



REGULAR MEEING OF THE NORTH BEND PLANNING COMMISSION Wednesday May 17, 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, Planning Commission**
- 2) Opportunity for public comment on non-agenda items (3 minutes per person)**
- 3) Approval of Minutes of May 3, 2023 Planning Commission Meeting**
- 4) Comprehensive Plan 2024 Update Scope and Public Participation Plan – discussion**
- 5) Legislative update**
- 6) Adjournment by 8:30 unless otherwise approved.**

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=ems4a3dSeDhVUzROck9pZlVZNGdDUT09>

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/u/kqr3VgVL>

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 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.

**PUBLIC HEARING and REGULAR MEETING OF THE
NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Wednesday, May 3, 2023, 6:30 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, James Boevers, Olivia Moe, Juliano Pereira, Suzan Torguson (Chair), Hannah Thiel, and Errol Tremolada. City Staff Present: Jamie Burrell, Senior Planner; Rebecca Deming, Community & Economic Development Director. Guests: Caitlin Hepworth and Cyrus Oswald, both Consultants from Blueline.

AGENDA ITEM #2: Opportunity for Public Comment

No comments were offered.

AGENDA ITEM #3: Approval of April 19, 2023 Planning Commission Meeting Minutes

Commissioner Moe made a Motion to Approve the April 19, 2023 Planning Commission Meeting Minutes. Commissioner Pereira Seconded the Motion. The Motion was Approved 7-0.

AGENDA ITEM #4: Housing Action Plan

a) Staff and Consultant Introduction

Bluebeam Consultants Caitlin Hepworth and Cyrus Oswald were introduced to the Planning Commission.

b) Hearing, Deliberation and Recommendation

Chair Torguson Opened the Public Hearing at 6:35 PM. There were no comments.

Chair Torguson Closed the Public Hearing at 6:36 PM.

There was deliberation between the Planning Commissioners and city staff.

Commissioner Tremolada made a Motion to strike Section A.1.1 Inventory and regulate long term rentals. Chair Torguson seconded the Motion. The Motion was Denied, 2-5 (Aylward, Boevers, Moe, Pereira, Thiel).

Commissioner Thiel made a Motion to recommend Approval to the City Council of the proposed Housing Action Plan and associated materials to fulfil Washington State Department of Commerce Grant Commitments, subject to document corrections as discussed by Planning Commission in the May 3, 2023 Meeting, and with special future consideration for and of infrastructure, police, impact fees, zoning, collaboration with nonprofits/communities to subsidize rent costs, and the short term rental market and potential regulations thereof. Commissioner Boevers seconded the Motion. The Motion was Approved 6-1 (Torguson).

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4 AGENDA ITEM #5: Legislative Q & A (if time)

5 This subject was not discussed at tonight's meeting.

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7 AGENDA ITEM #6: Adjournment by 8:30 PM unless otherwise approved by the Commission

8 The Meeting was Adjourned at 8:04 PM.

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10 **NEXT PLANNING COMMISSION MEETING:** The next meeting of the Planning Commission will be on
11 Wednesday, May 17, 2023.



To: Planning Commission
From: Mike McCarty, Principal Planner
May 11, 2023

Planning Commission,

Attached is the City's 2024 Comprehensive Plan and Development Regulation Update Scope of Work and the Public Participation Plan that are posted to the City's website.

The Scope of Work document provides a high-level outline of the necessary steps we envision for the 2024 update and summary of anticipated revisions, understanding that changes and modifications will evolve as we move through the update process. The Public Participation Plan provides a summary of the ways that the City will be providing outreach and soliciting public input during the process.

No formal recommendation is needed from the Planning Commission on these items, but we wish to bring them before you for discussion and know whether there are additional items you would recommend considering in the update process.

At your meeting, we will also provide a summary of recent state legislation that will affect land use planning that we will need to consider in (or shortly after) our 2024 Comprehensive Plan and Development Regulation update.

City of North Bend 2024 Comprehensive Plan and Development Regulation Update Scope of Work

The City of North Bend is required to review and where needed, revise the City's Comprehensive Plan and development regulations to ensure compliance with the Growth Management Act (RCW 36.70A.130 (1) by December 31, 2024.

This scope of work identifies anticipated updates to the Comprehensive Plan where revisions are known to be necessary in order to comply with the Growth Management Act, as well as to address updated growth projections and outdated information.

Comprehensive Plan and Development Regulation Review and Updates will be based on the following guidance/assumptions:

1. Primary goals and objectives will be maintained by the current Plan.
2. Updates will focus as a first priority on ensuring consistency with changes to the Growth Management Act, Multicounty and Countywide Planning Policies and Puget Sound Regional Council requirements.
3. Additional amendments as identified through the public process as desirable will occur as possible considering time and staffing capacity.
4. Policies and descriptions will be updated, simplified and edited to increase clarity and consistency throughout the document.
5. Any necessary updates to development regulations will follow from the Comprehensive Plan updates.

Summary of Anticipated Comprehensive Plan Amendments:

The following description of anticipated amendments highlights some primary topics to be addressed, but is not a comprehensive summary of all amendments that will occur.

Land Use Element

An analysis of the City's land use designations (and associated zoning) will be undertaken to ensure that the City has zoned sufficient capacity to achieve current City of North Bend housing and employment growth targets established under the King County Countywide Planning Policies. Land Use designations and associated zoning will be amended where sufficient capacity cannot be demonstrated. In particular, amendments to residential zones may occur to ensure sufficient capacity for residential development to meet multiple housing affordability brackets that have been established consistent with recent amendments to the Growth Management Act (GMA) and corresponding amendments to housing growth targets in the King County Countywide Planning Policies.

Additional Land Use Designation and zoning amendments will be under consideration based on the 2023 Docket list approved by the City Council on April 4, 2023. Staff will be taking a comprehensive look all

zoning designations and making recommendations, including but not limited to elimination of Comprehensive Plan provisions regarding the Urban Separator Overlay Zone, eliminating the Neighborhood Business Residential Overlay and redesignation and rezone of this area to Low Density Residential, and revisions to address public properties acquired since the time of the last Land Use Element update. Policies, land use designations and zoning will also be reviewed to consider racially disparate impacts, displacement, and exclusion in housing consistent with new requirements under the GMA and updated Countywide Planning Policies. Staff lead: Mike McCarty, mmccarty@northbendwa.gov

Critical Areas Element

Minor updates to the Critical Areas Element may be undertaken to revise policies to support Best Available Science. Policies will be added consistent with new Countywide Planning Policies addressing equity in environmental impacts, protections and mitigation measures, and stronger coordination with Tribes and other governments and agencies. Maps and figures in this element will be updated to incorporate recently delineated wetlands, and to reflect the August 20, 2020 Flood Insurance Rate Map adopted by FEMA. Additional policies may be added concerning frequently flooded areas addressing updated Multicounty and Countywide Planning Policy requirements and the National Flood Insurance Program. Staff lead: Jamie Burrell, jburrell@northbendwa.gov

Housing Element

A major update to the Housing Element will ensure consistency with updates to the GMA to plan for and accommodate housing affordable to all income levels (including moderate, low, very low, and extremely low, as well as emergency housing, emergency shelters and permanent supportive housing), rather than the previous GMA requirement to merely “encourage” affordable housing. Policies will be strengthened concerning planning for housing diversity and affordability. Policies, as well as land use designations and zoning will also be reviewed to consider racially disparate impacts, displacement, and exclusion in housing consistent with new requirements under the GMA. Staff lead: Jamie Burrell, jburrell@northbendwa.gov

Transportation Element

A major update to the Transportation Element has been prepared by the City’s Transportation Consultant Fehr and Peers, including updated traffic forecasts based on the City’s residential and employment growth targets established by the Puget Sound Regional Council, revised level of service standards, transportation policies, and planned transportation system and facility improvements. The City Council passed Resolution 2049 on December 6, 2022 authorizing its adoption with the rest of the 2024 Comprehensive Plan updates once the remaining Elements have been updated. Minor additional amendments may be undertaken to ensure internal consistency with updates to other elements of the Comprehensive Plan. Staff lead: Tom Mohr, tmohr@northbendwa.gov

Utilities Element

Staff review shows that basic GMA requirements for the Utilities Element have been met, however some inventory information and references to plans adopted by others is now out of date. The element

will be updated to provide current information regarding existing and planned facilities and their capacities from public and private utility providers, including Puget Sound Energy, Tanner Electric, Bonneville Power, Century Link, AT&T, Comcast, the local solid waste collection provider, King County Solid Waste and the King County Wastewater Treatment Division. No major updates to the existing policies are anticipated. A policy may be added for support of creation of development regulations requiring sizing of transformers within new subdivisions and developments appropriate to handle increased electrical load from EV chargers and electrical heating. Staff lead: Mike McCarty, mmccarty@northbendwa.gov

Capital Facilities Element

An update to the Capital Facilities Element will be provided as necessary to update planning for various public facility systems including water, sewer, stormwater, municipal buildings, police and fire services, and public schools, and to update the 6-year Capital Facilities Plan and Financing Plan for these facilities. Updates are anticipated to the water system section to reflect system planning under a Water Supply Agreement and intertie with the Sallal Water Association currently being considered by the City and Sallal. The Capital Facilities Element will refer to the Transportation Element and the Parks Element for the respective facility descriptions, level of service standards, and proposed capital improvements for those facilities, and will refer to the Snoqualmie Valley School District Capital Facilities Plan for school district facility planning. Staff lead: Mike McCarty. mmccarty@northbendwa.gov

Natural Resources Element

The Natural Resources Element is not a required Comprehensive Plan Element for incorporated Cities under the Growth Management Act. To simplify the Comprehensive Plan, the goals and policies of this element are likely to be incorporated into the Land Use Element and this Element eliminated.

Parks and Open Space Element

A major update to the Parks Element has been drafted, including updated park facility inventory and level of service standards based on updated population projections, updated demand and need assessments based on a 2022 City Parks Survey, 2021 Si View Parks Survey, and other public input information, minor policy updates, and an updated Parks Capital Facilities Plan estimated park demand based on population projections, considering park levels of service and facility and service needs, policy review and the Parks Capital Facilities Plan. The Parks Commission and Planning Commission provided a recommendation of approval to the City Council on April 19, 2023. The City Council is anticipated to pass a resolution in June 2023 authorizing adoption of the draft Parks Element with the remainder of the Comprehensive Plan updates in 2024. Staff lead: Mike McCarty. mmccarty@northbendwa.gov

Economic Development Element

The Economic Development Element will be updated reflecting findings and recommendations of the City's Economic Development Action Plan, anticipated to be adopted by the City Council in April or May.

A recommendation from the Economic Development Commission on the draft Economic Development Element will precede Planning Commission review and recommendation to the City Council on this Element. Staff lead: Mark Noll, mnoll@northbendwa.gov

Shoreline Element

The Shoreline Element was adopted in 2013 as a part of the City's update to its Shoreline Master Program and meets current GMA requirements. No updates are planned to the Shoreline Element Chapter, except as may be necessary for policy support for best-available science for updates to critical areas and shoreline regulations. Staff lead: Jamie Burrell, jburrell@northbendwa.gov

Energy and Sustainability Element

The Energy and Sustainability Element was adopted in 2013 and is not a required Comprehensive Plan Element under the Growth Management Act. Updates may address recent amendments to Countywide Planning Policies addressing climate change, diversity, equity, and inclusion, and the City anticipates adding policies addressing urban forestry and tree canopy retention. Staff lead: Mike McCarty, mmccarty@northbendwa.gov

Municipal Code Amendments:

Following the Comprehensive Plan amendments described above, amendments will be considered to the North Bend Municipal Code. These are anticipated to address the following topics:

1. Revisions to Zoning Designations, the North Bend Zoning Map, and allowable use chart for consistency with Comprehensive Plan Land Use Designations, and to ensure sufficient capacity for housing at each of the affordability level targets established for the City of North Bend by the Puget Sound Regional Council.
2. Analysis and amendments to the City's Critical Areas Regulations and Shoreline Regulations to ensure consistency with the most recent Best Available Science regarding these resources.

State Environmental Policy Act Review

The City will be hiring a consultant to prepare the State Environmental Policy Act (SEPA) review and determination for the Comprehensive Plan as a whole. The City's consultant will determine the scope of SEPA, whether that would be a Mitigated Determination of Non-Significance or an Environmental Impact Statement. The SEPA review will include opportunities for public review and comment and is anticipated to occur in the second quarter of 2024. SEPA review for the municipal code amendments not associated with the Comp Plan revisions will be addressed independently.

Tentative Calendar of Amendments

The following schedule of anticipated review is highly tentative and will be subject to change, depending on public process, staff workload, and other factors.

- Transportation Element – Draft Complete, pending adoption with rest of Comp Plan updates.
- Parks Element – Draft complete, pending adoption with rest of Comp Plan updates.
- Land Use Element – Planning Commission review May – December 2023.
- Housing Element – Planning Commission review in May - December 2023.
- Economic Development Element – Economic Development Commission review in June – Sept 2023, Planning Commission review Sept – Dec 2023.
- Capital Facilities Element and Utilities Element – Planning Commission review Sept - Dec 2023.
- Energy and Sustainability Element – Planning Commission review in Jan - Mar 2024.
- Critical Areas Element and Shoreline Element – Planning Commission review Jan – Mar 2024, in association with review of critical area and shoreline regulations against Best Available Science.
- SEPA Review of Comprehensive Plan – Anticipated July – Sept 2024.
- Final draft Comprehensive Plan Amendments – Public Hearing before City Council, approximately August 2024
- Municipal Code Amendments associated with the Comprehensive Plan Update (Zoning, Critical Area and Shoreline Regulations) – Review anticipated before the Planning Commission July – September 2024
- Final revisions to draft Comp Plan and associated Development Regulations based on Agency review and SEPA comments – July – September 2024
- Council Adoption of Comp Plan and associated Municipal Code Amendments – Oct - Dec 2024.
- Final Submittal of Adopted Amendments to Department of Commerce – Deadline of December 31, 2024

City of North Bend 2024 Comprehensive Plan/Development Regulation Update

Public Participation Plan

The 1990 Growth Management Act requires “early and continual citizen participation” in the development and updates of local comprehensive plans. A specific goal of the GMA is to “Encourage the involvement of citizens in the planning process.” Additionally, RCW 36.70A.140 provides that every jurisdiction “shall establish and broadly disseminate to the public a public participation program identifying procedures for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans.”

The City of North Bend is interested to provide multiple and diverse opportunities for providing citizen participation in the update to the City’s Comprehensive Plan and Development Regulations. Active citizen participation will result in plans and regulations that better reflect the values of North Bend residents and ensure that the City grows in a manner consistent with those values.

This Public Participation Program has been developed to identify how the City will reach out to its residents and other stakeholders in preparing required updates to the Comprehensive Plan and development regulations, identify the core responsibilities of the Council and various City commissions in the update process, and identify the means of providing information and obtaining public comment and participation in the process.

Stakeholders:

A variety of groups, agencies and individuals may have interest in the update to the City’s Comprehensive Plan and development regulations. These stakeholders can be categorized as follows, and will be notified of the update and asked for their participation. This does not represent all possible stakeholders, and others may be identified and notified accordingly:

1. Other Governmental Agencies:
 - a. Adjacent jurisdictions: King County (multiple divisions) and City of Snoqualmie.
 - b. State Agencies: Department of Commerce, Department of Transportation, Department of Ecology, Department of Fish and Wildlife, Washington Recreation and Conservation Office, Department of Archaeology and Historic Preservation.
 - c. Regional Organizations: Puget Sound Regional Council, Puget Sound Clean Air Agency
 - d. Snoqualmie Tribe
2. Quasi-governmental Groups:
 - a. Snoqualmie Valley School District
 - b. Si View Metropolitan Park District
 - c. Eastside Fire and Rescue
 - d. Fire District 38
3. Utility Providers:
 - a. Puget Sound Energy
 - b. Tanner Electric
 - c. Bonneville Power Administration
 - d. Century Link
 - e. AT&T
 - f. Comcast (Cable)
 - g. Sallal Water Association
 - h. Republic Services (Waste and Recycling)

4. Business Groups and Associations:
 - a. Snoqualmie Valley Chamber of Commerce
 - b. Master Builders Association of King and Snohomish Counties
 - c. North Bend Downtown Association
5. Environmental Organizations and Conservation Groups:
 - a. Mountains to Sound Greenway Trust
 - b. Futurewise
 - c. Snoqualmie Watershed Forum

Roles and Responsibilities of Council and Commissions:

- City Council: The City Council will provide guidance on, and is the final decision maker for, the Comprehensive Plan update. The Council will receive periodic briefings on the update, review the Planning Commission recommendation, and adopt amendments to the Comprehensive Plan.
- Planning Commission: The Planning Commission is the primary citizen commission responsible for the Comprehensive Plan and development regulation update, and will be involved in review and recommendation of all of the Comprehensive Plan elements being updated, including any updates also recommended by the Economic Development Commission and Parks Commission. The Planning Commission will provide recommendations to the City Council on adoption of the updates.
- Economic Development Commission: The Economic Development Commission will provide policy recommendations for economic development aspects of the update, including review and recommendation on the Economic Development Element.
- Parks Commission: The Parks Commission will provide policy recommendations for park and recreation related aspects of the update, including review and recommendation on any necessary updates to the Parks and Recreation Element.

Methods for Informing the Public:

Formal public notification requirements for Comprehensive Plan and development regulation updates are guided by RCW 36.70A.035 and North Bend Municipal Chapter 20.08.

The following additional methods are available for informing residents about the Comprehensive Plan and development regulation updates, how to be involved, and how to provide comment, and notification on associated upcoming meetings, workshops and hearings. The City will rely on a variety of these methods depending on the nature of the information to convey.

1. Direct Contact: The above referenced stakeholders will be noticed about the Comprehensive Plan update and invited to participate.
2. Direct mailing to all property owners within North Bend. An initial scoping letter regarding the Comprehensive Plan update will be mailed to all property owners within the City.
3. Dedicated Webpage: The City will develop and maintain a "Comprehensive Plan Update" webpage on its website to provide information on the process for the update and links to all Comprehensive Plan update work on the internet for public review. The work plan, public participation program, and schedule will be provided on the website, as well as an email address to which comments may be submitted. The webpage will be regularly updated to provide the most current information.
4. Spanish Language Format: Key public notices on hearings and outreach meetings will also be also provided in Spanish.

5. Cable Television. The City of North Bend uses its television station, NBTB channel 21 available to cable subscribers in the upper Snoqualmie Valley, to provide information to residents and businesses including Council meetings, alerts and general information.
6. Utility Billing Stubs: North Bend Utility Bills include a stub that may be used to provide a brief message with about 5 lines of information. Utility bills go to all residents with a utility account.
7. Flyers: Color flyers can be provided together with utility bills to provide more information than what can be provided on utility billing stubs.
8. Newsletters: The City provides regular Weekly Recap newsletters and quarterly Mayor's Message newsletters informing residents about various City happenings. The newsletters are posted to the City's website and distributed to the Yahoo Group.
9. Newspaper Articles: North Bend residents are served by a local paper, the Snoqualmie Valley Record, as well as an online news blog, Living Snoqualmie. Article(s) in these papers will be sought to identify the update and ways for interested individuals to become involved.
10. Public Notices: Posting a public notice is a legal requirement for advertising public hearings. It occurs by site posting and advertisement in the local paper of record (Valley Record). Public meeting and hearing notices are additional provided on the City's website and posted in specific posting locations around town. The City of North Bend additionally operates a "notify me" system from its website that sends notices to individuals that have signed up for this service.
11. Email/Yahoo Group: The City provides news releases to a North Bend Yahoo email group that can be used for providing information about the update.
12. Social Media Pages. North Bend maintains pages on Facebook, Twitter and Instagram that the City posts information to.

Methods for Obtaining Information/Comment from the Public:

1. Public Meetings. All Planning Commission and City Council Meetings will offer opportunity for individuals to provide comment on the topics at hand, as well as opportunity for comments for items not specifically being discussed on the agenda for the particular meeting. See the tentative schedule for planned meeting topics/tentative dates of review on the Comprehensive Plan Update Page on the City's website.
2. Public Hearings. Public hearings will be held prior to Planning Commission recommendation to the City Council on each of the Comprehensive Plan elements being considered for update. See the tentative schedule for planned meeting topics/tentative dates of review. Public hearings will be properly noticed ahead of the hearing, and written comment received prior to the hearing will be presented to the Planning Commission (and/or Council) for their consideration, in addition to comment received directly at the hearing.
3. E-Surveys. The City has the ability to post short electronic surveys to its website, enabling people to participate and provide non-scientific/non-statistical feedback on various issues relating to the Comprehensive Plan update.
4. SEPA Review and Comment Period: A SEPA environmental review and determination and associated comment period will be required prior to adoption of the Comprehensive Plan updates and any associated development regulation updates considering the environmental impacts of specific actions/policies. Public comment on the SEPA determination will be considered prior to action on the updates.
5. State Agency Review: The City will distribute draft Comprehensive Plan elements and development regulations to the Department of Commerce and other state agencies as required seeking their comment prior to final recommendation from the Planning Commission to the City Council for potential adoption.

AWC Hot Sheet – Bills of interest

Week of April 17, 2023

AWC creates this list as an easy reference guide for certain bills of interest to cities. It is not intended to be a comprehensive list of the bills that AWC is tracking or taking a position on. The list is updated weekly, and bills may be removed, added, or moved within categories at any time. **This is the last 2023 session Hot Sheet.**

Priority bills – Support

HB 1628	Creates a new local option real estate excise tax (REET) & State REET increase for affordable housing. Additionally, harmonizes REET 1 & 2 and makes permanent temporary flexibility provisions.	*Needs House floor action
SB 5352	Allows law enforcement to engage in a vehicular pursuit if there is reasonable suspicion that the person has committed a violent offense or other enumerated crimes.	Needs Senate concurrence
SB 5536	Responds to the <i>Blake</i> decision by making drug possession a gross misdemeanor with an emphasis on encouraging pretrial diversion. The bill also makes treatment facilities essential public facilities for siting and permitting purposes. AWC is seeking amendments to address concerns caused by changes in the House Appropriations Committee.	Expected to go to conference committee to resolve differences
SB 5770	Revises the property tax cap to tie it to inflation and population growth up to 3%.	*Needs committee action

Other bills – Support

HB 1056	Allows more flexibility for PERS 2 retirees to return to work after taking early retirement.	Needs House concurrence
HB 1050	Requires contractors hired for municipal public works estimated to cost \$2,000,000 or more to have at least 15% of the labor hours performed by apprentices, and then incrementally decreasing to \$1,000,000 over a four year period. An education, outreach, and study component has been added to the bill.	Needs House concurrence
HB 1110	Creates new middle housing density requirements. AWC now supports the bill after a collaborative process resulted in a bill aligned with the recommendations of the Housing Solutions Group. We ask that projected planning costs be integrated into the final budget.	Needs House concurrence
HB 1181	Integrating climate change into the Growth Management Act.	Needs Governor signature
HB 1326	Allows municipalities to waive utility connection fees for affordable housing, emergency shelters, transitional shelters, and permanent supportive housing.	Needs Governor signature
HB 1329	Addresses utility services during extreme heat. Amended to require a utility not disconnect service due to non-payment and allows a customer to request reconnection when the National Weather Service has issued a heat related alert and removed the civil cause of action. In addition to these changes, AWC is advocating that the Attorney General's Office provide technical assistance to municipalities.	Needs Governor signature
HB 1425	Establishes a new version of the annexation sales tax credit to incentivize annexation of UGAs.	Needs Senate floor action
HB 1474	Generates resources to invest in homeownership assistance for BIPOC families targeted by racially discriminatory covenants.	Needs House concurrence
SB 5120	Establishes framework for behavioral health crisis stabilization centers.	Senate refused to concur – needs further reconciliation action

AWC Hot Sheet – Bills of interest

Week of April 17, 2023

SB 5294	Establishes an end date for the PERS 1 unfunded liability surcharge paid by PERS 2 employers which will result in cost savings for cities.	*Senate refused to concur – needs further reconciliation action
SB 5412	Establishes requirements for objective design review and provides SEPA Exemptions for residential development consistent with a comprehensive plan.	Senate refused to concur – awaiting technical amendments.

Other

HB 1042	Conversion of existing buildings to residential uses.	Awaiting Governor signature
HB 1048	Amends the Voting Rights Act creating additional opportunities for groups to bring challenges to jurisdictions. The bill is significantly improved from early versions, but efforts to amend the bill to clarify a section that could inadvertently drive costs have been unsuccessful.	Governor signed
HB 1187	Establishes a new and broad privilege for labor organizations. Concerns remain about how the broad the privilege is and how it might impact investigations into workplace wrongdoing. The bill was amended to address concerns about public records issues and about mandatory reporting requirements. But contains a broad grant of privilege.	Awaiting Governor signature
HB 1521	Creates a new and unclear standard of good faith for workers compensation self-insured municipal employers and new penalties. AWC worked on amendments to reduce the negative impact of the proposal. Senate adopted amendment removing any private right of action moving AWC to neutral.	House refused to concur – needs further reconciliation action
SB 5235	Mandates at least two ADUs per residential lot over 4,5000 sq. feet. Bans owner occupancy provisions, prohibits parking requirements near transit without a finding of need.	Did not advance by cut-off deadline
SB 5466	Expands density around transit-oriented development. AWC was requesting amendments including reducing scope to focus on rail-based transit, removing restrictions on regulating parking, harmonizing timeline, and protecting affordability and anti-displacement measures.	Did not advance by cut-off deadline

Opposed

HB 1337	Mandates at least two ADUs per residential lot, with preemption on parking requirements and a variety of development regulations.	Awaiting Governor signature
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Notes:

- Upcoming deadlines: April 23 Sine Die (adjournment)
- *Indicates a bill believed to be Necessary to Implement the Budget (NTIB) and exempt from deadlines
- Committee action indicates the bill needs to be heard and/or voted on by a policy or fiscal committee
- Floor action indicates the bill needs to move to the floor to be voted on by the full House or Senate
- Concurrence means the bill needs final approval in the house of origin for amendments.
- Conference committee is appointed to work out a compromised when there is not concurrence
- The Governor has five days to sign bills during session and 20 days (minus Sundays) after session
- Unless otherwise stated, bills that pass are effective 90 days after session adjourns (July 22)