

CITY OF NORTH BEND
CITY COUNCIL SPECIAL WORKSTUDY NOTES
August 29, 2023
City Hall, 920 SE Cedar Falls Way, North Bend, WA

Mayor Pro Tem Koellen called the meeting to order at 7:00 p.m.

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

Staff Present: City Administrator David Miller, Community & Economic Development Director Rebecca Deming, Senior Planner Jamie Burrell, Communications Manager Bre Keveren and City Clerk Susie Oppedal.

Guests Present: Blueline (Atwell, LLC) Consultants Andy McAndrews, Cyrus Oswald & Caitlin Hepworth

Housing Action Plan

Community & Economic Development Director Deming explained the City received grant funds in 2021 for a joint Snoqualmie Valley Cities Housing Needs Assessment as well as an individual Housing Needs Assessment and Housing Action Plan (Plan) for the City. The culmination of the process included a Planning Commission recommended Housing Action Plan that was presented to the City Council on June 20, 2023. Following discussion at the City Council meeting, Council requested review of the Plan at a Council Workstudy prior to subsequent consideration at the September 19, 2023 City Council meeting.

Council and staff discussed the following: Council's ability to express vision/community message in proposed Housing Action Plan, City of Carnation letter regarding Housing Action Plan, maximum growth, increased density downtown, definition of affordable housing, different types of subsidies/incentives for affordable housing, difference between affordable housing and market rate housing, building tax base by commercial development, requirements/goals of Growth Management Act, policy evaluation, addressing missing housing types, upcoming Housing Element to Comprehensive Plan, 1,748 additional housing units to meet 2044 goal (55 units per year), zoning/density, density in Urban Growth Area, Fair Housing Laws, senior housing and ability to modify Plan.

Blueline Consultant Caitlin Hepworth reviewed strategies in the Plan and Council suggested the following changes:

A.1.3 – remove “workforce and mixed use” and replace with “affordable”

A.1.4 – delete “and implement housing” and add “affordable” after “increasing”.

- B.1.3 – remove “missing middle and multifamily” and replace with “affordable”
- B.2.1 – delete entire section
- B.2.2 – delete entire section
- B.2.4 – change “multifamily projects affordable to working class households” to “affordable housing”

Community & Economic Development Director Deming concluded by noting staff/consultants would clean up the rest of the Plan to coincide with the above requested changes prior to bringing back the Plan to the September 19, 2023 City Council meeting for consideration and possible adoption. It was also requested that Council provide input to Ms. Deming on what wording they wanted for the “Community Message/Council Preamble” so that it could be incorporated into the Plan.

Mayor Pro Tem Koellen requested Council check their availability for a Council Retreat in October.

Adjournment

The Workstudy closed at 8:32 p.m.

ATTEST:

Heather Koellen, Mayor Pro Tem

Susie Oppedal, City Clerk