



**REGULAR MEETING
OF THE NORTH BEND PLANNING COMMISSION
Wednesday January 18, 2023, 6:30 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 November 16, 2022 and December 8, 2022 Planning Commission Meeting**
- 4) Planning Commission 2023 Docket Recommendation and Work Program**
- 5) Adjournment by 8:30 unless otherwise approved by Commission**

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/85315791586?pwd=ems4a3dSeDhVUzROck9pZlVZNkdDUT09>

Meeting ID: 853 1579 1586

Passcode: 566176

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

Find your local number: <https://us02web.zoom.us/j/85315791586?pwd=ems4a3dSeDhVUzROck9pZlVZNkdDUT09>

Agenda & Package distribution by hard copy: Planning Commissioners requesting it, 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. 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 though 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 any time 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 -
Wednesday, November 16, 2022, 6:30 – 8:30 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 under: City of North Bend

AGENDA ITEM #1: CALL TO ORDER

The meeting was called to order at 6:30 PM.

ROLL CALL

Planning Commissioners present: Brian Aylward, Olivia Moe, Juliano Pereira, Suzan Torguson (Chair) and Coreen Wilson. Commissioner Thiel and Commissioner Boevers were absent. City Staff Present: Jamie Burrell, Senior Planner; Rebecca Deming, Community & Economic Development Director.

AGENDA ITEM #2: Opportunity for Public Comment

No comments were offered.

AGENDA ITEM #3: Approval of October 27, 2022 Planning Commission Meeting Minutes

Commissioner Moe recommended approval of the October 27, 2022 Planning Commission Minutes to the City Council. Commissioner Pereira seconded the Motion. The Motion was Approved, 5-0.

AGENDA ITEM #4: Planning Commission Hearing and Recommendation for NBMC Amendment Chapter 14.04 Environmental Policy

a) Staff Introduction

b) Public Hearing

The Public Hearing was opened at 6:39 PM.

- Benjamin Taylor, 335 116th St. SE, Bellevue, WA spoke. Mr. Taylor identified himself as a representative of the Master Builders Association.

The Public Hearing was closed at 6:42 PM.

c) Planning Commission Discussion and Deliberation and Possible Recommendation

There was a Motion to Approve the Amendments to NBMC Chapter 14.04 Environmental Policy to the City Council. Commissioner Wilson seconded the Motion. The Motion was Approved, 5-0.

AGENDA ITEM #5 – 2023 Planning Commission Schedule Discussion

There was discussion between the Commissioners and city staff concerning the Planning Commission 2023 schedule. Commissioner Wilson made a Motion to start meetings in January 2023 with the 2nd and 4th Wednesday at 6:30 PM. Commissioner Aylward seconded the Motion. The Motion was Approved, 5-0.

AGENDA ITEM #6 – Adjournment by 8:30 PM Unless Otherwise Approved by the Planning Commission

The Meeting Adjourned at 6:52 PM.

NEXT PLANNING COMMISSION MEETING:

- 1 The next meeting of the Planning Commission will be December 8, 2022: Finance Presentation, Housing Needs
- 2 Assessment/Housing Action Plan Discussion/Presentation – Blueline.

NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Thursday, December 8, 2022, 6:30 – 8:30 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.

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AGENDA ITEM #1: CALL TO ORDER

The meeting was called to order at 6:34 PM.

ROLL CALL

Planning Commissioners present: Brian Aylward, James Boevers, Olivia Moe, and Suzan Torguson (Chair). Commissioner Pereira, Commissioner Thiel and Commissioner Wilson were absent. City Staff Present: Jamie Burrell, Senior Planner; Mike McCarty, Senior Planner.

AGENDA ITEM #2: Opportunity for Public Comment

No comments were offered.

AGENDA ITEM #3: Approval of November 16, 2022 Planning Commission Meeting Minutes

The November 16, 2022 Planning Commission Minutes were unavailable and will be included in the next December 8, 2022 Meeting Packet.

AGENDA ITEM #4: Planning Commission Regular Meeting Schedule for 2023. 1st / 3rd Wednesday or 2nd / 3rd Wednesday at 6:30 PM?

Motion by Commissioner Aylward to meet the 1st and 3rd Wednesdays of the month at 6:30 PM. Commissioner Moe seconded the Motion. The Motion was Approved, 4-0. The first meeting of 2023 will be Wednesday, January 4, 2023.

AGENDA ITEM #5 – Finance Presentation

The Director of Finance was out sick, and so this topic will be re-scheduled for January, 2023.

AGENDA ITEM #6 – Housing Needs Assessment/Housing Action Plan Discussion/Presentation – Blueline

A representative from Blueline and a representative from FCS Group presented to the Planning Commission the North Bend Housing Action Plan.

There was discussion between the Planning Commission, City staff, and representatives from Blueline and FCS Group concerning the North Bend Housing Action Plan.

AGENDA ITEM #6 – Adjournment by 8:30 PM Unless Otherwise Approved by the Planning Commission

The Meeting Adjourned at 8:05 PM.

- 1 **NEXT PLANNING COMMISSION MEETING:** The next meeting of the Planning Commission will be on
- 2 Wednesday, January 4, 2023.



DATE: January 4, 2023

TO: Planning Commission

FROM: Rebecca Deming, Community and Economic Development Director

SUBJECT: Planning Commission 2023 Docket Recommendation and Work Program

Summary:

Chapter 20.08 of the North Bend Municipal Code (NBMC) establishes the procedures and review criteria for amending the City's Comprehensive Plan and development regulations. The below list includes both staff recommended amendments based on needed updates and docket requests submitted by the public during the annual docket cycle notice.

The requests for Comprehensive Plan Amendments requested by property owners for consideration for Land Use/Zoning changes will be addressed by staff with the 2024 required update. Planning Commission approval of the staff recommended docket and work program does not approve the amendments but does allow them to be part of the considered changes as we advertise and have public hearings for the broader process.

2023 Docket and Work Program Recommendations

A. Outside Initiated Land Use Comprehensive Plan Requests: See attached Docket Map, Land Use Map and Zoning Map for reference.

Staff Recommendation – Approve docket consideration as part of the 2024 Comprehensive Plan Update (starting in 2023). See attached map exhibit for location details.

1. Sailors Family (1 acre parcel at 667 East North Bend Way)
 - LDR to Mixed use or DC zone with Land Use Designation change from Residential to Commercial.
2. Jeffrey Yee/Yee Capital Partners, LLC (24-acre Parcel 052308-9016)
 - EP-1 to 14 acres on hill/slope residential and 10 acres flat area commercial/industrial. Land Use Designation change will be required for residential.
3. Suzan Torguson (East North Bend Way, adjacent to Torguson Park. Parcels 102308-9134, 102308-9188)
 - LDR to DC zone with Land Use Designation change from Residential to Commercial.
4. George Wyrsh (Parcel 0923089006 9 acres off NW Eighth Street and Alm Way NW.)
 - Change in Land Use description: Comp Plan Land Use Element D.5 Forester Woods Neighborhood and E. Land Use and Zoning Designations for Interchange Mixed Use (IMU) to change language from protection of residential nearby to allow for compatible commercial consistent with allowances in IMU.

B. Staff Initiated North Bend Municipal Code (NBMC) Amendments: Staff Recommendation - Include these in 2023 work plan.

- Amendment to Impact Fee regulations to clarify allowance for improvements to be built in lieu of payment of fees.
- Amendment to NBMC to clean up the conflict relating to condominium map and binding site plans, as it relates to condominium projects.
- Amendment to NBMC 18.06 Definitions to include land use definitions.
- Amendment to NBMC 18.20 Signs

C. Outside Initiated NBMC Amendments: Staff Recommendation - Staff does not recommend approval of this docket request. Docket request should be resubmitted for consideration after completion of the Comprehensive plan update.

- Code Amendment docket request
 - George Wyrsh
 - Changes to IMU
 - NBMC 18.10.030 to allow the following uses:
 - EV Charging Stand alone
 - Recreational Vehicle Parks and Campground
 - Athletic and Sports Facilities
 - Driving Range
 - Govt' Uses in 4.20
 - Museums and Community Centers and assoc uses under Resource 6.00.
 - Indoor dog daycare and amend footnote prohibited uses #10 related to kennel to allow dog day care.
 - NBMC 18.10.040
 - Height increases from 30-35' for duplex, tri-plex, fourplex.
 - Height increases to 45' for multi-family (including homes for elderly)
 - Mixed use height limit of 55' (residential above ground floor commercial)
 - Allow hotels up to 65' same as IC zone.
 - Front yard setback on Ribary Way for duplex, tri-plex, fourplex and row house 10' not 25'.
 - Delete Transitional Landscape Area buffer of 20' Type 2 along Ribary Way for properties zoned IMU NBMC 18.18.130.B.1

D. Other long term staff projects in 2023

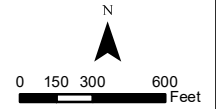
- Complete Streets Corridor Plan
- Housing Needs Assessment/Housing Action Plan
- Continue work on Comprehensive Plan update for periodic update
- William H. Taylor Park/Riverfront Park Design Project
- Community Survey
- Parking Lot Improvement Program

Staff is not recommending moving forward with any Land Use and zone changes independently of the land use element of the comprehensive plan update. Additionally, due to the amount of work involved in the Comprehensive Plan Update and other projects in process and council directed, staff is not recommending Planning Commission approve the docket request for IMU changes at this time. Changes to the IMU would be more appropriate after the completion of the 2024 Comprehensive Plan periodic update.

Staff Recommendation:

Staff recommends approval of the proposed 2023 Docket List and Planning Commission Work Program with the exclusion of the IMU Code Amendment request, and any Land Use changes independent of the staff-initiated land use element periodic update which will be addressed with the 2024 Update.

City of North Bend
Planning Commission
2022/2023 Docket



■ Tax Parcel □ North Bend City Limit





City of North Bend










Comprehensive Plan 2015


Land Use Designation Map

Figure 1-1

Legend

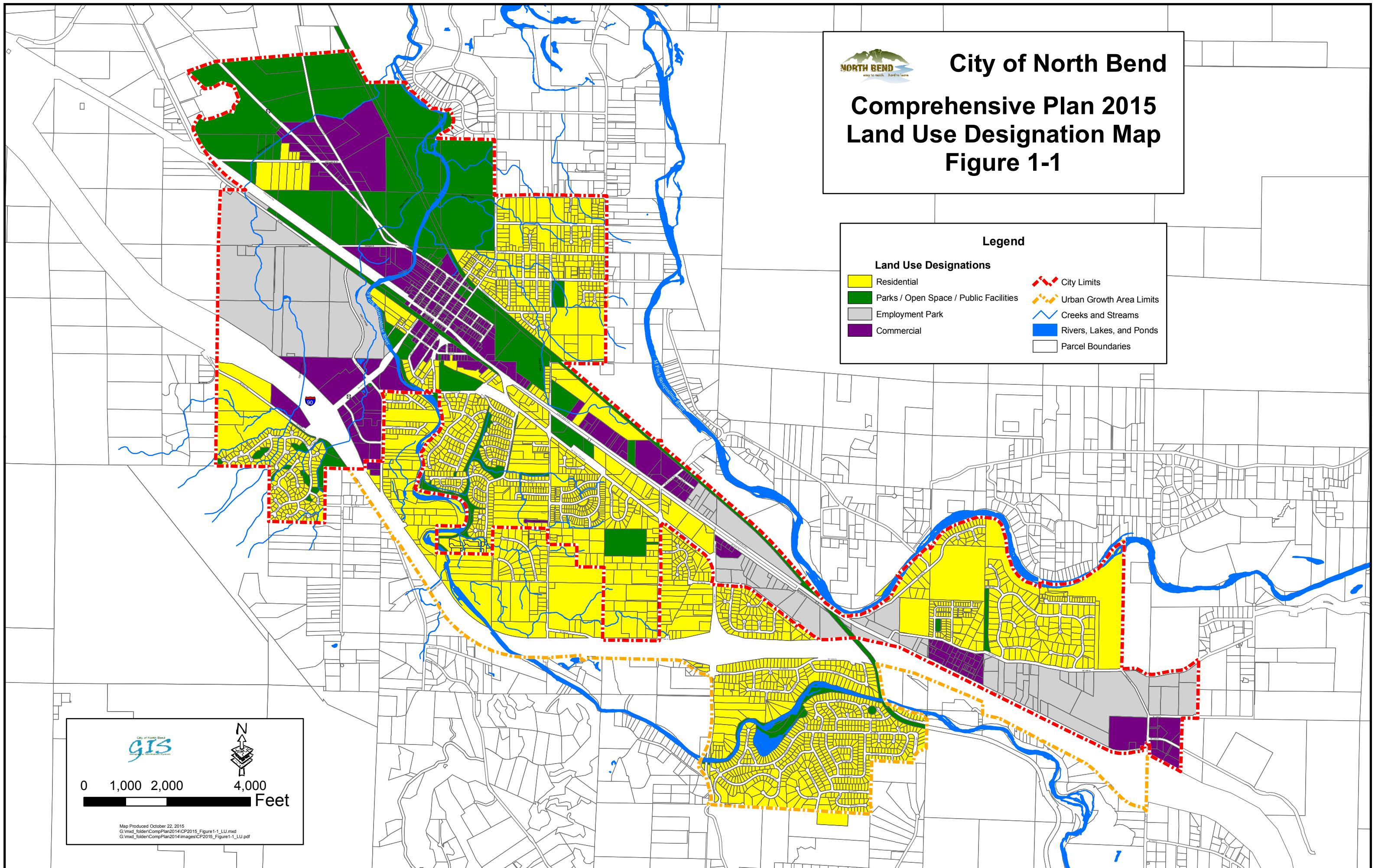
Land Use Designations

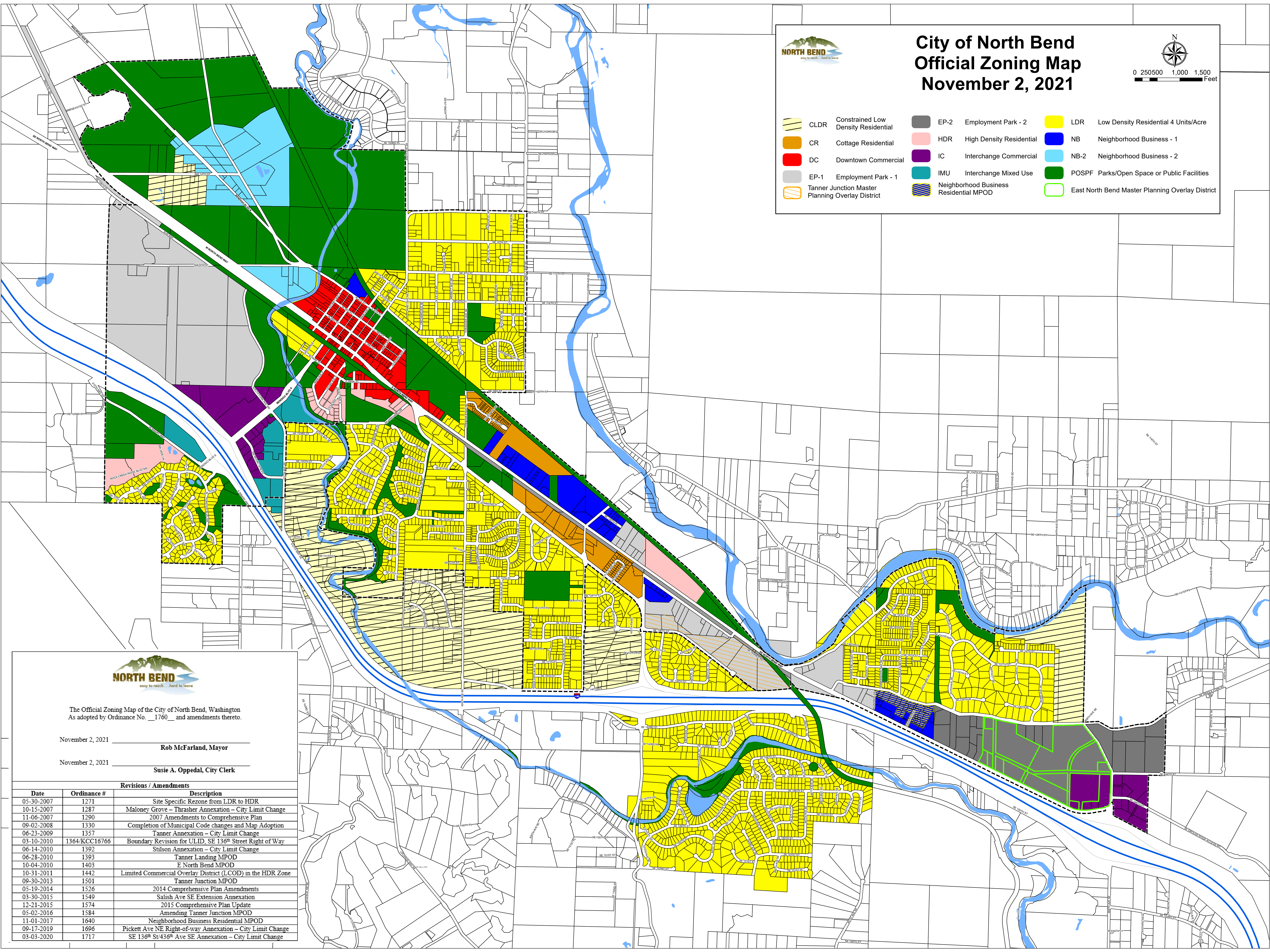
	Residential		City Limits
	Parks / Open Space / Public Facilities		Urban Growth Area Limits
	Employment Park		Creeks and Streams
	Commercial		Rivers, Lakes, and Ponds
			Parcel Boundaries




0 1,000 2,000 4,000 Feet


Map Produced October 22, 2015
G:\mxd_folder\CompPlan2014\CP2015_Figure1-1_LU.mxd
G:\mxd_folder\CompPlan2014\images\CP2015_Figure1-1_LU.pdf









City of North Bend Official Zoning Map November 2, 2021




0 250500 1,000 1,500 Feet




CLDR




CR




DC




EP-1




Tanner Junction Master Planning Overlay District




EP-2




HDR




IC




IMU




Neighborhood Business Residential MPOD




LDR




NB



NB-2



POSPF



East North Bend Master Planning Overlay District

Employment Park - 2

High Density Residential

Interchange Commercial


Interchange Mixed Use

Low Density Residential 4 Units/Acre

Neighborhood Business - 1

Neighborhood Business - 2

Parks/Open Space or Public Facilities



The Official Zoning Map of the City of North Bend, Washington
As adopted by Ordinance No. 1760 and amendments thereto.

November 2, 2021

Rob McFarland, Mayor

November 2, 2021

Susie A. Oppedal, City Clerk

Date	Ordinance #	Revisions / Amendments
05-30-2007	1271	Site Specific Rezone from LDR to HDR
10-15-2007	1287	Maloney Grove – Thrasher Annexation – City Limit Change
11-06-2007	1290	2007 Amendments to Comprehensive Plan
09-02-2008	1330	Completion of Municipal Code changes and Map Adoption
06-23-2009	1357	Tanner Annexation – City Limit Change
03-10-2010	1364/KCC16766	Boundary Revision for ULID, SE 136 th Street Right of Way
06-14-2010	1392	Stilson Annexation – City Limit Change
06-28-2010	1393	Tanner Landing MPOD
10-04-2010	1403	E North Bend MPOD
10-31-2011	1442	Limited Commercial Overlay District (LCOD) in the HDR Zone
09-30-2013	1501	Tanner Junction MPOD
05-19-2014	1526	2014 Comprehensive Plan Amendments
03-30-2015	1549	Salish Ave SE Extension Annexation
12-21-2015	1574	2015 Comprehensive Plan Update
05-02-2016	1584	Amending Tanner Junction MPOD
11-01-2017	1640	Neighborhood Business Residential MPOD
09-17-2019	1696	Pickett Ave NE Right-of-way Annexation – City Limit Change
03-03-2020	1717	SE 136 th St/436 th Ave SE Annexation – City Limit Change

Guide to Amendments of North Bend's Comprehensive Plan & Development Regulations

1. What is the North Bend 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 requirements of the State of Washington Growth Management Act (RCW 36.70A). The Plan includes chapters on land use; sensitive areas; housing, transportation; utilities; capital facilities; and appendices. As additional supplemental elements to the Comprehensive Plan, the City adopted a number of functional planning documents including the Comprehensive Sewer Plan and the Comprehensive Water Plan.

2. What are the North Bend Development Regulations?

Development regulations include a range of land-use regulations codified in the North Bend Municipal Code (NBMC). The regulations address a variety of land-use requirements, including zoning (permitted land uses and the Official Zoning Map); land-subdivision codes; critical-area regulations; and development standards (e.g. street standards; water and sewer system standards). Under state law, development regulations must be consistent with and implement the Comprehensive Plan.

3. What is the amendment process?

State law requires that local governments include a formal process for government, citizens, property owners, and any interested party to amend or change the local Comprehensive Plan and/or development regulations. Amendments must be consistent with the overall goals of the Growth Management Act. North Bend established a Comprehensive Plan and development regulations amendment process so that interested citizens, property owners, and other parties can seek amendments to these documents in a coordinated manner. Dockets are due October 15 every year for consideration in the following year's docket cycle. The City Council evaluates Comprehensive Plan amendments every year, however, per state law, reserves the right to hold a Plan amendment cycle not more than once every two years. Amendments to development regulations can be considered more often than once per year; however, the City reserves the right to batch them as with Comprehensive Plan amendments on a coordinated basis. Development regulations that require an amendment to the Comprehensive Plan cannot be processed without first amending the Comprehensive Plan. Please refer to the schedule under item 5.

4. How can I propose an amendment?

Any citizen (resident or non-resident), property owner, organization, or otherwise can recommend an amendment to the Comprehensive Plan and/or development regulations. Detailed Comprehensive Plan and development regulation amendment procedures are found in are in NBMC 20.08. Additionally, a docketing form is available for citizens to inform City officials of requested changes to the Plan or development regulations. Amendments to the Comprehensive Plan or development regulations that are initiated by the City or are taken up by the Planning Commission and are in the public interest can be processed at no-charge to interested parties. Otherwise, for amendments that are not city-sponsored, there is a charge for city review of an amendment.

5. What are the steps for the amendment process?

1. City provides public notice of Comprehensive Plan and development regulation amendment process
2. All Comprehensive Plan and development regulation amendments due to Community & Economic Development Department
3. CED Director prepares and delivers report to Planning Commission with a recommendation as to whether to take up each docket submitted during the current cycle.
4. Planning Commission considers which dockets to take up, establishes work program for deliberation on these dockets and make a recommendation to City Council.
5. City Council considers Planning Commission recommendation and approves which dockets to take up, include which are city sponsored and which require a fee.
6. Environmental Determination pursuant to the State Environmental Policy Act on environmental impacts of the amendments.
7. Planning Commission holds a public hearing; deliberates and provides written recommendation to Council on amendments.
8. City Council deliberates and makes decision on amendments.

Notes:

- Development regulation *text* amendments can be considered more often than one time per year, however, the City of North Bend reserves the right to batch them as with Plan amendments.
- Development regulation *map* amendments shall be processed on the same schedule as Plan amendments.

6. Where can I get additional information?

For additional information, please contact:

**Community & Economic Development Department
920 SE Cedar Falls Way
North Bend, WA 98045
Telephone: 425-888-1211
Fax: 425-888-5636**