

**NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, October 8, 2020 at 7:00 PM  
- Online Meeting -

*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 7:00 PM.

**ROLL CALL**

Planning Commissioners present: Judy Bilanko, James Boevers, Heather Bush, Scott Greenberg, Olivia Moe, Suzan Torguson, and Gary Towe (Chair). City Staff Present: Mike McCarty, Senior Planner; Jesse Reynolds, Economic Development Manager; and Rebecca Deming, Community & Economic Development Director.

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

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

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

The Agenda for tonight's meeting was Approved.

**AGENDA ITEM #4: Approval September 24, 2020 Planning Commission Meeting Minutes**

The Minutes from the September 24, 2020 Planning Commission were approved.

**AGENDA ITEM #5: Development Agreement with Puget Western, Inc. to allow septic system for Mario Site Light Industrial Development, subject to participation in Utility Local Improvement District to provide sewer service to area and connection to sewer once available (Jesse Reynolds)**

**a) Staff Introduction**

Economic Development Manager Jesse Reynolds introduced Commissioners to this Development Agreement.

**b) Planning Commission deliberation and recommendation**

Commissioner Torguson made a Motion to Approve the Development Agreement as written. Commissioner Moe seconded the Motion.

There was discussion between the Commissioners on this Agenda Item.

The vote was 6-1 (Greenberg) to Approve the Development Agreement as written. The Motion was Approved.

**AGENDA ITEM #6: Introduction – Missing Middle Housing, Medium Density Residential Zone, and Form Based Code (presentation only)**

Mr. Reynolds introduced to the Commissioners the grant available for this Agenda Item.

Senior Planner Mike McCarty introduced to the Commissioners Medium Density Residential typologies.

There was discussion, including questions asked and answers given, between the Commissioners and city staff on the proposed Medium Density Residential Zone. The Commission requested giving each area under consideration a number (example: Area 1, Area 2, Area 3).

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

The meeting was adjourned at 8:28 PM.

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

- 2 • **Introduction – Amendments to NBMC 18.11 to establish Medium Density Residential Zone**  
3 **(Mike McCarty)**

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5 The next Planning Commission meeting will be October 22, 2020 and will be held online.

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7 ATTEST:

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10 Gary Towe, Chair

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Mike McCarty, City of North Bend