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**NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, October 13, 2022, 6:30 – 8:30 PM  
In Person & Virtual Online Meeting

5 **PLEASE NOTE: This meeting will be held at City Hall, 920 SE Cedar Falls Way, North Bend, WA.**  
6 Members of the public may choose to attend in person or by teleconference. As the in-person/teleconference  
7 hybrid meeting option is new technology to City Staff it is strongly encouraged that members of the public that  
8 are attending by teleconference provide comments in advance of the meeting.  
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10 *Also, Please Note: A complete video recording of this meeting is available on the City of North Bend YouTube*  
11 *website, at [www.youtube.com](http://www.youtube.com) under: City of North Bend*

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**AGENDA ITEM #1: CALL TO ORDER**

13 The meeting was called to order at 6:30 PM.  
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**ROLL CALL**

16 Planning Commissioners present: James Boevers, Olivia Moe, Juliano Pereira, Hannah Thiel, and Coreen Wilson.  
17 Chair Torguson and Commissioner Aylward were absent. City Staff Present: Jamie Burrell, Senior Planner;  
18 Rebecca Deming, Community & Economic Development Director; and Bre Keveren, Communications Manager.  
19 Guests: Drew Heckathorn, City Consultant from Fehr & Peers  
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**AGENDA ITEM #2: Opportunity for Public Comment**

22 There were no public comments received  
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**AGENDA ITEM #3: Approval of September 8, 2022 Planning Commission Meeting Minutes**

25 Motion by Commissioner Boevers, seconded by Commissioner Thiel, to approve the September 8, 2022 Planning  
26 Commission Meeting Minutes. The motion passed unanimously.  
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**AGENDA ITEM #4: Planning Commission Recommendation on Transportation Element of the**  
**Comprehensive Plan**

29 There was discussion between the Planning Commission, city staff and Mr. Heckathorn concerning the  
30 Transportation Element of the Comprehensive Plan.  
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32 Kenneth Nero, 1161 Foster Blvd. SW, North Bend, made comment.  
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34 Commissioner Thiel made a Motion to recommended approval of the Transportation Element of the Comprehensive  
35 Plan to City Council subject to re-review of roundabout TIP projects to address the compatibility of the pending  
36 Comprehensive Land Use Plan updates with currently proposed intersection projects. Commissioner Pereira  
37 seconded the Motion. The motion passed unanimously.  
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**AGENDA ITEM #5 – Public Hearing for Bakes Marine Development Agreement**

40 The Public Hearing Was opened at 7:14 PM.  
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42 Kenneth Nero, 1161 Foster Blvd. SW, North Bend, made comment.  
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44 The Public Hearing was closed at 7:19 PM.  
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46 Bill Baker of Bakes Marine Consulting, who is the business and property owner provided a summary of the project  
47 and answered questions.  
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2 There was discussion between the Commissioners and city staff about the project and Developers Agreement.  
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4 Commissioner Boevers made a Motion to Approve the Developers Agreement with the allowance for removal of  
5 eastern 5-foot landscaping next to the adjacent building and access road in replacement for Type 1 to be required  
6 on the west side adjacent to homes in the NB zone. Commissioner Wilson seconded the Motion. The Motion was  
7 Approved, 4-1 (Thiel).  
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9 **AGENDA ITEM #6 – Adjournment by 8:30 PM unless otherwise approved by Commission**  
10 The Meeting was adjourned at 8:01 PM.

11 **NEXT PLANNING COMMISSION MEETING:**

12 The next Planning Commission meeting is scheduled for October 27, 2022.  
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