: Judy Bilanko, James Boevers, Heather Bush, Scott Greenberg (Vice Chair), and Olivia Moe. Commissioner Torguson and Chair Towe were unable to attend and have been excused from tonight's meeting. City Staff Present: Mike McCarty, Senior Planner; Brian Tucker, Public Works Project Manager; David Miller, Interim City Administrator.

**AGENDA ITEM #2: Approval January 23, 2020 Planning Commission Meeting Minutes**

The Minutes for the January 23, 2020 meeting were Approved.

**AGENDA ITEM #3: Opportunity for Public Comment**

Vice Chair Greenberg asked if anyone wished to speak on any item that is not scheduled for a Public Hearing tonight. No one so spoke.

**AGENDA ITEM #4: Approval of Agenda and Consent Agenda**

Vice Chair Greenberg noted that there are no consent agenda items at tonight's meeting. Also, Vice Chair Greenberg would like to amend the agenda by switching places on Items 5 and 6.

The Agenda for tonight's meeting was Approved, as amended.

**AGENDA ITEM #5 (Originally Agenda Item #6): Snoqualmie Valley Athletic Center Development Agreement Amendment:**

**1. Introduction by Staff (Mike McCarty)**

Mike McCarty briefed the Commissioners and guests on the scope of the project, that it will consist of two phases, and the project's history since the original submittal and the initial Developer's Agreement. Mr. McCarty also briefed those present on the situation with the sewer and that there is no service to that part of town, and that a Utility Local Improvement District (ULID) is in the process of forming. That changed the Developer's Agreement which would allow the Applicant to participate in that ULID and benefit from the extension of public sewer by contributing financially to that extension.

David Miller gave further specific details regarding the project. After the staff briefings, there was discussion between city staff and the Commissioners concerning the project and the proposed Developer's Agreement.

Mr. McCarty advised that two comment letters from the public had been received and are included in the Agenda Packet for tonight's meeting, as well as an emailed comment received today, which was handed out to the Commissioners.

Mr. Miller described the project as a strong economic initiative for the city.

1       **2. Public Hearing**

2       At 7:12 PM, Vice Chair Greenberg opened the Public Hearing.

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4       John Miller spoke. Mr. Miller did not provide his address.

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6       No one else spoke during the Public Hearing.

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8       At 7:14 PM, Vice Chair Greenberg closed the Public Hearing.

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10       **3. Planning Commission Deliberation and Possible Recommendation**

11       There was discussion between city staff and the Commissioners concerning the project and the proposed  
12       Developer's Agreement.

13  
14       Vice Chair Greenberg asked if anyone wanted to make a Motion. Commissioner Bilanko made a Motion to  
15       Recommend Approval of AB20-10, a resolution authorizing a First Amendment to the Developer Agreement with  
16       Bendigo Properties, LLC for the Snoqualmie Valley Athletic Complex. Commissioner Moe seconded the  
17       Motion. The Vote was 5-0. The Motion was Approved.

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19       **AGENDA ITEM #6: (Originally Agenda Item #5) Briefing from Council Retreat (David Miller)**

20       Mr. Miller briefed the Commissioners and guests on the Council Retreat held yesterday, February 12<sup>th</sup>. Mr.  
21       Miller said that any of the Power Point presentations made during the Retreat are available to the Commission if  
22       requested.

23  
24       There was discussion between city staff and the Commissioners concerning Mr. Miller's briefing of the Council  
25       Retreat.

26  
27       **AGENDA ITEM #7: Amendments to NBMC 14.16 Stormwater Regulations (and Associated**  
28       **Minor Reference Amendments) to Adopt the Current King County Surface Water Design Manual**

29       **1. Introduction by Staff (Mark Rigos)**

30       Mark Rigos was unable to attend tonight's meeting, and is being replaced by Brian Tucker, Public Works Project  
31       Manager.

32  
33       Brian Tucker briefed the Commissioners and guests on the city undertaking amendments to multiple sections of  
34       the North Bend Municipal Code in order to adopt certain sections of the King County Surface Water Design  
35       Manual.

36  
37       Mr. Tucker stated that the city recommends amendments to the North Bend Municipal Code related to adoption of  
38       the current version of the King County Surface Water Design Manual.

39  
40       **2. Public Hearing**

41       Vice Chair Greenberg opened the Public Hearing at 7:55 PM.

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43       No one spoke during the Public Hearing.

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45       Vice Chair Greenberg closed the Public Hearing at 7:55 PM.

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47       **3. Planning Commission Deliberation**

48       There was discussion, including questions asked and answered, between city staff and the Commissioners  
49       concerning the amendments to the North Bend Municipal Code related to adoption the current version of the King  
50       County Surface Water Design Manual.

51  
52       There was a consensus to move this item for the next meeting to the Consent Agenda.

1 **AGENDA ITEM #8: Introduction – Amendments to NBMC 18.40, Exterior Lighting Standards**  
2 **(Mike McCarty)**

3 Mr. McCarty briefed the Commissioners on the proposed amendments to NBMC 18.40 Exterior Lighting  
4 Standards, which are related to private development sites, not street lighting.  
5

6 There was discussion, including questions asked and answered, between city staff and the Commissioners  
7 concerning the proposed amendments to NBMC 18.40, Exterior Lighting Standards. Mr. McCarty stated that he  
8 would contact the Police to see if they want to have any input in the city's Exterior Lighting Standards.  
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10 **AGENDA ITEM #9: Adjournment by 9:00 Unless Otherwise Approved by Commission**

11 The Meeting was adjourned at 8:25 PM.  
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13 **Upcoming Agenda Items for February 27<sup>th</sup> Meeting:**

- 14 • PC Recommendation on Stormwater Regulation Amendments
  - 15 • Public Hearing – NBMC 18.40 Lighting Regulation Amendments (Mike McCarty)
- 16

17 **NEXT PLANNING COMMISSION MEETING:**

18 The next Planning Commission meeting will be February 27, 2020 at North Bend City Hall.  
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20 ATTEST:

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22 \_\_\_\_\_  
23 Scott Greenberg, Vice Chair

\_\_\_\_\_  
Mike McCarty, City of North Bend