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**NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, September 24, 2020 at 7:00 PM  
- Online Meeting -

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6     *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*

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8     **CALL TO ORDER**

9     The meeting was called to order at 7:00 PM.

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11     **ROLL CALL**

12     Planning Commissioners present: Judy Bilanko, James Boevers, Heather Bush, Scott Greenberg, Olivia Moe and  
13     Gary Towe (Chair). Commissioner Torguson was unable to attend and was excused from tonight's meeting. City  
14     Staff Present: Mike McCarty, Senior Planner

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16     **AGENDA ITEM #2: Opportunity for Public Comment**

17     Chair Towe asked if anyone in attendance would like to comment on any subject. No one so spoke.

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19     **AGENDA ITEM #3: Approval of Agenda (no items this meeting for Consent Agenda)**

20     The Agenda for tonight's meeting was Approved.

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22     **AGENDA ITEM #4: Approval September 10, 2020 Planning Commission Meeting Minutes**

23     There was a change to the September 10, 2020 Draft Minutes. On Line 35, change the number of votes approved  
24     to 6-0, not 5-0. The Minutes for the September 10, 2020 meeting were Approved, as amended.

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26     **AGENDA ITEM #5: Wayne Seminoff Marijuana Retail Development Agreement – 43514 SE**  
27     **North Bend Way (Mike McCarty)**

28     a) **Staff Introduction**

29     Mike McCarty provided an introduction to this Agenda Item.

30     b) **Planning Commission deliberation and recommendation**

31     There was discussion between the Planning Commissioners and Mr. McCarty regarding this development  
32     proposal.

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34     There was a Motion by Commissioner Greenberg to delete Section 3.11 regarding Traffic Impact Fees.  
35     Commissioner Moe seconded the Motion. The Motion was Approved, 6-0.

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37     There was a Motion by Commissioner Bush to Approve the Development Agreement as amended at tonight's  
38     meeting. Commissioner Bilanko seconded the Motion. The Motion was Approved, 4-2 (Greenberg, Towe).

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40     **AGENDA ITEM #6: Development Agreement with Puget Western, Inc. to allow septic for Mario**  
41     **Site Light Industrial Development, subject to participation in Utility Local Improvement District**  
42     **to provide sewer service to area and connection to sewer once available (Jesse Reynolds)**

43     a) **Staff Introduction**

44     Jesse Reynolds briefed the Commissioners on the project, and introduced Mr. Joel Molander and Mr. Troy Nutter,  
45     both from Puget Sound Energy, who are attending tonight's virtual meeting. Both provided an overview of the  
46     proposed project.

47     b) **Public Hearing**

48     Chair Towe Opened the Public Hearing at 7:41 PM. No comments were received.

49     Chair Towe Closed the Public Hearing at 7:42 PM.

50     c) **Planning Commission deliberation**

   City of North Bend Planning Commission Minutes – September 24, 2020

1 There was discussion, including suggestions for edits, between the Commissioners and city staff on this proposed  
2 project.

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4 **AGENDA ITEM #7: Adjournment by 9:00 PM unless otherwise approved by Commission**

5 The meeting was adjourned at 8:18 PM.

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7 **Upcoming Agenda Items for October 8<sup>th</sup> Meeting:**

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- PC Recommendation – Puget Western Mario Site Light Industrial Development Agreement  
allowing Septic subject to ULID participation (Jesse Reynolds)
- Introduction – Creation of a new Medium Density Residential Zone (Mike McCarty)

11 The next Planning Commission meeting will be October 8, 2020 and will be held online.

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13 ATTEST:

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Gary Towe, Chair

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Mike McCarty, City of North Bend