

**NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, November 12, 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 7:05 PM.

**ROLL CALL**

Planning Commissioners present: Judy Bilanko, Heather Bush, Scott Greenberg (Vice-Chair), and Olivia Moe. Commissioner Torguson has recused herself from tonight's meeting as she owns property that could be subject to the proposed amendments and won't be attending tonight's meeting. Commissioner Boevers, and Chair Towe were unable to attend, and have been excused from tonight's meeting. 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**

No one spoke on any non-agenda item.

**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 October 22, 2020 Planning Commission Meeting Minutes**

Two items were noted by the Commissioners to change. Line 45: change "tenure report" to "requirements for owner occupancy"; and Line 57: change to upcoming date of November 12, 2020. The Minutes from the October 22, 2020 Planning Commission were approved as amended.

**AGENDA ITEM #5: Introduction – Amendments to the North Bend Zoning Map and NBMC Title 18, Zoning, to establish a new Medium Density Residential Zone (Mike McCarty)**

a) **Staff Introduction**

There was a staff introduction of this proposed Amendment.

b) **Public Hearing**

Vice-Chair Greenberg opened the Public Hearing.

Ewing Stringfellow, North Bend, WA, submitted written comments and had nothing to add.

Joe Eddings, 43438 SE North Bend Way, North Bend, WA, spoke.

Ward & Vicky Bettes, 225 Sydney Ave. South, North Bend, WA, spoke.

Jesse Thompson, 231 Sydney Ave. South, North Bend, WA, spoke.

Anders Larson Tevis, no address provided, submitted written comments and spoke at Public Hearing.

Lindsey Andrews, 540 SE 5<sup>th</sup> St., North Bend, WA, spoke.

Kevin Brewster, 428 Orchard Ave. SE, North Bend, WA, spoke.

Gardiner Vinnedge, 205 Taylor Ave. South, North Bend, WA, spoke.

1  
2 Keith Stringfellow, no address provided, spoke.

3  
4 Liz Davis, 225 Taylor Ave. South, North Bend, WA, spoke.

5  
6 Thorsen North, 249 Taylor Ave. South, North Bend, WA, spoke.

7  
8 Sandra Larsen Tavis submitted written comments.

9  
10 Wendy Thomas, 721 E. North Bend Way, North Bend, WA, spoke.

11  
12 Vice-Chair Greenberg closed the Public Hearing at 8:12 PM.

13  
14 **c) Planning Commission deliberation**

15 There was discussion between the Commissioners and city staff concerning the proposed Amendments.

16  
17 Commissioner Moe made a Motion to Approve the proposed Amendments as presented, except to eliminate Area  
18 3. Commissioner Bilanko seconded the Motion. The Motion was Approved, 4-0.

19  
20 **AGENDA ITEM #6: Adjournment by 9:00 PM unless otherwise approved by Commission**

21 The meeting was adjourned at 8:47 PM.

22  
23 **Upcoming Agenda Items for November 12<sup>th</sup> Meeting:**

- 24 • **Planning Commission recommendation – New Medium Density Residential Zone (Mike McCarty))**

25  
26 The next Planning Commission meeting will be December 10, 2020 and will be held online.

27  
28 ATTEST:

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30 \_\_\_\_\_  
31 Scott Greenberg, Vice Chair

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Mike McCarty, City of North Bend