

**City of South Bend
Planning Commission Meeting Via Zoom
Agenda
June 25, 2020 @ 12:00 pm**

Zoom Link -<https://us02web.zoom.us/j/86818891791?pwd=TDNrOVZLcWlnazJkSTNiLzZlWXdJdz09>

- I. Call Meeting to order
- II. Roll Call
- III. Approval of Minutes – March 4, 2020
- IV. Public Hearing – Dollar General Short Subdivision
- V. Adjournment

Oral Public Testimony

If you wish to provide oral public comments during the June 25, 2020 planning commission meeting, please submit an email to kim.porter@southbend-wa.gov containing the following information:

1. The meeting date
2. Your first and last name
3. Your city of residence
4. The agenda item(s) that you would like to provide comment
Oral public comment will be accepted for action items only.
5. The telephone number that you will be calling from

Please note the information you provide may be subject to disclosure pursuant of Washington State's Public Record act, chapter 42.56 RCW.

To join the Zoom web meeting:

Meeting ID: 868 1889 1791 Password: 331893 Dial-In Phone Number: 1-253-215-8782

Emailed requests to be added to our "Speakers List" must be received by 11:00 am on June 25, 2020 and **MUST** include **ALL** of the above information. Any omitted information will render the request incomplete and will not be included for public comment during the meeting.

Written Public Testimony

If you wish to provide written public comments during the June 25, 2020 planning commission meeting, please email your comments to kim.porter@southbend-wa.gov by 12:00 pm, June 18, 2020 and include the following information with your comments:

1. The meeting date
2. Your first and last name
3. Your city of residence
4. The agenda item(s) that you are speaking to – Public comments will be accepted for Action Items only.

Next Meeting to be determined



City South Bend
Dollar General Short Subdivision
Notice of Application

Project Name: Dollar General Preliminary Short Subdivision

Project Description: The applicant is proposing to subdivide a single 8.07 acre lot into four lots. Lot 1 will be 118,867 SF, Lot 2 will be 90,355 SF, Lot 3 will be 100,080 SF, and Lot 4 will be 42,312 SF. The zoning for the property is Downtown and Commercial District.

Project Location: 300 Block of Robert Bush Drive E., South Bend, WA 98586. Parcel #14092733041

Applicant: Zarembo Group, LLC

Applicant Address: 41600 Detroit Avenue, Suite 1500, Lakewood, OH 44107

Applicant Designated Representative: Ross Jarvis, SCJ Alliance, 8730 Tallon Lane NE, Suite 200, Lacey, WA 98516

Application Date: March 20, 2020

Determination of Completeness: March 27, 2020

Date of Notice of Application: June 3, 2020

Date of Open Record Public Hearing and Public Comment: The South Bend Planning Commission will hold an open record public hearing by Zoom Video Communications on the proposed short subdivision beginning at 12:00 PM, June 25, 2020, in the South Bend City Hall.

Any person interested in providing public comment at the public hearing may do so by:

1. Teleconference: Join by Zoom meeting using the following link:
<https://us02web.zoom.us/j/86818891791?pwd=TDNrOVZlcWlnazJkSTNilzZlWXdJdz09> . Meeting ID: 868 1889 1791 / Password: 331893
2. Telephone: 1 (253) 215-8782
3. Email: Public comment may be submitted to Kim Porter at kim.porter@southbend-wa.gov up to one hour before the meeting.
4. US Mail: Written comments will be accepted until 12:00 PM, June 18, 2020 by sending them City Hall, PO Box 9, South Bend, WA 98586

After receiving public testimony, the Planning Commission will consider the proposal and make a recommendation to the City Council. The City Council will consider the Planning Commission recommendation at the next regularly scheduled meeting and decide to approve, approve with modifications, or deny the short subdivision.

The City Council will hear one closed record appeal. Appeals heard before the City Council must be filed within 14 days of the notice of decision.

Environmental Review: The city issued a Determination of Nonsignificance (DNS) for the short subdivision and the construction of a 9,100 SF commercial building with associated site improvements on May 22, 2020. Any comments on the DNS should be forwarded to the City Contact by 4:00 PM, June 4, 2020.

City Contact: If you have questions about this Notice of Decision, contact Dennis Houk, City Supervisor, at (360) 875-5571 or dennis.houk@southbend-wa.gov, PO Drawer 9, 1102 W. First Street, South Bend, WA 98586.

Project Documents are available for viewing at City Hall, 1102 W. First Street, South Bend, WA 98586.

