



**REGULAR MEETING  
OF THE NORTH BEND PLANNING COMMISSION  
Thursday, June 23, 2022, 6:30-8:30 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) Opportunity for public comment on non-agenda items (3 minutes per person)
- 3) Approval of Minutes of June 9, 2022 Planning Commission Meeting
- 4) Summer Schedule
- 5) Housing Affordability & Legislative Update- Master Builders Association. We will watch together the sections highlighted on the attached memo and discuss. <https://youtu.be/SA5dxPXk4IY>
- 6) Adjournment by 9:00 unless otherwise approved by Commission

**Next Meeting: Dependent on Item 4 of this Agenda.**

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 [rdeming@northbendwa.gov](mailto:rdeming@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.

**NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, June 9, 2022 at 7:00 PM  
In Person & Virtual Online Meeting

**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.

**Also, Please Note: A complete video recording of this meeting is available on the City of North Bend YouTube website, at [www.youtube.com](http://www.youtube.com) under: City of North Bend**

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

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

## ROLL CALL

Planning Commissioners present: Brian Aylward, James Boevers, Olivia Moe, Juliano Pereira, Hannah Thiel, Suzan Torguson (Chair) and Coreen Wilson. City Staff Present: Mike McCarty, Senior Planner; Jamie Burrell, Senior Planner; Mark Knoll, Economic Development Manager; and Rebecca Deming, Community & Economic Development Director.

## **AGENDA ITEM #2: Vote for Vice Chair**

Commissioner Boevers made a Motion to nominate Olivia Moe as Vice Chair of the Planning Commission. Commissioner Thiel seconded the Motion. The Motion was Approved, 7:0.

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

**No public comment was given.**

**AGENDA ITEM #4: Approval of May 26, 2022 Planning Commission Meeting Minutes**

Correction to the May 26, 2022 Planning Commission Minutes: Commissioner Thiel's last name spelling. Commissioner Moe made a Motion to Approve the May 26, 2022 Planning Commission Minutes as amended. Commissioner Aylward seconded the Motion. The Motion was Approved, 7-0.

## AGENDA ITEM #5: Overview of Economic Development Action Plan

Mark Knoll, Economic Development Manager, provided an introduction to the Economic Development Action Plan. Late in 2020, the City Council directed staff and the Economic Development Committee (EDC) to put together a work plan.

There was discussion and analysis of the Strength, Weakness, Opportunity, and Threat (SWOT) between the Commissions and city staff concerning the Economic Development Action Plan.

## AGENDA ITEM #6 – Housing Authority and Legislative Update – Master Builders Association

The Commissioners and city staff watched a video from Master Builders Association titled “Housing Authority & Legislative Update Thursday, March 31, 2022”. This Video is located online at: <https://youtu.be/SA5dxPXd4IY>

The video was stopped at 38 minutes 2 seconds. At the next Planning Commission Meeting, Commissioners and staff will watch an additional 30-45 minutes of the video together and hold a discussion. Also at the next meeting, staff will provide an outline and timeline with questions and things to consider.

1 **AGENDA ITEM #7 – Adjournment by 9:00 PM Unless Otherwise Approved by the Planning**  
2 **Commission**

3 The Meeting Adjourned at 8:34 PM.

4  
5 **NEXT PLANNING COMMISSION MEETING:**  
6 The next Planning Commission meeting is scheduled for June 23, 2022.

7  
8 ATTEST:  
9

10  
11 Suzan Torguson, Chair

Rebecca Deming, City of North Bend



**DATE: For June 23, 2022 Meeting**

**TO: Planning Commission**

**FROM: Jamie Burrell, Senior Planner**

**SUBJECT: Housing Affordability & Legislative Update**

**Planning Commission,**

Below is an outline of the remainder of the recorded video we started to watch and discuss.

<https://youtu.be/SA5dxPXk4IY>

We will watch the yellow highlighted areas together (XXX minutes total) at the meeting. I suggest watching the green highlighted yourself, and do more if you have time and would like to.

**Questions to discuss together so bring your ideas and thoughts:**

- 1. What do you feel are the key components the City should consider in promoting affordable housing and just getting more units built in general?**
- 2. Local control versus state control was discussed, what are your thoughts and what should North Bend do to prepare for the demand needed?**

Minutes 38:48:00-49:15:00 Good additional background information.

How does the current housing situation affect those below AMI- Chad Vaculin, Advocacy and Mobilization Manager of Housing Development Consortium

-HUD defines >30% cost burdened and >50% severely cost burdened

-AMI 115k

-Vision 2050 PSRC says we are 2 years behind housing production. Need 46,000 units to address current supply backlog.

-275,000 affordable units needed by 2050

-Puget Sound Region will grow to 5.8M by 2050

**Minutes 52:30:00 to 54:38:00 panel answers question on what is the key to getting the needle to move on getting more affordable housing.**

Minute 59 State Legislative Updates- Panel 2 Working Towards a Solution- Housing in the 2022 Legislative Session

Senator Patty Kuderer to Minute 1:11:00



-4 years ago housing committee created in Senate. With 3 focuses on renter protections, preservation of existing and production of new affordable housing.

-Missing middle housing bills have not passed.

**Rep Jessica Bateman starts Minute 1:12:00 to 1:18:00**

-discussed zoning challenges and changes needed in her opinion and with zoning and Cities being a part of the problem.

**MBA Allison Butcher- 2020 Housing Priorities Starts 1:19:00 to 1:27:00**

1. Reduce Permit Timelines
2. Enable Middle Housing in Urban Areas
3. Facilitate ADUs
4. Delay Implementation of Future Energy Code Changes
5. Workforce Development

**Mike Cononlly, Minute 1:31:00 to 1:35:00 summary on his review of legislative actions in 2022. OK to skip this if you are out of time**

-Discussion on ADUs, density incentive zones minute 1:33.

-Renton has 22 plans available for permit ready ADUs.

-Black Diamond allows up to 3 ADU. 1 within the home, 1 attached with some building footprint --allowed, and one detached if lot is big enough.

**Minute 1:35:00 to 1:47:00 Ryan Donohue, Habitat for Humanity- 2 things needed are funding and relaxed zoning regulations.**

**Minute 1:47:00 to 1:55:00 Panel questions on state versus local control. Proposal for a floor for each City/State to work from.**

**Panel 3: Challenges and Opportunities Going Forward Minute 2:00:00 panel introductions. Panel is asked why housing is so important to them.**

**Minute 2:06:00 to 2:10:00 Adam Weinstein, Planning and Building Director for City of Kirkland.**

**Aaron Fairchild, Co Founder, Co-CEO of Green Canopy NODE. Meet them on-site. Anonymous surveys.**

-Had middle housing regs and zoning in the books for awhile, but too specific. March 2020 made amendments. Align with 1782.

-1 space per unit. If duplex, triplex etc. come in for building permit right away. So far seeing more cottages and ADU, not many duplex and triplex.

**Minute 2:10:00 to 2:15:00 Matt Hutchins, Co-Founder of CAST Architecture. Discussed ADU zoning in Seattle. Keys have been to allow 2 ADU per lot and no owner occupied units, eliminate parking, outside**



storage. Save 20% on permitting with pre-approved ADU so not as nice as they would have thought. Many small corrections needed based on client, city comments, etc. Saves maybe 50% up front with building permit design.

**Minute 2:18:00. Kirkland discusses permitting processes and what local Cities can do to speed and lower costs for housing.**

**Minute 2:21:00 to 2:24:00. NIMBY in Seattle with design review process. Takes 2 years on average and doesn't result \*in a huge benefit.**

**Minute 2:25:00. Discussion on getting neighbors to be active.**

**Minute 2:28:00-2:30:00 Success stories and final thoughts. Kirkland has an agreement with Microsoft, Housing developer and easing permitted to do a project. Capital needed at pre development stage. 2:36:00 Kirkland looked at schools for opportunities for housing.**

**Minute 2:48:00 to 2:58:00 final question on what can we do for next legislative period to make a difference and educate public.**