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NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Thursday, March 11, 2021 at 7:00 PM
Virtual 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,*
7 www.northbendwa.gov*, under: Government - Boards & Commissions - Planning Commission - Meeting Audio*

8

CALL TO ORDER

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

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ROLL CALL

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

16

AGENDA ITEM #2: Opportunity for Public Comment

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18 There were no public comments offered.

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AGENDA ITEM #3: Approval of Agenda

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21 The Agenda for tonight's meeting was Approved.

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AGENDA ITEM #4: Election of Planning Commission Chair and Vice Chair (2 year terms per

Planning Commission Procedures)

23
24 Commissioner Torguson nominated Commissioner Judy Bilanko as Chair of the Planning Commission and
25 nominated herself as Vice Chair. Commissioner Bilanko accepted the nomination.

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27 The Commissioners voted 7-0 in favor of Judy Bilanko as Chair and Suzan Torguson as Vice Chair of the Planning
28 Commission.

29

AGENDA ITEM #5: Approval February 25, 2021 Planning Commission Meeting Minutes

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31 Chair Towe and Commissioner Boevers abstained from this vote, as they were not present at this meeting.

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33 The Minutes for the February 25, 2021 were Approved.

34

AGENDA ITEM #6: Form Based Code – Deliberation and Recommendation (Jesse Reynolds)

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36 Economic Development Manager Jesse Reynolds provided a brief re-introduction of Form Based Code for the
37 Downtown Commercial Zone. Mr. Reynolds noted that the Commission had received one additional comment
38 letter received from Master Builders Association. Mr. Reynolds also discussed edits that had been made at the
39 request of the Commissioners since the last meeting of the Planning Commission.

40
41 Commissioner Greenberg made a Motion to Approve the Amendments to NBMC 18.10 Zoning Regulations
42 Pertaining to the Downtown Commercial (DC) Zone and the new NBMC 18.12 Form Based Codes. Commissioner
43 Bush seconded the Motion.

44
45 There was discussion between the Commissioners, followed by the vote.

46
47 The Vote was 7-0 to Approve the Motion.

1 **AGENDA ITEM #7: Tentative 2021 Docket Recommendation and Planning Commission Work**
2 **Program (Rebecca Deming)**

3 Community & Economic Development Director Rebecca Deming provided an introduction on the Work Program
4 and Dockets for 2021. There was discussion between Ms. Deming and the Planning Commissioners on the 2021
5 Work Program and Dockets.

6
7 Commissioner Greenberg made a Motion to Approve the proposed 2021 Docket List and Planning Commission
8 Work Program. Chair Towe seconded the Motion.

9
10 The Vote was 7 – 0 to Approve the Motion.

11 **AGENDA ITEM #8: Adjournment by 9:00 unless otherwise approved by the Commission**

12 The Meeting was adjourned at 7:35 PM.

13 Mr. Reynolds noted for the Commissioners that the City Council has invited the full Planning Commission to attend
14 the upcoming Workstudy, scheduled for March 23, 2021.

15 **Upcoming Agenda Items for March 25, 2021 meeting:**

16 • Introduction – Development Agreement for Downtown Senior Housing Project

17 **NEXT PLANNING COMMISSION MEETING:**

18 The next Planning Commission meeting will be March 25, 2021.

19 ATTEST:

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27 Gary Towe, Chair

Mike McCarty, Senior Planner, City of North Bend