

1
2
3
4

NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Thursday, October 22, 2020 at 7:00 PM
- Online Meeting -

5 *Please Note: A complete audio recording of this meeting is available on the City of North Bend website,
6 www.northbendwa.gov, under: Government - Boards & Commissions - Planning Commission - Meeting Audio*

7

CALL TO ORDER

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

9

ROLL CALL

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

13

AGENDA ITEM #2: Opportunity for Public Comment

14 Chair Towe asked if anyone online in attendance would like to comment on any subject.

15 Mr. Marcus Morissette made comment on water availability.

16

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

17 The Agenda for tonight's meeting was Approved.

18

AGENDA ITEM #4: Approval October 8, 2020 Planning Commission Meeting Minutes

19 The Minutes from the October 8, 2020 Planning Commission were approved.

20

**AGENDA ITEM #5: Introduction – Amendments to NBMC 18.11 Cottage Residential, to convert
21 it into a Medium Density Residential Zone (Mike McCarty)**

22 a) **Seeking recommendation on areas of the North Bend Zoning Map to include within the
23 Medium Density Residential Zone and notify property owners**

24 Mike McCarty advised the Commissioners on areas to consider when deliberating this Agenda Item, including
25 Key area is an existing Low Density Residential (LDR) Zone; Additional LDR areas 1, 2, 3 around the
26 Downtown Commercial (DC) Zone: Area 1 just east of North Bend and Cedar Falls Way; Area 2 just west of the
27 Snoqualmie Valley Trail; Area 3 just west of downtown, across from Bartell's.

28 b) **Planning Commission deliberation on Draft Amendments to NBMC 18.11**

29 There was discussion and deliberation between the Commissions and city staff on this Agenda Item.

30 Chair Towe requested more data on why the city is considering this change.

31 There was an idea floated to present at the Public Hearing the question split into two: a. areas to include, and b.
32 proposed amendments & typologies.

33 There was a consensus among the Commissioners to include the Owner Occupancy requirements in the Draft
34 Amendment.

35 Commissioner Torguson said she will recuse herself from part of the discussion involving properties she owns.

36 There was continued discussion between the Commissioners and city staff concerning this proposed amendment,
37 including questions, answers, and edit suggestions.

1 **AGENDA ITEM #6: Adjournment by 9:00 PM unless otherwise approved by Commission**

2 The meeting was adjourned at 8:40 PM.

3

4 **Upcoming Agenda Items for November 12th Meeting:**

5 • Public Hearing – Amendments to NBMC 18.11 and North Bend Zoning Map to establish Medium
6 Density Residential Zone (Mike McCarty)
7 • Introduction – Form Based Code in Downtown Commercial Zone (Jesse Reynolds)

8

9 The next Planning Commission meeting will be November 12, 2020 and will be held online.

10

11 ATTEST:

12

13

14 Gary Towe, Chair

Mike McCarty, City of North Bend