

CITY OF NORTH BEND  
CITY COUNCIL SPECIAL WORKSTUDY NOTES  
**October 6, 2020**  
**Virtual Meeting**  
City Hall, 920 SE Cedar Falls Way, North Bend, WA

Mayor McFarland called the meeting to order at 7:41 p.m.

Councilmembers Brenden Elwood, Chris Garcia, Alan Gothelf, Heather Koellen, Ross Loudonback, Mary Miller and Jonathan Rosen were present.

**Staff Present:** Mayor Rob McFarland, City Administrator David Miller, Deputy City Administrator/Finance Director Dawn Masko, Public Works Director Mark Rigos, Community Development Director Rebecca Deming, Economic Development Manager Jesse Reynolds, Senior Planner Mike McCarty, Senior Planner Jamie Burrell, Associate Planner Bre Keveren, Communications Manager Danna McCall and City Clerk Susie Oppedal.

**Guests Present:** Laroy Gant and Tom Nychay of Gant Nychay Architecture

**Progress Report Dept. of Commerce Grant HB1923: Form Based Codes & Missing Middle Affordable Housing**

City Administrator Miller noted tonight’s discussion was a continuation of the September 22, 2020 Council Workstudy discussion on missing middle affordable housing/medium density residential and form-based codes.

Economic Development Manager Reynolds reviewed certain Low Density Residential (LDR) and Cottage Residential (CR) zones of the City that could be changed to a Medium Density Residential (MDR) zone and asked for Council input on which areas staff should pursue for the MDR zone.

Council and staff discussed the following: desired development near Torguson Park, increase in density to allow for different housing typologies, form based code flexibility, housing/development types, ingress/egress of development on NB Way/Cedar Falls Way/ NE 6<sup>th</sup> Street, lack of community desire for higher density in LDR zones, diversity of housing stock and affordable housing options, current zoning areas better suited to high density and medium density, transitional infill buildings in LDR, and limit and/or test areas of MDR in appropriate zones such as Cottage Residential.

Council consensus was to use a CR zone as a “test area” for the MDR zone and to leave LDR zones alone. Senior Planner McCarty noted this item would be introduced to the Planning Commission at their next meeting as a potential CR to MDR zone.

Economic Development Manager Reynolds explained staff was investigating Form-Based Code (FBC) in the downtown area. He noted the FBC focused on the shape and height of buildings in relation to other buildings and reviewed areas in and around the downtown area where FBC could be applied.

He reviewed the results of a SWOT (Strengths, Weaknesses, Opportunities and Threats) survey Council recently participated in and a community downtown survey. He noted the community survey provided the following input: value of being a mountain town, retention of character, healthy lifestyles and non-motorized options. He touched on aspects of the FBC such as working with elevations and modulations of buildings to keep a mountain town appeal and provided input on what other municipalities have found helps promote affordable housing.

Laroy Gant of Gant Nychay Architecture reviewed the design process which included compiling city data and maps to create a study area for FBC in the downtown area. He noted that the Buildable Land Study (20-year time horizon), local knowledge, and architectures observations were considered during the process and importance was placed on connecting parks and creating more green space and focal points. He explained the idea of a “donut” in downtown which included preserving the historic downtown core and concentrating any higher structures on the western perimeter.

Senior Planner Burrell posed a series of questions to Council to help provide direction regarding FBC. Council expressed concern about increasing density beyond what was already in the DC zone, stressed the importance of the structural aspects of new development, preferred the MDR zone to be in the CR zone, supported increasing walkability and bikeability as displayed in designs to date and were opposed to additional building height. Council concluded by noting they were amenable to using FBC to guide the look of development that was currently allowed.

Councilmembers Garcia and Elwood offered to be a liaison to a CED Subcommittee related to the FBC process.

### **Update on HB 1590**

Mayor McFarland explained in 2015 the Washington State Legislature enacted legislation allowing any county to levy a sales tax up to 0.1% for affordable housing and related services. Initially, the tax increase required voter approval. In 2020, the legislature passed HB 1590, which allowed this tax to be passed using Councilmanic authority. The deadline for King County to impose the tax was extended until Sept. 30, 2020. After this date, any city may impose the tax through a vote of the City Council or by ballot measure.

Mayor McFarland reported that King County was expected to consider this item at their October 13<sup>th</sup> meeting, however, prior to that date any city could take action regarding the sales tax and the monies generated would stay within that community. He noted

several cities, included Issaquah and Snoqualmie, had already enacted legislation regarding the sales tax and asked if Council was interested in discussing the item at a special meeting prior to October 13<sup>th</sup>. Council consensus was to bring the item forward for discussion at a Special Council Meeting on Monday, October 12, 2020.

**Adjournment**

The workstudy closed at 9:49 p.m.

ATTEST:

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Brenden Elwood, Mayor Pro Tem

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Susie Oppedal, City Clerk