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**REGULAR MEETING AND PUBLIC HEARINGS OF THE  
NORTH BEND PLANNING COMMISSION  
- ACTION MEETING MINUTES -  
Wednesday, August 7, 2024, 6:30 PM**

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

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

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

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12 **ROLL CALL**

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

15 City Staff Present: Rebecca Deming, Community & Economic Development Director, James Henderson, Economic  
16 Development Manager, Mike McCarty, Principal Planner, Trevor Roselli, Volunteer Planning Intern, Mayor Mary  
17 Miller.

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19 **AGENDA ITEM #2: Approval of minutes from June 5, 2024 meeting**

20 Motion by Commissioner White, seconded by Commissioner Moe, to approve the June 5, 2024 meeting minutes.  
21 The motion passed unanimously.

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23 **AGENDA ITEM #3: Amendments to NBMC 16.12.005 and Table 20.01.004 Concerning Mobile Home Parks  
24 – Public Hearing and Planning Commission Recommendation**

25 CED Director Rebecca Deming provided an introduction and summary of the draft amendments to the Mobile  
26 Home Park Regulations in NBMC 16.12.005 and corresponding amendments to Table 20.01.004 revising review  
27 and approval for a Mobile Home Park from a hearing examiner to City staff.

28 Commissioner Thiel opened the public hearing at 6:35. Michael Thomas, 1231 LaForest Drive SE, provided  
29 comment. Commissioner Thiel closed the public hearing at 6:36. Staff addressed questions of the commissioners.  
30 Commissioner White requested that the gender-specific pronouns "he/his" within NBMC 16.12.005 be replaced  
31 with "their/they." Commissioners concurred with this request.

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33 Motion by Commissioner Moe to recommend City Council approval of the draft amendments to NBMC 16.12.005  
34 and Table 20.01.004 with the pronoun edits requested by the Commission at tonight's meeting. The motion was  
35 seconded by Commissioner Pereira and passed unanimously.

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38 **AGENDA ITEM #4: Seattle Commercial Development Corporation Development Agreement – Public  
39 Hearing and Planning Commission Recommendation**

40 Economic Development Manager James Henderson provided an introduction and summary of the draft  
41 Development Agreement (DA), which pertains to payment of future impact fees from development on the site and  
42 about options of the developer to seek either City or Sallal Water Association water service to the property.  
43 Commissioners inquired about why the DA did not provide more information on the nature of the proposed  
44 development. Staff clarified that the DA is not about use, project design, or layout, which would need to comply  
45 with the municipal code and which would be addressed through the required master plan process applicable to the  
46 property.

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48 Commissioner Thiel opened the public hearing at 6:52. Jean Buckner, 46226 SE 139<sup>th</sup> Place, provided comment.  
49 Rob Howie, from SeaCon, representing the applicant Seattle Commercial Development LLC, provided comment.

1 Michael Thomas, 1231 LaForest Drive SE, provided comment. Commissioner Thiel closed the public hearing at  
2 7:06pm.

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4 Staff addressed questions of the Commissioners. Motion by Commissioner Fitzgibbon to recommend Council  
5 approval of the DA as presented. The motion was seconded by Commissioner Matlock and was approved 6:1 (Moe  
6 opposed).

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8 **AGENDA ITEM #5: Amendments to NBMC 18.10.050 and NBMC 18.10.041 pertaining to Accessory**  
9 **Dwelling Units.**

10 Volunteer Planning Intern Trevor Roselli introduced proposed amendments to NBMC 18.10.040 and 18.10.041,  
11 provided to comply with state requirements pertaining to Accessory Dwelling Units (ADUs) passed by the  
12 legislature through House Bill 1337. Principal Planner Mike McCarty handed out an additional proposed  
13 amendment to 18.10.050, which was not included in the Planning Commission's packet, that would allow ADUs  
14 for existing homes in zones that allow residential but not single-family as a new use, which was not included in the  
15 Planning Commission's packet. Mr. McCarty noted that corresponding amendments to the City's Non-Conforming  
16 Use regulations would also be forthcoming, to be scheduled and noticed for a future hearing.

17 Staff addressed questions of the Commissioners. The Commission did not make a recommendation as the  
18 amendments have not yet had a public hearing, which is scheduled for August 21.

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20 **AGENDA ITEM #6: Adjournment by 8:30 PM unless otherwise approved by the Commission**  
21 The Meeting was adjourned at 7:55 PM.