

Planning

Planning Department Contacts:

Gina Estep, Director 425-888-7640; email gestep@northbendwa.gov

Jamie Burrell, Senior Planner 425-888-7642; email jburrell@northbendwa.gov

Mike McCarty, Senior Planner 425-888-7649; email mmccarty@northbendwa.gov

Megan O'Neal, Associate Planner 425-888-7646; email moneal@northbendwa.gov

*Tom Meagher, Office Coordinator & Permit Technician 425-888-7641;
email tmeagher@northbendwa.gov*

Directions to the Community & Economic Development Building, which includes the Planning Department:

[Directions to CED](#)

Pre-Application Review Meetings:

A Pre-Application Review meeting is available at no charge to help you with your project submittal. Pre-Application Review meetings are attended by city staff representing various departments, for example, the Planning, Building, and Engineering Departments. All development permits and approvals require a pre-application conference with the Community and Economic Development Department prior to submittal of an application. The purpose of this conference is to discuss the nature of the proposed development, application and permit requirements, fees or deposits, and all applicable plans, policies and regulations as they relate to the project. Contact one of the Planning staff to for more information about Pre-Application Review meetings and to schedule a meeting: *Jamie Burrell, Senior Planner 425-888-7642; email jburrell@northbendwa.gov; Mike McCarty, Senior Planner 425-888-7649; email mmccarty@northbendwa.gov; Megan O'Neal, Associate Planner 425-888-7646; email moneal@northbendwa.gov*

An application form for Pre-Application Review is attached in the link below.

[Pre-Application Review Application](#)

Forms & Applications

Below are links to Planning Department forms and applications, as well as the city's Zoning Map. Not sure what form to use? Contact one of the Planning staff for help in determining the information you need to provide:

Jamie Burrell, Senior Planner 425-888-7642; email jburrell@northbendwa.gov;

Mike McCarty, Senior Planner 425-888-7649; email mmccarty@northbendwa.gov

Megan O'Neal, Associate Planner 425-888-7646; email moneal@northbendwa.gov

[Concurrency Certificate Application](#)

[Land Use Application](#)

[Pre-Application Review Application](#)

SEPA Environmental Checklist (linked to "Forms/Applications", then click on "SEPA Environmental Checklist")

[Zoning Map](#)

Design Standards:

Below is a link to the city's Design Standards. To speak with someone directly about the city's Design Standards, contact one of the Planning staff:

Jamie Burrell, Senior Planner 425-888-7642; email jburrell@northbendwa.gov;

Mike McCarty, Senior Planner 425-888-7649; email mmccarty@northbendwa.gov.

Megan O'Neal, Associate Planner 425-888-7646; email moneal@northbendwa.gov

[Design Standards](#)

Comprehensive Plan:

The Comprehensive Plan is the official document providing the foundation for the future growth and development of North Bend. The City Council adopted and periodically updates the Comprehensive Plan pursuant to the requirements of the State of Washington Growth Management Act (RCA 36.70A). The Plan includes chapters on land use, sensitive areas, housing, transportation, utilities, and capital facilities. To view the Plan in its entirety, click on the link below. A major update to the City of North Bend's Comprehensive Plan has begun in 2010. Any citizen (resident or non-resident), property owner, or organization can recommend an amendment to the Comprehensive Plan. Click on the links below to view a guide to making amendments to the Comprehensive Plan, as well as to obtain a Comprehensive Plan & Development Regulations Docket Application Form. If you would like to speak with someone about the plan, or about making an amendment request, contact one of the Planning staff:

Jamie Burrell, Senior Planner 425-888-4642; email jburrell@northbendwa.gov;

Mike McCarty, Senior Planner 425-888-7649; email mmccarty@northbendwa.gov;

Megan O'Neal, Associate Planner 425-888-7646; email moneal@northbendwa.gov

Comprehensive Plan

[Docket Guide to Amendments of the 2012 Comprehensive Plan & Development Regulations](#)
[Comprehensive Plan & Development Regulations Docket Application Form](#)

Impact Fees:

A list of Impact Fees can found on the City of North Bend website under the city's "Taxes, Rates & Fees Schedule" on pages 23 and 24.

Taxes, Rates & Fees Schedule

For help in calculating Impact Fees on a case by case basis, contact one of the Planning staff:

Jamie Burrell, Senior Planner 425-888-7642; email jburrell@northbendwa.gov

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Megan O'Neal, Associate Planner 425-888-7646; email moneal@northbendwa.gov