

**REGULAR MEETING AND PUBLIC HEARINGS OF THE  
NORTH BEND PLANNING COMMISSION  
- ACTION MEETING MINUTES -  
Wednesday, April 3, 2024, 6:30 PM**

This meeting was held at City Hall, 920 SE Cedar Falls Way, North Bend, WA, and was also available online. A complete video recording of this meeting is available on the City of North Bend YouTube website, at [www.youtube.com](http://www.youtube.com), under “City of North Bend.”

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

The meeting was called to order at 6:30 PM.

**ROLL CALL**

Planning Commissioners present: Brian Fitzgibbon, Juliano Pereira, Sam White, James Boevers, Hannah Thiel, and Stephen Matlock.

Planning Commissioners absent: Olivia Moe.

City Staff Present: Rebecca Deming, Community & Economic Development Director, Mike McCarty, Principal Planner

**AGENDA ITEM #2: Approval of minutes from March 6, 2024 meeting**

Motion by Commissioner Fitzgibbon, seconded by Commissioner Matlock, to approve the March 6, 2024 meeting minutes. The motion passed unanimously.

**AGENDA ITEM #3: Opportunity for Public Comment on non-agenda items**

No one provided comment at the meeting. Of note, a written comment was received via email from Tim Cowan concerning a property he owns at 12600 South Fork Ave. SE and his interest in a rezone of the property. The email was provided by staff to the Planning Commissioners ahead of the meeting.

**AGENDA ITEM #4: Amendment to Non-Conforming Use Regulations, including Public Hearing and Planning Commission Deliberation.**

CED Director Rebecca Deming provided an introduction to the amendments proposed to the Non-Conforming Use Regulations in NBMC 18.30. Chair Thiel opened the public hearing at 6:33. No members of the public spoke for the public hearing, and the public hearing was closed at 6:33. The Planning Commission concurred with the amendments proposed. Motion by Commissioner White, seconded by Commissioner Fitzgibbon, to recommend approval of the draft amendments to NBMC 18.30. The motion passed unanimously.

**AGENDA ITEM #5: Utilities Element Update, including Public Hearing and Planning Commission Deliberation.**

Principal Planner Mike McCarty provided an introduction and summary of the draft updates to the Utilities Element, prepared as a part of the City’s 2024 Comprehensive Plan Update. Chair Thiel opened the public hearing at 6:50. Doug Lorenz, 4543 193<sup>rd</sup> Place SE, asked staff a question regarding sewer service, which staff addressed noting that sewer service planning will be addressed in the City’s Capital Facilities Element rather than the Utilities Element. Chair Thiel closed the public hearing at 6:52. The Planning Commission discussed and asked questions to staff regarding the draft update. Planning Commissioners made the following requests for edits to the draft:

1. Add a map of the boundary between Tanner Electric’s service area and Puget Sound Energy’s service area within North Bend.
2. Add a description of how electric power generally gets distributed from power generating stations to individual customers, similar to how is described under the natural gas section of the element.
3. Revise the name of the element to the Franchise Utilities Element.
4. Planning Commissioners identified additional grammatical edits through the draft.

1 Commissioner Pereira provided a motion, seconded by Commissioner White, to continue discussion on the draft  
2 Utilities Element at their next meeting on April 17. The motion passed unanimously. City staff noted they would  
3 address the Planning Commission's requests for edits in an updated draft for the April 17 meeting.  
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5 **AGENDA ITEM #6: Adjournment by 8:30 PM unless otherwise approved by the Commission**

6 The Meeting was Adjourned at 6:58 PM. Commissioner White and Commissioner Thiel each informed the  
7 Commission that they would not be available to attend the April 17 Planning Commission meeting.  
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