



**REGULAR MEETING
OF THE NORTH BEND PLANNING COMMISSION
Thursday, June 9, 2022, 7:00-9:00 PM**

PLEASE NOTE: This meeting will be held at City Hall, 920 SE Cedar Falls Way, North Bend, WA. Members of the public may choose to attend in person or by teleconference. As the in-person/teleconference hybrid meeting option is new technology to City Staff it is strongly encouraged that members of the public that are attending by teleconference provide comments in advance of the meeting.

AGENDA

- 1) Call to order and roll call**
- 2) Vote for Vice Chair**
- 3) Opportunity for public comment on non-agenda items (3 minutes per person)**
- 4) Approval of Minutes of May 26, 2022 Planning Commission Meeting**
- 5) Overview of Economic Development Action Plan-** Staff will provide an overview of the upcoming Economic Development Action Plan that is anticipated to kick-off this month. The attached spreadsheet includes the high-level goals and a SWOT analysis developed by the Economic Development Commission that will help guide the planning process.
- 6) Housing Affordability & Legislative Update- Master Builders Association. We will watch together about the first half hour on Defining the Problem and discuss. <https://youtu.be/SA5dxPXk4IY>**
- 7) Adjournment by 9:00 unless otherwise approved by Commission**

Next Meeting: June 23, 2022

The meeting is available online meeting via Zoom. Click the link below to join the meeting or dial in via telephone via the number below. You will be required to have a registered Zoom Account and display your full name to be admitted to the online meeting. See further instructions on Zoom meeting participation on the next page following the agenda. To sign up for a Zoom account: <https://zoom.us/join>

Join Zoom Meeting

<https://us02web.zoom.us/j/85009844678?pwd=aHprWGt1ZXhTdHB6VGhkQWNpbGtRZz09>

Meeting ID: 850 0984 4678

Passcode: 262149

Dial by your location +1 253 215 8782 US (Tacoma)

Find your local number: <https://us02web.zoom.us/u/kcrGtzNWfU>

Agenda & Package distribution by hard copy: Planning Commission, City Hall Front Desk.

Agenda & Package distribution by e-mail: Mayor, Council, Planning Commission, Administrator, City Clerk, City Attorney, CED Director, other relevant staff.



Agenda and packet are also available to the public from Notify Me via the City's website.



GUIDELINES FOR CITIZEN PARTICIPATION At Planning Commission Meetings

General Online Meeting Public Comment Instructions.

1. **Written public comments** may be submitted by email to rdeining@northbendwa.gov. Comments must be provided no later than 4:30pm the day of the meeting, so that a copy can be forwarded to the Planning Commission prior to the meeting.
2. **Spoken public comments using a computer or smartphone** will be accepted through the teleconference meeting. You will need to be logged into your Zoom account and display your full name to be admitted to the meeting.
 - a. You can download the Zoom client or connect to the meeting in-browser. If using your browser, make sure you are using a current up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
 - b. You can download the Zoom application onto your phone from the Apple App Store or Google Play Store and enter the meeting ID.
 - c. You will need to enter the Meeting ID and Password to join the meeting, listed on the meeting invite links.
 - d. You may be asked to enter an email address and name. We request that you identify yourself by name, as this will be visible online and will be used to notify you that it is your turn to speak.
 - e. Please use the "Chat Feature" to indicate you wish to speak. The Chat feature can be accessed by clicking on the chat button, typing your message with your name and address, and tapping send. You will then be called at the appropriate time. Please limit your remarks to the 3-minute time limit.
3. **Spoken public comments using a phone.** Use the telephone number listed on the meeting invite links. When you wish to speak on an agenda item hit *9 on your phone so we know that you wish to speak. You will be asked to provide your first and last name along with your address before providing your comments. When called, please limit your remarks to the 3-minute time limit allotted.

Citizen Participation and Contribution. Citizens are welcome and encouraged to attend all Planning Commission meetings and are encouraged to participate and contribute to the deliberations of the Commission. Recognition of a speaker by the Planning Commission Chair is a prerequisite to speaking and is necessary for an orderly and effective meeting. It will be expected that all speakers will deliver their comments in a courteous and efficient manner. At anytime during the meeting anyone making out-of-order comments or acting in an unruly manner will be subject to removal from the meeting.

Right to Speak at Public Hearing. Any person has the right to speak at any Public Hearing on the item on the agenda after the staff report and any clarifying questions of the Planning Commission, but before the Planning Commission has discussed the item and action is taken. Speakers are requested to supply their contact information requested on the sign-in sheet to assist the Clerk with the Minutes.

Manner of Addressing Planning Commission. Each person desiring to address the Planning Commission shall stand, state his/her name and address for the record, and unless further time is granted by a majority of the Planning Commission, must limit his/her remarks to three (3) minutes. All remarks shall be addressed to the Chair of the Planning Commission and not to any member individually. All speakers shall be courteous and shall not engage in, discuss or comment on personalities or indulge in derogatory remarks or insinuations.

Spokesperson for Group of Persons. In order to expedite matters and to avoid repetitious presentations, delay or interruption of the orderly business of the Planning Commission, whenever any group of persons



wishes to address the Planning Commission on the same subject matter, it shall be proper for the Chair of the Planning Commission to request that a spokesperson be chosen by the group to address the Planning Commission.

Items Not on the Agenda (Citizen's Comments). The Chair of the Planning Commission will provide an opportunity for Citizens to speak on any subject that is not part of the Planning Commission Agenda for that night's meeting. Each person desiring to address an item that is not on the Planning Commission Agenda shall stand, state his/her name and address for the record, state the subject he/she wishes to discuss, if he/she is representing a group or organization the name should be stated, and unless further time is granted by a majority of the Planning Commission, must limit his/her remarks to three (3) minutes. Speakers are requested to supply the contact information requested on the sign-in sheet to assist the Clerk with the Minutes.

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NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Thursday, May 26, 2022 at 7:00 PM
In Person & Virtual Online Meeting

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6 *Please Note: A complete video recording of this meeting is available on the City of North Bend YouTube*
7 *website, at www.youtube.com under: City of North Bend*

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

10 The meeting was called to order at 7:00 PM.

11 **ROLL CALL**

12 Planning Commissioners present: Brian Aylward, Olivia Moe, Juliano Pereira, Hannah Thiel, and Coreen Wilson.
13 Commissioner Boevers and Chair Torguson were absent. City Staff Present: Mike McCarty, Senior Planner; Tom
14 Mohr, Deputy Public Works Director; Rebecca Deming, Community & Economic Development Director (present
15 online). City consultants present: Kendra Breiland and Drew Heckathorn from Fehr and Peers.

16
17 Senior Planner Mike McCarty provided a brief introduction to the Comprehensive Plan Update that the Planning
18 Commission will be engaged in over the next two years.

19
20 **AGENDA ITEM #2: Commission Introduction and Vote for New Vice Chair**

21 Commissioner Moe made a Motion to move the vote for Vice Chair to the next meeting. Commissioner Aylward
22 seconded the Motion. The Motion was Approved, 5-0.

23
24 **AGENDA ITEM #3: Opportunity for Public Comment**

25 No public comment was given.

26
27 **AGENDA ITEM #4: Approval of April 28, 2022 Planning Commission Meeting Minutes**

28 Commissioner Theil made a Motion to Approve the Minutes from the Planning Commission April 28, 2022 Meeting
29 as presented. Commissioner Aylward seconded the Motion. The Motion was Approved, 5-0.

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31 **AGENDA ITEM #5: Transportation Element Update Introduction**

32 Drew Heckathorn and Kendra Breiland from Fehr and Peers provided an overview of the planned updates to the
33 Transportation Element and addressed Planning Commission questions.

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35 **AGENDA ITEM #6 – Adjournment by 9:00 PM Unless Otherwise Approved by the Planning**
Commission

36 The Meeting Adjourned at 8:05 PM.

37
38 **NEXT PLANNING COMMISSION MEETING:**

39 The next Planning Commission meeting is scheduled for June 9, 2022.

40
41 ATTEST:

42
43 James Boevers, Planning Commissioner

44
45 Rebecca Deming, City of North Bend

Goals Developed by EDC*
Jobs/Housing Balance
Healthy, Thriving Businesses
Fiscal Sustainability
Housing
Tourism, Recreation, Arts / Culture

**Goals were developed by EDC in late 2016.*

Description developed by EDC

Encourage diversity of living-wage employment opportunities and provide support to employers so that citizens have many local career options.

Create an environment that is conducive to the success of local businesses and encourages new businesses to enter the market and meet the needs of the community.

Promote economic health for the North Bend General Fund through business growth that generates revenues for quality infrastructure and City services.

Support diversity of housing options necessary for a local workforce that also meets the needs of our community.

Promote the City's heritage, unique natural environment, and the arts to build community, livability, economic growth, and tourism.

e 2020 and early 2021

STRENGTHS (internal factors)		
STRENGTHS (+)		IMPORTANCE
1	Community, quality of life	High
2	Recreation, location (adjacent natural beauty)	High
3	Regional economy	Med
4	Local economy (casino, 1-90)	High
5	Unique arts, culture, community, identity (Snoqualmie Valley)	High
6	Historic preservation	High
7	Engaged citizens and municipality	Med
8	Relative income equality	Low

WEAKNESSES (internal factors)		
WEAKNESSES (-)		
1	Transportation (to town for employees, to employment)	
2	Parking	
3	Housing costs	
4	NIMBY'ism	
5	Livable Wage Jobs/Housing balance	
6	Lack of diversity of background and opinion	
7	Fragmented community groups	
8	Downtown (general condition, connection to visitors)	

OPPORTUNITIES (external factors)		
OPPORTUNITIES (+)		IMPORTANCE
1	Recreation tourism	High
2	Creative & artistic region	High
3	Nostalgia (capitalize on small historic town)	High
4	I-90 corridor, easy stop	High
5	Passionate community members	High

THREATS (external factors)		
THREATS (-)		
1	I-90 corridor, trucking	
2	Snoqualmie (better developed, nicer downtown & train depot)	
3	Sprawled businesses	
4	Cost of living	
5	Taxing (not much from KC, RTA tax, no hotel yet)	

6	Cheaper land regionally	High
7	Regional transit opportunities	Med
8	Regional economic opportunities	High

6	Lack of living wage jobs
7	Infrastructure constraints
8	Political stability

Importance
High
High
High
Low
High
Med
High
High

Importance
High
High
Low
Low
High

High
High
Low