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**REGULAR MEETING OF THE  
NORTH BEND PLANNING COMMISSION  
- ACTION MEETING MINUTES -**

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Wednesday, February 19, 2025,  
Middle Fork Pre-submittal Meeting at 5:30  
Planning Commission Meeting at 6:30 PM

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

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

11 The meeting was called to order at 5:30 PM.

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**ROLL CALL**

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

15 City Staff Present: James Henderson, CED Director, and Mike McCarty, Planning Manager

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**AGENDA ITEM #1: Middle Fork Development Pre-Submittal Meeting (In-person only. Audio recording  
17 is available, but not visual recording.)**

18 James Henderson provided an overview of the Master Plan process applicable to the property subject to the North  
19 Bend Municipal Code and introduced the applicants.

20 Katerina Prochaska with Jackson Main Architecture, on behalf of developer/proponent Middle Fork Property  
21 Development LLC, provided a presentation on the concepts for Middle Fork development proposal. Ms. Prochaska  
22 described the applicable zoning, context of the site, and the conceptual site plan and proposal. Ms. Prochaska and  
23 City staff addressed questions raised by members of the public concerning the proposal.

24 Concerns and interests raised by members of the public in attendance included the following:

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- 26 • Concern about truck traffic from the project and routing and circulation patterns in the area overall including  
27 related truck traffic accessing the Travel Centers of America site as well as along the exit 34 on and off-  
28 ramps
- 29 • Interest in ensuring that truck traffic is limited on SE 140<sup>th</sup>.
- 30 • Concern about the visual impact of loss of trees especially along the 468<sup>th</sup> corridor.
- 31 • Interest in maintaining dark skies and concern about over-lighting from the project, and a desire to not have  
32 too many street lights.
- 33 • Concern about crime rates from certain uses like cannabis dispensaries.
- 34 • Concern about hazards from certain types of materials that may be used in manufacturing processes within  
35 uses on the site.

36 Staff thanked the public for identifying their concerns and interests and noted that these comments and concerns  
37 would be considered in the preparation of the Master Plan for the project. Staff noted the process ahead for  
38 development and review of the Master Plan under the City's development regulations, including future public input  
39 opportunities.

1 **AGENDA ITEM #2: Begin Teams Meeting, Call to Order and Roll Call**

2 The Planning Commission called the formal part of the Planning Commission meeting to order at 6:33pm.

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4 **AGENDA ITEM #3: Public Comment on Non-Agenda Items**

5 No comments.

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7 **AGENDA ITEM #4: Approval of minutes from February 5, 2024 meeting**

8 Mike McCarty noted a correction that Hannah Thiel was present at the meeting and wasn't shown on the minutes.

9 Commissioners noted spelling corrections for Pereria and Matlock within the draft.

10 Motion by Commissioner White, seconded by Commissioner Fitzgibbon, to approve the minutes as amended. The

11 motion passed unanimously.

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13 **AGENDA ITEM #5: Introduction, Public Hearing and Potential Recommendation – Development**

14 **Agreement to allow first floor residential for Mountain View Townhome and Commercial Project.**

15 Planning Manager Mike McCarty provided a summary of the purpose and of the proposed development agreement

16 and proposal by the applicant. Phil O'Sullivan from PJO Holdings provided the applicant's introduction of the

17 proposal. Staff and Mr. O'Sullivan addressed questions of the Commissioners.

18 Commissioner Boevers opened the public hearing at 6:58pm. No members of the community were in attendance

19 to speak for the public hearing. Commissioner Boevers closed the hearing at 6:58 pm.

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21 Discussion by Commissioners and staff on the proposed DA.

22 Commissioner Fitzgibbon made a motion to recommend Council approval of the Development Agreement.

23 The motion was seconded by Commissioner Pereira and passed unanimously.

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25 **AGENDA ITEM #5: Adjournment by 8:30 PM unless otherwise approved by the Commission**

26 The Meeting was adjourned at 7:03 p.m.