

CITY OF NORTH BEND
CITY COUNCIL SPECIAL WORKSTUDY NOTES

March 15, 2022

Virtual Meeting

City Hall, 920 SE Cedar Falls Way, North Bend, WA

Mayor Pro Tem Rosen called the meeting to order at 6:00 p.m.

Councilmembers Alan Gothelf, Mark Joselyn, Heather Koellen, Ross Loudenback, Mary Miller and Jonathan Rosen were present. Councilmember Brenden Elwood was excused.

Staff Present: Mayor Rob McFarland, City Attorney Lisa Marshall, Deputy City Administrator/Public Works Director Mark Rigos, Community & Economic Development Director Rebecca Deming, Senior Planner Mike McCarty, Senior Planner Jamie Burrell, Interim Communications Manager Bre Keveren, HR Assistant/Emergency Management Coordinator Erin Mitchell, and City Clerk Susie Oppedal.

Form Based Code Implementation

Community & Economic Development Director Deming reported that City staff had received inquiries from two developers/residents about certain conditions contained in the Form Based Code (FBC) that was adopted by Ordinance 1748 on June 2, 2021. She noted their concerns related to not allowing single-family homes as a building type and increasing maximum unit size in the Downtown Commercial-Mixed Use (DC-MU) area. Ms. Deming explained that the City was likely to receive additional inquiries of this nature and requested Council's input on their vision for this area and whether or not they were interested in any changes.

Council and staff discussed building types in the DC-MU area, Habitat for Humanity's Taylor Town project, row houses, hybrid court, building size and affordability, average size of apartments/units, typology of different types of buildings, increase in square footage in each transect, 20% increase in non-conforming buildings, accessory dwelling units, workforce/family oriented housing, mix of size that meets overall square footage requirements, positive outcomes and flexibility, square footage of cottage dwellings, and increased density and sewer/water availability.

Council consensus was to not make any changes at this time to the FBC and to have the Community & Economic Development Council Committee reinvestigate the issue later this year.

Mayor McFarland noted that masks would be required when entering the March 23rd Sound Cities Association Networking Dinner Meeting in Renton and that the City was hoping to open up City Hall Council Chambers to in-person meetings on April 5, 2022.

Deputy City Administrator/Public Works Director Rigos provided an update on Complete Streets and the Transportation Element of the City's Comprehensive Plan.

Adjournment

The workstudy closed at 6:44 p.m.

ATTEST:

Jonathan Rosen, Mayor Pro Tem

Susie Oppedal, City Clerk