Agenda Home

CITY COUNCIL MEETING*
October 3, 2023 – Agenda
City Hall, 920 SE Cedar Falls Way, North Bend, Washington

7:00 P.M. – CALL TO ORDER, ROLL CALL, FLAG SALUTE

CONSENT AGENDA:

			Pg.#
1) Minutes	City Council Meeting of September 19, 2023		**1**
2) Payroll	**September 20, 2023 – 28704** through **28712,** in the amount of **$276,232.11**		
3) Checks	**October 3, 2023 – 74571** through **74653,** in the amount of **$798,777.03**		
4) AB23-113	Resolution – Accepting Stilson Ave. SE Sidewalk Project	Mr. Rigos	**5**
5) AB23-114	Resolution – Accepting Maloney/Cedar Falls Way Intersection Project	Mr. Rigos	**9**
6) AB23-115	Resolution – Accepting Tanner Falls Infrastructure Improvements	Mr. Rigos	**13**
7) AB23-116	Resolution – Accepting Cedar Landing Infrastructure Improvements	Mr. Rigos	**31**
8) AB23-117	Resolution – Awarding Old Si View to New Si View Trail Project	Mr. Rigos	**69**

CITIZEN'S COMMENTS: (Please restrict comments to 3 minutes)

ANNOUNCEMENTS, PRESENTATIONS, APPOINTMENTS:

9) AB23-118	Appointment to Economic Development Commission	Mayor McFarland	**75**

INTRODUCTIONS:

10) AB23-119	**Public Hearing,** Ordinance – Amending Taxes, Rates & Fees Schedule RE School Impact Fees	Ms. Burrell	**79**
11) AB23-120	Motion – Authorizing Purchase of IT Network Equipment	Mr. Davenport	**111**
12) AB23-121	Resolution – Approving Conceptual Plans for Taylor & Riverfront Parks	Mr. McCarty	**115**
13) AB23-122	Resolution – Authorizing Adoption of Shoreline & Critical Areas Elements to 2024 Comprehensive Plan	Ms. Burrell	**123**

MAYOR, COUNCIL & ADMINISTRATOR CONCERNS AND INITIATIVES: (Business and general information presented that may be deliberated upon by the Council. Formal action may be deferred until a subsequent meeting; immediate action may be taken upon a vote of a majority of all members of the Council.)

EXECUTIVE SESSION: To Discuss Property Acquisition, pursuant to RCW 42.30.110 (1)(b) & Collective Bargaining Negotiations, pursuant to RCW 42.30.140(4)

ADJOURNMENT:

***PLEASE NOTE:** Members of the public may choose to attend in person or by teleconference. It is strongly encouraged that members of the public that are attending by teleconference provide comments in advance of the meeting. Please email comments on any agenda items prior to the meeting to the City Clerk at soppedal@northbendwa.gov. Please provide comments by 5 p.m., Tuesday, October 3, 2023 so a copy can be provided to the City Council prior to the meeting.

Those wishing to access the meeting by teleconference will be required to have a registered Zoom account and display your full name to be admitted to the online meeting.

Zoom Meeting Information:
To Sign Up for a Zoom Account: https://zoom.us/join
Meeting ID: 881 2610 1456
Password: 658184
Call In Phone Number: 1-253-215-8782

DRAFT

NORTH BEND CITY COUNCIL MINUTES
September 19, 2023
City Hall, 920 SE Cedar Falls Way, North Bend, Washington

CALL TO ORDER, ROLL CALL:

Mayor McFarland called the regular meeting to order at 7:00 p.m.

Councilmembers Present: Elwood, Gothelf, Joselyn, Koellen, Miller and Rosen.

CONSENT AGENDA:

Minutes – Council Workstudy of August 29, 2023 & City Council Meeting of August 15, 2023
Payroll – August 18, 2023 – 28688 through **28695,** in the amount of **$278,615.22**
September 5, 2023 – 28696 through **28703,** in the amount of **$340,892.13**
Checks – September 5, 2023 – 74429 through **74512,** in the amount of **$865,325.83**
September 19, 2023 – 74513 through **74570,** in the amount of **$1,587,347.10**
AB23-105 – Resolution 2079 Accepting 2023 Annual Sidewalk Repairs Project
AB23-106 – Motion Authorizing Contract with Parametrix for NBW Bridge 1135-3
AB23-107 – Motion Authorizing Contract with Parametrix for NBW Bridge 1135-4
AB23-108 – Motion Authorizing CO No. 1 with Fury for Stilson Ave. Sidewalk Project
AB23-109 – Motion Authorizing Contract with Si View MPD for Meadowbrook Operations & Maintenance

Councilmember Gothelf **MOVED,** seconded by Councilmember Joselyn to approve the consent agenda as presented. The motion **PASSED** 6-0.

CITIZEN'S COMMENTS:

Beth Burrows, 312 NE 6th Street, North Bend Downtown Foundation (NBDF) President, introduced incoming NBDF Executive Director Jessica Self and reminded all of the NBDF ribbon cutting event on Thursday, September 21st at 4 p.m. at the North Bend Train Depot.

Debra Landers, 14615 438th Ave. SE, invited all to the Saturday, September 23rd Art Off The Rails event at the Train Depot. She noted the event starts at 11 a.m. and features over forty artists and three musical groups.

ANNOUNCEMENTS, PRESENTATIONS, APPOINTMENTS:

Introductions **Audio: 5:34**

Mayor McFarland introduced new Interim Finance Director Drew Bouta and Economic Development Manager James Henderson.

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COMMISSION AND COMMITTEE REPORTS:

Community & Economic Development Committee – Councilmember Miller, Chair
A report of the September 19th meeting was provided.

Finance & Administration Committee – Councilmember Gothelf, Chair
A report of the September 12th meeting was provided.

Public Health & Safety Committee – Councilmember Rosen, Chair
No report. The September 5th meeting was cancelled.

Transportation & Public Works Committee – Councilmember Miller, Chair
A report of the August 22nd meeting was provided.

Council Workstudy – Mayor Pro Tem Koellen
A report of the August 29th meeting was provided.

Eastside Fire & Rescue Board Meeting – Councilmember Gothelf
A report of the September 14th meeting was provided.

Planning Commission
A report of the August 16th meeting was provided.

Parks Commission
A report of the August 23rd meeting was provided.

Economic Development Commission
No report. The August 22nd meeting was cancelled.

Emergency Management Advisory Committee – Councilmember Gothelf
A report of the September 13th meeting was provided.

Sound Cities Association Board of Health – Councilmember Koellen
A report of the September 5th meeting was provided.

King County Flood Control District – Mayor McFarland
A report of the August 24th meeting was provided.

INTRODUCTIONS:

AB23-110 – Motion Authorizing ILA with Snoqualmie for Meadowbrook Governance, Operations & Maintenance **Audio: 31:05**

Community & Economic Development Director Deming provided the staff report.

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Councilmember Miller **MOVED,** seconded by Councilmember Elwood to approve AB23-110, authorizing the Mayor to execute an Interlocal Agreement between the City of North Bend and the City of Snoqualmie regarding the operation and maintenance of Meadowbrook Farm, in a form and content approved by the City Attorney. The motion **PASSED** 6-0.

AB23-111 – Motion Authorizing King County Grant for Meadowbrook Trail Project **Audio: 41:19**

Principal Planner McCarty provided the staff report.

Councilmember Miller **MOVED,** seconded by Councilmember Elwood to approve AB23-111, authorizing the Mayor to accept a King County Parks Capital and Open Space Grant (Contract # 6328763) for the Meadowbrook Farm Prairie Loop Trail Project, authorizing expenditure of $115,000 of City funds, transferring City and grant funds to the Si View Metropolitan Park District to design and construct the Project, and authorizing the Mayor to execute all necessary documents. The motion **PASSED** 6-0.

AB23-112 – Motion Approving Housing Action Plan **Audio: 46:47**

Community & Economic Development Director Deming provided the staff report.

The following individual commented on the agenda item:

Kelly Coughlin, 615 Ogle Avenue

Councilmember Miller **MOVED,** seconded by Councilmember Elwood to approve AB23-112, approving the Housing Action Plan and including the Council Preamble in the Housing Action Plan as set forth in the Summary Statement.

Councilmember Rosen **MOVED,** seconded by Councilmember Elwood to amend the Housing Action Plan on Page 18 by striking the phrase “and market rate” and on Page 34 by striking the sentence “Changes to permitted uses will create new opportunities for the development of missing middle housing in the Low-Density Residential Zone and Medium-Density Residential Zone”. The motion **PASSED** 5-1 (Joselyn).

The main motion then **PASSED AS AMENDED** 6-0.

MAYOR, COUNCIL, AND ADMINISTRATOR CONCERNS AND INITIATIVES:

Councilmember Rosen noted that although Council does not typically endorse a ballot measure they are available to answer any questions the public may have on them. He mentioned the recent anniversary of 9/11 and encouraged all to remember those that lost their lives on that day.

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Councilmember Joselyn mentioned the new sidewalks in New Si View which were a part of the 2023 Annual Sidewalk Repair Project and noted how much he appreciated the commonsense approach to the project that helped maintain certain trees in the neighborhood.

Councilmember Elwood commented on a strong City team, creatively funded updates to improve the community and addressed comments made by the public regarding lack of fiscal responsibility. He addressed the City's efforts on affordable housing by creating the Affordable Housing Reserve Fund, Housing Action Plan with specific Council preamble and requested the Mayor Pro Tem add a discussion on the Affordable Housing Reserve Fund to a future workstudy agenda.

Councilmember Miller mentioned the NBDF ribbon cutting event on Thursday, September 21st at 4 p.m. at the North Bend Train Depot followed by the Scott Rinckenberger ribbon cutting event at 106 W North Bend Way from 5 – 6 p.m. Additionally, she mentioned the Kinship Dog Training ribbon cutting event on Thursday, September 28th at 2 p.m. at 320 Mt Si Blvd.

Councilmember Gothelf noted that although the wind has shifted smoke out of the area there was still a risk of fire. He reminded all that the City was still in Stage 3 of the Water Conservation Ordinance and encouraged all to drive carefully since darkness was falling earlier in the day.

Mayor McFarland spoke regarding the following items:

- Saturday, September 23rd Events: Mt Si Hill Climb, Art Off the Rails & Blues Walk
- Community Shred Event – Saturday, September 30th 8 a.m. – Noon @ City Hall
- Meet Up with the Mayor – Saturday, September 30th 10 – 11 a.m. @ Huxdotter's Coffee Shop

ADJOURNMENT:

Councilmember Gothelf **MOVED** to adjourn, seconded by Councilmember Joselyn. The motion **PASSED** 6-0.

The meeting adjourned at 8:28 p.m.

ATTEST:

Rob McFarland, Mayor

Susie Oppedal, City Clerk

City Council Agenda Bill

SUBJECT:	Agenda Date: October 3, 2023 AB23-113	
Resolution Accepting Stilson Avenue SE Sidewalk Capital Project	Department/Committee/Individual	
	Mayor Rob McFarland	
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm & Econ Development – Rebecca Deming	
Cost Impact: N/A	Finance – Drew Bouta	
Fund Source: N/A	Public Works – Mark Rigos, P.E.	X
Timeline: Immediate		
Attachments: Resolution		

SUMMARY STATEMENT:

At the June 6, 2023 City Council meeting, the City Council approved a construction contract amount of $388,718.90 including sales tax with Fury Site Works, Inc.(contractor) to perform the Stilson Avenue SE sidewalk transportation capital project located near the intersection with Cedar Falls Way. Work consisted of mobilization, traffic control, roadway excavation, placement of crushed rock as necessary for new sidewalk and ADA ramp base, pouring of concrete sidewalk and ADA ramps, RRFB's (Rectangular Rapid-Flashing Beacons), crosswalks, striping and restoration with topsoil and seeding. The project is located near a school and is a huge improvement for public safety.

There was one change order on this project which covered a pavement grind and overlay of the southbound lane of Stilson Avenue and some quantity adjustments for $46,798.75. The contractor finished the work scope within the contracted timeline. The final project cost was $435,517.65 including sales tax.

Project construction began June 26, 2023 and was physically completed September 15, 2023. All necessary documentation has been received by the City and the project is ready for close-out.

Retainage cannot be released until the project has been accepted by the City Council, all liens have been satisfied, and all taxes have been paid. Upon receipt of all necessary documentation, retainage shall be released.

APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services including transportation and traffic management.

COMMITTEE REVIEW AND RECOMMENDATION: This item was discussed at the September 26, 2023 Transportation and Public Works Committee meeting and was recommended for approval and placement on the Consent Agenda.

RECOMMENDED ACTION: **MOTION to approve AB23-113, a resolution accepting the Stilson Avenue SE Sidewalk Capital Project as complete and authorizing the release of retainage.**

RECORD OF COUNCIL ACTION

Meeting Date	*Action*	*Vote*
October 3, 2023		

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, ACCEPTING THE STILSON AVENUE SE SIDEWALK PROJECT AS COMPLETE AND AUTHORIZING THE RELEASE OF RETAINAGE

WHEREAS, City of North Bend staff requested bids for the Stilson Avenue SE Sidewalk Capital Project (Project); and

WHEREAS, Fury Site Works, Inc. submitted the lowest responsive and responsible bid; and

WHEREAS, the Project was awarded to Fury Site Works, Inc. on June 6, 2023; and

WHEREAS, Fury Site Works, Inc. started the work on June 26, 2023 and completed work on September 15, 2023; and

WHEREAS, the final cost of the project was $435,517.65 including sales tax; and

WHEREAS, the City must accept projects prior to submitting for releases from the State Department of Revenue, Department of Labor and Industries, and the Employment Security Department for the retainage of the contractors;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City of North Bend accepts Fury Site Works, Inc. work on the Stilson Avenue SE Sidewalk Capital Project.

Section 2. The City of North Bend authorizes the release of the retainage on the contract upon receipt of the appropriate clearances from the state.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 3RD DAY OF OCTOBER, 2023.

CITY OF NORTH BEND:

_____

Rob McFarland, Mayor

APPROVED AS TO FORM:

_____

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

_____

Susie Oppedal, City Clerk

Effective:
Posted:

City Council Agenda Bill

SUBJECT:	Agenda Date: October 3, 2023 AB23-114	
Resolution Accepting Maloney Grove Avenue / Cedar Falls Way Intersection Improvements Capital Project	Department/Committee/Individual	
	Mayor Rob McFarland	
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm & Econ Development – Rebecca Deming	
Cost Impact: N/A	Finance – Drew Bouta	
Fund Source: N/A	Public Works – Mark Rigos, P.E.	X
Timeline: Immediate		
Attachments: Resolution		

SUMMARY STATEMENT:

At the May 2, 2023 City Council meeting, the City Council approved a construction contract amount of $193,657.00 including sales tax with Rainier Asphalt Sealing, LLC (contractor) to perform the Maloney Grove Avenue/Cedar Falls Way Intersection Improvements Project. Work consisted of mobilization, traffic control, roadway excavation, placement of crushed rock as necessary for new sidewalk and ADA ramp base, pouring of concrete sidewalk and ADA ramps, RRFB's (Rectangular Rapid-Flashing Beacons), crosswalks, striping and restoration with topsoil and seeding. The goal of this project was to improve public safety.

There was one change order on this project which covered additional striping removal and new striping south of the project limits along Maloney Grove Avenue and some quantity adjustments for $17,170.19. The contractor finished the work scope within the contracted timeline. The final project cost was $210,827.19 including sales tax.

Project construction began May 31, 2023 and was physically completed September 6, 2023. All necessary documentation has been received by the City and the project is ready for close-out.

Retainage cannot be released until the project has been accepted by the City Council, all liens have been satisfied, and all taxes have been paid. Upon receipt of all necessary documentation, retainage shall be released.

APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services including transportation and traffic management.

COMMITTEE REVIEW AND RECOMMENDATION: This item was discussed at the September 26, 2023 Transportation and Public Works Committee meeting and was recommended for approval and placement on the Consent Agenda.

RECOMMENDED ACTION: **MOTION to approve AB23-114, a resolution accepting the Maloney Grove Avenue / Cedar Falls Way Intersection Improvements Project as complete and authorizing the release of retainage.**

RECORD OF COUNCIL ACTION

Meeting Date	*Action*	*Vote*
October 3, 2023		

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, ACCEPTING THE MALONEY GROVE AVENUE / CEDAR FALLS WAY INTERSECTION IMPROVEMENTS PROJECT AS COMPLETE AND AUTHORIZING THE RELEASE OF RETAINAGE

WHEREAS, City of North Bend staff requested bids for the Maloney Grove Avenue / Cedar Falls Way Intersection Improvements Project (Project); and

WHEREAS, Rainier Asphalt Sealing, LLC submitted the lowest responsive and responsible bid; and

WHEREAS, the Project was awarded to Rainier Asphalt Sealing, LLC on May 4, 2023; and

WHEREAS, Rainier Asphalt Sealing, LLC started the work on May 31, 2023 and completed work on September 6, 2023; and

WHEREAS, the final cost of the project was $210,827.19 including sales tax; and

WHEREAS, the City must accept projects prior to submitting for releases from the State Department of Revenue, Department of Labor and Industries, and the Employment Security Department for the retainage of the contractors;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City of North Bend accepts Rainier Asphalt Sealing, LLC work on the Maloney Grove-Cedar Falls Way Intersection Improvements Project.

Section 2. The City of North Bend authorizes the release of the retainage on the contract upon receipt of the appropriate clearances from the state.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 3RD DAY OF OCTOBER, 2023.

CITY OF NORTH BEND:

_____

Rob McFarland, Mayor

APPROVED AS TO FORM:

_____

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

_____

Susie Oppedal, City Clerk

Effective:
Posted:

City Council Agenda Bill

SUBJECT:	Agenda Date: October 3, 2023 AB23-115	
Resolution Accepting Infrastructure Improvements from John Day Homes, Inc. for the Tanner Falls 48-Lot Subdivision	Department/Committee/Individual	
	Mayor Rob McFarland	
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm. & Economic Development – Rebecca Deming	
Cost Impact: N/A	Finance – Drew Bouta	
Fund Source: N/A	Public Works – Mark Rigos, P.E.	X
Timeline: Immediate		

Attachments: Resolution, Exhibit A – Cost Breakdown, Exhibit B – Bill of Sale, Vicinity Map

SUMMARY STATEMENT:

John Day Homes, Inc. ("Developer"), has completed construction of the 48-lot Tanner Falls Subdivision ("Project"). The project is located on the east side of the City of North Bend, with access from SE 140th Street. Key project completion dates are as follows:

- Preliminary Plat Approval: July 18, 2016
- Developer Extension Agreement Authorization: May 15, 2018
- Engineering Plan Approval: August 29, 2018
- Final Plat Approval: November 19, 2019

The developer has completed all infrastructure and utility punch-list items, as-builts, and provided a GIS disk to the City as required by the North Bend Municipal Code. The developer has provided a Bill of Sale (Exhibit B) for wastewater collection, storm drainage system improvements, and curb and street paving improvements (collectively "Infrastructure Improvements").

This Agenda Bill's purpose is to authorize transfer of ownership of Developer-constructed Infrastructure Improvements to the City through passage of a resolution.

APPLICABLE BRAND GUIDELINES: Design Standards

COMMITTEE REVIEW AND RECOMMENDATION: This item was brought up during the Transportation and Public Works Committee meeting on September 26, 2023, and was recommended for approval and placement on Consent Agenda.

RECOMMENDED ACTION: **MOTION to approve AB23-115, a resolution accepting ownership of the Infrastructure Improvements constructed as part of the 48-lot Tanner Falls Subdivision Project.**

RECORD OF COUNCIL ACTION

Meeting Date	*Action*	*Vote*
October 3, 2023		

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, ACCEPTING WASTEWATER COLLECTION, STORM DRAINAGE, AND CURB AND STREET PAVING IMPROVEMENTS FROM JOHN DAY HOMES, INC. IN THE TANNER FALLS SUBDIVISION

WHEREAS, on July 18, 2016, John Day Homes, Inc. ("Developer") received Preliminary Plat Approval for the 48-lot Tanner Falls Subdivision Project ("Project"); and

WHEREAS, on May 15, 2018, the Developer and the City entered into a Developer Extension Agreement for the Project's wastewater collection, storm drainage, and curb and street paving infrastructure improvements ("Improvements"); and

WHEREAS, on August 29, 2018, the Developer received Engineering Plan Approval for the Project and received Final Plat Approval on November 19, 2019; and

WHEREAS, the Developer has constructed the required Improvements; and

WHEREAS, the City has inspected the Improvements; and

WHEREAS, John Day Homes, Inc. has provided the City with the market value assignment for the Improvements and a Bill of Sale for the Improvements; and

WHEREAS, the City Council of the City of North Bend finds that the Improvements meet the standards of the City, and that the value assigned by John Day Homes, Inc. reflects a fair market value;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council of the City of North Bend hereby accepts the wastewater collection, storm drainage, and curb and street paving improvements built for the 48-lot Tanner Falls Subdivision Project as depicted in the attached **Exhibit A** to this resolution, which is incorporated herein by reference.

Section 2. The Mayor is authorized to execute the Bill of Sale accepting the wastewater collection, storm drainage, and curb and street paving improvements on behalf of the City of North Bend, in the form attached hereto as **Exhibit B** or in a substantially similar form, in a final form acceptable to the City Attorney.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 3RD DAY OF OCTOBER, 2023.

CITY OF NORTH BEND:

_____

Rob McFarland, Mayor

APPROVED AS TO FORM:

_____

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Effective:
Posted:

_____

Susie Oppedal, City Clerk

Tanner Falls BOS
2/21/2023

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
Storm System	8" SD Pipe	1566	LF	$ 12.22	$ 19,136.52
Storm System	12'' ADS PIPE	2252	LF	$ 18.77	$ 42,270.04
Storm System	15'' ADS PIPE	336	LF	$ 23.22	$ 7,801.92
Storm System	18'' ADS PIPE	823	LF	$ 31.23	$ 25,702.29
Storm System	24'' ADS PIPE	1032	LF	$ 36.63	$ 37,802.16
Storm System	30'' ADS PIPE	278	LF	$ 50.06	$ 13,916.68
Storm System	TYPE 1 MH	40	EA	$ 615.33	$ 24,613.20
Storm System	TYPE II 48'' MH	15	EA	$ 1,256.26	$ 18,843.90
				SUBTOTAL	**$ 190,086.71**

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
Sanitary Sewer	8" SS Pipe	2130	LF	$ 27.79	$ 59,192.70
Sanitary Sewer	6" SS Pipe	2503	LF	$ 20.40	$ 51,061.20
Sanitary Sewer	Sanitary Sewer Manholes	14	EA	$ 2,056.00	$ 28,784.00
				SUBTOTAL	**$ 139,037.90**

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
Roadway - Paving	6' Depth Rock Base	4100	TN	$ 16.91	$ 69,331.00
Roadway - Paving	3" HMA	7161	SY	$ 19.00	$ 136,059.00
				SUBTOTAL	**$ 205,390.00**

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
Curb, Gutter & Sidewalk	Vetical Curg & Gutter	4714	LF	$ 14.00	$ 65,996.00
Curb, Gutter & Sidewalk	5' Sidewalk	23570	SF	$ 3.75	$ 88,387.50
Curb, Gutter & Sidewalk	Wheelchair Ramps	112	SF	$ 25.00	$ 2,800.00
				SUBTOTAL	**$ 157,183.50**

TOTAL	**$ 691,698.11**

Return Address:
CITY CLERK
CITY OF NORTH BEND
920 SE CEDAR FALLS WAY
NORTH BEND, WA 98045

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document **must** be filled in)

1. Bill of Sale 2. _____

3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page_____of document

Grantor(s) Exactly as name(s) appear on document

1. John Day Homes, Inc., _____

2. _____, _____

Additional names on page_____of document.

Grantee(s) Exactly as name(s) appear on document

1. City of North Bend

2. _____, _____

Additional names on page_____of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Por. of NE ¼, SE ¼, Sec. 14, Twn. 23 N., Rge. 8 E., W.M.

Additional legal is on page_____of document.

Assessor's Property Tax Parcel/Account Number ☐ **Assessor Tax # not yet assigned**

856481-0520

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional $50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

_____Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional $50 fee if the document meets margin/formatting requirements

UPON RECORDING RETURN TO:
City Clerk
City of North Bend
920 SE Cedar Falls Way
North Bend, WA 98045

BILL OF SALE

Reference Numbers of Related Documents: N/A
Grantor: John Day Homes, Inc.
Grantee: City of North Bend
Legal Description: See Attached
Abbreviated Legal: Por. of NE ¼, SE ¼, Sec. 14, Twn. 23 N., Rge. 8 E., W.M.
Tax Parcel Identification Number: 856481-0520

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of One Dollar ($1.00) and other good and sufficient consideration, receipt whereof is hereby acknowledged, John Day Homes, Inc., a Washington Corporation ("Grantor"), does by these presents hereby grant, convey, set over, assign, transfer and sell to the City of North Bend, a Washington municipal corporation ("Grantee" or "the City"), the following described wastewater collection, and storm drainage system improvements, and the following curb and street paving improvements, all of which has been constructed and installed in the existing public right of way or subdivision commonly known as Tanner Falls Subdivision, King County Rec. No. 20191204000624 ("Project"):

Wastewater Collection System:
Grantor constructed approximately 2,130 lineal feet of 8" diameter sewer main and other applicable wastewater facilities and appurtenances located in the Project, and SE Tanner Road, and SE 136th Street ("Wastewater Collection System"). The Wastewater Collection System will be owned and maintained by the City. Side sewers shall be owned and maintained by the individual property owners.

Storm Drainage System:
Grantor constructed approximately 6,287 lineal feet of 8" through 30" diameter storm drainage pipe, approximately 5,180 square feet of biofiltration swales and other applicable storm drainage facilities and appurtenances located within the SE 140th Street, SE 18th Street, Granite Way SE, SE 16th Street, Tanner Falls Way, 20 foot wide public easement to Tract D, Tract D, SE 136th Street public storm drainage easement, SE Tanner Road, and the 15' wide public storm drainage easement on assessor's parcel number 142308-9015.

Storm drainage facilities constructed in SE 140th Street, SE 18th Street, Granite Way SE, SE 16th Street, Tanner Falls Way, 20 foot wide public easement to Tract D, Tract D, SE 136th Street public storm drainage easement, SE Tanner Road, and the 15' wide public storm drainage easement on assessor's parcel number 142308-9015 shall be owned and maintained by the City. The biofiltration facility constructed in Tract D including associated appurtenances shall be owned and maintained by the City. Biofiltration facilities constructed within Tract C (private open space/park) shall be owned and maintained by the Tanner Falls HOA. Stormwater facilities constructed on the lots and within any private tracts shall be owned and maintained by the property owner or Tanner Falls HOA.

Curbs and Street Paving:
Approximately 3,864 lineal feet of vertical curb and gutter and approximately 67,935 sf of asphalt paving of SE 140th Street, SE 18th Street, Granite Way SE, SE 16th Street, Tanner Falls Way and street signage outside of the road prism (road prism is defined as back of curb to back of curb or edge of pavement to edge of pavement in public right of way) shall be owned and maintained by the City.

Sidewalks, landscape strips, and associated facilities and appurtenances constructed as part of the Project located outside of the road prism shall not be owned or maintained by the City. Sidewalks, landscape strips, and associated facilities and appurtenances constructed as part of the Project located outside of the road prism shall be owned or maintained by either the adjacent property owner or the Tanner Falls HOA.

Street lights within SE 18th Street, Granite Way SE, SE 16th Street, Tanner Falls Way, shall be owned and maintained by the Tanner Falls HOA. Street lights installed along SE 140th Street shall be owned and maintained by the City.

Damage to any improvements in the road prism caused by failure to maintain landscape strips, street trees, sidewalks, street lights and/or associated facilities located outside the road prism shall be reconstructed, removed or replaced by the adjacent landowner or the Tanner Falls HOA.

Grantor warrants that it is the sole owner of all the property above described and has full power to convey all rights herein conveyed, and agrees to defend, indemnify, and hold Grantee harmless from any and all claims which might result from execution of this document.

Grantor warrants that the property above described is free from all liens and encumbrances, and Grantor will defend, indemnify, and hold harmless Grantee and its successors and assigns against claims and demands of all persons regarding ownership in or rights to the property hereby conveyed.

By accepting and recording this instrument, the City accepts and agrees to maintain only the property expressly conveyed herein, and to do so in the same manner as though it had been constructed by the City.

IN WITNESS WHEREOF the Grantor(s) has/have executed these presents this ____ day of _____, 20____.

GRANTOR:
John Day Homes, Inc.

_____

By: _____

Its: _____

GRANTEE:
City of North Bend

_____

By: _____

Its: _____

APPROVED AS TO FORM:

_____
Kendra Rosenberg, City Attorney

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument on oath stated that (he/she) was authorized to execute the instrument and acknowledge it as the _____ of John Day Homes, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____

(Stamp) _____

(Print: _____)

NOTARY PUBLIC in and for the State of Washington

My appointment expires _____

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STATE OF WASHINGTON)
)ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Rob McFarland is the person who appeared before me, and said person acknowledged that he signed this instrument on oath stated that he was authorized to execute the instrument and acknowledge it as the Mayor of the City of North Bend to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____

(Stamp) _____

(Print: _____)

NOTARY PUBLIC in and for the State of Washington

My appointment expires _____

Tanner Falls BOS
2/21/2023

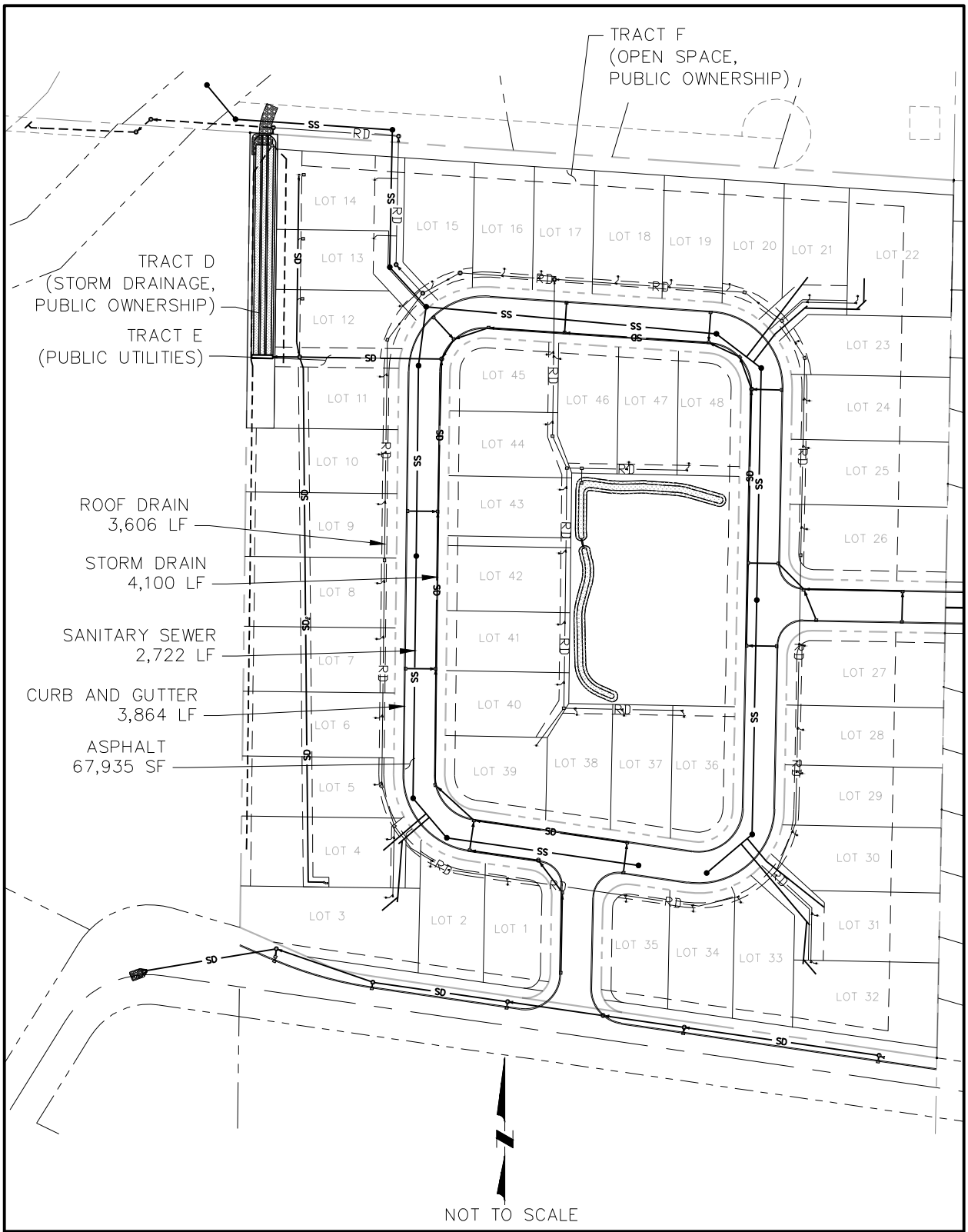
ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
Storm System	8" SD Pipe	1566	LF	$ 12.22	$ 19,136.52
Storm System	12'' ADS PIPE	2252	LF	$ 18.77	$ 42,270.04
Storm System	15'' ADS PIPE	336	LF	$ 23.22	$ 7,801.92
Storm System	18'' ADS PIPE	823	LF	$ 31.23	$ 25,702.29
Storm System	24'' ADS PIPE	1032	LF	$ 36.63	$ 37,802.16
Storm System	30'' ADS PIPE	278	LF	$ 50.06	$ 13,916.68
Storm System	TYPE 1 MH	40	EA	$ 615.33	$ 24,613.20
Storm System	TYPE II 48'' MH	15	EA	$ 1,256.26	$ 18,843.90
				SUBTOTAL	**$ 190,086.71**

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
Sanitary Sewer	8" SS Pipe	2130	LF	$ 27.79	$ 59,192.70
Sanitary Sewer	6" SS Pipe	2503	LF	$ 20.40	$ 51,061.20
Sanitary Sewer	Sanitary Sewer Manholes	14	EA	$ 2,056.00	$ 28,784.00
				SUBTOTAL	**$ 139,037.90**

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
Roadway - Paving	6' Depth Rock Base	4100	TN	$ 16.91	$ 69,331.00
Roadway - Paving	3" HMA	7161	SY	$ 19.00	$ 136,059.00
				SUBTOTAL	**$ 205,390.00**

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
Curb, Gutter & Sidewalk	Vetical Curg & Gutter	4714	LF	$ 14.00	$ 65,996.00
Curb, Gutter & Sidewalk	5' Sidewalk	23570	SF	$ 3.75	$ 88,387.50
Curb, Gutter & Sidewalk	Wheelchair Ramps	112	SF	$ 25.00	$ 2,800.00
				SUBTOTAL	**$ 157,183.50**

TOTAL	**$ 691,698.11**



TANNER FALLS SUBDIVISION
BILL OF SALE
EXHIBIT B

JOHN DAY HOMES, INC.
NORTH BEND, WA 98045

FEBRUARY 23, 2023

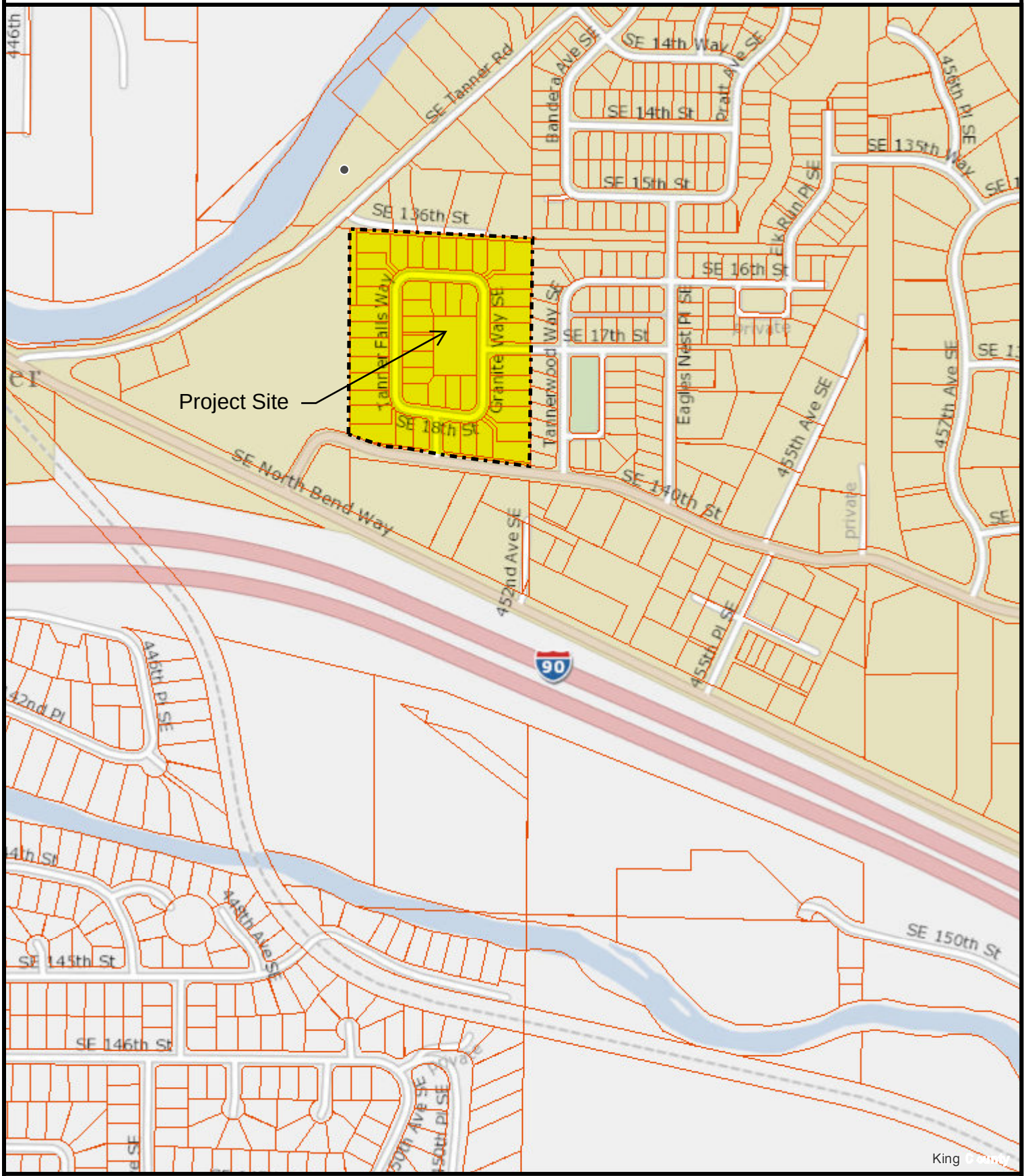
LEGAL DESCRIPTION – TANNER FALLS SUBDIVISION

EXHIBIT "A"

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M. IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF SE 140TH STREET; EXCEPT THE WEST 600 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Tanner Falls Vicinity Map



Date: 9/6/2023 Notes:

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King County

City Council Agenda Bill

SUBJECT:	Agenda Date: October 3, 2023 AB23-116	
Resolution Accepting Improvements from Tri Pointe Homes, Inc. for the Cedar Landing 139-lot Subdivision	Department/Committee/Individual	
	Mayor Rob McFarland	
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	X
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm. & Economic Development – Rebecca Deming	
Cost Impact: N/A	Finance – Drew Bouta	
Fund Source: N/A	Public Works – Mark Rigos	X
Timeline: Immediate		

Attachments: Resolution, Exhibit A – Cost Breakdown, Exhibit B – Bill of Sale, Vicinity Map

SUMMARY STATEMENT:

Tri Pointe Homes, Inc., formerly Quadrant Homes Inc., ("Developer") has completed construction of the 139-lot Cedar Landing Subdivision ("Project"). The Project consists of three separate phases. Key project completion dates are as follows:

- Cedar Landing Phase 1 (62 lots):
  - Preliminary Plat Approval, March 4, 2016
  - Developer Extension Agreement Authorization, May 2, 2017
  - Engineering Plan Approval, August 29, 2017
  - Final Plat Approval, January 8, 2019
- Cedar Landing Phase 2 (62 lots):
  - Preliminary Plat Approval, March 4, 2016
  - Developer Extension Agreement Authorization, May 2, 2017
  - Engineering Plan Approval, May 30, 2019
  - Final Plat Approval, February 4, 2020
- Cedar Landing Phase 3 (15 lots):
  - Preliminary Plat Approval, October 11, 2016
  - Developer Extension Agreement Authorization, June 18, 2017
  - Engineering Plan Approval, March 22, 2018
  - Phase 3 Final Plat Approval, January 8, 2019
- Cedar Landing Phases 1 - 3 Sewer Lift Station acceptance, July 20, 2021

The Developer has completed all infrastructure and utility punch-list items, and as-builts, and provided a GIS disk to the City as required by the North Bend Municipal Code. The Developer has provided a Bill of Sale (Exhibit B) for wastewater collection, storm drainage, and curb and street paving improvements (collectively "Infrastructure Improvements").

This Agenda Bill's purpose is to authorize transfer of ownership of Developer-constructed infrastructure Improvements to the City through passage of a resolution.

APPLICABLE BRAND GUIDELINES: The constructed Infrastructure Improvements meet North Bend Design Standards.

COMMITTEE REVIEW AND RECOMMENDATION: This item was brought up during the Transportation and Public Works Committee meeting on September 26, 2023, and was recommended for approval and placement on the Consent Agenda.

City Council Agenda Bill

RECOMMENDED ACTION: **MOTION to approve AB23-116, a resolution accepting ownership of the Improvements constructed as part of the 139-lot Cedar Landing Subdivision Project.**		
RECORD OF COUNCIL ACTION		
Meeting Date	***Action***	***Vote***
October 3, 2023		

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, ACCEPTING WASTEWATER COLLECTION, STORM DRAINAGE, AND CURB AND STREET PAVING IMPROVEMENTS FROM TRI POINTE HOMES, INC. FOR THE CEDAR LANDING 139-LOT SUBDIVISION

WHEREAS, Tri Pointe Homes, Inc., formerly Quadrant Homes Inc., ("Developer") has completed construction of the 139-lot Cedar Landing Subdivision ("Project"). The Project is comprised of three separate phases: Phase 1 (62 lots); Phase 2 (62 lots); and Phase 3 (15 lots); and

WHEREAS, the Developer received Preliminary Plat Approval on March 4, 2016, for Phases I and II, and on October 11, 2016, for Phase 3; and

WHEREAS, on May 2, 2017, the Developer and the City entered into Developer Extension Agreements for Phases 1 and 2 of the Project's wastewater collection, storm drainage, and curb and street paving infrastructure improvements ("Improvements"), and on June 18, 2017, for Phase 3's Improvements; and

WHEREAS, the Developer received Engineering Plan Approval for Project Phases 1 – 3 on August 29, 2017, May 30, 2019, and March 22, 2018, respectively; and

WHEREAS, the Developer received Final Plat Approval for Project Phases 1 – 3 on January 8, 2019, February 4, 2020, and January 8, 2019, respectively; and

WHEREAS, the Developer received Sewer Lift Station acceptance for Project Phases 1 – 3 on July 20, 2021; and

WHEREAS, the Developer has constructed the required Improvements; and

WHEREAS, City staff have inspected the Improvements and the City accept transfer of ownership of Developer-constructed infrastructure Improvements; and

WHEREAS, the Developer has provided the City with the market value assignment for the Improvements and a Bill of Sale for the Improvements; and

WHEREAS, the City Council of the City of North Bend finds that the Improvements meet the standards of the City, and that the value assigned by the Developer reflects a fair market value;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council of the City of North Bend hereby accepts the wastewater collection, storm drainage, and curb and street paving improvements built for the 139-lot Cedar Falls Subdivision Project as depicted in the attached **Exhibit A** to this resolution, which is incorporated herein by reference.

Section 2. The Mayor is authorized to execute the Bill of Sale accepting the wastewater collection, storm drainage, and curb and street paving improvements on behalf of the City of North Bend, in the form attached hereto as **Exhibit B** or in a substantially similar form, in a final form acceptable to the City Attorney.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 3RD DAY OF OCTOBER, 2023.

CITY OF NORTH BEND:

_____
Rob McFarland, Mayor

APPROVED AS TO FORM:

_____
Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Effective:
Posted:

_____
Susie Oppedal, City Clerk

EXHIBIT A

Phase 1 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - ONSITE	6" HDPE FORCEMAIN	1349	LF	$30.90	$41,684.10
SANITARY SEWER - ONSITE	FORCEMAIN PIG LAUNCH	4	EA	$4,820.00	$19,280.00
SANITARY SEWER - ONSITE	FORCEMAIN LOCATE BOX	3	EA	$350.00	$1,050.00
SANITARY SEWER - ONSITE	DI CASING	2	EA	$3,750.00	$7,500.00
SANITARY SEWER - ONSITE	8" PVC SEWER	1472	LF	$35.10	$51,667.20
SANITARY SEWER - ONSITE	CLEANOUTS	3	EA	$675.00	$2,025.00
SANITARY SEWER - ONSITE	10" PVC SEWER	706	LF	$37.40	$26,404.40
SANITARY SEWER - ONSITE	12" PVC SEWER	970	LF	$39.95	$38,751.50
SANITARY SEWER - ONSITE	48" TYPE 1 SEWER MANHOLE (NO GU LINERS)	15	EA	$3,805.00	$57,075.00
SANITARY SEWER - ONSITE	RAISE CASTINGS ATB GRADE	25	EA	$510.00	$12,750.00
SANITARY SEWER - ONSITE	RAISE CASTINGS FINAL GRADE	25	EA	$510.00	$12,750.00
SANITARY SEWER - ONSITE	CLEAN TEST TV SEWER	7189	LF	$2.50	$17,972.50
	SUBTOTAL				**$288,909.70**

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - OFFSITE	CONNECT TO EXISTING SEWER	1	EA	$7,500.00	$7,500.00
SANITARY SEWER - OFFSITE	6" HDPE FORCEMAIN	996	LF	$54.70	$54,481.20
SANITARY SEWER - OFFSITE	FORCEMAIN CLEANOUTS	3	EA	$675.00	$2,025.00
SANITARY SEWER - OFFSITE	FORCEMAIN PIG LAUNCH	2	EA	$4,820.00	$9,640.00
SANITARY SEWER - OFFSITE	FORCEMAIN LOCATE BOX	3	EA	$350.00	$1,050.00
SANITARY SEWER - OFFSITE	DI CASING	4	EA	$3,750.00	$15,000.00
SANITARY SEWER - OFFSITE	8" PVC SEWER	599	LF	$69.75	$41,780.25
SANITARY SEWER - OFFSITE	10" PVC SEWER	601	LF	$47.20	$28,367.20
SANITARY SEWER - OFFSITE	IMPORT SELECT BACKFILL	4730	TON	$19.80	$93,654.00
SANITARY SEWER - OFFSITE	ASPHALT REMOVAL AND RESTORATION	10100	SF	$11.30	$114,130.00
SANITARY SEWER - OFFSITE	48" TYPE 1 SEWER MANHOLE (NO GU LINERS)	5	EA	$5,500.00	$27,500.00
SANITARY SEWER - OFFSITE	RAISE CASTINGS ATB GRADE	14	EA	$510.00	$7,140.00
SANITARY SEWER - OFFSITE	RAISE CASTINGS FINAL GRADE	14	EA	$510.00	$7,140.00
SANITARY SEWER - ONSITE	CLEAN TEST TV SEWER	2431	LF	$2.50	$6,077.50
	SUBTOTAL				**$409,407.65**

EXHIBIT A

Phase 1 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - OFFSITE	Concrete Vertical Curb	1330.00	LF	$13.80	$18,354.00
ROADWAY - OFFSITE	Concrete Curb Cuts w/ Rock Outfall	25.00	EA	$500.00	$12,500.00
ROADWAY - OFFSITE	MISC D/W, MAILBOX AND YARD RESTORATION	1.00	LS	$17,500.00	$17,500.00
ROADWAY - OFFSITE	ADA CURB RAMP WITH T-DOME	13.00	EA	$850.00	$11,050.00
ROADWAY - OFFSITE	Fine Grade and Place 6" Gravel Base	830.00	TON	$27.90	$23,157.00
ROADWAY - OFFSITE	Fine Grade and Place 4" CSBC	620.00	TON	$32.30	$20,026.00
ROADWAY - OFFSITE	Fine Grade and Place 2" CSTC	295.00	TON	$38.90	$11,475.50
ROADWAY - OFFSITE	4" HMA CI 1/2	2440.00	SY	$22.00	$53,680.00
ROADWAY - OFFSITE	6" HMA CI 1/2	390.00	SY	$37.00	$14,430.00
ROADWAY - OFFSITE	Asphalt Grind and Overlay - 2" HMA CI 1/2	5875.00	SY	$18.00	$105,750.00
ROADWAY - OFFSITE	Asphalt Pathway (Porous)	395.00	SY	$82.50	$32,587.50
ROADWAY - OFFSITE	Concrete Sidewalk	235.00	SY	$31.00	$7,285.00
ROADWAY - OFFSITE	Concrete Driveways	255.00	SY	$39.00	$9,945.00
	SUBTOTAL				**$337,740.00**

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - OFFSITE	12" PERF PIPE INFILTRATION GALLERY	498.00	LF	$65.00	$32,370.00
STORM SYSTEM - OFFSITE	BIOCHANNEL CONSTRUCTION	1700.00	SF	$6.00	$10,200.00
STORM SYSTEM - OFFSITE	8" LCPE STORM PIPE	30.00	LF	$0.00	$0.00
STORM SYSTEM - OFFSITE	48" TYPE 2 CATCH BASIN	6.00	EA	$2,500.00	$15,000.00
STORM SYSTEM - OFFSITE	CLEAN AND FLUSH STORM	498.00	LF	$3.00	$1,494.00
STORM SYSTEM - OFFSITE	ROCK OUTFALL PAD	1.00	EA	$1,500.00	$1,500.00
	SUBTOTAL				**$60,564.00**

EXHIBIT A

Phase 1 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - ONSITE	Fine Grade and Place Permeable Ballast	18650.00	TON	$32.10	$598,665.00
ROADWAY - ONSITE	4" HMA CI 1/2	5600.00	SY	$24.50	$137,200.00
ROADWAY - ONSITE	Fine Grade and Place Choker Course	1180.00	TON	$43.85	$51,743.00
ROADWAY - ONSITE	4" Porous Asphalt	3930.00	SY	$39.80	$156,414.00
ROADWAY - ONSITE	2" Crushed Rock for Crosswalks	145.00	TON	$32.30	$4,683.50
ROADWAY - ONSITE	Concrete Crosswalks	1925.00	SF	$15.00	$28,875.00
ROADWAY - ONSITE	Asphalt Intersections Pavement	2110.00	SY	$24.50	$51,695.00
ROADWAY - ONSITE	Concrete Vertical Curb and Gutter	5760.00	LF	$12.75	$73,440.00
ROADWAY - ONSITE	Concrete Flush Shiner Curb	4005.00	LF	$11.95	$47,859.75
ROADWAY - ONSITE	Concrete Curb Cuts w/ Rock Outfall	33.00	EA	$500.00	$16,500.00
ROADWAY - ONSITE	Street Signs	7.00	EA	$650.00	$4,550.00
ROADWAY - ONSITE	No Parking Signs	30.00	EA	$350.00	$10,500.00
ROADWAY - ONSITE	Pavement Markings	1.00	LS	$8,500.00	$8,500.00
ROADWAY - ONSITE	Survey Monuments	23.00	EA	$495.00	$11,385.00
	SUBTOTAL				**$1,202,010.25**

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - ONSITE	12" LCPE STORM PIPE	61.00	LF	$32.05	$1,955.05
STORM SYSTEM - ONSITE	12" DI STORM PIPE	161.00	LF	$59.70	$9,611.70
STORM SYSTEM - ONSITE	18" DI STORM PIPE	126.00	LF	$110.00	$13,860.00
STORM SYSTEM - ONSITE	48" TYPE 2 CATCH BASIN	4.00	EA	$2,380.00	$9,520.00
STORM SYSTEM - ONSITE	TYPE 1 CATCH BASIN	4.00	EA	$1,210.00	$4,840.00
	SUBTOTAL				**$39,786.75**

				PHASE 1 TOTAL	**$2,338,418.35**

EXHIBIT A

Phase 2 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - OFFSITE	CONNECT TO EXISTING SEWER	1	EA	$3,250.00	$3,250.00
SANITARY SEWER - ONSITE	8" PVC SEWER	1990	LF	$35.10	$69,849.00
SANITARY SEWER - ONSITE	10" PVC SEWER	917	LF	$37.40	$34,295.80
SANITARY SEWER - ONSITE	12" PVC SEWER	203	LF	$39.95	$8,109.85
SANITARY SEWER - ONSITE	CONCRETE COLLORS	1	EA	$325.00	$325.00
SANITARY SEWER - ONSITE	48" TYPE 1 SEWER MANHOLE	14	EA	$3,805.00	$53,270.00
SANITARY SEWER - ONSITE	RAISE CASTINGS ATB GRADE	13	EA	$510.00	$6,630.00
SANITARY SEWER - ONSITE	RAISE CASTINGS FINAL GRADE	13	EA	$510.00	$6,630.00
SANITARY SEWER - ONSITE	CLEAN TEST TV SEWER	4701	LF	$2.50	$11,752.50
	SUBTOTAL				**$194,112.15**

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - OFFSITE	8" PVC SEWER	953	LF	$69.75	$66,471.75
SANITARY SEWER - OFFSITE	10" PVC SEWER	24	LF	$47.20	$1,132.80
SANITARY SEWER - OFFSITE	IMPORT SELECT BACKFILL	3650	TON	$19.80	$72,270.00
SANITARY SEWER - OFFSITE	48" TYPE 1 SEWER MANHOLE	5	EA	$5,500.00	$27,500.00
SANITARY SEWER - OFFSITE	RAISE CASTINGS ATB GRADE	5	EA	$510.00	$2,550.00
SANITARY SEWER - OFFSITE	RAISE CASTINGS FINAL GRADE	5	EA	$510.00	$2,550.00
SANITARY SEWER - ONSITE	CLEAN TEST TV SEWER	1466	LF	$2.50	$3,665.00
	SUBTOTAL				**$172,474.55**

EXHIBIT A

Phase 2 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - OFFSITE	Fine Grade Curb and Gutter	960.00	LF	$3.50	$3,360.00
ROADWAY - OFFSITE	Fine Grade Roadway	1285.00	SY	$2.70	$3,469.50
ROADWAY - OFFSITE	Fine Grade Driveways	480.00	SY	$11.85	$5,688.00
ROADWAY - OFFSITE	Fine Grade Sidewalks	430.00	SY	$11.85	$5,095.50
ROADWAY - OFFSITE	Concrete Vertical Curb	960.00	LF	$15.10	$14,496.00
ROADWAY - OFFSITE	Concrete Curb Cuts w/ Rock Outfall	27.00	EA	$500.00	$13,500.00
ROADWAY - OFFSITE	MISC D/W, MAILBOX AND YARD RESTORATION	1.00	LS	$5,000.00	$5,000.00
ROADWAY - OFFSITE	ADA CURB RAMP WITH T-DOME	2.00	EA	$850.00	$1,700.00
ROADWAY - OFFSITE	Fine Grade and Place 6" Gravel Base	860.00	TON	$27.90	$23,994.00
ROADWAY - OFFSITE	Fine Grade and Place 4" CSBC	575.00	TON	$32.30	$18,572.50
ROADWAY - OFFSITE	Fine Grade and Place 2" CSTC	260.00	TON	$38.90	$10,114.00
ROADWAY - OFFSITE	4" HMA CI 1/2	2680.00	SY	$22.00	$58,960.00
ROADWAY - OFFSITE	Asphalt Grind and Overlay - 2" HMA CI 1/2	2410.00	SY	$18.00	$43,380.00
ROADWAY - OFFSITE	Concrete Sidewalk	430.00	SY	$32.80	$14,104.00
ROADWAY - OFFSITE	Concrete Driveways	480.00	SY	$40.80	$19,584.00
	SUBTOTAL				**$241,017.50**

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - OFFSITE	12" ADS CPE Storm Pipe	1.00	LS	$26,296.00	$26,296.00
STORM SYSTEM - OFFSITE	BIOCHANNEL CONSTRUCTION	4265.00	SF	$6.00	$25,590.00
STORM SYSTEM - OFFSITE	8" DI STORM PIPE	1.00	LS	$4,767.60	$4,767.60
STORM SYSTEM - OFFSITE	48" TYPE 2 CATCH BASIN	1.00	EA	$2,380.00	$2,380.00
STORM SYSTEM - ONSITE	TYPE 1 CATCH BASIN	9.00	EA	$1,550.00	$13,950.00
STORM SYSTEM - OFFSITE	CLEAN AND FLUSH STORM	848.00	LF	$3.00	$2,544.00
STORM SYSTEM - OFFSITE	ROCK OUTFALL PAD	1.00	EA	$1,500.00	$1,500.00
	SUBTOTAL				**$77,027.60**

EXHIBIT A

Phase 2 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - ONSITE	Fine Grade Curb and Gutter	8100.00	LF	$3.00	$24,300.00
ROADWAY - ONSITE	Fine Grade Roadway	2385.00	SY	$11.85	$28,262.25
ROADWAY - ONSITE	Fine Grade and Place Permeable Ballast	14840.00	TON	$32.10	$476,364.00
ROADWAY - ONSITE	4" HMA CI 1/2	5335.00	SY	$24.50	$130,707.50
ROADWAY - ONSITE	Fine Grade and Place Choker Course	895.00	TON	$43.85	$39,245.75
ROADWAY - ONSITE	4" Porous Asphalt	2230.00	SY	$39.80	$88,754.00
ROADWAY - ONSITE	Concrete Crosswalks	1.00	LS	$12,600.00	$12,600.00
ROADWAY - ONSITE	Concrete Vertical Curb and Gutter	5425.00	LF	$14.20	$77,035.00
ROADWAY - ONSITE	Concrete Flush Shiner Curb	2675.00	LF	$13.80	$36,915.00
ROADWAY - ONSITE	Concrete Curb Cuts w/ Rock Outfall	39.00	EA	$500.00	$19,500.00
ROADWAY - ONSITE	Street Signs	7.00	EA	$650.00	$4,550.00
ROADWAY - ONSITE	No Parking Signs	33.00	EA	$350.00	$11,550.00
ROADWAY - ONSITE	Pavement Markings	1.00	LS	$9,890.00	$9,890.00
ROADWAY - ONSITE	Survey Monuments	19.00	EA	$495.00	$9,405.00
	SUBTOTAL				**$969,078.50**

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - ONSITE	12" LCPE STORM PIPE	70.00	LF	$59.70	$4,179.00
STORM SYSTEM - ONSITE	12" DI STORM PIPE	260.00	LF	$43.25	$11,245.00
STORM SYSTEM - ONSITE	18" LCPE STORM PIPE	1.00	LS	$48,780.80	$48,780.80
STORM SYSTEM - ONSITE	18" DI STORM PIPE	23.00	LF	$110.00	$2,530.00
STORM SYSTEM - ONSITE	INTERCEPTOR/INFILTRATION TRENCH	655.00	LF	$36.40	$23,842.00
STORM SYSTEM - ONSITE	48" TYPE 2 CATCH BASIN	6.00	EA	$2,380.00	$14,280.00
STORM SYSTEM - ONSITE	TYPE 1 CATCH BASIN	1.00	EA	$1,210.00	$1,210.00
STORM SYSTEM - ONSITE	RAISE CASTINGS TO GRADE (ATB)	3.00	EA	$510.00	$1,530.00
STORM SYSTEM - ONSITE	RAISE CASTINGS TO GRADE (FINAL)	3.00	EA	$510.00	$1,530.00
STORM SYSTEM - OFFSITE	CLEAN AND FLUSH STORM	1171.00	LF	$3.00	$3,513.00
STORM SYSTEM - OFFSITE	ROCK OUTFALL PAD	1.00	EA	$200.00	$200.00
	SUBTOTAL				**$112,839.80**

				PHASE 2 TOTAL	**$1,766,550.10**

EXHIBIT A

Phase 3 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - ONSITE	8" PVC SEWER	794	LF	$35.10	$27,869.40
SANITARY SEWER - ONSITE	48" TYPE 1 SEWER MANHOLE (NO GU LINERS)	2	EA	$3,805.00	$7,610.00
SANITARY SEWER - ONSITE	RAISE CASTINGS ATB GRADE	2	EA	$510.00	$1,020.00
SANITARY SEWER - ONSITE	RAISE CASTINGS FINAL GRADE	2	EA	$510.00	$1,020.00
SANITARY SEWER - ONSITE	CLEAN TEST TV SEWER	794	LF	$2.50	$1,985.00
	SUBTOTAL				**$39,504.40**

EXHIBIT A

Phase 3 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - ONSITE	Fine Grade and Place Permeable Ballast	3410.00	TON	$32.10	$109,461.00
ROADWAY - ONSITE	4" HMA CI 1/2	1310.00	SY	$24.50	$32,095.00
ROADWAY - ONSITE	Fine Grade and Place Choker Course	180.00	TON	$43.85	$7,893.00
ROADWAY - ONSITE	4" Porous Asphalt	540.00	SY	$39.80	$21,492.00
ROADWAY - ONSITE	Concrete Vertical Curb and Gutter	1230.00	LF	$12.75	$15,682.50
ROADWAY - ONSITE	Concrete Flush Shiner Curb	625.00	LF	$11.95	$7,468.75
ROADWAY - ONSITE	Concrete Curb Cuts w/ Rock Outfall	9.00	EA	$500.00	$4,500.00
ROADWAY - ONSITE	Street Signs	1.00	EA	$650.00	$650.00
ROADWAY - ONSITE	No Parking Signs	4.00	EA	$350.00	$1,400.00
ROADWAY - ONSITE	Pavement Markings	1.00	LS	$1,000.00	$1,000.00
	SUBTOTAL				**$201,642.25**

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - ONSITE	12" PVC STORM PIPE	17.00	LF	$46.25	$786.25
STORM SYSTEM - ONSITE	12" DI STORM PIPE	381.00	LF	$59.70	$22,745.70
STORM SYSTEM - ONSITE	CLEAN AND FLUSH STORM SYSTEM	381.00	LF	$3.00	$1,143.00
STORM SYSTEM - ONSITE	INTERCEPTOR DITCH	225.00	LF	$4.50	$1,012.50
STORM SYSTEM - ONSITE	TYPE 1 CATCH BASIN	4.00	EA	$985.00	$3,940.00
	SUBTOTAL				**$29,627.45**

PHASE 3 TOTAL	**$270,774.10**

EXHIBIT A

Offsite Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - OFFSITE	Rip Rap in Ditches	10.00	TON	$51.34	$513.40
ROADWAY - OFFSITE	Regrade Existing Ditch	13664.00	SF	$0.41	$5,602.24
ROADWAY - OFFSITE	Regrade Ditch Above New Pipe	13190.00	SF	$0.45	$5,935.50
ROADWAY - OFFSITE	Convey Ditch Regrading at Outfall	130.00	LF	$14.04	$1,825.20
ROADWAY - OFFSITE	2' W x 4" Gravel Shoulder	1256.00	LF	$3.11	$3,906.16
ROADWAY - OFFSITE	1-1/2" Grind and Overlay Stilson	701.00	SY	$21.51	$15,078.51
ROADWAY - OFFSITE	Temp Patch Asphalt	16.00	EA	$255.94	$4,095.04
ROADWAY - OFFSITE	Striping and Stop Bar Repl.	1.00	LS	$3,719.79	$3,719.79
ROADWAY - OFFSITE	Pavement Restoration	1.00	LS	$30,321.49	$30,321.49
ROADWAY - OFFSITE	Roadway Overexcavation	144.00	CY	$34.84	$5,016.96
ROADWAY - OFFSITE	CSBC Subgrade	139.44	TON	$38.22	$5,329.40
	SUBTOTAL				**$81,343.69**

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - OFFSITE	Type 2-54" CB	1.00	EA	$6,188.20	$6,188.20
STORM SYSTEM - OFFSITE	Type 2-54" CB w/ Debris Cage	1.00	EA	$4,743.58	$4,743.58
STORM SYSTEM - OFFSITE	Type 2-48" CB	7.00	EA	$3,216.15	$22,513.05
STORM SYSTEM - OFFSITE	Type 1 CB	1.00	EA	$1,071.85	$1,071.85
STORM SYSTEM - OFFSITE	24" Storm Pipe in ROW	324.00	LF	$153.27	$49,659.48
STORM SYSTEM - OFFSITE	24" Perf Storm/Washed Rock	862.00	LF	$79.59	$68,606.58
STORM SYSTEM - OFFSITE	24" Squashed Pipe	170.00	LF	$89.27	$15,175.90
STORM SYSTEM - OFFSITE	12" DIP Storm Drain Pipe	25.00	LF	$29.15	$728.75
STORM SYSTEM - OFFSITE	Debris Barriers (Trash Racks)	4.00	EA	$502.99	$2,011.96
STORM SYSTEM - OFFSITE	Fabric	2.00	EA	$450.00	$900.00
	SUBTOTAL				**$171,599.35**

OFFSITE IMPROVEMENTS TOTAL	**$252,943.04**
GRAND TOTAL	**$4,628,685.59**

Return Address:
CITY CLERK
CITY OF NORTH BEND
920 SE CEDAR FALLS WAY
NORTH BEND, WA 98045

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document **must** be filled in)

1. Bill of Sale 2. _____

3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page_____of document

Grantor(s) Exactly as name(s) appear on document

1. Tri Pointe Homes Inc., _____

2. _____, _____

Additional names on page_____of document.

Grantee(s) Exactly as name(s) appear on document

1. City of North Bend

2. _____, _____

Additional names on page_____of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Cedar Landing Phase 1, Por. of SW ¼, NE ¼, and the NW ¼ of the SE ¼ of Sec. 15, Twn. 23 N, Rge. 08 E., W.M. (KC Plat Recording No. 20190205000323), Cedar Landing Phase 2, Por. of NW ¼, SE ¼, Sec. 15, Twn. 23 N, Rge. 08 E., W.M. (KC Plat Recording No. 20200302001230), and Cedar Landing Phase 3, Por. of SW ¼, NE ¼, of Sec. 15, Twn. 23 N, Rge. 08 E., W.M. (KC Plat Recording No. 20190205000380)

Additional legal is on page_____of document.

Assessor's Property Tax Parcel/Account Number ☐ **Assessor Tax # not yet assigned**

144770-0660

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional $50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

_____Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional $50 fee if the document meets margin/formatting requirements

UPON RECORDING RETURN TO:
City Clerk
City of North Bend
920 SE Cedar Falls Way
North Bend, WA 98045

BILL OF SALE

Reference Numbers of Related Documents: N/A
Grantor: Tri Pointe Homes, Inc.
Grantee: City of North Bend
Legal Description: See Attached Exhibit C
Abbreviated Legal: Cedar Landing Phase 1, Por. of SW ¼, NE ¼, and the NW ¼ of the SE ¼ of Sec. 15, Twn. 23 N, Rge. 08 E., W.M. (KC Plat Recording No. 20190205000323), Cedar Landing Phase 2, Por. of NW ¼, SE ¼, Sec. 15, Twn. 23 N, Rge. 08 E., W.M. (KC Plat Recording No. 20200302001230), and Cedar Landing Phase 3, Por. of SW ¼, NE ¼, of Sec. 15, Twn. 23 N, Rge. 08 E., W.M. (KC Plat Recording No. 20190205000380)

Tax Parcel Identification Number: 144770-0660

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of One Dollar ($1.00) and other good and sufficient consideration, receipt whereof is hereby acknowledged, Tri Pointe Homes Inc. ("Grantor"), does by these presents hereby grant, convey, set over, assign, transfer and sell to the City of North Bend, a Washington municipal corporation ("Grantee" or "the City"), the following described wastewater collection system, storm drainage system, and curbs and street paving, all of which has been constructed and installed in the subdivision(s) commonly known as Cedar Landing Phase 1 (KC Plat Recording Number 20190205000323), Cedar Landing Phase 2 (KC Plat Recording Number 20200302001230), and Cedar Landing Phase 3 (KC Plat Recording Number 20190205000380), ("Project") and existing public right of way of Stilson Avenue SE and SE 140th Street:

Wastewater Collection System:
Approximately 8,662 lineal feet of 8-inch diameter sewer main and other applicable wastewater facilities and appurtenances were constructed in the Project, and within Stilson Avenue SE and SE 140th Street, which will be owned and maintained by the City. A sewer lift station constructed in Tract K of Cedar Landing Phase 1 was previously accepted through a Bill of Sale, King County Recording Number 20210913001325.

Storm Drainage System:
Approximately 7,562 lineal feet of 6-inch through 36-inch diameter stormwater mains, approximately 49,300 square feet of permeable asphalt pavement, approximately 3,623 lineal feet of roadside conveyance swales, and approximately 5,494 square feet of stormwater bio-retention swales, yards drains, catch basins, and storm drainage manholes, and other stormwater appurtenances were constructed as part of the Project along Stilson Avenue SE and SE 140th Street.

Stormwater conveyance, collection, and other stormwater appurtenances located within the Project road prism (road prism is defined as back of curb to back of curb or edge of pavement to edge of pavement on public streets), including Stilson Avenue SE and SE 140th Street, public easements, and public tracts dedicated to the City of North Bend, shall be owned and maintained by the City.

Stormwater conveyance, collection, and other stormwater appurtenances located outside of the road prism shall be owned and maintained by the Project Homeowner's Association.

Stormwater bioretention facilities including landscaping and soil, infiltration facilities, and associated stormwater appurtenances located outside of the road prism within the Project, including Stilson Avenue SE and SE 140th Street shall be owned and maintained by the Project Homeowner's Association.

Stormwater facilities constructed on the lots shall be owned and maintained by the lot owner unless within a private easement dedicated to the Project Homeowner's Association.

Stormwater conveyance, collection, and other stormwater appurtenances located in and along the south side of SE 140th Street shall be owned and maintained by the City.

Curbs and Street Paving:
Approximately 7,822 lineal feet of streets which include vertical curb/gutter, paving, and street signs were constructed or installed as part of the project.

Curb/gutter, paving, and street signs located in the Project public right-of-way, public easements, Stilson Avenue SE, and SE 140th Street shall be owned and maintained by the City.

Curb/gutter, paving and street signs located in private tracts or private easements shall be owned and maintained by the Project Homeowner's Association.

Landscape strips and streetlights located within the Project shall be owned and maintained by the Project Homeowner's Association.

Street lights located in Stilson Avenue SE and SE 140th Street shall be owned and maintained by the City.

Sidewalks shall be owned and maintained by the Project Homeowner's Association or the adjacent landowner for which the sidewalk fronts.

Damage to any improvements in the road prism caused by failure to maintain landscape strips, street trees, sidewalks, streetlights and/or associated facilities located outside the road prism shall be reconstructed, removed or replaced by the Project Homeowner's Association and/or adjacent landowner.

Grantor warrants that it is the sole owner of all the property above described and has full power to convey all rights herein conveyed and agrees to defend, indemnify, and hold Grantee harmless from any and all claims which might result from execution of this document.

Grantor warrants that the property above described is free from all liens and encumbrances and Grantor will defend, indemnify, and hold harmless Grantee and its successors and assigns against claims and demands of all persons regarding ownership in or rights to the property hereby conveyed.

By accepting and recording this instrument, the City accepts and agrees to maintain only the property expressly conveyed herein, and to do so in the same manner as though it had been constructed by the City.

IN WITNESS WHEREOF the Grantor(s) has/have executed these presents this ____ day of _____, 20____.

GRANTOR:
Tri Pointe Homes, Inc.

_____

By: _____

Its: _____

GRANTEE:
City of North Bend

_____

By: _____

Its: _____

APPROVED AS TO FORM:

_____
Kendra Rosenberg, City Attorney

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument on oath stated that (he/she) was authorized to execute the instrument and acknowledge it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____

(Stamp) _____

(Print: _____)

NOTARY PUBLIC in and for the State of Washington

My appointment expires _____

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STATE OF WASHINGTON)
)ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument on oath stated that (he/she) was authorized to execute the instrument and acknowledge it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____

(Stamp) _____

(Print: _____)

NOTARY PUBLIC in and for the State of Washington

My appointment expires _____

EXHIBIT A

Phase 1 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - ONSITE	6" HDPE FORCEMAIN	1349	LF	$30.90	$41,684.10
SANITARY SEWER - ONSITE	FORCEMAIN PIG LAUNCH	4	EA	$4,820.00	$19,280.00
SANITARY SEWER - ONSITE	FORCEMAIN LOCATE BOX	3	EA	$350.00	$1,050.00
SANITARY SEWER - ONSITE	DI CASING	2	EA	$3,750.00	$7,500.00
SANITARY SEWER - ONSITE	8" PVC SEWER	1472	LF	$35.10	$51,667.20
SANITARY SEWER - ONSITE	CLEANOUTS	3	EA	$675.00	$2,025.00
SANITARY SEWER - ONSITE	10" PVC SEWER	706	LF	$37.40	$26,404.40
SANITARY SEWER - ONSITE	12" PVC SEWER	970	LF	$39.95	$38,751.50
SANITARY SEWER - ONSITE	48" TYPE 1 SEWER MANHOLE (NO GU LINERS)	15	EA	$3,805.00	$57,075.00
SANITARY SEWER - ONSITE	RAISE CASTINGS ATB GRADE	25	EA	$510.00	$12,750.00
SANITARY SEWER - ONSITE	RAISE CASTINGS FINAL GRADE	25	EA	$510.00	$12,750.00
SANITARY SEWER - ONSITE	CLEAN TEST TV SEWER	7189	LF	$2.50	$17,972.50
	SUBTOTAL				**$288,909.70**

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - OFFSITE	CONNECT TO EXISTING SEWER	1	EA	$7,500.00	$7,500.00
SANITARY SEWER - OFFSITE	6" HDPE FORCEMAIN	996	LF	$54.70	$54,481.20
SANITARY SEWER - OFFSITE	FORCEMAIN CLEANOUTS	3	EA	$675.00	$2,025.00
SANITARY SEWER - OFFSITE	FORCEMAIN PIG LAUNCH	2	EA	$4,820.00	$9,640.00
SANITARY SEWER - OFFSITE	FORCEMAIN LOCATE BOX	3	EA	$350.00	$1,050.00
SANITARY SEWER - OFFSITE	DI CASING	4	EA	$3,750.00	$15,000.00
SANITARY SEWER - OFFSITE	8" PVC SEWER	599	LF	$69.75	$41,780.25
SANITARY SEWER - OFFSITE	10" PVC SEWER	601	LF	$47.20	$28,367.20
SANITARY SEWER - OFFSITE	IMPORT SELECT BACKFILL	4730	TON	$19.80	$93,654.00
SANITARY SEWER - OFFSITE	ASPHALT REMOVAL AND RESTORATION	10100	SF	$11.30	$114,130.00
SANITARY SEWER - OFFSITE	48" TYPE 1 SEWER MANHOLE (NO GU LINERS)	5	EA	$5,500.00	$27,500.00
SANITARY SEWER - OFFSITE	RAISE CASTINGS ATB GRADE	14	EA	$510.00	$7,140.00
SANITARY SEWER - OFFSITE	RAISE CASTINGS FINAL GRADE	14	EA	$510.00	$7,140.00
SANITARY SEWER - ONSITE	CLEAN TEST TV SEWER	2431	LF	$2.50	$6,077.50
	SUBTOTAL				**$409,407.65**

EXHIBIT A

Phase 1 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - OFFSITE	Concrete Vertical Curb	1330.00	LF	$13.80	$18,354.00
ROADWAY - OFFSITE	Concrete Curb Cuts w/ Rock Outfall	25.00	EA	$500.00	$12,500.00
ROADWAY - OFFSITE	MISC D/W, MAILBOX AND YARD RESTORATION	1.00	LS	$17,500.00	$17,500.00
ROADWAY - OFFSITE	ADA CURB RAMP WITH T-DOME	13.00	EA	$850.00	$11,050.00
ROADWAY - OFFSITE	Fine Grade and Place 6" Gravel Base	830.00	TON	$27.90	$23,157.00
ROADWAY - OFFSITE	Fine Grade and Place 4" CSBC	620.00	TON	$32.30	$20,026.00
ROADWAY - OFFSITE	Fine Grade and Place 2" CSTC	295.00	TON	$38.90	$11,475.50
ROADWAY - OFFSITE	4" HMA CI 1/2	2440.00	SY	$22.00	$53,680.00
ROADWAY - OFFSITE	6" HMA CI 1/2	390.00	SY	$37.00	$14,430.00
ROADWAY - OFFSITE	Asphalt Grind and Overlay - 2" HMA CI 1/2	5875.00	SY	$18.00	$105,750.00
ROADWAY - OFFSITE	Asphalt Pathway (Porous)	395.00	SY	$82.50	$32,587.50
ROADWAY - OFFSITE	Concrete Sidewalk	235.00	SY	$31.00	$7,285.00
ROADWAY - OFFSITE	Concrete Driveways	255.00	SY	$39.00	$9,945.00
	SUBTOTAL				**$337,740.00**

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - OFFSITE	12" PERF PIPE INFILTRATION GALLERY	498.00	LF	$65.00	$32,370.00
STORM SYSTEM - OFFSITE	BIOCHANNEL CONSTRUCTION	1700.00	SF	$6.00	$10,200.00
STORM SYSTEM - OFFSITE	8" LCPE STORM PIPE	30.00	LF	$0.00	$0.00
STORM SYSTEM - OFFSITE	48" TYPE 2 CATCH BASIN	6.00	EA	$2,500.00	$15,000.00
STORM SYSTEM - OFFSITE	CLEAN AND FLUSH STORM	498.00	LF	$3.00	$1,494.00
STORM SYSTEM - OFFSITE	ROCK OUTFALL PAD	1.00	EA	$1,500.00	$1,500.00
	SUBTOTAL				**$60,564.00**

EXHIBIT A

Phase 1 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - ONSITE	Fine Grade and Place Permeable Ballast	18650.00	TON	$32.10	$598,665.00
ROADWAY - ONSITE	4" HMA CI 1/2	5600.00	SY	$24.50	$137,200.00
ROADWAY - ONSITE	Fine Grade and Place Choker Course	1180.00	TON	$43.85	$51,743.00
ROADWAY - ONSITE	4" Porous Asphalt	3930.00	SY	$39.80	$156,414.00
ROADWAY - ONSITE	2" Crushed Rock for Crosswalks	145.00	TON	$32.30	$4,683.50
ROADWAY - ONSITE	Concrete Crosswalks	1925.00	SF	$15.00	$28,875.00
ROADWAY - ONSITE	Asphalt Intersections Pavement	2110.00	SY	$24.50	$51,695.00
ROADWAY - ONSITE	Concrete Vertical Curb and Gutter	5760.00	LF	$12.75	$73,440.00
ROADWAY - ONSITE	Concrete Flush Shiner Curb	4005.00	LF	$11.95	$47,859.75
ROADWAY - ONSITE	Concrete Curb Cuts w/ Rock Outfall	33.00	EA	$500.00	$16,500.00
ROADWAY - ONSITE	Street Signs	7.00	EA	$650.00	$4,550.00
ROADWAY - ONSITE	No Parking Signs	30.00	EA	$350.00	$10,500.00
ROADWAY - ONSITE	Pavement Markings	1.00	LS	$8,500.00	$8,500.00
ROADWAY - ONSITE	Survey Monuments	23.00	EA	$495.00	$11,385.00
	SUBTOTAL				**$1,202,010.25**

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - ONSITE	12" LCPE STORM PIPE	61.00	LF	$32.05	$1,955.05
STORM SYSTEM - ONSITE	12" DI STORM PIPE	161.00	LF	$59.70	$9,611.70
STORM SYSTEM - ONSITE	18" DI STORM PIPE	126.00	LF	$110.00	$13,860.00
STORM SYSTEM - ONSITE	48" TYPE 2 CATCH BASIN	4.00	EA	$2,380.00	$9,520.00
STORM SYSTEM - ONSITE	TYPE 1 CATCH BASIN	4.00	EA	$1,210.00	$4,840.00
	SUBTOTAL				**$39,786.75**

PHASE 1 TOTAL	**$2,338,418.35**

EXHIBIT A

Phase 2 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - OFFSITE	CONNECT TO EXISTING SEWER	1	EA	$3,250.00	$3,250.00
SANITARY SEWER - ONSITE	8" PVC SEWER	1990	LF	$35.10	$69,849.00
SANITARY SEWER - ONSITE	10" PVC SEWER	917	LF	$37.40	$34,295.80
SANITARY SEWER - ONSITE	12" PVC SEWER	203	LF	$39.95	$8,109.85
SANITARY SEWER - ONSITE	CONCRETE COLLORS	1	EA	$325.00	$325.00
SANITARY SEWER - ONSITE	48" TYPE 1 SEWER MANHOLE	14	EA	$3,805.00	$53,270.00
SANITARY SEWER - ONSITE	RAISE CASTINGS ATB GRADE	13	EA	$510.00	$6,630.00
SANITARY SEWER - ONSITE	RAISE CASTINGS FINAL GRADE	13	EA	$510.00	$6,630.00
SANITARY SEWER - ONSITE	CLEAN TEST TV SEWER	4701	LF	$2.50	$11,752.50
	SUBTOTAL				**$194,112.15**

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - OFFSITE	8" PVC SEWER	953	LF	$69.75	$66,471.75
SANITARY SEWER - OFFSITE	10" PVC SEWER	24	LF	$47.20	$1,132.80
SANITARY SEWER - OFFSITE	IMPORT SELECT BACKFILL	3650	TON	$19.80	$72,270.00
SANITARY SEWER - OFFSITE	48" TYPE 1 SEWER MANHOLE	5	EA	$5,500.00	$27,500.00
SANITARY SEWER - OFFSITE	RAISE CASTINGS ATB GRADE	5	EA	$510.00	$2,550.00
SANITARY SEWER - OFFSITE	RAISE CASTINGS FINAL GRADE	5	EA	$510.00	$2,550.00
SANITARY SEWER - ONSITE	CLEAN TEST TV SEWER	1466	LF	$2.50	$3,665.00
	SUBTOTAL				**$172,474.55**

EXHIBIT A

Phase 2 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - OFFSITE	Fine Grade Curb and Gutter	960.00	LF	$3.50	$3,360.00
ROADWAY - OFFSITE	Fine Grade Roadway	1285.00	SY	$2.70	$3,469.50
ROADWAY - OFFSITE	Fine Grade Driveways	480.00	SY	$11.85	$5,688.00
ROADWAY - OFFSITE	Fine Grade Sidewalks	430.00	SY	$11.85	$5,095.50
ROADWAY - OFFSITE	Concrete Vertical Curb	960.00	LF	$15.10	$14,496.00
ROADWAY - OFFSITE	Concrete Curb Cuts w/ Rock Outfall	27.00	EA	$500.00	$13,500.00
ROADWAY - OFFSITE	MISC D/W, MAILBOX AND YARD RESTORATION	1.00	LS	$5,000.00	$5,000.00
ROADWAY - OFFSITE	ADA CURB RAMP WITH T-DOME	2.00	EA	$850.00	$1,700.00
ROADWAY - OFFSITE	Fine Grade and Place 6" Gravel Base	860.00	TON	$27.90	$23,994.00
ROADWAY - OFFSITE	Fine Grade and Place 4" CSBC	575.00	TON	$32.30	$18,572.50
ROADWAY - OFFSITE	Fine Grade and Place 2" CSTC	260.00	TON	$38.90	$10,114.00
ROADWAY - OFFSITE	4" HMA CI 1/2	2680.00	SY	$22.00	$58,960.00
ROADWAY - OFFSITE	Asphalt Grind and Overlay - 2" HMA CI 1/2	2410.00	SY	$18.00	$43,380.00
ROADWAY - OFFSITE	Concrete Sidewalk	430.00	SY	$32.80	$14,104.00
ROADWAY - OFFSITE	Concrete Driveways	480.00	SY	$40.80	$19,584.00
	SUBTOTAL				**$241,017.50**

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - OFFSITE	12" ADS CPE Storm Pipe	1.00	LS	$26,296.00	$26,296.00
STORM SYSTEM - OFFSITE	BIOCHANNEL CONSTRUCTION	4265.00	SF	$6.00	$25,590.00
STORM SYSTEM - OFFSITE	8" DI STORM PIPE	1.00	LS	$4,767.60	$4,767.60
STORM SYSTEM - OFFSITE	48" TYPE 2 CATCH BASIN	1.00	EA	$2,380.00	$2,380.00
STORM SYSTEM - ONSITE	TYPE 1 CATCH BASIN	9.00	EA	$1,550.00	$13,950.00
STORM SYSTEM - OFFSITE	CLEAN AND FLUSH STORM	848.00	LF	$3.00	$2,544.00
STORM SYSTEM - OFFSITE	ROCK OUTFALL PAD	1.00	EA	$1,500.00	$1,500.00
	SUBTOTAL				**$77,027.60**

EXHIBIT A

Phase 2 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - ONSITE	Fine Grade Curb and Gutter	8100.00	LF	$3.00	$24,300.00
ROADWAY - ONSITE	Fine Grade Roadway	2385.00	SY	$11.85	$28,262.25
ROADWAY - ONSITE	Fine Grade and Place Permeable Ballast	14840.00	TON	$32.10	$476,364.00
ROADWAY - ONSITE	4" HMA CI 1/2	5335.00	SY	$24.50	$130,707.50
ROADWAY - ONSITE	Fine Grade and Place Choker Course	895.00	TON	$43.85	$39,245.75
ROADWAY - ONSITE	4" Porous Asphalt	2230.00	SY	$39.80	$88,754.00
ROADWAY - ONSITE	Concrete Crosswalks	1.00	LS	$12,600.00	$12,600.00
ROADWAY - ONSITE	Concrete Vertical Curb and Gutter	5425.00	LF	$14.20	$77,035.00
ROADWAY - ONSITE	Concrete Flush Shiner Curb	2675.00	LF	$13.80	$36,915.00
ROADWAY - ONSITE	Concrete Curb Cuts w/ Rock Outfall	39.00	EA	$500.00	$19,500.00
ROADWAY - ONSITE	Street Signs	7.00	EA	$650.00	$4,550.00
ROADWAY - ONSITE	No Parking Signs	33.00	EA	$350.00	$11,550.00
ROADWAY - ONSITE	Pavement Markings	1.00	LS	$9,890.00	$9,890.00
ROADWAY - ONSITE	Survey Monuments	19.00	EA	$495.00	$9,405.00
	SUBTOTAL				**$969,078.50**

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - ONSITE	12" LCPE STORM PIPE	70.00	LF	$59.70	$4,179.00
STORM SYSTEM - ONSITE	12" DI STORM PIPE	260.00	LF	$43.25	$11,245.00
STORM SYSTEM - ONSITE	18" LCPE STORM PIPE	1.00	LS	$48,780.80	$48,780.80
STORM SYSTEM - ONSITE	18" DI STORM PIPE	23.00	LF	$110.00	$2,530.00
STORM SYSTEM - ONSITE	INTERCEPTOR/INFILTRATION TRENCH	655.00	LF	$36.40	$23,842.00
STORM SYSTEM - ONSITE	48" TYPE 2 CATCH BASIN	6.00	EA	$2,380.00	$14,280.00
STORM SYSTEM - ONSITE	TYPE 1 CATCH BASIN	1.00	EA	$1,210.00	$1,210.00
STORM SYSTEM - ONSITE	RAISE CASTINGS TO GRADE (ATB)	3.00	EA	$510.00	$1,530.00
STORM SYSTEM - ONSITE	RAISE CASTINGS TO GRADE (FINAL)	3.00	EA	$510.00	$1,530.00
STORM SYSTEM - OFFSITE	CLEAN AND FLUSH STORM	1171.00	LF	$3.00	$3,513.00
STORM SYSTEM - OFFSITE	ROCK OUTFALL PAD	1.00	EA	$200.00	$200.00
	SUBTOTAL				**$112,839.80**

				PHASE 2 TOTAL	**$1,766,550.10**

EXHIBIT A

Phase 3 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
SANITARY SEWER - ONSITE	8" PVC SEWER	794	LF	$35.10	$27,869.40
SANITARY SEWER - ONSITE	48" TYPE 1 SEWER MANHOLE (NO GU LINERS)	2	EA	$3,805.00	$7,610.00
SANITARY SEWER - ONSITE	RAISE CASTINGS ATB GRADE	2	EA	$510.00	$1,020.00
SANITARY SEWER - ONSITE	RAISE CASTINGS FINAL GRADE	2	EA	$510.00	$1,020.00
SANITARY SEWER - ONSITE	CLEAN TEST TV SEWER	794	LF	$2.50	$1,985.00
	SUBTOTAL				**$39,504.40**

EXHIBIT A

Phase 3 Improvements

Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - ONSITE	Fine Grade and Place Permeable Ballast	3410.00	TON	$32.10	$109,461.00
ROADWAY - ONSITE	4" HMA CI 1/2	1310.00	SY	$24.50	$32,095.00
ROADWAY - ONSITE	Fine Grade and Place Choker Course	180.00	TON	$43.85	$7,893.00
ROADWAY - ONSITE	4" Porous Asphalt	540.00	SY	$39.80	$21,492.00
ROADWAY - ONSITE	Concrete Vertical Curb and Gutter	1230.00	LF	$12.75	$15,682.50
ROADWAY - ONSITE	Concrete Flush Shiner Curb	625.00	LF	$11.95	$7,468.75
ROADWAY - ONSITE	Concrete Curb Cuts w/ Rock Outfall	9.00	EA	$500.00	$4,500.00
ROADWAY - ONSITE	Street Signs	1.00	EA	$650.00	$650.00
ROADWAY - ONSITE	No Parking Signs	4.00	EA	$350.00	$1,400.00
ROADWAY - ONSITE	Pavement Markings	1.00	LS	$1,000.00	$1,000.00
	SUBTOTAL				**$201,642.25**

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - ONSITE	12" PVC STORM PIPE	17.00	LF	$46.25	$786.25
STORM SYSTEM - ONSITE	12" DI STORM PIPE	381.00	LF	$59.70	$22,745.70
STORM SYSTEM - ONSITE	CLEAN AND FLUSH STORM SYSTEM	381.00	LF	$3.00	$1,143.00
STORM SYSTEM - ONSITE	INTERCEPTOR DITCH	225.00	LF	$4.50	$1,012.50
STORM SYSTEM - ONSITE	TYPE 1 CATCH BASIN	4.00	EA	$985.00	$3,940.00
	SUBTOTAL				**$29,627.45**

PHASE 3 TOTAL	**$270,774.10**

EXHIBIT A

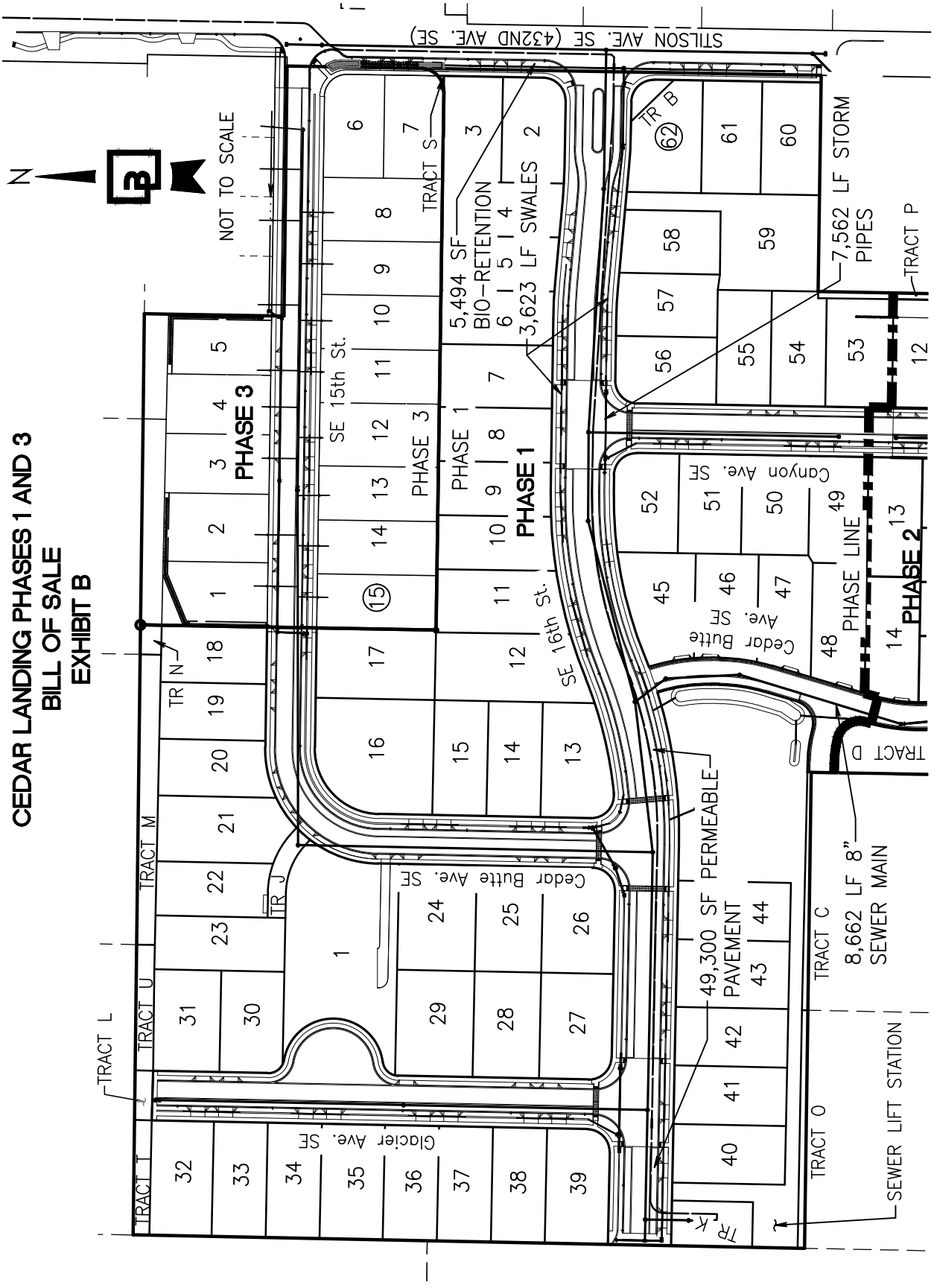
Offsite Improvements

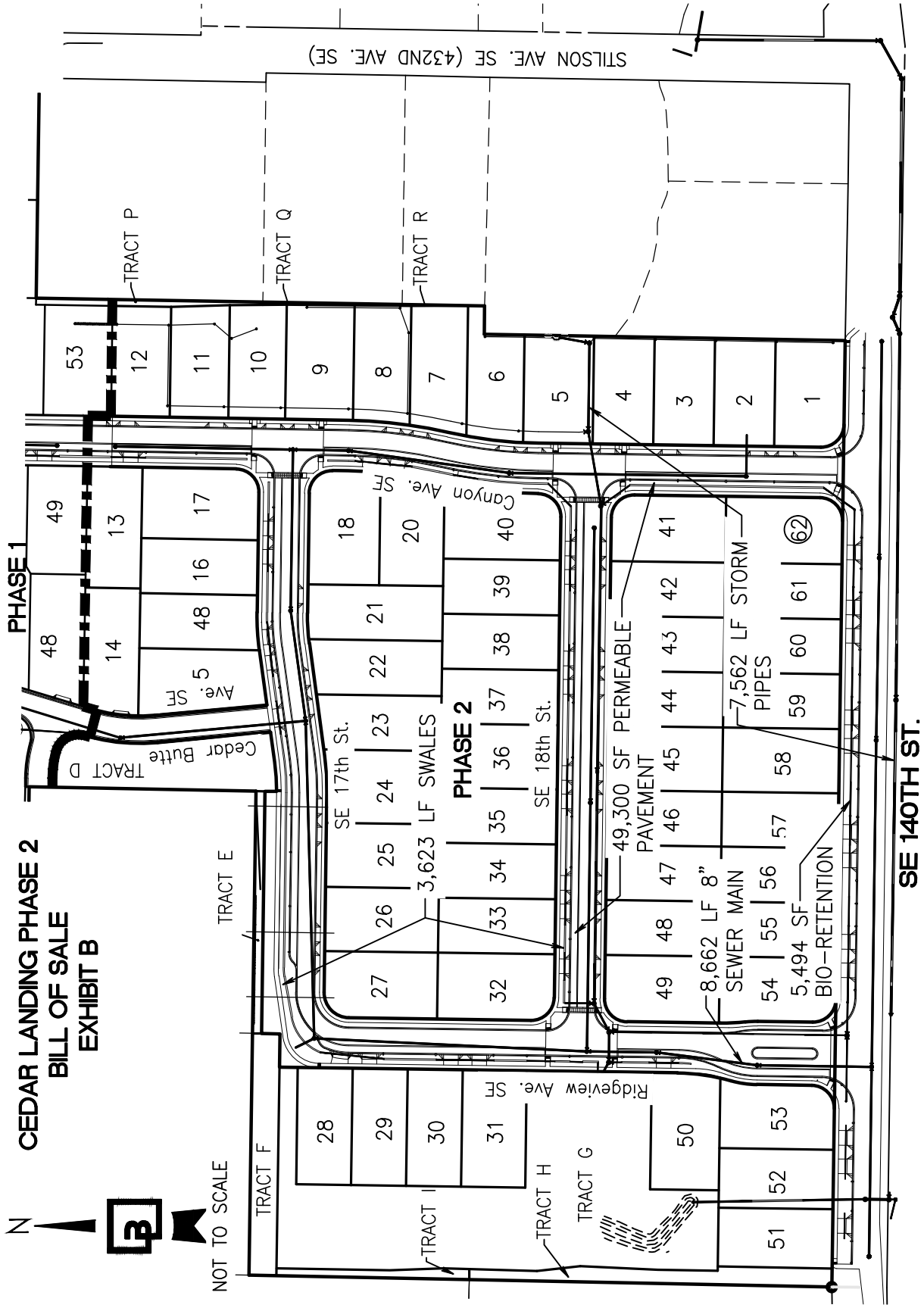
Cedar Landing - Plat Bill of Sale
4/21/2023

Item	Description	Quantity	Unit	Unit Price	Amount
ROADWAY - OFFSITE	Rip Rap in Ditches	10.00	TON	$51.34	$513.40
ROADWAY - OFFSITE	Regrade Existing Ditch	13664.00	SF	$0.41	$5,602.24
ROADWAY - OFFSITE	Regrade Ditch Above New Pipe	13190.00	SF	$0.45	$5,935.50
ROADWAY - OFFSITE	Convey Ditch Regrading at Outfall	130.00	LF	$14.04	$1,825.20
ROADWAY - OFFSITE	2' W x 4" Gravel Shoulder	1256.00	LF	$3.11	$3,906.16
ROADWAY - OFFSITE	1-1/2" Grind and Overlay Stilson	701.00	SY	$21.51	$15,078.51
ROADWAY - OFFSITE	Temp Patch Asphalt	16.00	EA	$255.94	$4,095.04
ROADWAY - OFFSITE	Striping and Stop Bar Repl.	1.00	LS	$3,719.79	$3,719.79
ROADWAY - OFFSITE	Pavement Restoration	1.00	LS	$30,321.49	$30,321.49
ROADWAY - OFFSITE	Roadway Overexcavation	144.00	CY	$34.84	$5,016.96
ROADWAY - OFFSITE	CSBC Subgrade	139.44	TON	$38.22	$5,329.40
	SUBTOTAL				**$81,343.69**

Item	Description	Quantity	Unit	Unit Price	Amount
STORM SYSTEM - OFFSITE	Type 2-54" CB	1.00	EA	$6,188.20	$6,188.20
STORM SYSTEM - OFFSITE	Type 2-54" CB w/ Debris Cage	1.00	EA	$4,743.58	$4,743.58
STORM SYSTEM - OFFSITE	Type 2-48" CB	7.00	EA	$3,216.15	$22,513.05
STORM SYSTEM - OFFSITE	Type 1 CB	1.00	EA	$1,071.85	$1,071.85
STORM SYSTEM - OFFSITE	24" Storm Pipe in ROW	324.00	LF	$153.27	$49,659.48
STORM SYSTEM - OFFSITE	24" Perf Storm/Washed Rock	862.00	LF	$79.59	$68,606.58
STORM SYSTEM - OFFSITE	24" Squashed Pipe	170.00	LF	$89.27	$15,175.90
STORM SYSTEM - OFFSITE	12" DIP Storm Drain Pipe	25.00	LF	$29.15	$728.75
STORM SYSTEM - OFFSITE	Debris Barriers (Trash Racks)	4.00	EA	$502.99	$2,011.96
STORM SYSTEM - OFFSITE	Fabric	2.00	EA	$450.00	$900.00
	SUBTOTAL				**$171,599.35**

OFFSITE IMPROVEMENTS TOTAL	**$252,943.04**
GRAND TOTAL	**$4,628,685.59**


CEDAR LANDING PHASES 1 AND 3
BILL OF SALE
EXHIBIT B
N
NOT TO SCALE
STILSON AVE. SE (432ND AVE. SE)
SE 15th St.
SE 16th St.
Cedar Butte Ave. SE
Canyon Ave. SE
Glacier Ave. SE
PHASE 1
PHASE 2
PHASE 3
PHASE LINE
TRACT S
TRACT D
TRACT C
TRACT O
TRACT L
TRACT M
TRACT U
TRACT T
TR B
TR J
TR K
TR N
5,494 SF BIO-RETENTION
6 I 5 I 4
3,623 LF SWALES
7,562 LF STORM PIPES
49,300 SF PERMEABLE PAVEMENT
8,662 LF 8" SEWER MAIN
SEWER LIFT STATION


CEDAR LANDING PHASE 2
BILL OF SALE
EXHIBIT B
PHASE 1
PHASE 2
STILSON AVE. SE (432ND AVE. SE)
SE 140TH ST.
Canyon Ave. SE
Cedar Butte Ave. SE
Ridgeview Ave. SE
SE 17th St.
SE 18th St.
TRACT D
TRACT E
TRACT F
TRACT G
TRACT H
TRACT I
TRACT P
TRACT Q
TRACT R
3,623 LF SWALES
49,300 SF PERMEABLE PAVEMENT
7,562 LF STORM PIPES
8,662 LF 8" SEWER MAIN
5,494 SF BIO-RETENTION
NOT TO SCALE
N

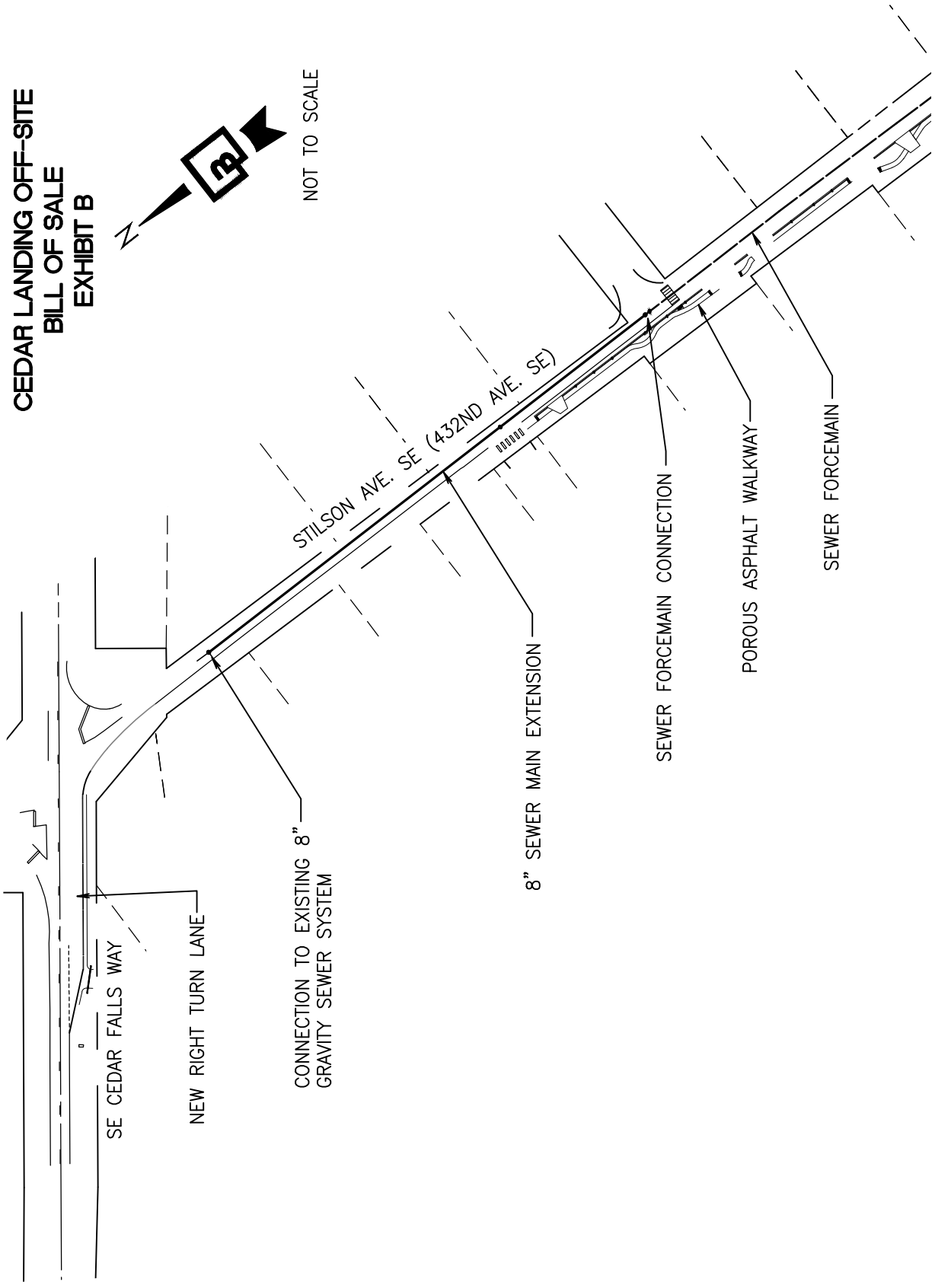

CEDAR LANDING OFF-SITE
BILL OF SALE
EXHIBIT B
N
NOT TO SCALE
STILSON AVE. SE (432ND AVE. SE)
SE CEDAR FALLS WAY
NEW RIGHT TURN LANE
CONNECTION TO EXISTING 8"
GRAVITY SEWER SYSTEM
8" SEWER MAIN EXTENSION
SEWER FORCEMAIN CONNECTION
POROUS ASPHALT WALKWAY
SEWER FORCEMAIN

EXHIBIT XX

Cedar Landing Phase 1 (KC Plat Recording No. 20190205000323)

LEGAL DESCRIPTION:

PARCEL A:
THE EAST 3 ACRES OF THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

LYING WESTERLY OF THE EAST 301 FEET OF SAID SUBDIVISION AND LYING NORTHERLY OF A STRIP OF LAND CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 2919059;

EXCEPT THE NORTH 16.5 FEET THEREOF.

TOGETHER WITH THE WEST 31 FEET OF THE SOUTH 135.50 FEET OF THE NORTH 152.07 FEET OF THE EAST 301.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION.

TOGETHER WITH THE WEST 31 FEET OF THE SOUTH 90 FEET OF THE NORTH 242.07 FEET OF THE EAST 301.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION.

PARCEL B:
LOT 2 OF KING COUNTY SHORT PLAT NO. 884028, ACCORDING TO SHORT PLAT RECORDED DECEMBER 18, 1986 UNDER RECORDING NO. 8612180639, IN KING COUNTY, WASHINGTON.

PARCEL C:
LOT 1 OF KING COUNTY SHORT PLAT NO. 884028, ACCORDING TO SHORT PLAT RECORDED DECEMBER 18, 1986 UNDER RECORDING NO. 8612180639, IN KING COUNTY, WASHINGTON.

PARCEL D:
LOT 2 AND THE WEST 237 FEET OF LOT 1 OF KING COUNTY SHORT PLAT NO. R978007, ACCORDING TO SHORT PLAT RECORDED NOVEMBER 1, 1979 UNDER RECORDING NO. 7911010749, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE NORTH 16.5 FEET OF THE WEST 236.44 FEET OF THE EAST 506.41 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL D-1:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT X AS DESCRIBED IN SAID SHORT PLAT;

EXCEPT ANY PORTION LYING WITHIN SAID PARCEL A. (BEING KNOWN AS LOT A OF LOT LINE ADJUSTMENT NO. 681058 RECORDED UNDER RECORDING NO. 9802231171 AND LOT B OF LOT LINE ADJUSTMENT NO. 184067 RECORDED UNDER RECORDING NO. 9802231170.)

PARCEL E:
LOT 1 OF KING COUNTY SHORT PLAT NO. L94S0050, ACCORDING TO SHORT PLAT RECORDED FEBRUARY 14, 1996 UNDER RECORDING NO. 9602149013, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AND UNDIVIDED INTEREST IN TRACT A OF SAID SHORT PLAT.

PARCEL E-1:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON KING COUNTY SHORT PLAT NO. L94S0050, ACCORDING TO SHORT PLAT RECORDED FEBRUARY 14, 1996 UNDER RECORDING 9602149013, IN KING COUNTY, WASHINGTON.

PARCEL F:
LOT 2, KING COUNTY SHORT PLAT NUMBER L94S0050, ACCORDING TO MAP RECORDED FEBRUARY 14, 1996 UNDER RECORDING NUMBER 9602149013, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AND UNDIVIDED INTEREST IN TRACT A OF SAID SHORT PLAT.

PARCEL G:
THE WEST 243.65 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE WEST 243.65 FEET OF THE NORTH 20 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON.

(ALSO KNOWN AS LOT B OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L98L0021, RECORDED UNDER RECORDING NUMBER 9803269002).

PARCEL H:
LOT 2 OF KING COUNTY SHORT PLAT NUMBER L98S0017, RECORDED UNDER KING COUNTY RECORDING NUMBER 19990929900013, IN KING COUNTY, WASHINGTON.

PARCEL H-1:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON KING COUNTY SHORT PLAT NUMBER L98S0017, RECORDED UNDER KING COUNTY RECORDING NUMBER 19990929900013, IN KING COUNTY, WASHINGTON.

Exhibit XX
Cedar Landing Phase 2 (KC Plat Recording No. 20200302001230)

LEGAL DESCRIPTION:

TRACT Z, CEDAR LANDING PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 287 OF PLATS AT PAGES 17 TO 24, IN KING COUNTY, WASHINGTON.

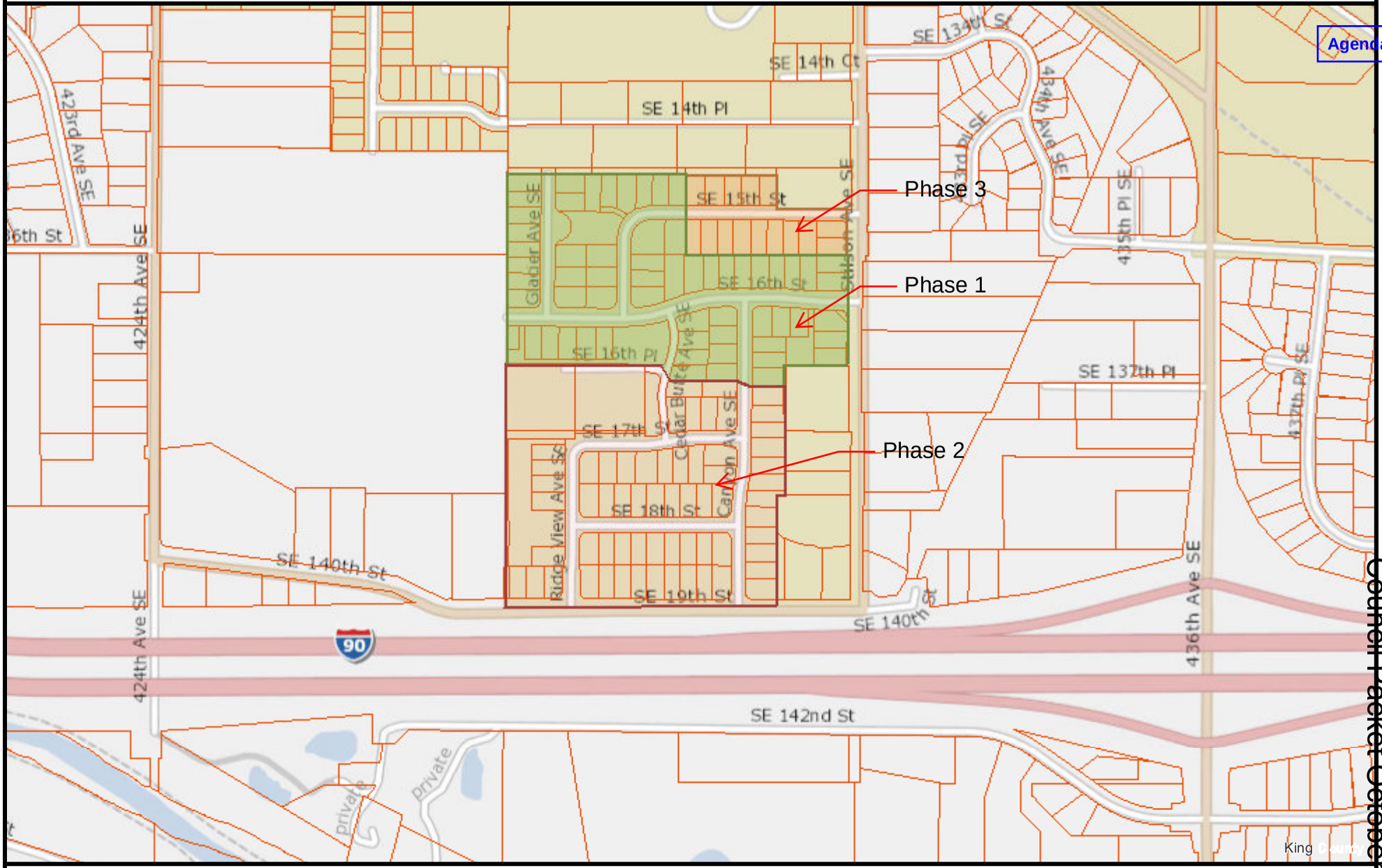
Exhibit XX
Cedar Landing Phase 3 (KC Plat Recording No. 20190205000380)

LEGAL DESCRIPTION:
LOT 1 OF SHORT PLAT NO. L98S0017, RECORDED UNDER RECORDING NO. 19990929900013, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH:

TRACT S, CEDAR LANDING PHASE 1, RECORDED UNDER RECORDING NO. 20190205000373 RECORDS OF KING COUNTY, WASHINGTON.

Cedar Landing



Date: 7/15/2021 Notes:

N

King County

City Council Agenda Bill

SUBJECT:	Agenda Date: October 3, 2023	AB23-117
Resolution Accepting Bids and Awarding Construction Contract for Old Si View to New Si View Sidewalk Connection Project to Westerlund Excavation, LLC	Department/Committee/Individual	
	Mayor Rob McFarland	
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm. & Economic Development – Rebecca Deming	
Cost Impact: $36,714.00 NTE	Finance – Drew Bouta	
Fund Source: Capital Streets Project	Public Works – Mark Rigos, P.E.	X
Timeline: Immediate		

Attachments: Resolution, Bid Results

SUMMARY STATEMENT:

In order to create more pedestrian connectivity between the Old Si View and New Si View neighborhoods, City staff have requested bids from local contractors to provide a 5-foot-wide paved trail between Meadow Drive SE and SE 10th Street along City right-of-way and City owned tax parcel number 778712-0700.

Staff have been in contact with the adjacent property owners in person and via encroachment letters prepared by the City attorney. There are two private gardens and horseshoe pits on City property that will need to be removed with this project.

The sidewalk project includes, but is not limited to removal of gardens, horseshoe pits, and fence; excavation for trail and sidewalk installation; concrete curb and gutter; two concrete ADA ramps; concrete sidewalk; a 5-foot wide paved (asphalt) trail with gravel shoulders and property restoration.

Bids were due by 2:00 p.m. Wednesday, September 20th and three (3) bids were received. The bid results are attached and ranged from $36,714.00 to $61,605.91. The engineer's estimate was $35,000.

The lowest bid was provided by Westerlund Excavation, LLC in the amount of $36,714.00 including all applicable taxes. City staff have done the appropriate background checks on Westerlund Excavation, LLC and recommend award of this contract to Westerlund Excavation, LLC. This project shall be funded through Capital Streets Project funds and has been budgeted for.

APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services including transportation and traffic management.

COMMITTEE REVIEW AND RECOMMENDATION: This item was discussed at the September 26, 2023 Transportation and Public Works Committee meeting and was recommended for approval and placement on the Consent Agenda.

RECOMMENDED ACTION: **MOTION to approve AB23-117, a resolution accepting bids and awarding the construction contract for the Old Si View to New Si View Sidewalk Connection Project to Westerlund Excavation, LLC in a form and content acceptable to the City Attorney, in an amount not to exceed $36,714.00.**

RECORD OF COUNCIL ACTION

Meeting Date	*Action*	*Vote*
October 3, 2023		

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, ACCEPTING BIDS AND AWARDING CONSTRUCTION CONTRACT FOR THE OLD SI VIEW TO NEW SI VIEW CONNECTION PROJECT

WHEREAS, City staff determined that work for the Old Si View to New Si View Connection Project would occur between the Old Si View and New Si View neighborhoods to create more pedestrian connectivity; and

WHEREAS, the scope of work shall include, but is not limited to removal of gardens, horseshoe pits, and fence; excavation for trail and sidewalk installation; concrete curb and gutter; two concrete ADA ramps; concrete sidewalk; a 5-foot wide paved (asphalt) trail with gravel shoulders and property restoration; and

WHEREAS, the project is funded by Streets Capital Project funds; and

WHEREAS, bid documents were sent to the appropriate small works roster and the City accepted bids up until Wednesday, September 20, 2023 at 2:00 p.m.; and

WHEREAS, the City received bids from three (3) contractors with the lowest bid coming from Westerlund Excavation, LLC in the amount of $36,714, including all applicable taxes;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The construction bids for the Old Si View to New Si View Connection Project are accepted.

Section 2. The construction contract for the Old Si View to New Si View Connection Project is awarded to Westerlund Excavation, LLC in the amount of $36,714 including all applicable taxes, on a form to be approved by the City Attorney.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 3RD DAY OF OCTOBER, 2023.

CITY OF NORTH BEND:

_____

Rob McFarland, Mayor

APPROVED AS TO FORM:

_____

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

_____

Susie Oppedal, City Clerk

Effective:
Posted:

Old Si View to New Si View Pedestrian Connection Project Bid Results		
	Contractor	**Bid Amount**
	Engineer's Estimate	**$35,000.00**
1	Westerlund Excavation, LLC	$36,714.00
2	Rainier Asphalt Sealing, LLC	$39,660.00
3	Fury Site Works Inc.	$61,605.91

City Council Agenda Bill

SUBJECT:	Agenda Date: October 3, 2023 AB23-118	
Appointment to the Business & Economic Development Commission	Department/Committee/Individual	
	Mayor Rob McFarland	X
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm. & Economic Development – Rebecca Deming	
Cost Impact: N/A	Finance – Drew Bouta	
Fund Source: N/A	Public Works – Mark Rigos	
Timeline: Immediate		

Attachments: Commission Application

SUMMARY STATEMENT:

The Business & Economic Development Commission ("Commission") is comprised of five members, each with terms of four years. The Commission provides recommendations to the City Council for the City's economic growth and development based upon specific work plans or projects as assigned by the City Council. North Bend Municipal Code ("NBMC") 2.30.020, Membership, states in part, "Members of the Commission shall be appointed by the Mayor and confirmed by the Council. All members shall be selected without respect to political affiliation and shall serve without compensation."

Commission Position No. 1 became vacant with the resignation of Wendy Parslow on July 25, 2023. Position No. 1's term is set to expire on December 31, 2023. The vacant position was advertised on August 17, 2023, and three applications were received. Applicants were interviewed on September 20th & 21st, 2023. Mayor McFarland determined applicant Nick Jensen was an appropriate fit for appointment to the vacant position. Mr. Jensen confirmed his interest in an appointment to the Commission and has agreed to fill Position No. 1.

Mayor McFarland recommends the appointment of Nick Jensen to Position No. 1 for the remainder of Position No. 1's term, which expires on December 31, 2023.

APPLICABLE BRAND GUIDELINES: Commitment to invest in the City and foster community engagement and pride.

COMMITTEE REVIEW AND RECOMMENDATION:

RECOMMENDED ACTION: **MOTION to approve AB23-118, confirming the appointment of Nick Jensen to Position No. 1 on the Business & Economic Development Commission for the remainder of Position No. 1's current term, set to expire on December 31, 2023.**

RECORD OF COUNCIL ACTION

Meeting Date	*Action*	*Vote*
October 3, 2023		

City of North Bend Commission Application

Name: Nick Jensen

Address: _____

Phone: _____ Email: _____

Length of residence in North Bend or 98045: 2 years

Commission desired: 1st Choice Economic Development 2nd Choice _____

Explain why you are interested in serving:

Our city's economic strength is the lifeblood of all the things I love about North Bend. From walking downtown to dinner with my family to local businesses, seeing my neighbors and friends start and grow their businesses, to seeing how North Bend will develop for my children's generation, economics shapes all change. North Bend is in the midst of a significant change today, and I would be honored to help guide North Bend into a prosperous, healthy future.

After being in North Bend's Citizenship Academy, I resolved to put forward an application to serve on this committee. If selected, I will do my upmost to help North Bend continue to be a fantastic place to call home.

What community activities or other experiences do you bring to this position?

Currently, I serve on the Snoqualmie Valley School Foundation. I have served on economic development boards in my previous Grand Forks, ND community. I served on the Valley Prosperity Partnership, where we set legislative agenda items for the state legislature. We met with business owners and investors to build connections to our community. As a founder of Evolve Grand Forks, we founded the first co-working space and launched a seed capital fund to entice new ventures based in our area. I also founded a 1 Million Cups branch, which welcomed anyone in the community interested in entrepreneurship and engaging or starting a local business.

Do you have any special skills or expertise applicable to the position?

Outside of the areas outlined in other answers, I thoroughly enjoy learning about problems, new ideas, and making things work. I wanted to change how my community connected to its frigid winters and lead a project that won a $140,000 community building award from the Knight Foundation. Tired of not having a place to listen to live music, I founded a three-day music festival. Life is more fun when you try low-cost, high-reward experiments, and I would bring that mindset to the committee.

What is your Educational/Occupational Background?

I have an undergrad degree in Communication from the University of Minnesota-Duluth and a Master's in Public Administration from the University of North Dakota with an emphasis in Policy Analysis. I'm an avid reader and enjoy Strong Town's Chuck Marohn for city finance and design thoughts. I have also attended conferences on urban development and believe in the 8-80 design philosophy. That is, one should design our community to be easy for anyone from 8-80 years old.

Professionally, I have 15 years of Business Development and leadership positions in various industries. I currently work for Amazon in their Payments division.

What do you see the role of the commission playing in the City?

The commission plays a role in advising the council and takes responsibility to present the best options. The commission should take a long timeline perspective. The commission should also provide new ideas and opportunities for development. North Bend should be an economic garden opportunity for our citizens and families to flourish.

What do you consider to be a "successful" North Bend?

A place where people are excited on their last day of vacation because they can't wait to be 'home.' A spot where you can grow the life you want surrounded by people who are doing the same.

Commissions make recommendations regarding monetary expenditures and/or benefits to certain areas of the Community and make decisions that shall be impartial to meet the needs and benefit the whole community.

1) Can you foresee possible conflicts of interest with any of your current employment or civic positions? If yes please explain.

No

Are there days or evenings you would be unavailable to meet?

No

Please see the attached descriptions of Commissions for general information and meeting times.

Please return completed form and resume to:
City of North Bend, Attn: City Clerk, 920 SE Cedar Falls Way, North Bend, WA 98045
For more information call 425-888-7627 or email: soppedal@northbendwa.gov

City Council Agenda Bill

SUBJECT:	Agenda Date: October 3, 2023 AB23-119	
Public Hearing and Ordinance Amending the Taxes, Rates & Fees Schedule Relating to School Impact Fees	Department/Committee/Individual	
	Mayor Rob McFarland	
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm. & Economic Development – Rebecca Deming	X
Cost Impact: N/A	Finance – Drew Bouta	
Fund Source: N/A	Public Works – Mark Rigos	
Timeline: Effective January 1, 2024	Senior Planner Jamie Burrell	X
Attachments: Ordinance, Exhibit A – 2023 SVSD Capital Facilities Plan, Public Hearing Notice		

SUMMARY STATEMENT:

The City Council adopted Ordinance No. 1260, effective December 18, 2006, adopting School Impact Fees, and adopted Ordinance No. 1269, effective April 2, 2007, authorizing any School Impact Fee established by Ordinance to be included in any future Tax, Rate and Fee Schedule Ordinance or Resolution of the City.

Pursuant to Ordinance No. 1260, the City is required to review the Taxes, Rates and Fees Schedule on an annual basis as it relates to School Impact Fees because of the annual adjustments to the Snoqualmie Valley School District ("District") Capital Facilities Plan.

The City received a copy of the "2023 Capital Facilities Plan" on June 20, 2023, which was adopted by the District on June 8, 2023. The 2023 Capital Facilities Plan established a School Impact Fee of **$9,230.89** for Single Family residential units and **$6,391.47** for Multi-Family residential units, as determined by using the calculation formulas adopted as Exhibits A and B of Ordinance No. 1260. By comparison, the 2022 school impact fees were **$16,202.85** for Single Family residential units and **$5,534.14** for Multi-Family residential units.

The City has determined cottage or other residential dwellings greater than 1,200 square feet shall be charged the Single-Family rate, and the Multi-Family rate shall apply to cottage or other residential dwellings equal to or less than 1,200 square feet, consistent with the City's Transportation Impact Fee. As described in the Capital Facilities Plan, Multi-Family student generation rates vary widely and sometimes generate more students than Single Family student generation rates because there are many factors such as bedrooms, affordability, etc. The District has chosen to use King County averages for the purpose of calculating the 2023 Impact Fees but will likely revisit this analysis in the next update to the Capital Facilities Plan. The City encourages a close look at this next year in collaboration with the District.

APPLICABLE BRAND GUIDELINES: Commitment to invest in the City and foster community engagement and pride.

COMMITTEE REVIEW AND RECOMMENDATION: The Community and Economic Development Committee reviewed this item at its August 15, 2023 meeting and recommended full Council review on the Main Agenda.

RECOMMENDED ACTION: **MOTION to approve AB23-119, an ordinance amending the Taxes, Rates, & Fees Schedule relating to School Impact Fees, as a first and final reading.**

City Council Agenda Bill

RECORD OF COUNCIL ACTION		
Meeting Date	***Action***	***Vote***
October 3, 2023		

ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, AMENDING THE AMOUNT OF SCHOOL IMPACT FEES TO BE COLLECTED; AMENDING THE TAXES, RATES AND FEES SCHEDULE RELATING TO SCHOOL IMPACT FEES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to North Bend Municipal Code ("NBMC") Section 17.32.010, the City Council of the City of North Bend ("City") has authority to create and set school impact fees to be collected on behalf of Snoqualmie Valley School District No. 410 ("School District"); and

WHEREAS, as adopted by Ordinance No. 1260, effective December 18, 2006, school impact fees were established by the City consistent with the fees established in the School District's Capital Facilities Plan; and

WHEREAS, pursuant to Ordinance No. 1269, effective April 2, 2007, the City's Fee Schedule references the designated amount of school impact fees, as determined according to the Capital Facilities Plan of the School District; and

WHEREAS, pursuant to Ordinance No. 1260 and Article III of the Interlocal Agreement between the City and the School District dated December 6, 2006, and subsequently amended on April 3, 2012, the City must review and adjust the Fee Schedule on an annual basis as it relates to school impact fees, to account for adjustments to the School District's Capital Facilities Plan; and

WHEREAS, pursuant to Ordinance No. 1483, effective April 15, 2013, the School District Capital Facilities Plan is incorporated by reference into the Capital Facilities Element of the North Bend Comprehensive Plan; and

WHEREAS, the City adopted Ordinance No. 1636, effective January 1, 2018, which amended Ordinance No. 1260, to clarify the treatment of cottage dwelling units for purposes of calculating the amount of school impact fees; and

WHEREAS, the School District adopted its "Capital Facilities Plan 2023" on June 8, 2023, a copy of which is attached hereto as Exhibit A; and

WHEREAS, the School District's Capital Facilities Plan 2023 establishes a school impact fee of $9,230.89 for Single Family housing and $6,391.47 for Multi-Family housing; and

WHEREAS, the City Council held a Public Hearing on the School District's Capital Facilities Plan 2023 fees on October 3, 2023, and desires to update the amount of school impact fees to be consistent with the School District Capital Facilities Plan 2023;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. School Impact Fees, Amended: The school impact fees authorized by North Bend Municipal Code Section 17.32.010 shall be amended to read as follows:

Impact fees per single-family dwelling unit, cottage or other dwelling unit greater than 1,200 sq. feet	$9,230.89 ~~$16,202.85~~
Impact fees per multi-family unit, cottage or other dwelling unit 1,200 sq. feet or less	$6,391.47 ~~$5,534.14~~

Section 2. Taxes, Rates & Fees Schedule, Amended: The City Clerk is directed to update the School Impact Fees, as set forth in Section 1 of the Ordinance, in the next update to the City's Taxes, Rates and Fees Schedule.

Section 3. Severability: Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 4. Effective Date: This ordinance shall be published in the official newspaper of the City and shall take effect and be in full force on January 1, 2024.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 3RD DAY OF OCTOBER, 2023.

CITY OF NORTH BEND:

_____

Rob McFarland, Mayor

APPROVED AS TO FORM:

_____

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

_____

Susie Oppedal, City Clerk

Published:
Effective: January 1, 2024

SNOQUALMIE VALLEY SCHOOL DISTRICT 410

CAPITAL FACILITIES PLAN 2023

Snoqualmie Valley School District No. 410 hereby provides to the King County Council this Capital Facilities Plan documenting the present and future school facility requirements of the District. The Plan contains all elements required by the Growth Management Act and King County Code Title 21A.43, including a six (6) year financing plan component.

Adopted on June 8, 2023

SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410

2023-2028
SIX-YEAR CAPITAL FACILITIES PLAN

TABLE OF CONTENTS

For information about this plan, call the District Business Services Office
(425.831.8011)

Snoqualmie Valley School District No. 410
Snoqualmie, Washington
(425) 831-8000

Board of Directors

	Position Number	Term
Melissa Johnson, President	1	1/1/22 – 12/31/25
Geoff Doy	2	1/1/20 – 12/31/23
Carolyn Simpson	3	1/1/20 – 12/31/23
Gary Fancher	4	1/1/22 – 12/31/25
Ram Dutt Vedullapalli, Vice President	5	1/1/20 – 12/31/23

Central Office Administration

Superintendent	Dan Schlotfeldt
Assistant Superintendent – Finance & Operations	Ryan Stokes
Assistant Superintendent - Teaching and Learning	Ginger Callison
Executive Director of Student Services	Nicole Fitch
Executive Director of Human Resources	Beth Porter

Snoqualmie Valley School District No. 410
Snoqualmie, Washington

Administration Building
8001 Silva Ave S.E., P.O. Box 400
Snoqualmie, WA 98065
(425) 831-8000
Dan Schlotfeldt, Superintendent

Mount Si High School
8651 Meadowbrook Way S.E.
Snoqualmie, WA 98065
Debra Hay, Principal

Two Rivers School
8651 Meadowbrook Way S.E.
Snoqualmie, WA 98065
Catherine Fredenburg, Principal

Snoqualmie Middle School
9200 Railroad Ave S.E.
Snoqualmie, WA 98065
Megan Botulinski, Principal

Chief Kanim Middle School
32627 S.E. Redmond-Fall City Rd.
P.O. Box 639
Fall City, WA 98024
Michelle Trifunovic, Principal

Twin Falls Middle School
46910 SE Middle Fork Road
North Bend, WA 98045
Jeff D'Ambrosio, Principal

Cascade View Elementary
34816 SE Ridge Street
Snoqualmie, WA 98065
Katelyn Long, Principal

Snoqualmie Elementary
39801 S.E. Park Street
Snoqualmie, WA 98065
John Norberg, Principal

North Bend Elementary
400 East Third Street
North Bend, WA 98045
Stephanie Shepherd, Principal

Fall City Elementary
33314 S.E. 42nd
Fall City, WA 98027
Jamie Warner, Principal

Timber Ridge Elementary
34412 SE Swenson Drive
Snoqualmie, WA 98065
Shawn Lawrence, Principal

Opstad Elementary
1345 Stilson Avenue S.E.
North Bend, WA 98045
Emily Hays, Principal

Section 1. Executive Summary

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Snoqualmie Valley School District (the "District") as the organization's primary facility planning document, in compliance with the requirements of the State of Washington's Growth Management Act and King County Code 21A.43. This plan was prepared using data available in the spring of 2023 and is consistent with prior capital facilities plans adopted by the District; however, this plan is not intended to be the sole plan for all the organization's needs.

For impact fees to be collected in the unincorporated areas of King County, the King County Council must adopt this plan, as proposed by the District. The Snoqualmie Valley School District also includes the incorporated cities of Snoqualmie and North Bend, as well as a portion of the city of Sammamish. The cities of Snoqualmie, North Bend, and Sammamish have each adopted a school impact fee policy and ordinance like the King County model.

Pursuant to the requirements of the Growth Management Act and the local implementing ordinances, this plan will be updated on an annual basis with any changes in the fee schedule adjusted accordingly. See Appendix A for the current single-family residence and multi-family residence calculations.

The District's Plan establishes a "standard of service" in order to ascertain current and future capacity. This standard of service is reflective of current student/teacher ratios that the District hopes to be able to maintain during the period reflected in this Capital Facilities Plan. The Standard of Service has been updated to incorporate class size reduction at the K-3 level but **does not** incorporate additional class size reductions for all other grades, as outlined in Initiative 1351, which was approved by voters in November 2014. Future updates to this plan will consider incorporating those class sizes as the implementation of Initiative 1351 progresses.

It should also be noted that although the State Superintendent of Public Instruction establishes square foot guidelines for capacity funding criteria, those guidelines do not account for the local program needs in the District. The Growth Management Act and King County Code 21A.43 authorize the District to adjust the standard of service based on the District's specific needs.

In general, the District's current standard provides the following (see Section 2 for additional information):

School Level	Target Average Student/Teacher Ratio
Elementary	20 Students
Middle	27 Students
High	28 Students

School capacity for the 2023-24 school year is based on the District standard of service and use of existing inventory. Existing inventory includes both permanent and relocatable classrooms (i.e. portable classroom units). The District's 2023-24 overall permanent capacity is 6,524 students (with an additional 2,027 student capacity available in portable classrooms). Enrollment in the Fall of 2022 totaled 6,813 full time equivalents ("FTE"). Due primarily to smaller kindergarten cohorts in recent years, the District anticipates a slight decrease in overall enrollment over the duration of this plan, with enrollment then beginning to grow in the years subsequent to this plan. Demographer projections based on recent census data, economic trends, housing projections and birth rates, among other factors project a decrease of 1% to 6,741 in 2028, based on the mid-range of enrollment projections. However, several factors may affect these projections in the near term, including anticipated housing growth in North Bend, continuing uncertainty regarding the impact of COVID on recent enrollment trends (and return of students to District enrollment), and recent experience of high school students opting for traditional education over the previous numbers enrolling in Running Start. As such, the District believes these projections to be conservative and will continue to carefully monitor annual enrollment.

Washington State House Bill 2776, which was enacted in 2010, required all kindergarten classes in the State to convert to full day kindergarten by 2018. The District converted to full day kindergarten in 2016. This transition doubled the number of classrooms needed for kindergarteners and increased classrooms needed to serve kindergarteners requiring additional special educational services. HB 2776 also stipulated K-3 class sizes to be reduced to 17 students per teacher by 2018 (down from the 21:1 average previously funded). This reduction in class sizes also required significant increases in the number of classrooms needed to adequately serve our K-3 population. These factors, combined with significant enrollment growth over the past two decades has increased the need for permanent classroom capacity across all grade levels in the District.

Though areas of growth are seen in various areas of the District, the most notable growth continues to be in the Snoqualmie Ridge and North Bend areas. United States Census data released in 2021 indicated the City of Snoqualmie grew by 32.3% over the last decade, while the City of North Bend grew by 31.8% over the same period. The cities of Snoqualmie and North Bend both anticipate future housing growth beyond 2028, while growth in unincorporated King County and the city of Sammamish should experience minimal housing growth in the District, unless annexations occur.

Previously, the need for additional classroom capacity has been addressed via the construction of Cascade View Elementary in 2005, Twin Falls Middle School in 2008, a 12-classroom portable expansion at Mount Si High School in 2009, the conversion of Snoqualmie Middle School into a Freshman Campus for Mount Si High School in 2013, the relocation of the 12-classroom portable expansion from Mount Si High School to Snoqualmie Middle School, the construction of Timber Ridge Elementary in 2016 and the replacement of Mount Si High School in 2019. In addition, the District has added numerous portable classrooms throughout the District during that same time frame. While two elementary schools have been opened in the last two decades, elementary school portable classrooms currently provide the equivalent capacity of two additional elementary schools, or approximately one-third of all elementary student capacity. See Section 7 for further details.

With the completion of the two school additions (Timber Ridge and Mount Si) related to the District's most recent bond proposition (2015), the District has begun to consider the ongoing facility needs throughout the District. In order to reassess overall District needs and to begin to prioritize projects for potential future bond propositions, the District launched a citizen's committee to review districtwide facilities needs related to educating students (which continues to evolve in the 21st century) with consideration for future projected enrollment growth.

The goal of the committee is to develop a 20-year long-range facilities plan, with the first phase expected to reflect the six-year window of this plan. The committee has currently presented a preliminary recommendation to rebuild and expand North Bend Elementary and Fall City Elementary, given projected enrollment trends, the disproportionate number of portables and the age and location of these elementaries. These expansions create capacity to serve elementary growth, while also eliminating a significant number of portable classrooms currently at those buildings. Expanding and renovating older elementary schools also saves operations and maintenance costs when compared to constructing a seventh elementary school and trying to continue to maintain aged buildings. Both elementary schools are also the District's oldest facilities, and a replacement/renovation of each alleviates ongoing and growing maintenance issues and costs associated with aging structures. Improvements to these buildings would also provide more equitable learning and support spaces that are present in other buildings and necessary to meet student educational needs.

The committee also has preliminarily recommended the replacement of Snoqualmie Middle School, as it similarly does not have equitable facilities and learning spaces compared to the District's other two middle schools and has a significant number of classroom doors that open to the exterior which present an ongoing safety and security concern associated with the increase of violence in public schools.

See Section 6 for more details on the District's capacity planning.

Section 2. Current District "Standard of Service"
(as defined by King County Code 21A.06

King County Code 21A.06 refers to a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors (determined by the district), which would best serve the student population. Relocatables (i.e. portable classroom units) may be included in the capacity calculation using the same standards of service as the permanent facilities.

The standard of service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of the school buildings. The special programs listed below require classroom space; thus, the permanent capacity of some of the buildings housing these programs has been reduced to account for those needs. Standard of Service has been updated to incorporate anticipated class size reduction at the K-3 level but **does not** incorporate additional class size reductions for all other grades, as outlined in Initiative 1351, which was approved by voters in November 2014. Future updates to this plan will consider incorporating those class sizes as the state implementation of Initiative 1351 progresses.

Standard of Service for Elementary Students

- Average target class size for grades K – 2: 17 students
- Average target class size for grade 3: 17 students
- Average target class size for grades 4-5: 27 students
- Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: 12 students

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- Resource rooms
- Computer rooms
- Multi Language Learners (MLL)
- Education for disadvantaged students (Title I)
- Highly Capable education
- District remediation programs
- Learning assisted programs
- Transition rooms
- Behavior and other social, emotional programing
- Mild, moderate and severe disabilities
- Preschool programs

Standard of Service for Secondary Students

- Average target class size for grades 6-8: 27 students
- Average target class size for grades 9-12: 30 students
- Average target class size for Two Rivers School: 20 students
- Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: 12 students

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- English Language Learners (ELL)
- Resource rooms (for special remedial assistance)
- Computer rooms
- Daycare programs

The District's goal is to provide a standard of service of 17 students per classroom for kindergarten through grade 3, and 25 students per classroom in grades 4 through 5. However, the state currently funds grades 4 and 5 at 27 students per classroom.

Room Utilization at Secondary Schools

It is not possible to achieve 100% utilization of regular teaching stations because of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during their planning periods. Based on actual utilization due to these considerations, the District uses a standard utilization rate of 83% (5 out of 6 periods) for determining middle school capacity.

Beginning in the 2019-20 school year, Mount Si High School converted to a 7-period schedule. Teachers teach 5 of those periods, resulting in an expected room utilization of only 71% (5 out of 7). As enrollment grows, we would expect a need for some teachers to share classrooms throughout the day, resulting in a slightly higher utilization rate of 75%. As a result of lower room utilization rates, the average target class size for capacity purposes for Mount Si has also been increased from 27 to 30. Adjustments to the class size and classroom utilization rates may occur in future revisions to this plan, based on revisions to the new high school schedule as it is implemented.

Section 3. Inventory and Evaluation of Current Permanent Facilities

The District's current overall capacity for the 2023-24 school year is expected to be 8,551, comprised of permanent classroom capacity of 6,524 students, and temporary classroom capacity of 2,027 students. October enrollment for the 2022-23 school year was 6,620 for purpose of the building inventory below. Districtwide, October 2022 enrollment totaled 6,813 full time equivalents ("FTE"), which includes students attending Parent Partnership Program and out-of-district placements.

Calculations of elementary, middle, and high school capacities have been made in accordance with the current standards of service. Due to changes in instructional programs, student needs (including special education) and other current uses, some changes in building level capacity have occurred at some schools. An inventory of the District's schools arranged by level, name, and current permanent capacity are summarized in the following table. In addition, a summary of overall capacity and enrollment for the next six years is discussed further in Section 7.

The physical condition of the District's facilities was evaluated by the 2023 State Study and Survey of School Facilities completed in accordance with WAC 180-25-025. As schools are modernized, the State Study and Survey of School Facilities report is updated. That report is incorporated herein by reference.

Inventory of Permanent School Facilities and Related Program Capacity
2023-24 School Year

ELEMENTARY LEVEL

Facility	Address	Grade Span	Permanent Capacity *	2022-23 Enrollment **
CASCADE VIEW	34816 SE Ridge Street Snoqualmie, Washington	K thru 5	495	547
FALL CITY	33314 SE 42nd Place Fall City, Washington	K thru 5	280	461
NORTH BEND	400 E 3rd Street North Bend, Washington	K thru 5	325	456
OPSTAD	1345 Stilson Av SE North Bend, Washington	K thru 5	452	563
SNOQUALMIE	39801 SE Park Street Snoqualmie, Washington	K thru 5 & Preschool	261	420
TIMBER RIDGE	34412 SE Swenson Drive Snoqualmie, Washington	K thru 5	583	621
	Total Elementary School		**2,396**	**3,068**

MIDDLE SCHOOL LEVEL

Facility	Address	Grade Span	Permanent Capacity *	2022-23 Enrollment **
CHIEF KANIM	32627 SE Redmond-Fall City Rd Fall City, Washington	6, 7 & 8	697	579
SNOQUALMIE	9200 Railroad Ave SE Snoqualmie, Washington	6, 7 & 8	336	503
TWIN FALLS	46910 SE Middle Fork Road North Bend, Washington	6, 7 & 8	765	543
	Total Middle School		**1,798**	**1,625**

HIGH SCHOOL LEVEL

Facility	Address	Grade Span	Permanent Capacity *	2022-23 Enrollment **
MOUNT SI / TWO RIVERS	8651 Meadowbrook Way SE Snoqualmie, Washington	9 thru 12	2,330	1,927
	Total High School		**2,330**	**1,927**

TOTAL DISTRICT	**6,524**	**6,620**

* *Does not include capacity for special programs as identified in Standards of Service section.*

** *Difference between enrollment (pg.13) is due to rounding, Parent Partner Program, and out-of-district placements.*

Section 4. Relocatable (Portable) Classrooms

For a definition of relocatables and permanent facilities, see Section 2 of King County Code 21A.06.

The District inventory includes 94 portable classrooms that provide standard capacity and special program space as outlined in Section 2. The District inventory of portables provides approximately 24% of capacity districtwide. The rebuild and expansion of Mount Si High School and the re-opening of Snoqualmie Middle schools has significantly reduced the percentage of secondary students in portable classrooms. At the elementary level, 36% of facility capacity is housed in portable classrooms, which is the equivalent of over 2 entire elementary schools. Based on projected enrollment growth and timing of anticipated permanent facilities, the District anticipates the need to acquire and/or relocate additional portables at the elementary level during the next six-year period.

As enrollment fluctuates, portables provide flexibility to accommodate immediate needs and interim housing. Because of this, new and modernized school sites are all planned to accommodate the potential of adding portables to address temporary fluctuations in enrollment. In addition, the use and need for portables will be balanced against program needs. Portables are not a solution for housing students on a permanent basis, and the District would like to continue to reduce the percentage of students that are housed in portable classrooms.

The cost of portables also varies widely based on the location, jurisdictional permitting requirements and intended use of the classrooms.

The District has an additional 10 portable classrooms in its inventory that are used for special program purposes or districtwide support services and are not available for regular classroom needs.

Two Rivers School relocated to the Mount Si High School campus in the fall of 2021. The District is currently working on facility improvements of that modular classroom facility and expects to bring that building back into available capacity in the Fall of 2024, when it will house the preschool program currently housed at Snoqualmie Elementary.

Section 5. Six-Year Enrollment Projections

The District contracts with Flo Analytics ("FLO") to project student enrollment over the next six-years. FLO provides the District a low, middle and high-range projections that are based on historic growth trends, future housing construction plans and availability, birth rates, as well as economic and various other factors that contribute to overall population growth. Based on the mid-range projection provided in 2023 by FLO, enrollment is expected to decrease by 72 students (1%) over the next six years, with slight declines in enrollment the 6-12 level, but growth in K-5 enrollment. However, as discussed below, the District views these projections as conservative and will continue to monitor enrollment closely.

The enrollment projections shown below have been adjusted beginning in 2016 to account for the conversion of half-day kindergarten students to full-day kindergarten students, as required by Washington State House Bill 2776, which was enacted in 2010. While this change did not increase the number of students (headcount), doubling the amount of time the students are in school also doubled the number of kindergarten classrooms needed to serve that grade level.

Given enrollment variability in recent years, the District acknowledges that the demographer's ability to project enrollment could be impacted by several variable factors in the near term including: anticipated housing growth in North Bend, continuing uncertainty regarding the impact of COVID on recent enrollment trends (and return of students to District enrollment), and recent experience of high school students opting for traditional education over the previous numbers enrolling in Running Start. A few years prior to the construction of the new Mount Si High School, the District saw a significant increase in the number of students choosing to enroll in Running Start programs. With the opening of the new Mount Si High School and increased availability of dual credit and advanced placement offerings, we anticipate an increase of student retention in the 11th and 12th grades. Additional program enhancements, such as the relocation of Two Rivers onto the Mount Si High School campus, should also improve student outcomes and retention. These factors are not included in the demographer projections below but may result in higher high school enrollment at Mount Si High School over the next six years. We will continue to update enrollment projections in future updates to this plan.

Snoqualmie Valley School District No. 410
Actual Full-Time Equivalent Enrollment through 2022 and Projected Enrollment from 2023 through 2028

GRADE:	Actual 2011	Actual 2012	Actual 2013	Actual 2014	Actual 2015	Actual 2016	Actual 2017	Actual 2018	Actual 2019	Actual 2020	Actual 2021	Actual 2022	Enrollment Projections through 2028 2023	2024	2025	2026	2027	2028
Kindergarten **	233	257	245	267	241	548	508	548	603	402	546	491	517	499	504	514	528	543
1st Grade	490	495	540	530	578	526	574	530	552	561	475	531	505	533	514	519	530	544
2nd Grade	501	491	504	559	536	614	560	569	549	516	593	485	550	523	552	532	537	549
3rd Grade	522	510	509	515	567	559	608	564	572	519	549	579	493	556	528	558	538	543
4th Grade	493	534	517	509	566	597	566	585	566	534	525	546	581	493	556	528	558	538
5th Grade	517	492	528	538	526	570	596	557	584	554	545	523	545	579	492	554	527	557
K-5 Subtotal	**2,756**	**2,779**	**2,843**	**2,918**	**3,014**	**3,414**	**3,412**	**3,353**	**3,426**	**3,086**	**3,233**	**3,155**	**3,191**	**3,183**	**3,146**	**3,205**	**3,218**	**3,274**
6th Grade	491	504	472	514	570	529	580	582	574	581	548	538	527	549	584	497	558	531
7th Grade	480	488	512	481	525	572	511	581	590	550	594	536	537	526	548	581	495	556
8th Grade	473	481	476	505	486	508	563	514	570	558	554	595	532	534	522	544	576	492
6-8 Subtotal	**1,444**	**1,473**	**1,460**	**1,500**	**1,581**	**1,609**	**1,654**	**1,677**	**1,734**	**1,689**	**1,696**	**1,669**	**1,596**	**1,609**	**1,654**	**1,622**	**1,629**	**1,579**
9th Grade	408	467	477	489	525	475	510	567	523	571	581	565	600	537	539	527	549	582
10th Grade	400	406	473	469	473	500	472	499	556	507	576	566	558	592	530	532	520	542
11th Grade	385	364	369	396	357	310	360	317	369	381	411	461	419	414	439	393	395	385
12th Grade	372	410	363	388	372	321	283	315	338	376	379	397	442	402	397	421	378	379
9-12 Subtotal	**1,565**	**1,647**	**1,682**	**1,742**	**1,727**	**1,606**	**1,625**	**1,698**	**1,786**	**1,835**	**1,947**	**1,989**	**2,019**	**1,945**	**1,905**	**1,873**	**1,842**	**1,888**
						***												
K-12 TOTAL	**5,765**	**5,899**	**5,985**	**6,160**	**6,322**	**6,629**	**6,691**	**6,728**	**6,946**	**6,610**	**6,876**	**6,813**	**6,806**	**6,737**	**6,705**	**6,700**	**6,689**	**6,741**
	0.3%	*2.3%*	*1.5%*	*2.9%*	*2.6%*	*4.9%*	*0.9%*	*0.6%*	*3.2%*	*-4.8%*	*4.0%*	*-0.9%*	*-0.1%*	*-1.0%*	*-0.5%*	*-0.1%*	*-0.2%*	*0.8%*

* *Enrollment Projections above reflect mid-range enrollment projections provided by Flo Analytics: January 2023.*

** *Kindergarteners are counted as 1/2 FTE until 2016, when kindergarten classes transitioned to full day programming.*

*** *The district experienced large increases in Running Start enrollment for grades 11-12 recently. It is still too early to determine if this is a trend or an anomaly based on current circumstances (construction, high school schedule, etc.) Future enrollment will continue to be monitored and projections may be adjusted in subsequent updates to the Capital Facilities Plan.*

Section 6. Six-Year Planning and Construction Plan

The District plans to use the following strategies in order to address future needs districtwide:

- Planning and construction of new elementary school capacity;
- Use of additional portables to provide housing of students not provided for under other strategies;
- Acquisition of land needed for expansion of transportation facility needs related to growth.

In the fall of 2014, the Board adopted a 2015 bond proposition to construct a newly expanded Mount Si High School with modernization of certain existing components, as well as a new, sixth elementary school. The bond proposition was passed by the voters in February 2015.

The expanded and modernized Mount Si High School, completed in 2021, facilitated the relocation of the freshman campus onto the main high school campus, which in turn created needed middle school capacity by converting the current Freshman Campus back to a middle school (Snoqualmie Middle School).

The 2015 voter-approved proposition also included funds to construct a new Elementary School #6. The construction of Timber Ridge Elementary, completed in 2016, provided initial capacity at all elementary schools to implement full day kindergarten, reduce K-3 class sizes and provide for enrollment growth, as all District elementary schools underwent a re-boundary process in preparation for the opening of Timber Ridge.

Despite the addition of Timber Ridge and recent additions of portable classrooms, the significant reductions in K-3 class sizes have resulted in most elementary schools operating at capacity. Future enrollment growth, when combined with reduced class sizes, will require additional future elementary school capacity. Portable classrooms may provide some short-term relief, however, many of the District's current elementary schools have reached the capacity to add more portable classrooms due to several factors, including land availability, building code restrictions, and capacity of corresponding common areas such as parking, bathrooms, specialist classrooms and building support services. As the District has more than two elementary schools of capacity in portable classroom, we anticipate future Elementary construction projects to include the reduction of portables within the District. For example, Snoqualmie, Fall City and North Bend Elementaries have approximately 50% of total capacity in portable classrooms.

In the spring of 2020, the District launched a Facilities Study Committee to begin the process of determining the appropriate solution for future elementary capacity needs, while also attempting to address the large amounts of portable classroom capacity. While still in process at the time of the development of the annual update to this plan, the committee has made a preliminary recommendation that the highest priority projects for the District should be to rebuild and expand Fall City Elementary, North Bend Elementary and Snoqualmie Middle School.
As part of the committee work, it was determined that North Bend Elementary cannot be remodeled due to its location within the floodway, which requires that the entire

building be floodproofed if improved by greater than 50% of its value. As such, any significant improvements to this building would require a new-in-lieu construction. While not in the floodway, Fall City Elementary is like North Bend Elementary in terms of being the oldest buildings in the District and having the largest relative percentage of portable classroom capacity. Rebuild and expansion projects for these two schools will add capacity for future enrollment growth, while also eliminating 29 portable classrooms from District inventory. The committee will be spending the spring/summer of 2023 gathering additional feedback and input from our community regarding this preliminary recommendation, as well as other projects evaluated and considered as part of the process; which included expansion and renovation of Opstad Elementary and the construction of a 7th elementary school. Regardless of the projects selected, future elementary capacity will need to be achieved via construction of a new facility, and this is reflected in the current six-year plan.

The committee also recommended a rebuild and expansion of Snoqualmie Middle School, via construction of a new Middle School on District property on Snoqualmie Ridge. This project would significantly improve safety and security, equity of middle school facilities, educational effectiveness of student spaces, and reduce the demand for District transportation.

Before the School Board takes action on the committee recommendation, the District will be performing further due diligence and community feedback opportunities regarding the preliminary recommendation. If the Board takes formal action that is different from the current plan, those changes will be incorporated in the next annual Capital Facilities Plan update.

The 2015 bond proposition also included consideration for the construction of a separate preschool facility that will serve the growing special education needs of the District. This facility would increase the capacity at the elementary school which currently houses the preschool program and will allow for expansion of our preschool capacity in response to overall population growth. The Board has approved the remodel and expansion of the old Two Rivers facility in North Bend for this purpose. Given floodplain considerations, the District is still in the process of planning and permitting of this new facility. Once complete, the relocation of the preschool program will create some additional capacity at Snoqualmie Elementary, which is noted in the capacity projections in this plan.

The District also needs to identify additional land for an expanded transportation facility to serve enrollment growth adequately. The District's current transportation facility is inadequate for meeting future District needs. This capacity concern has been somewhat masked by recent driver staffing shortages. However, as the District hires more drivers to meet the current student population, this need will become more relevant. In planning for the 2015 bond measure, the Board considered adding a new transportation facility to the project list. While this facility was one of the higher priorities recommended for consideration when developing the 2015 bond measure, it was not included given the overall cost of the other school construction projects. In preparation for a future bond measure to fund this need, additional land must be identified to meet likely short-term needs, as well as to develop a long-term plan more fully for a full-scale transportation facility that will support the future enrollment growth of the District.

Section 7. Six-Year Classroom Capacities: Availability/Deficit Projections

The following table summarizes the permanent and portable projected capacity to serve students during the periods of this Plan.

As demonstrated in the table, the District has continuing permanent capacity needs at the elementary school level. Some of those needs were partially addressed with the opening of Timber Ridge Elementary School. However, given the conversion to full day kindergarten and reduced elementary class sizes required by 2018, combined with current enrollment growth from new development, even after opening Timber Ridge, the District faces a need to plan for additional capacity at the K-5 level. Some of those additional capacity needs may require remediation in the short-term with portable classrooms as well as the construction of a separate preschool facility that will increase the capacity at the elementary school which currently houses the preschool program and will allow for expansion of our preschool capacity in response to overall population growth. The construction of additional permanent elementary capacity will address the longer-term capacity and educational needs of students. For purposes of this plan, we anticipate North Bend Elementary school to be rebuilt and expanded by 2028, with a similar rebuild and expansion of Fall City Elementary to be completed in 2030.

With the completion and opening of MSHS, the District has provided available capacity to serve new growth at grades 9 through 12. The expansion of Mount Si High School results in significant improvements in permanent capacity at the high school and middle school levels, with remaining capacity to serve anticipated growth over the six-year planning period.

The District is anticipated to have 24% of its districtwide classroom capacity in portable classrooms for the 2023-24 school year. At the elementary level, 37% of the anticipated classroom capacity is in portable classrooms. With the associated reduction of portable classrooms associated with the elementary capacity addition projects, the District would have 21% of its overall classroom capacity in portable classrooms in 2028.

The District will continue to work towards reducing the percentage of students housed in portable classrooms, while also monitoring the future elementary school needs.

PROJECTED CAPACITY TO HOUSE STUDENTS

Elementary School K-5

PLAN YEARS: *	2023	2024	2025	2026	2027	2028
**Permanent Capacity ** **	**2,396**	**2,396**	**2,456**	**2,456**	**2,456**	**2,456**
New Construction: *Preschool, Elementary Capacity*	-	60	-	-	-	325
Permanent Capacity subtotal:	**2,396**	**2,456**	**2,456**	**2,456**	**2,456**	**2,781**
Projected Enrollment:	3,191	3,183	3,146	3,205	3,218	3,274
Surplus/(Deficit) of Permanent Capacity:	(795)	(727)	(690)	(749)	(762)	(493)
Portable Capacity Available:	1,377	1,377	1,377	1,377	1,377	1,419
Portable Capacity Changes (+/-):	-	-	-	-	42	(280)
Surplus/(Deficit) with Portables:	582	650	687	628	657	646

Middle School 6-8

PLAN YEARS: *	2023	2024	2025	2026	2027	2028
Permanent Capacity	**1,798**	**1,798**	**1,798**	**1,798**	**1,798**	**1,798**
	-	-	-	-	-	-
Permanent Capacity subtotal:	**1,798**	**1,798**	**1,798**	**1,798**	**1,798**	**1,798**
Projected Enrollment:	1,596	1,609	1,654	1,622	1,629	1,579
Surplus/(Deficit) of Permanent Capacity:	202	189	144	176	169	219
Portable Capacity Available:	650	650	650	650	650	650
Portable Capacity Changes (+/-):	-	-	-	-	-	-
Surplus/(Deficit) with Portables:	852	839	794	826	819	869

High School 9-12

PLAN YEARS: *	2023	2024	2025	2026	2027	2028
Permanent Capacity	**2,330**	**2,330**	**2,330**	**2,330**	**2,330**	**2,330**
	-	-	-	-	-	-
Total Capacity:	**2,330**	**2,330**	**2,330**	**2,330**	**2,330**	**2,330**
Projected Enrollment:	2,019	1,945	1,905	1,873	1,842	1,888
Surplus/(Deficit) Permanent Capacity:	311	385	425	457	488	442
Portable Capacity Available:	0	0	0	0	0	0
Portable Capacity Changes (+/-):	-	-	-	-	-	-
Surplus/(Deficit) with Portables:	311	385	425	457	488	442

K-12 TOTAL

PLAN YEARS: *	2023	2024	2025	2026	2027	2028
Total Permanent Capacity:	**6,524**	**6,584**	**6,584**	**6,584**	**6,584**	**6,909**
Total Projected Enrollment:	6,806	6,737	6,705	6,700	6,689	6,741
Surplus/(Deficit) Permanent Capacity:	(282)	(153)	(121)	(116)	(105)	168
Total Portable Capacity	2,027	2,027	2,027	2,027	2,069	1,789
Total Permanent and Portable Capacity	8,551	8,611	8,611	8,611	8,653	8,698
Surplus/(Deficit) with Portables:	1,745	1,874	1,906	1,911	1,964	1,957

** Plan Years are calendar years; projected enrollment listed above represents fall enrollment of that year.*
*** North Bend Elementary rebuild would provide permanent capacity of 650 students compared to current permanent capacity of 325, for a net addition of 325, as well as the ability to eliminate existing portable capacity of 280.*

Section 8. Impact Fees and the Finance Plan

By law, impact fees cannot be the sole source of funding new growth capacity. The school impact fee formula ensures that new development only pays for a portion of the cost of the facilities necessitated by new development. The following impact fee calculations examine the costs of housing the students generated by each new single family dwelling unit and each new multi-family dwelling unit. These are determined using student generation factors, which indicate the number of students that each dwelling produces based on recent historical data. The student generation factor is applied to the anticipated school construction costs (construction cost only, **not** total project cost), which is intended to calculate the construction cost of providing capacity to serve each new dwelling unit during the six-year period of this Plan. The formula does not require new development to contribute the costs of providing capacity to address needs created by existing housing units.

The construction cost, as described above, is reduced by any State matching dollars anticipated to be awarded to the District, and the present value of future tax payments related to the debt service on school construction bonds. This adjusted construction cost quantifies the cost of additional capacity per new residence during the six-year period of this Plan.

In accordance with the regulations of King County and the cities of Sammamish, Snoqualmie and North Bend, the local community must share 50% of each cost per new residence. As such, the final impact fee proposed by the District to its respective municipalities for collection reflects this additional required reduction to the cost per new residence.

The impact of these factors renders impact fees charged and collected insufficient to fully fund school construction projects. Local support via bonds will constitute most of the funding required to construct new facilities.

It may be of interest to the reader, especially those in our communities, that the District qualified for State matching dollars for both the Timber Ridge Elementary and Mount Si High School projects. The amounts awarded via 'State Match' are determined at the State level and represented approximately 11% of the total expected costs of both projects - essentially covering the sales tax that school projects are required to charge on publicly funded projects. So, like impact fees, State Match dollars will typically only make minor contributions towards actual construction project costs.

The finance plan below demonstrates how the Snoqualmie Valley School District plans to finance improvements for the years 2023 through 2028. The financing components include secured funding (via the approved 2015 bond proposition) for the preschool facility but will also require additional bonds to be approved. The District currently owns undeveloped land in both Snoqualmie and North Bend, either of which could be used for additional school capacity projects. The District must also plan for additional land and facilities to meet identified transportation facility needs. Future updates to this Plan will include updated information regarding these capacity-related projects and their associated construction costs.

2023 FINANCING PLAN

Facility:	Estimated Cost	Unsecured Source of Funds:			Secured Source of Funds:			
		Bonds/Local	State Match*	Impact Fees	Bonds	State Match	Impact Fees	Other Sources
Preschool	*$5,000,000*	$0	$0	$150,000	$4,700,000	$0	$150,000	$0
Elementary School Construction	*$94,300,000* [1]	*$89,300,000*	*$3,000,000*	*$2,000,000*	*$0*	*$0*	*$0*	*$0*
Portable Classrooms - ES	*$670,000*	*$0*	*$0*	*$495,000*	*$0*	*$0*	*$175,000*	*$0*
Land Acquisition/Development - Transportation Facility Expansion	*$6,000,000*	*TBD*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*

[1] *Listed here are estimated total project costs as adjusted for cost escalation through anticipated bid year.*
Please note that only construction cost (not total anticipated project cost) is used in the calculation of school impact fees. Those are estimated as follows:

Added Elementary School Capacity: Estimated total project cost = $94,300,000 Estimated cost of construction = $74,800,000

For the purposes of this Plan's construction costs, the District is using actual costs for recent portable acquisitions. The estimated cost for the elementary capacity project is based off cost estimates prepared by NAC Architecture, using costs based on recent elementary construction bid awards, and estimated cost inflation through the midpoint of the planned project. Other projects' costs have been estimated internally based on market rates and preliminary design work in progress.

The District has also updated State match availability estimates from OSPI. A district can be eligible for potential State matching funds for 1) new construction, and 2) modernization/new-in-lieu construction. Matching funds are calculated using grade level capacity grouped into two categories: grades K-8 and grades 9-12.

For K-8 facilities, the District would currently qualify for state matching funds for some new construction and modernization. Even with the equivalent of two elementary schools in portable classrooms, the District only qualifies for state match funding for approximately half of the square footage of a new elementary school. Modernization funding is specific to individual buildings. Based on the estimates provided by OSPI, the combined state matching funds for modernization and new construction would only cover between 4% and 11 % of construction costs, for North Bend Elementary and Fall City Elementary, respectively.

We are hopeful that in the coming years, the State will address this obvious deficiency in the adequacy of state funding for facilities.

Appendix A: Single Family Residence Impact Fee Calculation

Site Aquisition Cost Per Residence

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	$0	n/a	0.2860	$0.00
Middle	25	$0	n/a	0.1190	$0.00
High	40	$0	n/a	0.1300	$0.00
				A--------->	$0.00

Permanent Facility Construction Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	$74,800,000	650	0.2860	0.8541	$28,110.14
Middle	$0	0	0.1190	0.9013	$0.00
High	$0	0	0.1300	1.0000	$0.00
				B-------->	$28,110.14

Temporary Facilities Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	$335,000	20	0.2860	0.1459	$698.93
Middle	$0	27	0.1190	0.0987	$0.00
High	$0	28	0.1300	0.0000	$0.00
				C-------->	$698.93

State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match	Student Factor	
Elementary	$246.83	90	4.00%	0.2860	$254.14
Middle	$246.83	117	n/a	0.1190	n/a
High	$246.83	130	n/a	0.1300	n/a
				D-------->	$254.14

Tax Credit Per Residence

Average Residential Assessed Value	$1,090,100	
Current Debt Service Tax Rate	$1.1178	
Annual Tax Payment	$1,218.51	
Bond Buyer Index Annual Interest Rate	3.58%	
Discount Period (Years Amortized)	10	
	TC------->	$10,093.16

Fee Per Residence Recap:

Site Acquisition Cost	$0.00	
Permanent Facility Cost	$28,110.14	
Temporary Facility Cost	$698.93	
Subtotal		$28,809.07
State Match Credit	($254.14)	
Tax Payment Credit	($10,093.16)	
Subtotal		$18,461.77
50% Local Share		($9,230.89)
Impact Fee, net of Local Share		**$9,230.89**

Appendix A: Multi-Family Residence Impact Fee Calculation

Site Aquisition Cost Per Residence

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	$0	n/a	0.1600	$0.00
Middle	25	$0	n/a	0.0560	$0.00
High	40	$0	n/a	0.0640	$0.00
				A--------->	$0.00

Permanent Facility Construction Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	$74,800,000	650	0.1600	0.8541	$15,726.52
Middle	$0	0	0.0560	0.9013	$0.00
High	$0	0	0.0640	1.0000	$0.00
				B-------->	$15,726.52

Temporary Facilities Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	$335,000	20	0.1600	0.1459	$391.01
Middle	$0	27	0.0560	0.0987	$0.00
High	$0	28	0.0640	0.0000	$0.00
				C-------->	$391.01

State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match %	Student Factor	
Elementary	$246.83	90	4.00%	0.1600	$142.17
Middle	$246.83	117	n/a	0.0560	n/a
High	$246.83	130	n/a	0.0640	n/a
				D-------->	$142.17

Tax Credit Per Residence

Average Residential Assessed Value	$344,792
Current Debt Service Tax Rate	$1.1178
Annual Tax Payment	$385.41
Bond Buyer Index Annual Interest Rate	3.58%
Discount Period (Years Amortized)	10
TC------>	$3,192.41

Fee Per Residence Recap:

Site Acquisition Cost	$0.00	
Permanent Facility Cost	$15,726.52	
Temporary Facility Cost	$391.01	
Subtotal		$16,117.53
State Match Credit	($142.17)	
Tax Payment Credit	($3,192.41)	
Subtotal		$12,782.95
50% Local Share		($6,391.47)
Impact Fee, net of Local Share		**$6,391.47**

Appendix B: Composite Student Generation Factors

Single Family Dwelling Units:

	Auburn	Federal Way	Issaquah	Lake Washington	Northshore	Average^
Elementary	0.303	0.171	0.316	0.317	0.324	**0.286**
Middle	0.133	0.068	0.138	0.140	0.118	**0.119**
High	0.151	0.096	0.135	0.147	0.120	**0.130**
Total	0.587	0.335	0.589	0.604	0.562	**0.535**

Multi-Family Dwelling Units:

	Auburn	Federal Way*	Issaquah	Lake Washington	Northshore	Average^
Elementary	0.440	0.710	0.089	0.039	0.071	**0.160**
Middle	0.150	0.367	0.029	0.016	0.027	**0.056**
High	0.172	0.367	0.029	0.022	0.034	**0.064**
Total	0.762	1.444	0.147	0.077	0.132	**0.280**

**For purposes of the MF student generation rates, the FWSD figures are for information only and not used to calculate the MF average.*
^Figures are rounded.

Note: The above student generation rates represent unweighted averages, based on King County school districts that measure student generation rates. Average rates were used for the purpose of calculating the impact fees in Appendix A.

Ordinance No. 10162, Section R. Page 5: lines 30 thru 35 & Page 6: line 1:
"Student factors shall be based on district records on average actual student generation rates for new developments constructed over a period of not more than five (5) years prior to the date of the fee calculation: provided that, if such information is not available in the district, data from adjacent districts, districts with similar demographics, or county wide averages may be used."

For the first time ever, the District also analyzed student generation rates within Snoqualmie Valley this year, and found the following rates:

2022–23 District K–12 Students per Housing Unit Built 2017–2021

Housing Type	Housing Units	K–5 Students	6–8 Students	9–12 Students	K–5	6–8	9–12	K–12 Total
Single-family	753	204	67	71	0.271	0.089	0.094	0.454
Multifamily[1]	306	91	39	47	0.297	0.127	0.154	0.578

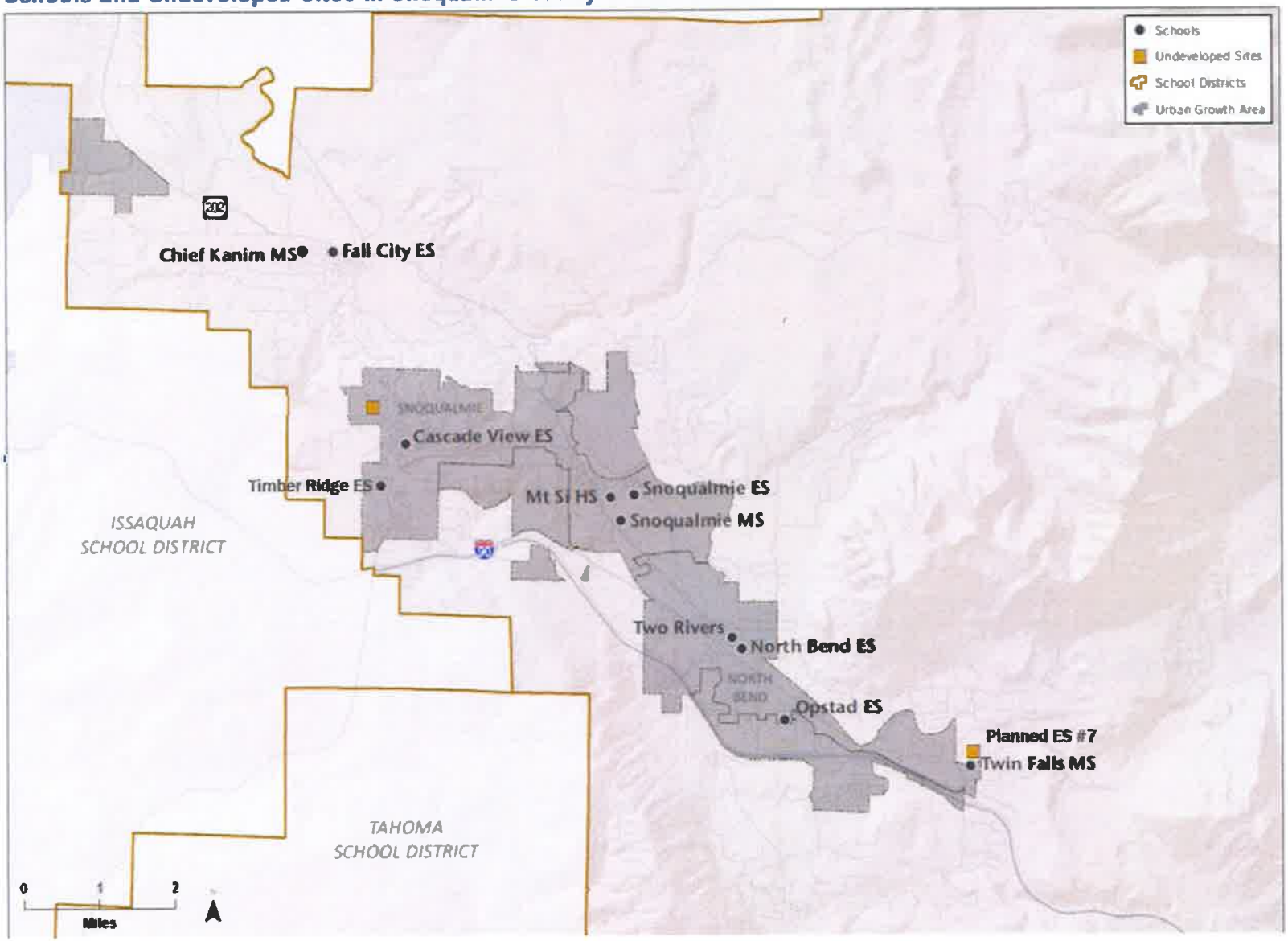
Table 1 sources: Snoqualmie Valley School District October 2022 Student Information System enrollment, King County GIS parcel areas, and King County Department of Assessments residential building, apartment complex, and condo complex data with year built 2017–2021. Analysis conducted by FLO Analytics.

1. Multifamily includes apartments, condominiums, duplexes, triplexes, 4-plexes, and townhomes.

The above multi-family rate was determined from four separate developments constructed in the measurement period. Of those, two multi-family developments had student generation rates higher than the single family rate. While one of those was an affordable housing complex, it is interesting to note that a market-rate development had nearly similar student generation. Multi-family developments can vary widely and the number of students generated depends on the nature of the developments, including affordability, number of bedrooms, and even proximity to local schools. The District has chosen to use the King County averages for the purpose of calculating the 2023 Impact Fees but will likely revisit this analysis in the next update to the CFP.

The District also notes that local cities and jurisdictions are currently updating their comprehensive plans to be able to provide housing for their proportional share of future expected housing needs in King County. Given constraints on developable land, potential changes to zoning, density and annexation might also impact the student generation outlook in future updates to the CFP, as well as capital facilities to house future additional students.

Schools and Undeveloped Sites in Snoqualmie Valley School District



LEGAL NOTICE
CITY OF NORTH BEND
King County, Washington

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the North Bend City Council will hold a public hearing to receive comments on proposed changes to Impact Fees collected on behalf of the Snoqualmie Valley School District as a result of their adopted 2023 Capital Facilities Plan. The public hearing will take place during a Regular City Council Meeting on Tuesday, October 3, 2023, at 7:00 p.m. at City Hall, 920 SE Cedar Falls Way, North Bend, WA. For those that don't wish to attend the in-person meeting, a teleconference option will be available using Zoom Meetings, with detailed meeting access information to be provided on September 28, 2023 on the City website calendar item for the October 3, 2023 City Council meeting.

Comments may be presented orally at the public hearing or submitted in writing to the City Clerk at 920 SE Cedar Falls Way, North Bend, WA, 98045, or by e-mail to: soppedal@northbendwa.gov up until 4:30 p.m., Monday, October 2, 2023. Further information is available by contacting Senior Planner Jamie Burrell at jburrell@northbendwa.gov.

Posted: September 15, 2023
Published in the Snoqualmie Valley Record: September 15, 2023

City Council Agenda Bill

SUBJECT:	Agenda Date: October 3, 2023 AB23-120	
Motion Authorizing Purchase of IT Network Equipment	Department/Committee/Individual	
	Mayor Rob McFarland	
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm. & Economic Development – Rebecca Deming	X
Cost Impact: $59,000 (Not to exceed)	Finance – Drew Bouta	
Fund Source: N/A	Public Works – Mark Rigos	
Timeline: General Fund	Information Technology – Phil Davenport	X

Attachments: Quote

SUMMARY STATEMENT:

The City's network servers are six (6) years old, a year beyond their supportability and designed lifespan. The hardware, software, and virtual machines the City is using will no longer be able to receive regular security updates/patches due to compatibility issues with the software and hardware, putting the City's infrastructure and security at risk. These servers have served the City well but are rapidly approaching their end of life cycle. Should the City choose to not lifecycle these critical pieces of infrastructure, the risk of work stoppage across most departments will steadily increase from day to day.

This agenda bill proposes the purchase of three (3) servers to replace the existing three (3) servers: two (2) HPE DL360 dual CPU units and one (1) HPE DL360 single CPU units. These servers support day-to-day operations of the City as well as provide the necessary back-ups and information retention as needed. HP Enterprise back these servers with five (5) years of service, meaning the City will not need to purchase a new lifecycle of equipment for another five (5) years. The equipment will be purchased from TechPower Solutions, Inc. through a State of Washington purchasing agreement.

Services that are supported by our current server infrastructure include but are not limited to Permitting, Finance and Accounting, domain control, City Hall building infrastructure such as the cameras/card key access, various web services, employee intranet access, meeting space AV components, the IP-based telephone system, printing services, and other miscellaneous services used by nearly every City employee.

With the configuration needed, the quoted price for the servers and associated components is $58,961.37, which comes to an annual average cost of $11,792.27 over five (5) years. This purchase is an important capital expense that will help ensure the productivity of the City staff and allow them to adequately assist the public with their needs.

APPLICABLE BRAND GUIDELINES: Economic viability/balanced budget

COMMITTEE REVIEW AND RECOMMENDATION: This item was discussed at the August 3, 2023 and September 12, 2023 Finance and Administration Committee meetings and was recommended for approval on the Main Agenda.

RECOMMENDED ACTION: **MOTION to approve AB23-120, authorizing the purchase of IT network equipment that serves City Hall, Public Works, WWTP, and the various employees of the City, in an amount not to exceed $59,000.**

City Council Agenda Bill

RECORD OF COUNCIL ACTION		
Meeting Date	***Action***	***Vote***
August 15, 2023	Pulled AB23-102	
October 3, 2023		

Public Sector Pricing Proposal

Customer:
City of North Bend
Phillip Davenport
920 SE Cedar Falls Way
North Bend, WA 98045

Date:	8/17/2023
Exp Date:	8/31/2023
Payment Terms:	Net30
Prepared By:	Maryanne Caras

Project Name
HPE DL360 Servers - 4TB SAS SSDs (5x per big server and 2x per management server)

***Purchase Order Payee: TechPower Solutions, Inc.**
***Contract: HP NASPO ValuePoint Master Agreement number (MNNVP-134)**
***Participating Addendum: State of Washington - 05815-014**

NASPO ValuePoint formerly WSCA-NASPO — 2015-2023 Computer Equipment, Peripherals & Related Devices

Line #	Part #	Description	Qty	Unit Price	Ext Price
1		**Washington NASPO ValuePoint MA# MNNVP-134/ PA# 05815-014**			
2		HPE DL360 dual CPU configured as follows:	2	$20,888.00	$41,776.00
3	P51930-B21	HPE ProLiant DL360 Gen11 Intel Xeon-S 4410Y 12-Core (2.00GHz 33MB) - 32GB (1 x 32GB) PC5-4800B RDIMM - 8 x Hot Plug 2.5in SFF - x1 Tri-Mode Basic Carrier MR408i-o - BCM5719 Ethernet 1Gb 4-port BASE-T - No Optical - 1x800W Power Supply	2		
4	P49610-B21	INT Xeon-S 4410Y CPU for HPE	2		
5	P43328-B21	HPE 32GB 2Rx8 PC5-4800B-R Smart Kit	2		
6	P40512-B21	HPE 3.84TB SAS 12G Mixed Use SFF BC Value SAS Multi Vendor SSD	10		
7	P38995-B21	HPE 800W Flex Slot Plat. Hot Plug LH Power Supply Kit	2		
8	P48904-B21	HPE DL3X0 Gen11 1U Stnd Heat Sink Kit	2		
9	E6U64ABE	HP iLO Adv incl 3yr TS U E-LTU	2		
10	H93D4E	HPE 5Y TC Bas DL360 Gen11 HW SVC	2		
11		HPE DL360 single CPU configured as follows:	1	$12,317.00	$12,317.00
12	P51930-B21	HPE ProLiant DL360 Gen11 Intel Xeon-S 4410Y 12-Core (2.00GHz 33MB) - 32GB (1 x 32GB) PC5-4800B RDIMM - 8 x Hot Plug 2.5in SFF - x1 Tri-Mode Basic Carrier MR408i-o - BCM5719 Ethernet 1Gb 4-port BASE-T - No Optical - 1x800W Power Supply	1		
13	P43328-B21	HPE 32GB 2Rx8 PC5-4800B-R Smart Kit	1		
14	P40512-B21	HPE 3.84TB SAS 12G Mixed Use SFF BC Value SAS Multi Vendor SSD	2		
15	P38995-B21	HPE 800W Flex Slot Plat. Hot Plug LH Power Supply Kit	1		
16	E6U64ABE	HP iLO Adv incl 3yr TS U E-LTU	1		
17	H93D4E	HPE 5Y TC Bas DL360 Gen11 HW SVC	1		

Subtotal:	$54,093.00
Est. Freight:	None*
Tax:	$4,868.37
Total:	**$58,961.37**

Servicing Subcontractor (WA - Washington NASPO ValuePoint MA# MNNVP-134/ PA# 05815-014):
Payee: TechPower Solutions Inc.
14656 NE 95th Street
Redmond, WA 98052
Fax: 206-458-6033

Approved (signature):_____

Approver (spell name):_____ **Date:**_____**, 2023**

If you have any questions about this price quote, please contact:
Maryanne Caras, (425) 979-3238, mcaras@techpowerusa.com
Thank You For Your Business!

City Council Agenda Bill

SUBJECT:	Agenda Date: October 3, 2023 AB23-121	
Resolution Approving the Conceptual Park Plans for William H. Taylor Park and Riverfront Park	Department/Committee/Individual	
	Mayor Rob McFarland	
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm. & Economic Development – Rebecca Deming	X
Cost Impact: N/A	Finance – Drew Bouta	
Fund Source: N/A	Public Works – Mark Rigos	
Timeline: Immediate	Mike McCarty – CED Principal Planner	X
Attachments: Resolution, Exhibit A – William H. Taylor Plan, Exhibit B – Riverfront Park Plan		

SUMMARY STATEMENT:

The City Council approved a decision card for the 2021-2022 biennial budget to fund the preparation of conceptual design plans for William H. Taylor Park and Riverfront Park, in an amount of up to $250,000. On September 22, 2022, the City entered into a contract with Site Workshop, a landscape architecture and urban design firm, to prepare such plans, inclusive of background research, survey, site analysis, and public process.

The primary purpose of the plan for William H. Taylor Park is to renovate the park with better connection with the downtown and to make better use of the space along McClellan Street considering trails, railroad tracks, parking, and park connections. The primary purpose of the plan for Riverfront Park is to increase public access within the park and along the river, while maintaining the predominantly forested character and floodplain storage capacity of the site.

Meetings and public and agency input opportunities have included:

- January 9 – Parks Commission meeting and public workshop at WH Taylor Depot to solicit input to what should go into the plans
- January 11 – Public workshop at City Hall to solicit input to what should go into the plans
- February 16 – Kiwanis/Rotary engagement meeting
- March 3 – Stakeholder meeting with Snoqualmie Tribal members
- March 7 – Stakeholder meeting with NB neighbors of Riverfront Park
- April 25 – Briefing to the City Council on initial design ideas
- May 23 – Briefing to the City Council on alternative conceptual designs for both parks
- June 13 – Public workshop at City Hall to solicit input on alternative design concept ideas for both parks
- Month of June – Public survey hosted on the City's website for additional public input on the design concept ideas
- July 12 – Consultation meeting with King Co. Dept. of Natural Resources and Parks – Rivers Section on Riverfront Park levy and shoreline access issues
- July 25 – Council Workstudy on alternative concept plans for each park
- August 23 – Parks Commission review and recommendation on the final conceptual plans.

Based on input from the above process, Site Workshop has now prepared the final conceptual plans for the parks. These conceptual plans will serve as long-term, vision-oriented plans to guide future capital improvements at the parks and will facilitate applying for grants to fund such improvements.

City Council Agenda Bill

In addition to providing a recommendation of approval on the park design plans, The North Bend Parks Commissioners provided the following comments for consideration by the Council:

1. Consider changing the name of Riverfront Park to Riverfront Natural area to reflect the passive use of the area.
2. Consider investment in renovation of the Train Depot building as the central focus point of William H Taylor Park.
3. Consider lighting needs on pedestrian pathways along McClellan Street.
4. Consider alternative surfacing options along McClellan Street and Ballarat to enhance visitor experience.
5. Consider interpretive signage that shares history of William H Taylor, and tribal connection to Mount Si and surrounding lands.

The Parks Commissioner's comments don't necessitate revisions to the conceptual plans themselves but can inform future actions by Council and details in construction plans, as may be considered in the future.

Staff recommend approval of the conceptual park plans as prepared by Site Workshop.

APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services, Commitment to invest in the City and foster community engagement and pride, and variety of recreation opportunities.

COMMITTEE REVIEW AND RECOMMENDATION: The Community & Economic Development Committee reviewed the Park Commission's recommendation, draft motion, and conceptual plans on September 19, 2023 and recommended placing the item on the Main Agenda for Council consideration.

RECOMMENDED ACTION: **MOTION to approve AB23-121, a resolution approving the conceptual park plans for William H. Taylor Park and Riverfront Park, as a first and final reading.**

RECORD OF COUNCIL ACTION

Meeting Date	*Action*	*Vote*
October 3, 2023		

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, APPROVING THE CONCEPTUAL PARK PLANS FOR WILLIAM H. TAYLOR PARK AND RIVERFRONT PARK

WHEREAS, the North Bend City Council approved a decision card for the 2021-2022 biennial budget to fund the preparation of conceptual design plans for William H. Taylor Park and Riverfront Park (collectively "Parks"), in an amount not to exceed $250,000, with the intent of improving the connection between William H. Taylor Park and downtown North Bend and improving amenities within William H. Taylor Park, and improving the public access and amenities at Riverfront Park; and

WHEREAS, at the direction of the City Council, the City of North Bend entered into a contract with Site Workshop on September 22, 2022, to prepare conceptual park plans for the parks, inclusive of conducting site investigations and surveys, and engaging in a public process to solicit input; and

WHEREAS, Site Workshop coordinated significant public outreach and input opportunities regarding the preparation of the conceptual plans for the Parks, including holding multiple public workshops and meetings with Kiwanis, Rotary, the Snoqualmie Tribe, neighboring residents, and the King County Department of Natural Resources and Parks; and

WHEREAS, based on the site investigations, surveys, and public input process, Site Workshop prepared and refined a final conceptual park plan for each park; and

WHEREAS, RCW 36.70A.130 requires the City to review and, if needed, revise its Comprehensive Plan ("Plan") and development regulations on a periodic basis to ensure the plan and regulations comply with the Growth Management Act and that they remain up-to-date; and

WHEREAS, the City has prepared proposed amendments to the Parks and Open Space Element of the Plan ("Parks Element Amendments"); and

WHEREAS, a public hearing on the City's proposed Parks Element Amendments was held before a joint meeting of the Parks Commission and Planning Commission on February 15, 2023; and

WHEREAS, the Parks Commission recommended approval of the conceptual plans for the Parks at their August 23, 2023, meeting as attached hereto as Exhibits A and B, and provided the following additional comments:

1. Consider changing the name of Riverfront Park to Riverfront Natural Area to reflect the passive use of the area;
2. Consider investment in renovation of the Train Depot building as the central focus point of William H. Taylor Park;
3. Consider lighting needs on pedestrian pathways along McClellan Street;
4. Consider alternative surfacing options along McClellan Street and Ballarat Avenue to enhance the visitor experience; and
5. Consider interpretive signage that shares the history of William H. Taylor and the Tribal connection to Mount Si and surrounding lands.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Conceptual Park Plan for William H. Taylor Park, attached hereto as Exhibit A, and the Conceptual Park Plan for Riverfront Park, attached hereto as Exhibit B, are hereby approved by the North Bend City Council to guide the future planning and implementation of capital improvements at these parks and solicitation of grant funding for the same.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 3RD DAY OF OCTOBER, 2023.

CITY OF NORTH BEND:

_____

Rob McFarland, Mayor

APPROVED AS TO FORM:

_____

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

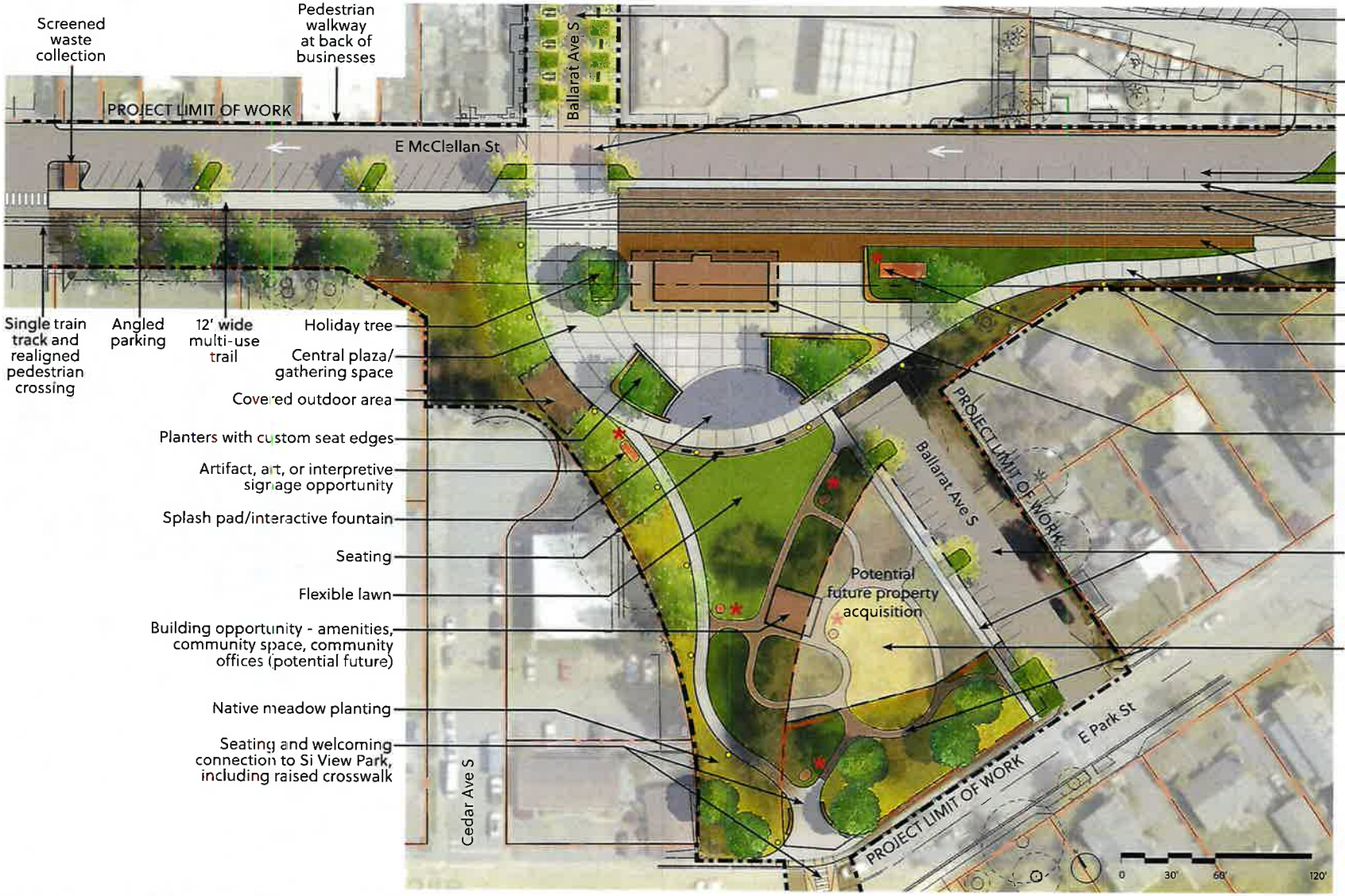
Effective:
Posted:

_____

Susie Oppedal, City Clerk

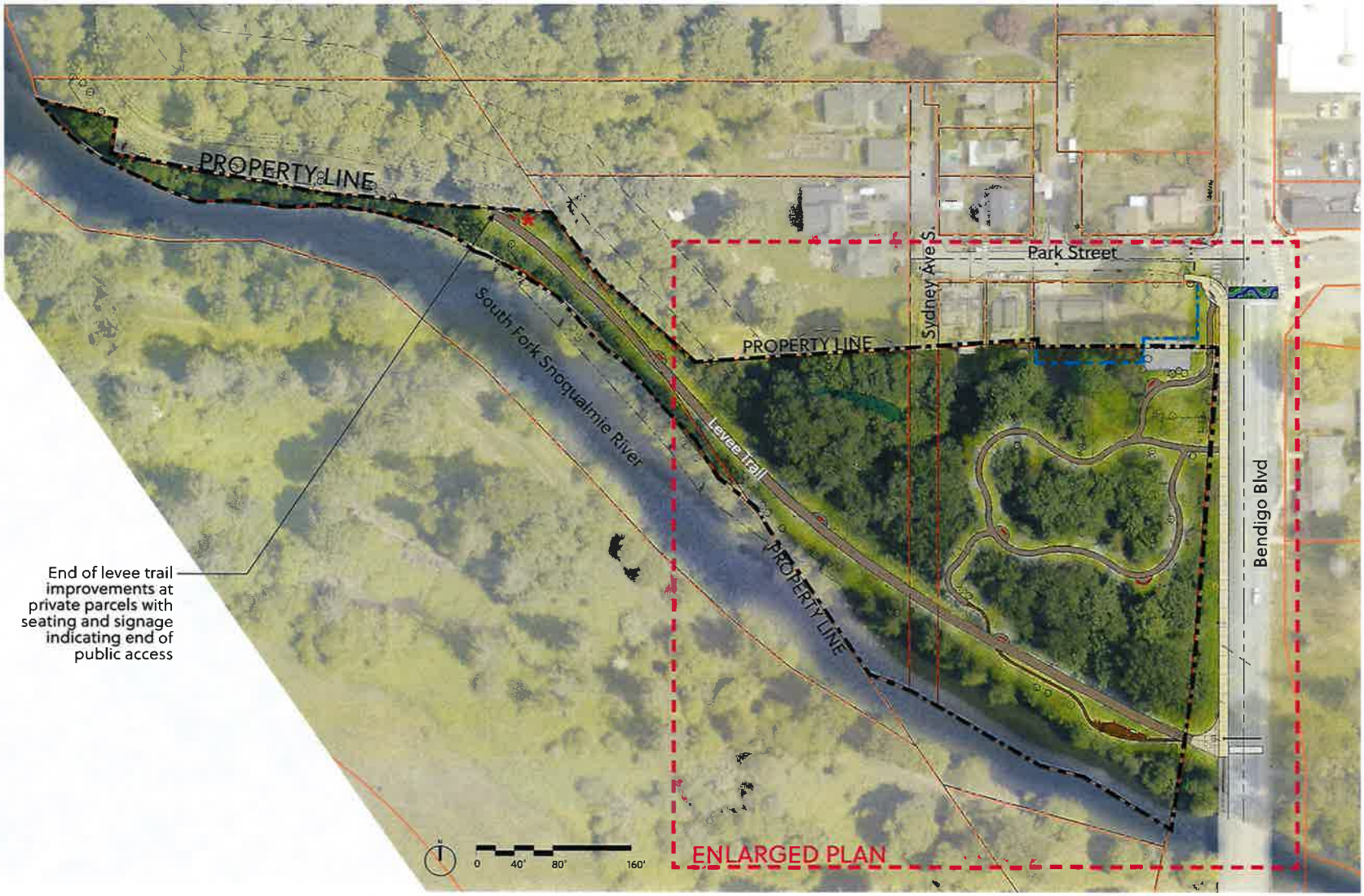

Preferred Master Plan - Full Site
ENLARGED PLAN
PROJECT LIMIT OF WORK
PROJECT LIMIT OF WORK
PROJECT LIMIT OF WORK
Ballarat Ave S
Cedar Ave S
Main Ave S
E Park St
Bendigo Blvd S
E North Bend Way
E McClellan St
Si View Park
Riverfront Park
trail connection
park connection
park connection
downtown connection
downtown connection
downtown connection
downtown connection
downtown connection
0
60'
120'
240'

Preferred Master Plan - Enlarged Plan



North Bend Parks | September 2023

Preferred Master Plan - Full Site



North Bend Parks | September 2023

Preferred Master Plan - Enlarged Plan

LEGEND

- Property line
- Modified property line
- Crushed rock surfacing
- Wood chip surfacing
- Concrete paving
- Wayfinding sign
- Interpretive sign
- Natural / Wood seating

- Crosswalk art
- Park Entry Sign
- Possible property line adjustment with neighboring parcel
- Historic building foundation
- 6' wide crushed rock trail
- 10' wide multi-use trail
- Removal of invasive species and restoration of native vegetation
- 1/8 mile loop trail
- Resurface existing levee trail with new crushed rock surfacing
- Crosswalk with signalized HAWK pedestrian crossing system
- 3' trail down to riverbank and river viewing seating (logs and natural materials)

North Bend Parks | September 2023

City Council Agenda Bill

SUBJECT:	Agenda Date: October 3, 2023 AB23-122	
Resolution Authorizing Adoption of the Shoreline Element and Critical Areas Element Updates to the 2024 North Bend Comprehensive Plan	Department/Committee/Individual	
	Mayor Rob McFarland	
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm & Econ Development – Rebecca Deming	X
Cost Impact: N/A	Finance – Drew Bouta	
Fund Source: N/A	Public Works – Mark Rigos, P.E.	
Timeline: Immediate	Senior Planner Jamie Burrell	X

Attachments: Resolution, Draft Elements, Staff Report containing Redline Versions and Comments Received

SUMMARY STATEMENT:

As a part of the major 2024 update to the North Bend Comprehensive Plan, staff prepared amendments to the Shoreline Element and the Critical Areas Element ("Elements") based on input from the City's consultant Technical Memorandums. The Elements have been updated to correct outdated information, terminology, formatting, and to respond to comments provided by outside agencies. A broad summary of the amendments is provided below:

Shoreline Element

- Critical Aquifer Recharge Area Inclusion
- New goal and policy related to Climate Change

Critical Areas Element

- Review for Best Available Science in compliance with State agency checklists

The Planning Commission reviewed the amendments at their August 2, 2023 meeting. A public hearing was held by the Planning Commission on August 16, 2023. The Planning Commission provided a recommendation to approve the Elements on August 16, 2023.

A clean version of the draft Elements is attached with the Resolution. The staff report also provides a redline version (showing all amendments and comments describing changes), together with a summary of public comments received.

City staff recommends approval of the Shoreline Element and Critical Areas Elements updates with the condition that SEPA environmental review will be completed together with the remainder of the 2024 Comprehensive Plan Update prior to formal adoption of the 2024 Comprehensive Plan by the City Council, which will incorporate these Elements.

APPLICABLE BRAND GUIDELINES: Sustainably managed growth and Consistent delivery of quality basic services.

COMMITTEE REVIEW AND RECOMMENDATION: This item was discussed at the September 19, 2023 Community and Economic Development Committee meeting and was recommended for approval and placement on the Main Agenda for Council discussion.

City Council Agenda Bill

RECOMMENDED ACTION: **MOTION to approve AB23-122, a resolution authorizing adoption of the Shoreline Element and Critical Areas Element Updates for the 2024 North Bend Comprehensive Plan, as a first and final reading.**		
RECORD OF COUNCIL ACTION		
Meeting Date	***Action***	***Vote***
October 3, 2023		

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, AUTHORIZING ADOPTION OF THE SHORELINE ELEMENT AND CRITICAL AREAS ELEMENT UPDATE FOR THE 2024 NORTH BEND COMPREHENSIVE PLAN

WHEREAS, the City is required to prepare a Comprehensive Plan ("Plan" under the Growth Management Act ("the GMA") and is required by RCW 36.70A.040 to implement the Plan with development regulations that are consistent with the Plan; and

WHEREAS, RCW 36.70A.130 requires the City to review and, if needed, revise the Comprehensive Plan and development regulations on a periodic basis to ensure the Plan and regulations comply with the GMA and remains up-to-date; and

WHEREAS, the City has prepared proposed amendments to the Shoreline Element and Critical Areas Element; and

WHEREAS, a public hearing on the City's proposed Shoreline Element and Critical Areas Element amendments was held before the Planning Commission on August 16, 2023; and

WHEREAS, the Planning Commission provided a recommendation to approve the Shoreline Element and Critical Areas Element amendments at their August 16, 2023 meeting; and

WHEREAS, in accordance with WAC 365-196-630, a *Notification of Intention to Adopt Comprehensive Plan Amendments* was sent to the State of Washington Department of Commerce and to other state agencies on July 27, 2023, for a required 60-day review period; and

WHEREAS, environmental review will occur in conjunction with the environmental review for the 2024 comprehensive plan update in its entirety and will be scheduled accordingly; and

WHEREAS, the public process for the proposed amendments provided for early and continuous public participation opportunities including posting the draft amendments on the City of North Bend Website for public review, correspondence with multiple outside agencies for input on the amendments, an introductory meeting before the Planning Commission, and a public hearing before the Planning Commission; and

WHEREAS, the amendments have been prepared in compliance with applicable City policy and State laws;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Approval of Proposed Amendments: The City Council approves the proposed Shoreline Element and Critical Areas Element amendments, attached hereto as Exhibit A.

Section 2. Authorization of Comprehensive Plan Amendments: The City Council hereby directs that the amendments described in Section 1 be included as part of a future ordinance in which all the 2024 Comprehensive Plan amendments will be adopted collectively.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 3RD DAY OF OCTOBER, 2023.

CITY OF NORTH BEND:

_____

Rob McFarland, Mayor

APPROVED AS TO FORM:

_____

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Effective:
Posted:

_____

Susie Oppedal, City Clerk

CHAPTER 2: CRITICAL AREAS ELEMENT

A. Introduction

B. Water and Related Resources
B.1 Drainage Basin
B.2 Water Quality and Quantity
B.3 Critical Aquifer Recharge Areas
B.4 River and Stream Corridors
B.5 Frequently Flooded Areas
B.6 Channel Migration
B.7 Wetlands

C. Fish and Wildlife Habitat

D. Geologically Hazardous Areas
D.1 Erosion Hazards
D.2 Landslide and Steep Slope Hazard Areas
D.3 Seismic Hazards

E. Air Quality and Other Environmental Issues

F. Critical Area Map Series (adopted by reference)

CHAPTER 2: CRITICAL AREAS ELEMENT

A. INTRODUCTION

A significant part of the quality of life in North Bend and the Upper Snoqualmie Valley lies in the area's abundance of dominant natural features. The geology, hydrology, flora and fauna systems characteristic of the area are intricately connected components of the natural environment. A disturbance in one system can have direct or indirect effects on the others, including the human system.

The quality of life experienced by city residents and visitors is directly associated with the quality of the environment. North Bend has historically been attractive to live in because of the high-quality natural environment: clean air and water, lush forest areas, and a beautiful physical setting. Protection of these elements is essential if residents are to maintain their healthy lifestyle. Conversely, the contamination or reduction of these resources where people reside, and work negatively impacts the quality of life fundamental to the very reasons that people choose to live here.

King County Countywide Policies (CWP) were updated on December 21, 2021, under Ordinance 19384, and ratified on April 6, 2022. The full list of the 2021 CWP is available on King County's website.

The environment-related goals and policies in the 2021 CWP now include Environmental Sustainability (EN-1 through EN-5), Earth and Habitat (EN-6 though EN-11), Flood Hazards (EN-12 through EN-14), Water Resources (EN-15 through EN-19), Open Space (EN-20 through EN-22, Restoration and Pollution (EN-23 through EN-26), Climate Change (EN-27 through EN-33). The City's Comprehensive Plan appears consistent with 2021 CWPP.

The overarching Environment Goal of the CWP is to restore and protect the quality of the natural environment in King County for future generations. The vision for King County 2050 is characterized by Protected Critical Areas providing beneficial functions and values for reducing flooding, protecting water quality, supporting biodiversity, and enriching our quality of life for future generations as the region's population continues to grow.

Together, North Bend's Vision Statement and the King County Countywide Policies (CWP) guide this Critical Areas Element.

Growth Management Detail

The Growth Management Act calls upon local government to protect the environment and enhance the state's high quality of life including air and water quality and the availability of water. To implement this goal the GMA required local governments to protect critical areas and ecosystems. In designating and protecting critical areas cities shall include the best available science when preparing policies and development regulations to protect the functions and values of critical areas. In addition, cities shall give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries. Pursuant to GMA wetlands regulated under development regulations shall be delineated in accordance with the wetland manual adopted pursuant to RCW 90.58.380.

In addition to the GMA mandate to protect critical areas there are related State mandates to evaluate the impacts of policy decisions or actions that could have a significant impact on the environment under the State Environmental Policy Act (SEPA), to protect the shoreline environment in the Shoreline Management Act (SMA) and various directives to protect surface water and ground water. These state mandates have companion federal mandates to achieve similar goals for federally funded actions or projects occurring on federal lands. Finally, at the federal level, there is a mandate to protect threatened or endangered species of animals through the Endangered Species Act (ESA). The North Bend area is known as a contributing environment for two threatened species including in the Chinook salmon (water quality and quantity in the Snoqualmie River only) and the Bull Trout, though none have been found in the immediate North Bend area.

The State and Federal environmental protection mandates give clear direction to guide the policy actions the City must take to protect the environment. Natural features which represent limitations to the scope or scale of physical development that can occur within North Bend and its UGA are critical areas which include:

Water and Related Resources:
- River and Stream Corridors
- Frequently Flooded Areas
- Channel Migration areas
- Wetlands
- Aquifer Recharge Areas
- Wellhead Protection Areas

Fish and Wildlife Habitat Areas

Geologically Hazardous Areas:
- Erosion Hazards
- Landslide and Steep Slope Hazards
- Seismic Hazard Areas

While this chapter contains policies intended to protect critical areas in North Bend and influence the protection of areas outside local control, these policies recognize the qualitative differences between various critical areas and the fact that not all areas are constrained for the same reasons. Some are critical because of the hazard they present to public health and safety. Others are critical because of the intrinsic values they represent to the welfare of the North Bend community and/or the region. In some cases, the risk posed to the public, natural system or natural process by the use or development of a critical area can be mitigated or reduced by engineering or site design. In other cases, the risk or impact potential cannot be effectively reduced except by avoiding development within the critical area.

This chapter's intent is to assure long term sustenance of natural features and processes by limiting development in areas where it may interrupt or degrade natural ecological functions and values, subject persons and property to unsafe or hazardous conditions, or affect the perceived quality of life in the North Bend community. Sustainable management of North Bend's environmentally critical areas is considered a high priority action to successfully implement the Comprehensive Plan.

Goal 1: Use Best Available Science (BAS) as defined by the Growth Management Act to define and protect Critical Areas

Policies:

1.1 Collect and evaluate BAS to identify the appropriate level of protection for critical areas.

1.2 Recognize limitations on critical area function and value created by existing development and design critical area regulations to provide optimal protection to the remaining higher value critical areas, including areas where high value functions can be restored.

1.3 Utilize the risk assessment method prescribed by the GMA to evaluate the potential impact of not using BAS to protect critical areas where it is determined to be unfeasible to fully protect the functions and values because of existing development patterns.

1.4 Evaluate state and federal protection mandates when developing local critical area protection and land use development regulations.

B. WATER AND RELATED RESOURCES

Water is a powerful physical and chemical force, whose movement can shape the form and function of the landscape. Heavy rains typical of the Northwest, and North Bend in particular, can scour out river and stream channels, inundate valley floodplains, and flood wetlands. Soil and loose material picked up in one area is often transported by rivers, streams, and floods and deposited to other parts of the Snoqualmie Valley, and ultimately to Puget Sound. Likewise, chemicals dissolved in rainwater are carried to wetlands, over floodplains and downstream. Both

surface runoff and groundwater flows of water may combine to create landslides or other earth movement that further alters the physical environment and poses hazards to people and property.

As development occurs, native vegetation and absorbent topsoils are removed, land becomes compacted and paved, and existing site topography is changed. Such landscape changes can alter the way water moves, add to existing hazards associated with natural drainage systems and affect the habitat, recreational, and scenic value of water resources.

B.1 Drainage Basin

The South and Middle Forks of the Snoqualmie River and its tributaries are the dominant watercourses in the North Bend area. Originating from the western slopes of the Cascades, the Middle Fork drains 171 square miles and the South Fork drains 85 square miles for a total of 256 square miles.

B.2 Water Quality and Quantity

In addition to contributing significantly to the area's natural beauty and quality of life, the rivers, streams, and wetlands in the Upper Snoqualmie Valley store, purify, and convey surface waters. Stormwater runoff is a significant contributor to water pollution in urbanized areas. Development of homes, farms, and businesses may result in runoff that pollutes these surface waters and groundwater and threatens habitat, recreation value, and/or drinking water supplies. Sedimentation from ground disturbed by grading, construction, farming, and logging can reduce river or stream channel capacity, fill wetlands, and destroy aquatic life and habitat. Surface water runoff from developed areas can carry pollutants such as oils, heavy metals, fertilizers, and pesticides into streams. Changes caused by development can alter or reduce the quantity of water in the ground, streams and rivers. Protection of both water quality and quantity is important to protect fish habitat and provide adequate supplies of potable drinking water. The City has adopted stormwater management regulations and a stormwater utility to implement state and federal stormwater protection standards. Low impact development approaches for managing stormwater and protecting water quality are a critical component of the stormwater standards.

Regional Groundwater Protection Planning

Guidance for aquifers notes that the city is required to implement the East King County Ground Water Management Plan per WAC 173-100-120 and directs a series of actions to implement the plans. In April 1990, the Department of Ecology designated East King County, including the North Bend planning area, as Groundwater Management Area No. 14, pursuant to RCW 90.44. The designation authorized King County to develop a Groundwater Management Plan (GWMP) for the area. The GWMP process was overseen by a Groundwater Advisory Committee and included representatives of cities, health agencies, state and federal agencies, and public and special interest groups. The City of North Bend participated as a member of the Advisory Committee.

The first phase of the GWMP process included reviewing technical studies of existing groundwater resources in the area. The U.S. Geological Survey had recently completed a comprehensive inventory of 600-800 wells in the area was conducted to identify aquifers and other geologic features. Of those wells, approximately 150 were sampled for a variety of water

quality data. The East King County Groundwater Advisory Committee continued the monitoring of the technical studies to develop the Groundwater Management Plan. The East King County Ground Water Management Plan was completed by the East King County Ground Water Advisory Committee in December 1998 then subsequently approved by the King County Council and certified by the Washington Department of Ecology in 2000. In 2001, the King County Council has passed an ordinance establishing a new East King County Ground Water Management Committee for three years. The East King County Groundwater Management Committee monitored progress made under the plan, charted out subsequent groundwater protection efforts and reviewed / revised the plan as necessary. The East King County Groundwater Management Committee did not renew their charter within the county code and became inactive by 2005.

Recharge Areas - Susceptibility and Vulnerability

The Growth Management Act requires cities to classify aquifer recharge areas according to vulnerability. Vulnerability is the combined effect of the (1) hydrogeological susceptibility to contamination and (2) the potential for contamination. A highly vulnerable recharge area would be one where land uses could contribute contamination that might degrade groundwater quality, and hydro geologic conditions (e.g. very porous, well drained soils) that facilitate such contamination. Low vulnerability is indicated by land uses that do not contribute contaminants that will degrade groundwater, and susceptibility conditions that do not facilitate degradation.

The susceptibility of a recharge area to contamination is a function of several physical characteristics including but not limited to: depth to groundwater, aquifer properties such as hydraulic conductivity and gradients and soil structure. Factors relevant to the contaminant loading potential side of the vulnerability equation include general land use, waste disposal sites and practices, and agricultural activities.

The potential for contamination includes a number of factors such as the amount of contaminant present, toxicity, mobility and persistence.

Classification, identification and regulation of critical aquifer recharge areas in the North Bend and the surrounding area will be founded on the available technical studies completed by the City of North Bend and Groundwater Protection Program through the East King County Groundwater Management Committee process. See the policies regarding aquifer recharge areas are general concerns relative to long term protection of groundwater resources below.

B.3 Critical Aquifer Recharge Areas

Under the GMA, the City is required to create a Critical Aquifer Recharge Area (CARA) designation and apply city regulations to protect the aquifer consistent with the East King County Ground Water Management Plan.

Groundwater is an important source of domestic water supply for the North Bend planning area. It is contained in underground aquifers and delivered through such means as springs and wells. Most aquifers are replenished, or recharged, by rainwater. Development can threaten the quantity as well as quality of groundwater by contamination and reducing recharge. Preventing

contamination is necessary to avoid potential risks to public health, significant costs, and hardship. The quality of groundwater in an aquifer is directly linked to its recharge area. Intensive development can deplete groundwater or seriously threaten groundwater quality if not properly managed. North Bend's ability to identify the potential impacts to groundwater from new or existing development and recommend mitigating measures depends on the quality of data available on local groundwater resources.

Groundwater management plans have been developed for the county, including the North Bend UGA. The protection of groundwater requires an understanding of (1) the quantity of water replenishing aquifers relative to the quantity being withdrawn from them, and (2) the potential for contamination. These issues are functions of related, but different factors and cannot adequately be addressed by the same designation. The areas highly susceptible to groundwater contamination are mapped and updated by the city. Wellhead protection studies provide additional information about contamination susceptibility and vulnerability of water purveyor's wells. They also increase understanding of where the wells are being recharged. The City of North Bend will update their Wellhead Protection Plan and Critical Aquifer Recharge Areas as required and necessary.

Goal 2: Maintain the long-term quality of groundwater resources in North Bend and its growth area by prevention of contamination.

Policies:

2.1 Protect critical groundwater recharge and wellhead protection areas, and develop planning and regulatory measures to ensure that groundwater resources are protected from potential pollution.

2.2 The City of North Bend shall implement goals and policies outlined in the East King County Groundwater Management Plan as required per WAC 173-100-120.

2.3 Take corrective action for failing septic systems by requiring failed systems to hook up to the City sewer system consistent with NBMC.

2.4 Require filing with the City of a hazardous materials emergency plan for industries identified as using, transporting, or storing known hazardous materials.

2.5 Continue to work with other governmental agencies to identify and control the use of hazardous materials in aquifer recharge areas and wellhead protection areas.

2.6 Provide education and technical assistance on the use of pesticides and fertilizers to homeowners and businesses in North Bend.

2.7 Implement land use regulations that prohibit uses that pose a significant threat to contamination of a groundwater aquifer in areas defined as high susceptibility wellhead protection and aquifer recharge areas.

2.8 Work cooperatively with State, County and environmental resources to identify and develop strategies to clean up contaminated properties (brownfields) that present a threat to groundwater quality or redevelopment of the contaminated properties.

B.4 River and Stream Corridors

The City of North Bend is located upstream from Snoqualmie Falls, which functions as a barrier to the upstream migration of anadromous fish. However, the Snoqualmie River above Snoqualmie Falls with its three main branches and its many tributaries provide valuable habitat to resident fish species. **Figure 3 of the Critical Area Map Series** depicts streams within the North Bend Planning Area.

Natural drainage systems provide important and beneficial functions including storing and regulating stormwater flow, purifying surface water, recharging groundwater, conveying water, providing important aquatic habitat and supporting important biological activities. Alteration of natural drainage systems results in public costs and can disrupt natural processes, leading to environmental degradation including flooding, erosion, sedimentation, and damage to infrastructure, water quality and habitat.

The most effective solution for protecting natural drainage systems and water quality is to control the amount and quality of surface water runoff. New development can be designed to prevent significant runoff and water quality problems, protect the integrity of natural channels, preserve the habitat functions and values of riparian corridors, and maintain the scenic character provided by local watercourses. North Bend Goals and Policies for Regulated Shoreline Environments are contained in the Shoreline Element of the Comprehensive Plan.

Goal 3: Protect the natural hydraulic, hydrologic and habitat functions, scenic as well as recreational values of streams.

Policies:

3.1 Control the quality and quantity of stormwater runoff to protect natural drainage systems. New development should not increase peak stormwater flows.

3.2 Require mitigation measures on all public improvements and private development which proposes to alter natural drainage systems.

3.3 Ensure the implementation of Best Management and Low Impact Development Practices to reduce the impacts of construction and construction-related activities that may affect streams.

3.4 Minimize stream crossings; where authorized, stream crossing should consist of bridges rather than culverts.

3.5 Evaluate state and federal stream habitat protection mandates when developing local critical area protection and land use development regulations.

3.6 Utilize restoration guidance manuals such as the Stream Habitat Restoration Guidelines or Water Crossing Design Guidelines prepared by WDFW and other State agencies, or as updated for projects in the City of North Bend.

3.7 Implement best management practices for the treatment of wastewater that removes the river as the primary and secondary discharge point while accommodating target growth.

3.8 Discharge from the Wastewater Treatment Plant shall meet or exceed Department of Ecology Class A standards.

B.5 Frequently Flooded Areas

Flooding is a natural geologic process which has shaped the Upper Snoqualmie Valley, providing habitat for wildlife, and creating rich agricultural lands. Human development often interferes with the natural processes of floodplains, affecting the distribution and timing of drainage and resulting in inconvenience or catastrophe. Flood problems can increase as human activities encroach upon floodplains.

North Bend is located on the floor of the Upper Snoqualmie Valley, upstream of Snoqualmie Falls and near the confluence of the three forks of the Snoqualmie River. Upstream of North Bend and this confluence is a river basin with an area of approximately 256 square miles. A combination of high annual precipitation and melting snow in the Upper Snoqualmie Basin contribute to the potential for significant winter flooding from November through February. Rivers that carry runoff out of the upper basin are constricted downstream and collect on the flat valley floor where North Bend is located. Although incorporated North Bend with its developed areas occupy a very small percentage of the entire river basin, its location on the valley floor close to the outlet of the basin makes it vulnerable to flooding, which can damage residences or other property.

Flooding of lowland areas by excessive stormwater runoff and snowmelt is one of North Bend's most common and costly natural hazards. The built environment also creates localized flooding problems outside of natural floodplains by altering and confining historic drainage channels, thereby reducing their capacity to contain flows. Flooding has been part of the history of North Bend and the entire Snoqualmie Valley. High flow events occurred in 1932, 1933, 1943, 1947, 1951, 1959, 1964, 1975, 1986, 1989, 1990, 1995, and 1996, 2006, 2009, 2011 and 2015 in the Valley. North Bend flood hazard areas are defined by the Federal Emergency Management Agency (FEMA) as those areas subject to inundation by the 100-year flood (i.e. the 100-year floodplain). The 100-year floodplain is that area that has at least a 1 percent probability of inundation in any given year. Streams, lakes, wetlands, and closed depressions all have floodplains that may also qualify as flood hazard areas. The Critical Area Map Series depicts flood hazard areas within the North Bend planning area. The goal and related policies of this plan provide guidance in protecting the public from flood hazard and at the same time protect the environment by discouraging development within flood areas. Primary planning policies and implementation measures to reduce the hazards of flooding in North Bend are provided in the North Bend Floodplain Management Plan.

Goal 4: **Protect public safety by discouraging development within the river floodway and its natural systems and by preserving the flood storage function of floodplains.**

Policies:

4.1 Reserve flood hazard areas for less-intensive activities such as public open space and recreation. Uses permitted in the regulated flood areas shall not change flood elevation or obstruct or divert the natural flow.

4.2 Support non-structural methods for flood prevention and flood damage reduction measures that do not increase upstream or downstream flooding.

4.3 Prohibit construction of permanent structures in the floodway (FEMA).

4.4 Locate roads at grade level and build structures at least one foot above the 100 year flood elevation to maintain existing flood storage capacity where development is allowed in the floodplain.

4.5 Work with the City of Snoqualmie, King County and the Snoqualmie Watershed Forum to establish criteria for joint review of significant projects which may have flood related issues.

4.6 Preserve the natural functions of drainage systems, including vegetation and channel corridors, and control runoff from new development in terms of peak flows, total quantity and location of discharge.

4.7 Review and revise the policies relating to flood protection as necessary for consistency with the North Bend Floodplain Management Plan.

B.6 Channel Migration

The upper Snoqualmie River and its three forks, near the City of North Bend, is one of several rapidly migrating river systems in King County. These rivers have a tendency to move large distances across the floodplain in a short period, sometimes during a single flood. Channel migration hazard areas are not shown on Federal Emergency Management Agency (FEMA) flood insurance maps, which only show areas subject to inundation. The FEMA maps are used by regulatory agencies, landowners, and developers to determine where development can be allowed along rivers. The City of North Bend has approved zoning for potential residential development in accordance with flood insurance maps in areas where a change of river course has been mapped by King County. In many cases, landowners buy the property with little awareness of the potential hazard from bank erosion. An additional complication arises because FEMA maps are based on fixed base hydraulic analyses. Because of channel migration, the floodplain and floodway boundaries shown on the maps are in some cases only reliable for short periods after the maps are completed.

King County's historic approach to bank erosion problems has been to try to control rivers through extensive construction of levees and revetments. However, few new projects of this type have been built since the 1970's, due to lack of funds and the adverse effects of these projects on flooding and aquatic habitat. Projects that have been constructed more recently tend to protect specific small areas such as roads or houses. Levees and revetments are expensive to build and maintain, can aggravate flooding or erosion problems off-site, and are subject to failure due to channel migration upstream or downstream from the project. Traditional rock levees and revetments have degraded in-stream and riparian habitats by eliminating side channels and riparian vegetation and reducing recruitment of gravels and woody debris into rivers.

In order to regulate development in hazardous zones along rapidly migrating rivers, the King County Flood Hazard Reduction Plan recommended conducting channel migration hazard mapping and studies. The 1996 report on Channel Migration in the Three Forks of the Snoqualmie River report is a result of such a study. The study includes a determination of historic limits and rates of channel migration, estimation of probable future limits of channel migration, and development of maps that show channel migration hazard zones. Hazard maps produced by these studies have been adopted by King County to use in regulating development under the Critical Areas Code.

The Three Forks of the Snoqualmie River report covers the upper Snoqualmie River mainstream from Snoqualmie Falls upstream to the confluence of the three river forks of the Snoqualmie, and each river fork upstream to a stable section of the channel. Within the study area, levees, and revetments (rock-armored banks) are discontinuous and subject to damage by channel migration upstream or downstream of the armored site. On the South Fork Snoqualmie River upstream from the Burlington Northern right-of-way in North Bend, channel migration has been effectively prevented for 30 years by channelization of the river between narrowly spaced levees. Although the levee system requires frequent maintenance due to toe scour (Shannon & Wilson, 1993; King County, 1993), the channel is not expected to migrate.
outside the levees on this part of the South Fork. Little channel migration occurs on the north Fork upstream from Ernie's Grove or on the Middle Fork upstream from Tanner, where the channels are relatively steep and stable. However, downstream from Tanner on the Middle Fork and north of the Snoqualmie Valley Trail (old Milwaukee railroad) on the South Fork, the river has potential to migrate in conjunction with a flood event placing portions of the Silver Creek Neighborhood at risk for an avulsion channel migration.

CMZs refer to a rivers likely lateral movement, based on evidence of active movement over the past. North Bend's CMZs have been mapped by King County depicting areas of potential, moderate and severe hazard for channel migration. The goal and related policies of this plan provide guidance in protecting the public from flood hazard and at the same time protect the environment by discouraging development within flood prone areas, including channel migration or avulsion areas. The Critical Area Map Series shows the North Bend UGA River Channel Migration Hazards.

B.7 Wetlands

Wetlands are defined as those areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include marshes, swamps, bogs, and similar areas. They occur both in association with rivers, streams, lakes or ponds, and as isolated wetlands which exist due to saturated soil conditions. Wetlands are classified into various types. Each type has its own characteristics and related development constraints. Wetlands located in the 100-year floodplain are part of the "shoreline" environment regulated under the State Shoreline Management Act and also receive Federal protection from the US Army Corps of Engineers.

Historical Wetland Detail

Wetlands are a valuable natural resource, which serve many important ecological and social functions. Wetlands are among the most productive biological systems for they provide important habitat for fish and wildlife, including essential nesting, feeding, breeding, and hiding places. Because of the rich biological environment they contain, wetlands provide unique educational and scientific research opportunities. An important quality of wetlands is their value as a scenic resource, providing pleasant visual contrast to manage forest uplands, agricultural lands, and developed areas. In addition, wetlands provide recreational and educational opportunities. Wetlands also improve water quality by filtering out sediments, excess nutrients, and toxic chemicals. They can support agricultural activities and provide a rearing habitat for fish. Wetland vegetation can help stabilize shorelines and effectively reduce stream bank erosion from river currents. In many cases, wetlands help recharge groundwater supplies and maintain stream flows. Finally, they play an important role in flood reduction by slowing and storing flood waters.

Wetland preservation and protection can significantly reduce public and private costs associated with downstream flooding, poor water quality, and diminishing wildlife habitat. North Bend has recognized the value of natural wetlands. The city has mapped probable wetland areas within the planning area using a 1991 survey of "potential wetlands" using aerial photography and U.S. Soil Conservation Service Soil Survey maps, site specific data from projects on delineated wetlands, and the King County mapped wetlands. The Critical Area Map Series depicts wetland resource areas within the North Bend planning area. Since the scale of this map does not allow the depiction of all wetlands, the North Bend Wetlands Inventory Map should be consulted for additional detail.

Goal 5: Preserve, protect, restore and enhance wetlands for their hydraulic, ecological, visual and cultural values.

Policies:

5.1 Encourage no net loss of remaining wetlands acreage, functions and values within the North Bend and its UGA.

5.2 Encourage the creation and restoration of wetlands to increase the quantity and quality of wetlands in North Bend.

5.3 Protect and buffer wetland functions from significant human impact.

5.4 Allow for and incorporate public access to wetlands in development plans when the city determines such access will not degrade the resource and is desirable for establishing interpretive facilities and/or providing links to existing or proposed parks, open space or scenic areas.

5.5 Maintain the natural hydrology to wetlands while identifying methods to remove potentially harmful contaminants from stormwater discharge.

5.6 Promote the use of property tax reductions, conservation easements and other techniques as incentives to preserve wetlands as a public benefit.

5.7 Mitigation projects requiring the replacement of wetlands functions and values should, when feasible, contribute to existing wetland system or restore an area that was historically a wetland in accordance with the most recent federal and state interagency guidance or as amended. The interagency mitigation guidance manual was updated in 2021, available on Department of Ecology's website. Wetland mitigation banking within our watershed may be allowed.

5.8 Design critical area regulations to recognize limitations on wetland function, value and habitat created by existing development and focus greater protection to the remaining higher value wetland habitat areas.

5.9 Evaluate the effect of state and federal wetland protection mandates when developing local critical area protection and land use development regulations.

C. FISH AND WILDLIFE HABITAT

The natural environment plays an important role in the health of the entire ecosystem and the overall high quality of life found in North Bend. The preservation of critical areas for habitat use is critical in sustaining wildlife and in retaining the City's rural character. Wildlife habitat areas associated with streams and wetlands and their buffers can be protected by regulations and enhanced by innovative and critical site design. The preservation of wildlife habitat and priority species with jurisdictional goals, policies, and regulations is mandated by the Growth Management Act. The development of the Critical Areas plan element for the protection and integration of wildlife habitat in the City of North Bend relates to various issues in regard to wildlife and its recognized importance to the city and its citizens. This plan includes goals and policies to provide guidance for integrating the needs of wildlife and protecting wildlife habitat as well as respecting property owner's rights.

Goal 6: Strive to protect and enhance wildlife habitat areas within the City and its UGA.

Policies:

6.1 Work with the state and county to identify, protect, and enhance important wildlife corridors within North Bend and its surrounding area to create a network of wildlife corridors which link habitat areas together to encourage the natural movement of plant and animal species.

6.2 Encourage community involvement and education in the creation, enhancement, management, interpretation and enjoyment of wildlife habitat areas.

6.3 Encourage access to sites of wildlife interest when not in conflict with wildlife protection goals.

6.4 Support and encourage the development of nature conservation programs within the Snoqualmie Valley School District.

6.5 Work with other agencies to develop a comprehensive fish and wildlife habitat and management plan for North Bend and its UGA.

6.6 Work with the Snoqualmie Watershed Forum and other stakeholders to develop and implement measures to preserve and restore protected fish populations in the Snoqualmie Watershed consistent with the WRIA 7 Salmon Recovery Plan, Near Term Action Agenda, and similar basin-wide action plans for salmon recovery.

6.7 Apply for restoration grants to ensure that the quality of the natural environment and its contribution to human health and vitality are sustained now and for future generations.

Regional and National Environmental Compliance

The City of North Bend works closely with federal and state agencies, cities, and other counties to integrate and streamline compliance with federal mandates like the Clean Water Act, Clean Air Act, and Endangered Species Act (ESA). The City will also work with the Snoqualmie Watershed Forum and the Puget Sound Partnership to define and implement measures to protect habitats identified by WDFW. Programmatic actions taken in conjunction with the Watershed Forum to date include development of the Near Term Action Agenda (NTAA) to protect Chinook Salmon, participation in development of the Long Term Salmon Conservation Plan for Chinook Salmon completed in 2004 and development of the joint Model Critical Area Protection Ordinance to incorporate the applicable recommendations of the NTAA and "Best Available Science" as defined by the GMA. Capital projects to date include acquisition and restoration of significant critical areas on the Tollgate and Meadowbrook Farms. Storm drainage projects outlined in the Capital Improvement Plan will improve storm drainage, water quality and habitat. The Puget Sound Partnership was created by the Washington State Legislature and Governor in July 2007 to achieve salmon recovery. The Partnership's goal is to consolidate and significantly strengthen the federal, state, local, and private efforts undertaken to date to protect and restore the health of Puget Sound and its watersheds. The City's 2018 Critical Areas Ordinance or as amended reflects the "Best available Science" for fish and wildlife habitat protection.

D. GEOLOGICALLY HAZARDOUS AREAS

Geologically hazardous areas are defined by WAC 365-190-120 as "erosion; landslide hazards; seismic hazards; volcanoes; tsunamis; areas subject to other geological events such as coal mine hazards and volcanic hazards, including: mass wasting, debris flows, rock falls, and differential settlement. Seismic hazard areas must include areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement or subsidence, soil liquefaction, surface faulting, or tsunamis."

A number of geologic hazards exist within the vicinity of North Bend. For example, landslide and erosion hazards are common in hillside areas with steep and unstable slopes. In addition, these lands are at great risk in the event of an earthquake. Regulations include, at a minimum, provisions for vegetation retention, seasonal clearing and grading limits, setbacks, and drainage and erosion controls.

To address geologic hazards jurisdictions shall regulate development on lands with:
a. Slopes with a grade greater than 40 percent;
b. Severe landslide hazard areas;
c. Erosion hazard areas;
d. Mine hazard areas; and
e. Seismic hazards.

D.1 Erosion Hazards

Erosion is a natural process of the wearing away of land surfaces by water, wind and ice. While erosion and sedimentation are natural processes at work in the landscape, they are frequently accelerated by land use modifications and urban development.

The susceptibility of soil to surface erosion depends on its physical and chemical characteristics, slope, vegetative cover, the intensity of rainfall, and runoff velocity. Eroded material is moved by surface flows and deposited elsewhere as sediment. The negative effects of increased sedimentation are most pronounced where erosion of soils is connected to the surface drainage network. Through sedimentation, soil erosion can result in degradation of surface water quality and/or aquatic habitats.

The Critical Area Map Series depicts Erosion and Debris Flow, depicts areas of potential landslide hazard within North Bend and its surrounding area. The map shows areas where soils are particularly susceptible to increased erosion as a result of development. It is important to note that while the map does not show any areas within the city which are characterized by erosion hazards, these conditions do exist here on a site specific or local scale. Soils mapped include those which may experience severe to very severe erosion (soil particle movement) according to the USDA Soil Conservation Service. This definition is consistent with erosion hazard areas as designated in the King County Critical Areas Ordinance and meets the minimum guidelines for erosion hazard areas outlined in the Growth Management Act.

Goal 7: **Protect people, property, water quality and habitat from the negative effects of accelerated erosion and sedimentation.**

Policies:

7.1 Work with property owners to restore vegetative cover and natural drainage features on identified degraded sites where degradation has led to accelerated erosion and sedimentation.

7.2 Work with the County to restrict the scope and scale of development in erosion hazard areas which impact the city and its growth area.

7.3 Seek to retain as open space those areas where the soils have been identified as having severe or very severe erosion potential.

7.4 Minimize grading and require the restoration of native vegetation on development sites which are known to have a high probability of erosion.

7.5 Ensure the implementation of Best Management Practices to reduce the impacts of construction and construction-related activities by utilizing WDFW's Integrated Streambank Protection Guidelines (2002 or as amended).

7.6 Ensure usage of proper sedimentation controls and staged clearing and grading to minimize impacts to soil, understory vegetation or downslope conditions through permits and inspections of development sites.

D.2 Landslide and Steep Slopes Hazard Areas

These critical areas can include: Erosion hazard areas, landslide hazard areas, seismic hazard areas, and local geological events. The identification of these geologic hazard areas is necessary for informed land use planning and to support land development regulations which reduce the risk of property damage, personal injury, and environmental degradation. Landslide hazard areas lie principally outside the existing city limits but are evident in areas surrounding the City. Landslide flow paths however can directly impact the incorporated city. Landslide hazard areas are defined by alternate or co-existing landscape conditions, which are based on well-established geotechnical determinations of slope stability and considerable experience and research in the Puget Sound area. Earthquakes in the past have caused large rocks and boulders to fall from Mt. Si in 1949 and 2008.

The stability of slopes in landslide hazard areas is highly dependent on the water content of the underlying soils. Water readily percolates through sand and gravel, but ponds above less permeable silt, clay and till layers, thus saturating the overlying deposits. Where a less permeable layer (silt or clay) intersects a slope, water often seeps from the layers above. This combination of sedimentary deposits, topography, and local groundwater flow results in a high potential for landslides. An event that increases groundwater levels and flow, such as a rainstorm or discharge of surface water above a slope, can saturate sediments near the surface and cause failure of a slope that is stable under dryer conditions. Likewise, erosion along a stream channel can steepen a slope

or expose deposits which may become water saturated, increasing the potential for landslides on a previously stable slope.

Most landslide hazard areas outside of the City of North Bend involve a few feet of relatively loose soil on slopes underlain by denser and typically less permeable till or bedrock. All areas with surface soils underlain with relatively impermeable soils on slopes of 15 percent or greater and with drainage from topographically higher areas, and all areas with steep slopes greater than 40 percent (except consolidated rock), are depicted in the Critical Area Map Series available on the City's website. These unstable slopes represent a major hazard to people and structures and have limited development potential. The plan's goal and policies provide guidance in decreasing the hazards of developing within landslide hazard and steep slope areas.

Goal 8: **Avoid development in identified hazard areas to protect people and property from the risk and negative effects of unstable slopes and landslide hazards.**

Policies:

8.1 Encourage use of landslide hazard areas and their alluvial fans as open space and maintain such sites in their natural condition, including preservation of vegetation.

8.2 Permit developments in landslide hazard areas only if it can be shown that it development not decrease slope stability, or the hazard can be eliminated or mitigated.

8.3 Seek to retain areas with slopes in excess of 40 percent as open space areas in order to protect against geologic hazards.

8.4 Work with the County in order to restrict development in landslide hazard areas and their flow paths.

D.3 Seismic Hazards

Seismic hazard areas are defined as those areas subject to severe risk of earthquake damage as a result of seismically induced settlement or soil liquefaction. Loose, water-saturated soils tend to experience the most severe ground shaking during an earthquake. When shaken by an earthquake, such soils lose their ability to support a load; some soils will actually flow like a fluid. Loss of soil strength can result in failure of the ground surface (settlement, surface cracking, and landslides) and damage to structures. Most of the floor of the upper Snoqualmie Valley has been identified as a seismic hazard area.

Since the entire valley floor is a seismic hazard area it is unreasonable to restrict remaining undeveloped valley properties to agricultural or open space uses for seismic safety purposes. However, land use planning strategies and building code regulations can be used to reduce the health and safety risk due to seismic hazards in hillside areas where landslides and rock fall are possible. It is essential for the city to have an earthquake disaster response plan as part of the emergency response plan. This plan designates specific responsibilities to various city officials in the event a significant earthquake occurs and would outline the relationship between the City's

disaster preparedness plan and other jurisdictional disaster response plans. The plan was developed in 2023 and is on file with the city.

Goal 9: North Bend seeks to diminish the risks to human life and property associated with earthquake activity in the Puget Sound Region.

Policies:

9.1 Maintain and enforce the latest seismic standards within the City's building codes.

9.2 Work with the County to develop informational materials for property owners and occupants about seismic hazards.

9.3 Require additional setbacks for new buildings which lie below steep hillsides critical to earthquake-related subsidence, rockfall hazards or which lie in the path of potential landslides.

9.4 Maintain and update the City of North Bend's disaster emergency response plan.

E. AIR QUALITY AND OTHER ENVIRONMENTAL ISSUES

All people contribute to air pollution problems by using automobiles, burning wood in wood stoves, burning yard waste, or numerous other actions. Commercial and industrial operations can also contribute significantly to air quality problems. As the population continues to grow, the city will face an increasing challenge to maintain its air quality.

Quality of life is affected by environmental issues such as noise or light pollution. The city can work with its citizens and other governmental agencies to solve these issues.

Air quality is addressed by development of policies, methodologies and standards that promote regional air quality, in coordination with the Puget Sound Air Pollution Control Agency and the Puget Sound Regional Council.

Goal 10: Strive for the best available solutions to air quality and other environmental issues.

Policies:

10.1 Adopt local regulations to require compliance with applicable state and federal standards for installation and operation woodstoves and fireplaces.

10.2 Improve air quality by supporting transportation modes that reduce reliance on Single Occupancy Vehicles (SOVs).

10.3 Work to support and promote public information strategies that focus on air quality issues and identifies measures that each person can take to improve air quality.

10.4 Continue to provide yard waste recycling and collection events as an alternative to open burning.

10.5 Develop and implement idling measures that reduce or prohibit the idling of vehicles, consistent with the Transportation Element and its underlying policies.

F. CRITICAL AREA MAPPING

The Critical Area mapping referenced in this element includes those areas within North Bend and its UGA that are defined as: Special Flood Hazard Area (SFHA), River Channel Migration Hazard, Streams and other Fish and Wildlife Habitat Areas, associated buffers, Wetlands, Critical Aquifer Recharge Area and Seismic Hazards Areas and Erosion, Debris Flow and Landslide Hazards. The purpose of these maps is to identify the potential boundaries of the environmentally critical areas that present severe constraints to development. Additionally other maps may be available through other agencies such as Department of Natural Resources who maintains Geologic Planning page and a WGS Geologic Information Portal which may be accessed from their website.

Goal 11: Maintain Critical Area Base Maps

Policies:

11.1 Use Best Available Science (BAS) as defined by the Growth Management Act to define and protect Critical Areas

11.2 Collect and evaluate BAS to identify the appropriate level of protection for critical areas.

11.3 Recognize limitations on critical area function and value created by existing development and design critical area regulations to provide optimal protection to the remaining higher value critical areas, including areas where high value functions can be restored.

11.4 Utilize the risk assessment method prescribed by the GMA to evaluate the potential impact of not using BAS to protect critical areas where it is determined to be unfeasible to fully protect the functions and values because of existing development patterns.

Chapter 10: Shoreline Element

A. Introduction

A.1 Purpose and Relationship to GMA

Washington State's citizens voted to approve the Shoreline Management Act (SMA) of 1971 in November 1972. The SMA seeks to provide environmental protection for shorelines, preserve and enhance shoreline public access, and encourage appropriate development that supports water-oriented uses, particularly on shorelines of statewide significance, such as the Middle Fork Snoqualmie River, with a flow greater than 1,000 cubic feet per second (cfs).

A Shoreline Master Program (SMP) contains goals, policies, regulations, and a use map that guide the development of shorelines in accordance with the SMA (RCW 90.58), Washington State Department of Ecology (Ecology) SMP Guidelines (WAC 173-26), and Shoreline Management Permit and Enforcement Procedures (WAC 173-27).

The provisions of this element implement the requirements of the SMA. The City's SMP is integrated with the City's land use regulation system. Consistent with RCW 36.70A.480, the goals and policies contained in this SMP shall be considered an element of the City's comprehensive plan required by the Growth Management Act. All other portions of this SMP, including the use regulations, are considered a part of the City's development regulations required by the Growth Management Act.

A.2 Profile of the Shoreline Jurisdiction in North Bend

In accordance with state law, the jurisdiction of North Bend's SMP encompasses the South Fork Snoqualmie River and the Middle Fork Snoqualmie River; their floodways; land within 200 feet of the ordinary high water mark (OHWM) of these waterways and associated wetlands within the 100-year floodplain. In addition, North Bend has adopted the floodway for plus 200 feet of the floodplain, as mapped by the Federal Emergency Management Agency (FEMA) and shown on the Preliminary FIRM dated November 6, 2010. The North Bend shoreline jurisdiction including the City and its Urban Growth Area (UGA), not including aquatic area, is approximately 647 acres (1.01 square miles) and encompasses approximately 7.96 miles of shoreline. The City is pre-designating shorelines in its unincorporated UGA such that if and when the areas are annexed they would be subject to the City of North Bend's SMP. The Silver Creek area is not considered floodway for shoreline jurisdiction purposes since it was determined to be outside the range of "reasonable regularity" per RCW 90.58.030 (2) (b) floodway definition. A thorough analysis was provided to Ecology and is documented in Appendix A (Assessment of Shoreline Jurisdiction) within the final *Shoreline Analysis Report for the City of North Bend's Shorelines: South Fork and Middle Fork Snoqualmie River.*

Current land uses in the shoreline jurisdiction tend to be public parks/open space, low-density residential, and vacant land. Based upon a review of the North Bend Comprehensive Plan land use designations, most shoreline acres are planned for residential, public, or employment purposes.

B. Goals and Policies

Goals express broad value statements that reflect the City's vision of its shorelines. Goals also provide a framework upon which the more detailed SMP shoreline use environments, policies, regulations, and administrative procedures are based in subsequent chapters. Policies are more detailed statements reflecting the City's vision for its shorelines. Policies provide detail to the broader goals with which they are associated and act as a bridge between the goals and implementing regulations.

The goals and policies of the SMP described in this element are categorized according to the Master Program elements mandated in the SMA. The general goal and policy statements found within each element of the Master Program are intended to provide the policy basis for administration of the City's SMP.

Preserving and maintaining Snoqualmie Valley's aquatic and riparian ecosystem is an important goal, and the spirit behind this Shoreline Master Program. We envision that our SMP will be used as a guide to bring forth this common initiative; and to be successful, both public and private interests must be represented and protected. Thus, when the need arises to adopt or interpret policy, procedure, or best practice models from this instrument, it is vital that a balance can be struck between public interest and the environment, and private property owners. The North Bend SMP provides the groundwork for a cooperative roadmap that leads us towards a collective good – preservation, protection, and a healthy utilization of our unique and treasured landscape- *North Bend Planning Commission 2011.*

Public Access and Recreation

Goal 1. Enhance North Bend's river shore recreation value by creating a natural linked greenway system.

Policies

1.1 Recognize shoreline public access opportunities and recommendations contained in the City's adopted Parks, Recreation, Wildlife Habitat and Open Space Plan and the Si View Metropolitan Park District Comprehensive Plan.

1.2 Public access should be located and designed to respect private property rights, maintain privacy of private property, be compatible with the shoreline environment, protect ecological functions and processes for all critical areas, and protect aesthetic values of the shoreline.

1.3 Acquire or obtain access rights, dedications, and easements to riverfront parcels, including levees and dikes, as available. Such rights should be pursued as opportunities and funding becomes available. Partner with other jurisdictions for funding and obtaining easements.

1.4 Where appropriate, promote the development and enhancement of public access to the river to increase fishing, kayaking and other water-related recreational opportunities.

1.5 Develop guidelines informed by best available science for creating contiguous greenways that protect the riparian environment and related wildlife habitat when opportunities arise.

1.6 As a part of the SMP, prepare and implement a Shoreline Restoration Plan that includes identification of key areas for public access, restoring habitat connectivity of critical areas, protection and improvement projects, consistent with the City of North Bend Shoreline Analysis Report.

1.7 Provide public access in the shoreline jurisdiction in association with the following uses: developments with five or more dwellings; commercial development; industrial development; and public agency development. Ensure public access is consistent with the City's adopted Parks, Recreation, Wildlife Habitat and Open Space Plan.

1.8 Ensure developments, uses, and activities on or near the shoreline do not impair or detract from the public's access to the water or the rights of navigation.

1.9 Provide public access as close as possible to the water's edge of the Middle and South Forks of the Snoqualmie River without causing significant ecological impacts and consistent with appropriate trail standards.

1.10 Identify opportunities for public access on publicly owned shorelines. Preserve, maintain and enhance public access afforded by shoreline street ends, public utilities and rights-of-way.

1.11 Design public access to provide for public safety and comfort and to minimize potential impacts on private property and individual privacy.

1.12 Provide public access and interpretive displays as part of publicly funded restoration projects where significant ecological impacts are addressed.

1.13 Maintain and enhance City parks, trails and public access facilities adjacent to shorelines in accordance with City and County plans.

1.14 Encourage waterfront development to provide a means for visual and pedestrian access to the shoreline area wherever feasible.

1.15 Encourage the acquisition of suitable upland shoreline properties to provide access to publicly owned shorelands. Encourage public access to the South Fork Snoqualmie and Middle Fork Snoqualmie on shoreline street ends, public utilities and rights of way.

Goal 2. Implement a public access system in accordance with the City's Parks, Recreation, Wildlife Habitat and Open Space Plan that increases the amount and diversity of public access consistent with private property rights, public safety and the natural shoreline character.

Policies

2.1 Allow for passive and active shoreline recreation that emphasizes location along shorelines in association with the City's Parks, Recreation, Wildlife Habitat and Open Space Plan and Si View Metropolitan Park District Comprehensive Plan.

2.2 Give priority to shoreline recreational development in order to provide access, use, and enjoyment of North Bend's shorelines.

2.3 Encourage the coordination of local, state, and federal recreation planning to satisfy recreational needs.

2.4 Promote recreational developments and plans that conserve the shoreline's natural character, ecological functions, and processes.

2.5 Encourage a variety of compatible recreational experiences and activities to satisfy diverse recreational needs.

2.6 Give water-dependent recreation priority over water-enjoyment recreation uses. Give water-enjoyment recreational uses priority over non-water-oriented recreational uses.

2.7 Integrate and link recreation facilities with linear systems, such as hiking paths, bicycle paths, easements, and scenic drives.

2.8 Pursue opportunities to expand the public's ability to enjoy the shoreline in public parks or public open spaces through dining or other water-enjoyment activities.

2.9 Promote non-intensive recreational uses which avoid adverse effects to the natural hydrology of aquatic systems, do not contribute to flood hazards, and avoid damage to the shoreline environment through modifications such as structural shoreline stabilization or native vegetation removal.

Circulation

Goal 3. Implement multi-modal transportation improvements that provide for mobility and access and that minimize adverse impacts on the shoreline environment.

Policies

3.1 Allow for maintenance and improvements to existing roads and parking areas. Allow for necessary new roads and parking areas where other locations outside of shoreline jurisdiction are not feasible.

3.2 Plan and develop a circulation network which is compatible with the shoreline environment, and respects and protects ecological and aesthetic values in the shoreline of the state as well as private property rights.

3.3 Include in circulation system planning systems for pedestrian, bicycle, and public transportation where appropriate. Circulation planning and projects should support existing and proposed shoreline uses that are consistent with the SMP.

3.4Where possible, locate new roads, railroads, and parking as far from the shoreline as feasible to reduce interference with natural shoreline resources or appropriate shoreline uses.

3.5 Ensure, when existing transportation corridors are abandoned, they are reused for water-dependent uses or public access.

3.6 Encourage relocation or improvement of those circulation elements that are functionally or aesthetically disruptive to the shoreline, public waterfront access, and ecological functions.

3.7 Plan parking to achieve optimum use. Where possible, parking should serve more than one use (e.g. serving recreational use on weekends, commercial uses on weekdays).

3.8 Where feasible, provide parking outside shoreline jurisdiction.

3.9 Encourage low-impact parking facilities, such as those with permeable pavements and bio-swales.

3.10 Encourage trail and bicycle paths along shorelines in a manner compatible with the natural character, resources, and ecology of the shoreline.

3.11 Utilize the City's pedestrian and bicycle network which links commercial areas, employment centers, neighborhoods, public facilities, parks, recreation and open space properties, and regional and state-wide trails.

A. As funding and opportunities permit, protect critical trail linkages and design, construct and/or enhance trail segments identified in the Trail Plan.

B. Develop links between off-road and on-road pedestrian and bicycle facilities to provide an interconnecting system of trails.

C. Design portions of the trail system to accommodate a variety of non-motorized users, including pedestrians, road and mountain bicyclists, equestrians, skaters, wheelchair users, and others, recognizing that not all trails will accommodate all users.

D. Development shall be required to provide connections, or payment in lieu, to the City's bicycle/walkway trails system.

E. New residential development shall provide for construction of new trails as identified in the Trail Plan Map as part of the development's recreational and common space requirements.

F. Pursue obtaining trail easements from owners of existing developed lots located within trail corridors identified on the Trail Plan Map for construction of missing trail linkages.

G. Promote separated walkways and bikeways within new residential developments that can be linked to existing or proposed trails or walkways.

Shoreline Uses and Modifications

Goal 4. Encourage shoreline development that recognizes North Bend's natural and cultural values and its unique aesthetic qualities offered by its riverine environment.

Policies

Shoreline Environment Designations

4.1 Designate properties as Natural in order to protect and restore those shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline functions that are sensitive to potential impacts from human use. Natural areas should be managed consistent with the following policies:

4.1A. Any use or development activity that would potentially degrade the ecological functions or significantly alter the natural character of the shoreline area should be severely limited or prohibited.

4.1B. Development activity in the Natural environment should only be permitted when no suitable alternative site is available on the subject property outside of shoreline jurisdiction and shall result in no net loss of ecological function.

4.1C. The improvement or alterations of existing roads or creations of new roads to meet public safety needs are allowed when no other location is feasible.

4.1D. When development within the floodplain is unavoidable, projects shall be designed and located to preclude the need for shoreline stabilization, flood control measures, native vegetation removal, or other shoreline modifications.

4.1E. Development activity or significant vegetation removal that would reduce the capability of vegetation to perform relevant ecological functions should be prohibited.

4.1F. Limited access may be permitted for scientific, historical, cultural, educational and low-intensity water-oriented recreational purposes, provided there are no significant adverse ecological impacts.

4.2 Designate properties as Urban Conservancy to protect and restore ecological functions of open space, parks, floodplains and floodways, other critical areas, and other undeveloped areas with low levels of alteration, while allowing a variety of compatible uses. This designation is appropriate for lands such as parks, open space, public property or high-functioning areas of private property, and low-density residential areas, provided specific management policies to guide development and use of these areas are created. The Urban Conservancy environment contains two sub-environments - Urban Conservancy-Residential for areas with moderate to high levels of ecological function that can or do appropriately accommodate shoreline priority residential uses, or Urban Conservancy-Recreation/Open Space for areas that are highly valued for recreation and public access, contain critical areas such as wetlands or floodplains, and/or have low levels of alteration

corresponding to moderate to high ecological function. All Urban Conservancy environments should be managed consistent with the following policies:

4.2A. Allowed uses should be those that preserve the natural character of the area and/or promote preservation and restoration within critical areas, public and private open spaces, and other moderate- to high-functioning areas, either directly or over the long term.

4.2B. Restoration of shoreline ecological functions should be a priority.

4.2C. Development, when feasible, should be designed to ensure that any necessary shoreline stabilization, flood control measures, native vegetation removal, or other shoreline modifications do not result in a net loss of shoreline ecological function or further degrade other shoreline values.

4.2D. Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be mitigated.

4.2E. Water-oriented uses should be given priority over non-water-oriented uses.

4.2F. Recognize that single-family residential development is a preferred use.

4.2G. Commercial and industrial uses, other than limited commercial activities conducted accessory to a public park, should be limited.

4.3 Designate properties as Shoreline Residential to accommodate higher-density residential development and recognize existing and proposed land uses. This designation is appropriate for residential uses on lands with zoning classifications for detached and attached residential. The following management policies should guide development within these areas:

4.3A. Standards for buffers, lot coverage limitations, shoreline stabilization, vegetation conservation, critical area protection, and water quality should mitigate adverse impacts and maintain no net loss of shoreline ecological functions.

4.3B. Access, utilities, and public services should be available and adequate to serve existing needs and/or planned future development.

4.3C. Visual and physical access should be implemented whenever feasible and adverse ecological impacts can be avoided. Within attached residential developments, continuous public access along the shoreline should be provided, preserved or enhanced.

4.3D. Water-dependent recreational uses should be permitted.

4.3 Limited water-oriented commercial uses which depend on or benefit from a shoreline location should also be permitted provided the underlying zoning classifications permit such uses.

4.4 Designate properties as Commercial Conservancy to accommodate intensive land uses, such as commercial, office, retail, transportation, warehouse, manufacturing, and mixed-use developments. The following management policies should guide development within these areas:

4.4A. Manage development so that it enhances and maintains the shorelines for a variety of urban uses, with priority given to water-dependent, water-related and water-enjoyment uses. Non-water-oriented uses should not be allowed except as part of an existing development unless such uses would not conflict with or limit opportunities for water-oriented uses or on sites where there is no direct access to the shoreline.

4.4B. Visual and physical access should be implemented whenever feasible and adverse ecological impacts can be avoided. Continuous public access along the shoreline should be provided, preserved or enhanced when feasible.

4.4C. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.

4.5 Designate properties as Aquatic to protect, restore, and manage the unique characteristics and resources of the areas waterward of the OHWM. The following management policies should guide development within these areas:

4.5A. Provisions for the management of the Aquatic environment should be directed towards maintaining and restoring shoreline ecological functions.

4.5B. Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.

4.5C. All developments and uses should be located and designed to protect public recreational uses of the water; to minimize adverse visual impacts; and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.

4.5D. New overwater structures for public access and public infrastructure are permitted provided they are the minimum size necessary to support the structure's intended use and will not preclude attainment of ecological restoration.

4.5E. Underwater pipelines and cables should not be permitted unless demonstrated that there is no feasible alternative location based on an analysis of technology and system efficiency, and that the adverse environmental impacts are not significant or can be shown to be less than the impact of upland alternatives.

Agriculture

4.6 Allow existing agricultural activities as part of the community's heritage.

4.7 Design new agricultural uses and expansions of existing uses consistent with the SMP to minimize impacts on shoreline environments.

4.8 Prohibit the creation of agricultural land by diking, draining, or filling wetlands or channel migration zones.

4.9 Maintain a vegetative buffer between agricultural lands and waterbodies or wetlands in order to reduce harmful bank erosion and resulting sedimentation, enhance water quality, reduce flood hazard, and maintain habitat for fish and wildlife.

4.10 Use appropriate farm management techniques to prevent contamination of nearby waterbodies and adverse effects on valuable plant, fish, and animal life from fertilizer and pesticide use and application.

4.11 Encourage agricultural-recreation activities on the Tollgate and Meadowbrook Farms.

Aquaculture

4.12 Give preference to aquaculture operations that minimize environmental impacts through use of fewer visible structures or less extensive substrate and vegetation modifications.

4.13 Do not allow aquaculture in areas where it would degrade water quality, result in a loss of shoreline ecological function, impair navigation, or conflict with other water-dependent uses.

4.14 Design aquaculture facilities to minimize nuisance odors and noise, as well as visual impacts on surrounding shoreline development.

Boating Facilities (Boat Launches)

4.15 Limit new boating facilities to public or community launches for canoes, kayaks or other hand-powered vessels.

4.16 Locate new boating facilities and allow expansion of existing facilities at sites with suitable environmental conditions, shoreline configuration, access, and neighboring upland and aquatic uses.

4.17 Require restoration activities when substantial improvements or repair to existing boating facilities is planned.

4.18 Boating facilities that minimize the amount of shoreline modification are preferred.

4.19 Over-water boating facilities are prohibited.

4.20 Boat moorage is prohibited.

Breakwaters, Jetties, Groins and Weirs

4.21 To the extent feasible, limit the use of breakwaters, jetties, groins, weirs or other similar structures to those projects providing ecological restoration or other public benefits.

Dredging and Dredge Material Disposal

4.22 Dredging and dredge material disposal should avoid and minimize significant ecological impacts. Impacts which cannot be avoided should be mitigated and result in no net loss of ecological function.

4.23 Design and locate new shoreline development to avoid the need for dredging.

4.24 Limit dredging and dredge material disposal to the minimum necessary to allow for shoreline restoration, flood hazard reduction, and maintenance of existing legal moorage and navigation. Dredging to provide for new navigation uses is prohibited.

4.25 Allow dredging for the primary purposes of flood hazard reduction only as part of a long-term management strategy consistent with an approved flood hazard management plan.

Fill

4.26 Limit fill waterward of the OHWM to support ecological restoration or to facilitate water-dependent or public access uses. All impacts shall result in no net loss of ecological function.

4.27 Allow fill consistent with floodplain regulations upland of the OHWM provided it is located, designed and constructed to protect shoreline ecological functions and ecosystem-wide processes, including channel migration, and is the minimum necessary to implement an approved project.

Forest Practices

4.28 Ensure compliance with the State's Forest Practices Act for all forest management activities including Class IV, general forest practices, where shorelines are being converted or are expected to be converted to non-forest uses.

4.29 Ensure all forest practices within shoreline areas adhere to buffer distance and mitigation standards, and result in no net loss of ecological function by consulting Best Available Science and following Best Management Practices.

4.30 When forest lands are converted to another use, assure no net loss of shoreline ecological functions or significant adverse impacts on other shoreline uses, resources and values such as navigation, recreation and public access.

In-Stream Structures

4.31 Locate, plan and permit in-stream structures only when consistent with the full range of public interests, ecological functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitats and species.

Mining

4.32 Locate mining facilities outside shoreline jurisdiction whenever feasible.

4.33Do not allow mining in any location waterward of the OHWM.

4.34 Design and locate mining facilities and associated activities to prevent loss of ecological function. Give preference to mining uses that result in the creation, restoration, or enhancement of habitat for priority species.

Residential Development

4.35 Consider single-family residential development as a priority use only when developed in a manner consistent with the control of pollution and prevention of damage to the natural environment. These goals can be achieved by, but are not limited to:

A. maintaining the natural hydrologic cycle and minimizing alterations of natural drainage patterns;

B. encouraging alternative impervious surface techniques that yield low runoff potential;

C. providing for the retention and replanting of native vegetation for ecological and erosional stability;

D. developing and implementing watershed management plans that protect water quality and address nonpoint pollution and the cumulative effects of land management on ecological systems;

E. utilizing low impact development (LID) techniques and site planning; and

F. promoting innovative and environmentally sensitive development practices in siting, design, materials selection, construction, and maintenance.

4.36 Locate and construct residential development in a manner that assures no net loss of shoreline ecological functions.

4.37 Ensure the overall density of development, lot coverage, and height of structures is appropriate to the physical capabilities of the site and consistent with the comprehensive plan.

4.38 Ensure new residential development provides adequate buffers or open space from the water to protect or restore ecological functions and ecosystem-wide processes, to preserve views, to preserve shoreline aesthetic characteristics, to protect the privacy of nearby residences, and to minimize use conflicts.

4.39 Make adequate provisions for services and infrastructure necessary to support residential development.

4.40 Design and locate new residences so that shoreline stabilization will not be necessary to protect the structure. The creation of new residential lots should not be allowed unless it is demonstrated the lots can be developed without:

A. Constructing shoreline stabilization structures (such as bulkheads).

B. Causing significant erosion or slope instability.

C. Removing existing native vegetation within shoreline buffers.

Shoreline Habitat and Natural Systems Enhancement Projects

Goal 5. Protect and restore the natural hydraulic, hydrologic, and habitat functions, scenic as well as recreation values of North Bend's shorelines.

Policies

5.1 Include provisions for shoreline vegetation restoration, fish and wildlife habitat enhancement, and low impact development techniques in projects located within shoreline jurisdiction, where feasible and informed by Best Available Science.

5.2 Encourage and facilitate implementation of projects and programs included in the Shoreline Master Program Shoreline Restoration Plan.

5.3 Protect shoreline processes and ecological functions through regulatory and non-regulatory means that may include acquisition of key properties, conservation easements, regulation of development within shoreline jurisdiction, and incentives to private property owners to encourage ecologically sound design.

5.4 Work with other jurisdictional agencies in the region and with the private sector to deal effectively with regional and watershed-wide natural environment issues and the protection, preservation, and enhancement of all shorelines and adjacent critical areas.

5.5 Enhance and restore areas which are biologically and aesthetically degraded to the greatest extent feasible while maintaining appropriate use of, and public access to, the shoreline.

5.6 Conserve and protect critical areas within shoreline jurisdiction from loss or degradation.

5.7 Protect and restore critical freshwater habitat and other areas that provide habitat for endangered, threatened or sensitive fish and wildlife species using methods informed by Best Available Science.

5.8 Protect and restore vegetation to maintain and enhance habitat, aesthetic and recreational values. Retention and planting of conifers is particularly desired as a source of future large woody debris recruitment.

5.9 Protect and preserve water quality in the South Fork and Middle Fork Snoqualmie Rivers.

5.10 Preserve and enhance public access opportunities to and along the shoreline consistent with protecting shoreline processes and ecological functions.

Shoreline Stabilization

5.11 Locate and design new development, including subdivisions, to eliminate the need for new shoreline modification or stabilization.

5.12 Design, locate, size and construct new or replacement structural shoreline stabilization measures to minimize and mitigate the impact of these modifications on the City's shorelines.

5.13 Give preference to non-structural shoreline stabilization measures over structural shoreline stabilization and give preference to soft structural shoreline stabilization over hard structural shoreline stabilization.

5.14 Encourage fish-friendly shoreline design during new construction and redevelopment by offering incentives and regulatory flexibility.

Utilities

5.15 Allow for utility maintenance and extension with criteria for location and vegetation restoration as appropriate.

5.16 Plan, design, and locate utility facilities to minimize harm to shoreline functions, preserve the natural landscape, and minimize conflicts with present and future planned land and shoreline uses while meeting the needs of future populations in areas planned to accommodate growth.

5.17 Do not permit new primary utility production and processing facilities, or parts of those facilities, such as power plants, solid waste storage or disposal facilities that are non-water-oriented within shoreline jurisdiction unless no other options are feasible. Primary utility facilities, such as wastewater treatment plants and including expansion of existing facilities, should be located in shoreline jurisdiction only if no practical upland alternative or location exists. Such facilities and expansions should be designed and located to minimize impacts on shoreline ecological functions, including riparian and aquatic areas, and to the natural landscape and aesthetics. Public health and safety should be the highest priority for the planning, development and operation of primary utility facilities.

5.18 Locate utility transmission facilities for the conveyance of services, such as power lines, cables, and pipelines, outside of shoreline jurisdiction where feasible. Where permitted within shoreline jurisdiction, such facilities should be located within existing or approved road crossings or in such a way as to minimize potential adverse impacts on shoreline areas.

5.19 Locate new utility facilities so as not to require extensive shoreline protection works.

5.20 Locate utility facilities and corridors to protect scenic views from public parks and trails. Whenever possible, such facilities should be placed underground, or alongside or under bridges.

5.21 Design utility facilities and rights-of-way to preserve the natural landscape and to minimize conflicts with present and planned land uses.

Existing Uses

5.22 Allow nonconforming existing legal uses and structures to continue in accordance with this SMP. Residential structures and appurtenant structures that were legally established and are used for a conforming use, but that do not meet standards for the following should be considered a conforming structure: setbacks, buffers, or yards; area; bulk; height; or density.

5.23 Allow alterations of nonconforming structures, uses, and lots in consideration of historic development patterns, when occupied by preferred uses, and when consistent with public safety and other public purposes.

5.24 Encourage transitions from nonconforming uses to conforming uses.

5.25 Allow for nonconforming structures to expand when they do not increase the nonconformity according to SMP requirements.

5.26 Allow for existing roads, driveways and utility lines to continue and expand when they do not increase the nonconformity according to SMP requirements.

5.27 Consider the no-net-loss of ecological function objective to guide review of proposed expansions or other changes to nonconforming uses and new development on nonconforming vacant lots. This objective may be addressed in an areawide manner consistent with the SMP cumulative impacts analysis.

Critical Areas

5.27 Conserve and protect critical areas within shoreline jurisdiction from loss or degradation.

5.28 Locate and design public access within and adjacent to critical areas to ensure that ecological functions are not adversely impacted.

5.29 Protect and manage shoreline-associated wetlands, including maintenance of sufficient volumes of surface and subsurface drainage into wetlands, to sustain existing vegetation and wildlife habitat.

5.30 Protect critical freshwater habitat, including channel migration zones, and other areas that provide habitat for endangered, threatened or sensitive fish and wildlife species.

5.31 Manage development in geologically hazardous areas, including channel migration zones, to avoid risk and damage to property and loss of life from geological conditions.

5.32 Regulate development within the 100-year floodplain to avoid risk and damage to property and loss of life.

5.33 Protect Critical Aquifer Recharge Areas (CARA's) for their importance in recharging aquifers which North Bend uses for potable water. All surface water generated by development should be treated per current stormwater regulations adopted by the City to ensure no hazardous substances enter the groundwater.

Shoreline Vegetation Conservation

5.34 Protect and restore vegetation to maintain and enhance habitat, aesthetic and recreational values. Retention and planting of conifers is particularly desired as a source of future large woody debris recruitment.

5.35 Plan and design new development or substantial redevelopment to retain or provide shoreline vegetation.

5.36 Prohibit the introduction of invasive plant species along shorelines and encourage the removal of noxious and invasive weeds.

5.37 Protect, enhance, and maintain healthy trees and vegetation consistent with the value North Bend places on trees and other vegetation as integral to community character and quality of life. Minimize tree clearing and thinning activities in shoreline jurisdiction and require mitigation for trees that are removed. Selective pruning of trees for safety and view protection may be allowed.

5.38 Recognize the most recent inter-agency guidance on levee vegetation management to maintain levee safety and address aquatic habitat needs.

Water Quality, Stormwater Management, and Nonpoint Pollution

5.39 Protect and preserve water quality in the South Fork and Middle Fork Snoqualmie Rivers.

5.40 Manage stormwater quantity to ensure protection of natural hydrology patterns and avoid or minimize impacts on streams.

5.41 Encourage use of low impact development techniques in all new development and redevelopment proposals.

5.42 Support public education efforts to protect and improve water quality.

Historic, Cultural, Scientific, and Educational Resources

Goal 6. Recognize cultural and historical resources as an essential part of North Bend's identity and heritage.

Policies

6.1 Encourage educational and scientific projects and programs that foster a greater appreciation of the importance of shoreline management, river-oriented activities, environmental conservation and local historic connections with North Bend's rivers.

6.2 Due to the limited and irreplaceable nature of the resource, prevent public or private uses, activities, and development from destroying or damaging any site having historic, cultural, scientific or educational value as identified by the appropriate authorities and deemed worthy of protection and preservation.

6.3 Protect, preserve, or restore buildings, sites, and areas of shoreline having scientific or educational values or significance.

Flood Hazard Management

Goal 7. Protect public safety within river floodways and floodplains and protect natural systems by preserving the flood storage function of floodplains.

Policies

7.1 Manage development proposed within floodplains, floodways and channel migration zones consistent with the Shoreline Management Act, the Federal Emergency Management Agency (FEMA) standards, and this SMP, including the Critical Areas Regulations for frequently flooded areas and geologically hazardous areas.

7.2 Work with other cities, King County, and state and federal agencies to deal effectively with regional flooding issues.

7.3 Control stormwater runoff in a manner consistent with low impact development practices which utilize natural detention, retention and recharge techniques to the maximum extent possible.

7.4 Prohibit any development within the floodplain which would individually or cumulatively cause any increase in the base flood elevation. Encourage purchase of properties that have experienced repetitive loss.

Climate Change

Goal 8. Recognize that shorelines are impacted by climate change and encourage adaptation to promote resiliency.

Policies

8.1 Support development regulations for vegetated areas along streams, which once supported or could in the future support mature trees, that include buffers of sufficient width to facilitate the growth of mature trees and periodic recruitment of woody vegetation into the water body to support vegetation-related shoreline functions.

8.2 Regulate uses and development as necessary within and along stream channels, associated channel migration zones, wetlands, and floodplains within the shoreline jurisdiction, to assure that no net loss of shoreline ecological processes and functions results from new development near freshwaters of the state, including associated hyporheic zones.

8.3 Continue to support the goals of no net loss of wetland functions and values within each drainage basin in the face of climate change. Acquisition, enhancement, regulations, and incentive programs such as the City's water conservation ordinance shall be used independently or in combination with one another to protect and enhance critical area functions and values.

8.4 The city may wish to evaluate in the future and map all low-lying areas susceptible to flooding, focusing on areas impacted by increases in water levels exacerbated by climate change. This effort shall include consideration for current and future environmental conditions.

8.5 The city should consider developing plans to address increased storm frequency and intensity to build resilience in stormwater management, flood management, and drainage management. These plans should incorporate integrated floodplain management wherever possible.

8.6 The city shall employ a comprehensive approach to managing low flow conditions and drought response, taking into consideration the needs of the environment, agriculture, and vulnerable communities.

Economic Development

Goal 9. Support the development of water-oriented commercial services and attractions that serve tourism and support the community's economy and river environment.

Policies

9.1 Promote the South and Middle Forks of the Snoqualmie River as a community economic asset.

9.2 Develop a means of identifying, restoring and maintaining the additional economic benefit gained by shoreline location such as recreational or tourism benefits. Emphasis should be placed on shorelines with cultural and environmental significance to help residents and visitors acquire knowledge, attitudes, and skills necessary to connect culturally and recreationally with their surroundings.

9.3 Give preference to economic activities which either leave natural shoreline features and adjacent critical areas such as trees, shrubs, grasses and wildlife habitat unmodified, or which modify them in a way which enhances human awareness and appreciation of the river's beauty and relation to other natural and non-natural surroundings.

9.4 Give first preference to water-dependent ecological processes uses, second preference to water-related or water-enjoyment economic activities, and last preference to non-water-oriented uses in areas where limited commercial or industrial development space along shorelines is in demand for a number of competing uses.

9.5 Where possible, developments are encouraged to incorporate low impact development techniques into new and existing projects and integrate architectural and landscape elements that recognize the river environment. Development in critical areas and areas that provide habitat connectivity is discouraged.

9.6 Require non-water-oriented commercial or industrial development to provide for ecological restoration and public access as appropriate.

9.7 Assure that commercial and industrial development will not result in a net loss of shoreline ecological functions or have significant adverse impacts on navigation, recreation and public access.

Goal 10. Allow for commercial, industrial and manufacturing uses designed with sensitivity to the environment and aesthetic character that incorporate low impact technologies and provide opportunities for public enjoyment of the shoreline.

Policies

10.1 Promote water-oriented commercial uses in shoreline areas with current or planned commercial uses, such as Downtown North Bend.

10.2 Explore ways in which the downtown retail shopping area might be further enhanced and linked to the South Fork Snoqualmie River.

10.3 Encourage multi-use commercial projects that include some combination of ecological restoration, public access, open space, and recreation.2.4 Allow for infill or new industrial development when consistent with shoreline master program guidelines. As mitigation for impacts on shoreline resources and values, ensure industrial development incorporates shoreline restoration or public access where feasible and consistent with security needs.

10.4 Avoid designating lands for industrial Promote limited development in all designated Shorelines of the State within North Bend. that include shoreline areas with severe environmental limitations.

Staff Report and Planning Commission Recommendation for Updates to the Shoreline and Critical Area Elements of the Comprehensive Plan

Meeting Date: August 16, 2023

Proponent: City of North Bend

Staff Recommendation: A Motion to recommend City Council approval of the proposed updated Shoreline and Critical Area Elements of the Comprehensive Plan for adoption with the rest of the 2024 Comprehensive Plan Update.

I. Purpose of proposed amendments:

The City is proposing to adopt amendments to the Shoreline and Critical Area Elements of the Comprehensive Plan. Amendments are being prepared as a part of the broader 2024 periodic update to the North Bend Comprehensive Plan, as required under RCW 36.70A.

The Shoreline Element has been updated to correct terminology and formatting for ease of reading and consistency with other Elements. The Element now references Critical Aquifer Recharge Areas as a critical area which was omitted before. Finally, the shoreline amendments include a new goal and policies related to Climate Change. These updates were suggested in a Technical Memorandum from DCG Watershed. The Element was reviewed by Washington Department of Fish and Wildlife and comments were incorporated from their July 25, 2023 email. The Snoqualmie Tribe commented on the Shoreline Element on August 2, 2023. See the City's Shoreline page and Environment and Designation Map here: https://northbendwa.gov/226/Shoreline-Master-Program

The Critical Areas Element was reviewed to ensure Best Available Science is implemented by the City with completion of the Washington State Department of Commerce's Critical Areas Checklist and the Washington Department of Fish and Wildlife's (WDFW) Riparian Management Zone Checklist for Critical Areas Ordinances. A Technical Memorandum was provided by Otak on July 25, 2023. Comments were received by the Department of Natural Resources on July 28, 2023. Recommended amendments to the Critical Areas Element are provided and suggested amendments to the North Bend Municipal Code from Otak may follow after adoption of the Comprehensive Plan. See the City's existing map series for Critical Areas here: https://northbendwa.gov/DocumentCenter/View/7234/Critical-Area-Map-Series-Approved-5212019

All comments received will be considered and incorporated for Planning Commission consideration.

The Planning Commission discussed these amendments at their August 2, 2023 meeting. A public hearing was held on August 16, 2023.

A clean version of the draft is attached as Exhibit A of this staff report, and a redline version, showing all amendments and comments describing changes, is attached as Exhibit B.

II. Impacts of Proposed Amendment

NBMC 20.08.070 and .080 requires that applications for Comprehensive Plan and municipal code amendments be evaluated for their environmental, economic, and cultural impacts, as well as impacts to surrounding properties. These impacts are evaluated below.

1. **Environmental Impacts**. Negative environmental impacts are not anticipated from the updated Elements. Positive environmental impacts from implementation of the Elements result from implementing the goals and policies in these Elements through the North Bend Municipal Code Critical Area regulations. State Environmental Policy Act review will be conducted for the Comprehensive Plan which will provide opportunity for further consideration of environmental impacts of the Comprehensive Plan including these Elements, prior to its adoption in 2024.

2. **Economic Impacts**. The updated Elements will not have negative economic impacts on businesses and property owners within the community. Preservation and protection of North Bend's natural surroundings will provide recreational amenities for North Bend residents and businesses.

3. **Cultural Impacts**. No significant cultural impacts are anticipated from the amendments. Specific projects will be subject to cultural resource reviews as appropriate, which will plan for addressing potential cultural resource impacts. State Environmental Policy Act review will be conducted for the Comprehensive Plan which will provide opportunity for further consideration of cultural impacts of the Comprehensive Plan including these Elements, prior to its adoption in 2024.

4. **Impacts to Surrounding Properties**. The Elements apply City-wide and not specific to individual properties. Future projects that are located on and/or adjacent to specific properties will be subject to public notification and permitting requirements, which will include evaluation of potential impacts to such properties consistent with State Environmental Policy Act review and review against City development regulations at the time of application and review for such projects.

III. Compatibility of Proposed Amendment with North Bend Comprehensive Plan

In accordance with NBMC 20.08.080, Comprehensive Plan and development regulation amendments must be evaluated for compliance with the Comprehensive Plan. The proposed amendments follow the other elements of the Comprehensive Plan by ensuring Best Available Science and Best Management Practices are being implemented consistent with state standards. Further coordination and evaluation for consistency will occur upon development of updates to other elements of the City's Comprehensive Plan for the 2024 periodic update, including the Land Use Element and Housing Element. The City will conduct a compatibility review of all elements prior to adoption of the periodic Comprehensive Plan update in 2024.

IV. Compatibility of Proposed Amendment with the North Bend Municipal Code (NBMC)

In accordance with NBMC 20.08.080, Comprehensive Plan amendments must be evaluated for compliance with the North Bend Municipal Code. The proposed amendments are compatible with the North Bend Municipal Code and are being prepared consistent with the amendment procedures in NBMC 20.08.

V. Planning Commission Analysis:

Pursuant to NBMC 20.08.100, the Planning Commission shall consider the proposed amendment against the criteria in NBMC 20.08.100(B). A staff analysis is provided in italics under each criterion below.

1. Is the issue already adequately addressed in the Comprehensive Plan?
   No. An update to the Elements is required by state law (see below).
2. If the issue is not addressed in the Comprehensive Plan, is there a need for the proposed change?
   Yes. The proposed update is necessary to ensure consistency with requirements of the Growth Management Act (GMA) and Puget Sound Regional Council (PSRC), as a required component of the City's periodic major update to the Comprehensive Plan due in 2024. Consistency with the GMA and PSRC Vision 2050 is required for certification of the City's Comprehensive Plan by PSRC for eligibility for various state and federal grants, which the City may rely on to fund projects identified that have shoreline or critical areas. Without such certification and use of grants, the City would need to fund a much larger share of the cost of these improvements.
3. Is the proposed change the best means for meeting the identified public need?
   Yes.
4. Will the proposed change result in a net benefit to the community?
   Yes. The amendments will ensure a high level of protection to Shorelines and Critical Areas meeting current standards provided by State agencies.

VI. Summary Findings:

1. Pursuant to RCW 36.70A.106, the draft Elements will be forwarded to the Department of Commerce - Growth Management Services.

2. State Environmental Policy Act Review will occur for the 2024 Comprehensive Plan updates as a whole, including the Critical Areas and Shoreline Elements, at a later date. SEPA Determination will be required prior to final adoption by Council of the Comprehensive Plan.

3. A public hearing was held by the Planning Commission on August 16, 2023. A notice for this Public Hearing was published in the Valley Record on August 4, 2023. Comments if received will be attached hereto as Exhibit C. Amendments were prepared based on comments received from Department of Ecology for Shoreline prior to formal comment period opening. The City utilized consultants to review these existing elements to ensure a Qualified Professional was providing recommendations that demonstrate the City is up to date on meeting all requirements for protection of these resources. Additional amendments were made to respond to comments from other agencies such as Department of Natural Resources (DNR) and Washington Department of Fish and Wildlife (WDFW), and the Snoqualmie Tribe related to the order of Shoreline Element policies.

4. The proposed amendments are consistent with the procedures established in NBMC 20.08, *Comprehensive Plan and Development Regulations Amendment Procedures*.

5. The proposed amendments are consistent with and effectively carry out the policies of the Comprehensive Plan.

CONCLUSION AND STAFF RECOMMENDATION:

Based on findings above, Staff recommends approval of the proposed amendments to the Critical Area and Shoreline Elements of the Comprehensive Plan, attached as Exhibit A.

PLANNING COMMISSION RECOMMENDATION

Based on the findings above and public comments received, the North Bend Planning Commission recommends **approval** of the proposed amendments to the Critical Area and Shoreline Element of the Comprehensive Plan, attached as Exhibit A.

Exhibit A: Draft Elements (Clean Version)
Exhibit B: Draft Elements (Redline Version showing edits and comments)
Exhibit C: Written public comment

CHAPTER 2: CRITICAL AREAS ELEMENT

A. Introduction

B. Water and Related Resources
B.1 Drainage Basin
B.2 Water Quality and Quantity
B.3 Critical Aquifer Recharge Areas
B.4 River and Stream Corridors
B.5 Frequently Flooded Areas
B.6 Channel Migration
B.7 Wetlands

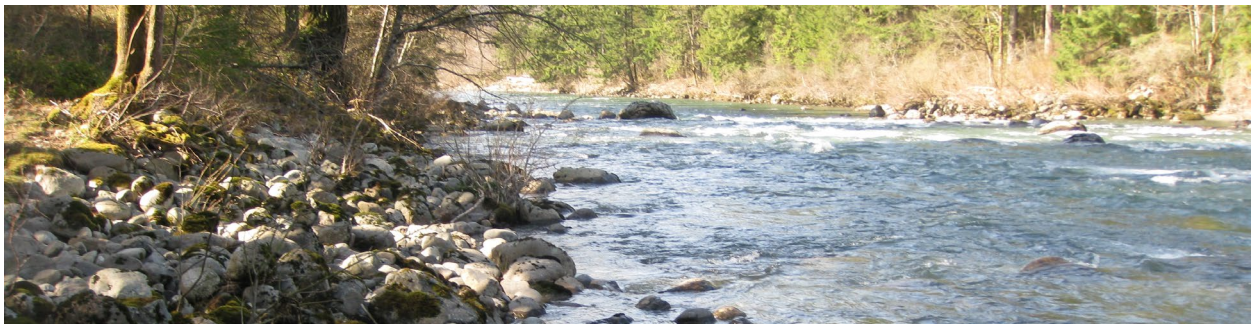
C. Fish and Wildlife Habitat

D. Geologically Hazardous Areas
D.1 Erosion Hazards
D.2 Landslide and Steep Slope Hazard Areas
D.3 Seismic Hazards

E. Air Quality and Other Environmental Issues

F. Critical Area~~s~~ Map Series~~apping~~ **(~~Figures 2-1 to 2-10~~ adopted by reference)**

CHAPTER 2: CRITICAL AREAS ELEMENT



A. INTRODUCTION

A significant part of the quality of life in North Bend and the Upper Snoqualmie Valley lies in the area's abundance of dominant natural features ~~(see **Figure 2-1 Topography Map**)~~. The geology, hydrology, flora and fauna systems characteristic of the area are intricately connected components of the natural environment. A disturbance in one system can have direct or indirect effects on the others, including the human system.

The quality of life experienced by city residents and visitors is directly associated with the quality of the environment. North Bend has historically been attractive to live in because of the high quality natural environment: clean air and water, lush forest areas, and a beautiful physical setting. Protection of these elements is essential if residents are to maintain their healthy lifestyle. Conversely, the contamination or reduction of these resources where people reside and work negatively impacts the quality of life fundamental to the very reasons that people choose to live here.

King County Countywide ~~Planning~~ Policies (CW~~P~~P) were updated on December 21, 2021 under Ordinance 19384, and ratified on April 6, 2022. The full list of the 2021 CWP is available on King County's website.

The environment-related goals and policies in the 2021 CWP now include Environmental Sustainability (EN-1 through EN-5), Earth and Habitat (EN-6 though EN-11), Flood Hazards (EN-12 through EN-14), Water Resources (EN-15 through EN-19), Open Space (EN-20 through EN-22, Restoration and Pollution (EN-23 through EN-26), Climate Change (EN-27 through EN-33). The City's Comprehensive Plan appears consistent with 2021 CWPP.

~~adopted November 2012 and amended December 3, 2012 provide local direction to implement the GMA mandate for protection of critical areas. The full list of CWPP's is available at: http://www.kingcounty.gov/property/permits/codes/growth/GMPC/CPPs.aspx. The goals and policies of this element were reviewed and found to be consistent with the CWPP: Environment EN-1 through EN-4, Earth and Habitat EN-6 thru EN-9, Flood Hazards EN-10 thru EN-12, and Water Resources EN-13 thru EN-15.~~

The overarching Environment Goal of the CW~~P~~P is to restore and protect the quality of the natural environment in King County for future generations. The vision for King County 20~~53~~0 is characterized by Protected Critical Areas providing beneficial functions and values for reducing

flooding, protecting water quality, supporting biodiversity, and enriching our quality of life for future generations as the region's population continues to grow.

Together, North Bend's Vision Statement and the King County Countywide ~~Planning~~ Policies (CW~~P~~P) guide this Critical Areas Element.

Growth Management Detail

The Growth Management Act calls upon local government to protect the environment and enhance the state's high quality of life including air and water quality and the availability of water. To implement this goal the GMA required local governments to protect critical areas and ecosystems. In designating and protecting critical areas cities shall include the best available science when preparing policies and development regulations to protect the functions and values of critical areas. In addition, cities shall give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries. Pursuant to GMA wetlands regulated under development regulations shall be delineated in accordance with the wetland manual adopted pursuant to RCW 90.58.380.

In addition to the GMA mandate to protect critical areas there are related State mandates to evaluate the impacts of policy decisions or actions that could have a significant impact on the environment under the State Environmental Policy Act (SEPA), to protect the shoreline environment in the Shoreline Management Act (SMA) and various directives to protect surface water and ground water. These state mandates have companion federal mandates to achieve similar goals for ~~federally-funded~~federally funded actions or projects occurring on federal lands. Finally, at the federal level, there is a mandate to protect threatened or endangered species of animals through the Endangered Species Act (ESA). The North Bend area is known as a contributing environment for two threatened species including in the Chinook salmon (water quality and quantity in the Snoqualmie River only) and the Bull Trout, though none have been found in the immediate North Bend area.

The State and Federal environmental protection mandates give clear direction to guide the policy actions the City must take to protect the environment. Natural features which represent limitations to the scope or scale of physical development that can occur within North Bend and its UGA are critical areas which include:

Water and Related Resources:
- River and Stream Corridors
- Frequently Flooded Areas
- Channel Migration areas
- Wetlands
- Aquifer Recharge Areas
- Wellhead Protection Areas

Fish and Wildlife Habitat Areas

Geologically Hazardous Areas:
- Erosion Hazards
- Landslide and Steep Slope Hazards
- Seismic Hazard Areas

While this chapter contains policies intended to protect critical areas in North Bend and influence the protection of areas outside local control, these policies recognize the qualitative differences between various critical areas and the fact that not all areas are constrained for the same reasons. Some are critical because of the hazard they present to public health and safety. Others are critical because of the intrinsic values they represent to the welfare of the North Bend community and/or the region. In some cases, the risk posed to the public, natural system or natural process by the use or development of a critical area can be mitigated or reduced by engineering or site design. In other cases, the risk or impact potential cannot be effectively reduced except by avoiding development within the critical area.

This chapter's intent is to assure long term sustenance of natural features and processes by limiting development in areas where it may interrupt or degrade natural ecological functions and values, subject persons and property to unsafe or hazardous conditions, or affect the perceived quality of life in the North Bend community. Sustainable management of North Bend's environmentally critical areas is considered a high priority action to successfully implement the Comprehensive Plan.

~~CA~~ Goal 1: Use Best Available Science (BAS) as defined by the Growth Management Act to define and protect Critical Areas

Policies:

~~CA~~ 1.1 Collect and evaluate BAS to identify the appropriate level of protection for critical areas.

~~CA~~ 1.2 Recognize limitations on critical area function and value created by existing development and design critical area regulations to provide optimal protection to the remaining higher value critical areas, including areas where high value functions can be restored.

~~CA~~ 1.3 Utilize the risk assessment method prescribed by the GMA to evaluate the potential impact of not using BAS to protect critical areas where it is determined to be unfeasible to fully protect the functions and values because of existing development patterns.

~~CA~~ 1.4 Evaluate state and federal protection mandates when developing local critical area protection and land use development regulations.

B. WATER AND RELATED RESOURCES

Water is a powerful physical and chemical force, whose movement can shape the form and function of the landscape. Heavy rains typical of the Northwest, and North Bend in particular, can scour out river and stream channels, inundate valley floodplains, and flood wetlands. Soil and loose material picked up in one area is often transported by rivers, streams, and floods and deposited to other parts of the Snoqualmie Valley, and ultimately to Puget Sound. Likewise, chemicals dissolved in rainwater are carried to wetlands, over floodplains and downstream. Both surface runoff and groundwater flows of water may combine to create landslides or other earth movement that further alters the physical environment and poses hazards to people and property.

As development occurs, native vegetation and absorbent ~~top soils~~topsoil's are removed, land becomes compacted and paved, and existing site topography is changed. Such landscape changes can alter the way water moves, add to existing hazards associated with natural drainage systems and affect the habitat, recreational, and scenic value of water resources.

B.1 Drainage Basin

The South and Middle Forks of the Snoqualmie River and its tributaries are the dominant watercourses in the North Bend area. Originating from the western slopes of the Cascades, the Middle Fork drains 171 square miles and the South Fork drains 85 square miles for a total of 256 square miles.

B.2 Water Quality and Quantity

In addition to contributing significantly to the area's natural beauty and quality of life, the rivers, streams, and wetlands in the Upper Snoqualmie Valley store, purify, and convey surface waters. Stormwater runoff is a significant contributor to water pollution in urbanized areas. Development of homes, farms, and businesses may result in runoff that pollutes these surface waters and groundwater and threatens habitat, recreation value, and/or drinking water supplies. Sedimentation from ground disturbed by grading, construction, farming, and logging can reduce river or stream channel capacity, fill wetlands, and destroy aquatic life and habitat. Surface water runoff from developed areas can carry pollutants such as oils, heavy metals, fertilizers, and pesticides into streams. Changes caused by development can alter or reduce the quantity of water in the ground, streams and rivers. Protection of both water quality and quantity is important to protect fish habitat and provide adequate supplies of potable drinking water. The City has adopted stormwater management regulations and a stormwater utility to implement state and federal stormwater protection standards. Low impact development approaches for managing stormwater and protecting water quality are a critical component of the stormwater standards.

Regional Groundwater Protection Planning

Guidance for aquifers notes that the ~~City~~city is required to implement the East King County Ground Water Management Plan per WAC 173-100-120 and directs a series of actions to implement the plans. In April 1990, the Department of Ecology designated East King County, including the North Bend planning area, as Groundwater Management Area No. 14, pursuant to RCW 90.44. The designation authorized King County to develop a Groundwater Management Plan (GWMP) for the area. The GWMP process was overseen by a Groundwater Advisory Committee and included representatives of cities, health agencies, state and federal agencies, and public and special interest groups. The City of North Bend participated as a member of the Advisory Committee.

The first phase of the GWMP process included reviewing technical studies of existing groundwater resources in the area. The U.S. Geological Survey had recently completed a comprehensive inventory of 600-800 wells in the area was conducted to identify aquifers and other geologic features. Of those wells, approximately 150 were sampled for a variety of water quality data. The East King County Groundwater Advisory Committee continued the monitoring of the technical studies to develop the Groundwater Management Plan. The East King County Ground Water Management Plan was completed by the East King County Ground Water Advisory Committee in December 1998 then subsequently approved by the King County Council and certified by the Washington Department of Ecology in 2000. In 2001, the King County Council has passed an ordinance establishing a new East King County Ground Water Management Committee for three years. The East King County Groundwater Management Committee monitored progress made

under the plan, charted out subsequent groundwater protection efforts and reviewed / revised the plan as necessary. The East King County Groundwater Management Committee did not renew their charter within the county code and became inactive by 2005.

Recharge Areas - Susceptibility and Vulnerability
The Growth Management Act requires cities to classify aquifer recharge areas according to vulnerability. Vulnerability is the combined effect of the (1) hydrogeological susceptibility to contamination and (2) the potential for contamination. A highly vulnerable recharge area would be one where land uses could contribute contamination that might degrade groundwater quality, and hydro geologic conditions (e.g. very porous, well drained soils) that facilitate such contamination. Low vulnerability is indicated by land uses that do not contribute contaminants that will degrade groundwater, and susceptibility conditions that do not facilitate degradation.

The susceptibility of a recharge area to contamination is a function of several physical characteristics including but not limited to: depth to groundwater, aquifer properties such as hydraulic conductivity and gradients and soil structure. Factors relevant to the contaminant loading potential side of the vulnerability equation include general land use, waste disposal sites and practices, and agricultural activities.

The potential for contamination includes a number of factors such as the amount of contaminant present, toxicity, mobility and persistence.

Classification, identification and regulation of critical aquifer recharge areas in the North Bend and the surrounding area will be founded on the available technical studies completed by the City of North Bend and Groundwater Protection Program through the East King County Groundwater Management Committee process. See the policies regarding aquifer recharge areas are general concerns relative to long term protection of groundwater resources below.

B.3 Critical Aquifer Recharge Areas

Under the GMA, the City is required to create a Critical Aquifer Recharge Area (CARA) designation and apply city regulations to protect the aquifer consistent with the East King County Ground Water Management Plan.

Groundwater is an important source of domestic water supply for the North Bend planning area. It is contained in underground aquifers and delivered through such means as springs and wells. Most aquifers are replenished, or recharged, by rainwater. Development can threaten the quantity as well as quality of groundwater by contamination and reducing recharge. Preventing contamination is necessary to avoid potential risks to public health, significant costs, and hardship. The quality of groundwater in an aquifer is directly linked to its recharge area. Intensive development can deplete groundwater or seriously threaten groundwater quality if not properly managed. North Bend's ability to identify the potential impacts to groundwater from new or existing development and recommend mitigating measures depends on the quality of data available on local groundwater resources.

Groundwater management plans have been developed for the county, including the North Bend UGA. The protection of groundwater requires an understanding of (1) the quantity of water replenishing aquifers relative to the quantity being withdrawn from them, and (2) the potential for contamination. These issues are functions of related, but different factors and cannot adequately be

addressed by the same designation. The areas highly susceptible to groundwater contamination are ~~shown on **Figure 2-4**~~mapped and updated by the city. Wellhead protection studies provide additional information about contamination susceptibility and vulnerability of water purveyor's wells. They also increase understanding of where the wells are being recharged. The City of North Bend will update their Wellhead Protection Plan and Critical Aquifer Recharge Areas as required and necessary.

~~*CA*~~ ***Goal 2:*** ***Maintain the long-term quality of groundwater resources in North Bend and its growth area by prevention of contamination.***

Policies:

~~CA~~ 2.1 Protect critical groundwater recharge and wellhead protection areas, and develop planning and regulatory measures to ensure that groundwater resources are protected from potential pollution.

~~CA~~ 2.2 The City of North Bend shall implement goals and policies outlined in the East King County Groundwater Management Plan as required per WAC 173-100-120.

~~CA~~ 2.3 Take corrective action for failing septic systems by requiring failed systems to hook up to the City sewer system consistent with NBMC.

~~CA~~ 2.4 Require filing with the City of a hazardous materials emergency plan for industries identified as using, transporting, or storing known hazardous materials.

~~CA~~ 2.5 Continue to work with other governmental agencies to identify and control the use of hazardous materials in aquifer recharge areas and wellhead protection areas.

~~CA~~ 2.6 Provide education and technical assistance on the use of pesticides and fertilizers to homeowners and businesses in North Bend.

~~CA~~ 2.7 Implement land use regulations that prohibit uses that pose a significant threat to contamination of a groundwater aquifer in areas defined as high susceptibility wellhead protection and aquifer recharge areas.

~~CA~~ 2.8 Work cooperatively with State, County and environmental resources to identify and develop strategies to clean up contaminated properties (brownfields) that present a threat to groundwater quality or redevelopment of the contaminated properties.

B.4 River and Stream Corridors

The City of North Bend is located upstream from Snoqualmie Falls, which functions as a barrier to the upstream migration of anadromous fish. However, the Snoqualmie River above Snoqualmie Falls with its three main branches and its many tributaries provide valuable habitat to resident fish species. ~~Figure~~ The Critical Area Map Series~~2-6~~ depicts streams within the North Bend Planning Area.

Natural drainage systems provide important and beneficial functions including storing and regulating stormwater flow, purifying surface water, recharging groundwater, conveying water, providing important aquatic habitat and supporting important biological activities. Alteration of natural

drainage systems results in public costs and can disrupt natural processes, leading to environmental degradation including flooding, erosion, sedimentation, and damage to infrastructure, water quality and habitat.

The most effective solution for protecting natural drainage systems and water quality is to control the amount and quality of surface water runoff. New development can be designed to prevent significant runoff and water quality problems, protect the integrity of natural channels, preserve the habitat functions and values of riparian corridors, and maintain the scenic character provided by local watercourses. North Bend Goals and Policies for Regulated Shoreline Environments are contained in the Shoreline Element of the Comprehensive Plan.

~~CA~~ ***Goal 3:*** ***Protect the natural hydraulic, hydrologic and habitat functions, scenic as well as recreational values of streams.***

Policies:

~~CA~~ 3.1 Control the quality and quantity of stormwater runoff to protect natural drainage systems. New development should not increase peak stormwater flows.

~~CA~~ 3.2 Require mitigation measures on all public improvements and private development which proposes to alter natural drainage systems.

~~CA~~ 3.3 Insure the implementation of Best Management and Low Impact Development Practices to reduce the impacts of construction and construction-related activities that may affect streams.

~~CA~~ 3.4 Minimize stream crossings; where authorized, stream crossing should consist of bridges rather than culverts.

~~CA~~ 3.5 Evaluate state and federal stream habitat protection mandates when developing local critical area protection and land use development regulations.

~~CA~~ 3.6 ~~Continue to utilize the Department of Ecology Stream Restoration and Culvert Installation or Replacement Guidelines,~~Utilize restoration guidance manuals such as the Stream Habitat Restoration Guidelines or Water Crossing Design Guidelines prepared by WDFW and other State agencies, or as updated. ~~or a similar comprehensive standard~~, for projects in the City of North Bend.

~~CA~~ 3.7 Implement best management practices for the treatment of wastewater that removes the river as the primary and secondary discharge point while accommodating target growth.

~~CA~~ 3.8 Discharge from the Wastewater Treatment Plant shall meet or exceed Department of Ecology Class A standards.

B.5 Frequently Flooded Areas

Flooding is a natural geologic process which has shaped the Upper Snoqualmie Valley, providing habitat for wildlife, and creating rich agricultural lands. Human development often interferes with the natural processes of floodplains, affecting the distribution and timing of drainage and resulting in

inconvenience or catastrophe. Flood problems can increase as human activities encroach upon floodplains.

North Bend is located on the floor of the Upper Snoqualmie Valley, upstream of Snoqualmie Falls and near the confluence of the three forks of the Snoqualmie River. Upstream of North Bend and this confluence is a river basin with an area of approximately 256 square miles. A combination of high annual precipitation and melting snow in the Upper Snoqualmie Basin contribute to the potential for significant winter flooding from November through February. Rivers that carry runoff out of the upper basin are constricted downstream and collect on the flat valley floor where North Bend is located. Although incorporated North Bend with its developed areas occupy a very small percentage of the entire river basin, its location on the valley floor close to the outlet of the basin makes it vulnerable to flooding, which can damage residences or other property.

Flooding of lowland areas by excessive stormwater runoff and snowmelt is one of North Bend's most common and costly natural hazards. The built environment also creates localized flooding problems outside of natural floodplains by altering and confining historic drainage channels, thereby reducing their capacity to contain flows. Flooding has been part of the history of North Bend and the entire Snoqualmie Valley. High flow events occurred in 1932, 1933, 1943, 1947, 1951, 1959, 1964, 1975, 1986, 1989, 1990, 1995, and 1996, 2006, 2009, 2011 and 2015 in the Valley. North Bend flood hazard areas are defined by the Federal Emergency Management Agency (FEMA) as those areas subject to inundation by the 100-year flood (i.e. the 100-year floodplain). The 100-year floodplain is that area that has at least a 1 percent probability of inundation in any given year. Streams, lakes, wetlands, and closed depressions all have floodplains that may also qualify as flood hazard areas. ~~Figure~~ The Critical Area Map Series~~2-7~~ depicts flood hazard areas within the North Bend planning area. The goal and related policies of this plan provide guidance in protecting the public from flood hazard and at the same time protect the environment by discouraging development within flood areas. Primary planning policies and implementation measures to reduce the hazards of flooding in North Bend are provided in the North Bend Floodplain Management Plan.

~~CA~~ ***Goal 4:*** ***Protect public safety by discouraging development within the river floodway and its natural systems and by preserving the flood storage function of floodplains.***

Policies:

~~CA~~ 4.1 Reserve flood hazard areas for less-intensive activities such as public open space and recreation. Uses permitted in the regulated flood areas shall not change flood elevation or obstruct or divert the natural flow.

~~CA~~ 4.2 Support non-structural methods for flood prevention and flood damage reduction measures that do not increase upstream or downstream flooding.

~~CA~~ 4.3 Prohibit construction of permanent structures in the floodway (FEMA).

~~CA~~ 4.4 Locate roads at grade level and build structures at least one foot above the 100 year flood elevation to maintain existing flood storage capacity where development is allowed in the floodplain.

~~CA~~ 4.5 Work with the City of Snoqualmie, King County and the Snoqualmie Watershed Forum to establish criteria for joint review of significant projects which may have flood related issues.

~~CA~~ 4.6 Preserve the natural functions of drainage systems, including vegetation and channel corridors, and control runoff from new development in terms of peak flows, total quantity and location of discharge.

~~CA~~ 4.7 Review and revise the policies relating to flood protection as necessary for consistency with the North Bend Floodplain Management Plan.

B.6 Channel Migration

The upper Snoqualmie River and its three forks, near the City of North Bend, is one of several rapidly migrating river systems in King County. These rivers have a tendency to move large distances across the floodplain in a short period, sometimes during a single flood. Channel migration hazard areas are not shown on Federal Emergency Management Agency (FEMA) flood insurance maps, which only show areas subject to inundation. The FEMA maps are used by regulatory agencies, landowners, and developers to determine where development can be allowed along rivers. The City of North Bend has approved zoning for potential residential development in accordance with flood insurance maps in areas where a change of river course has been mapped by King County. In many cases, landowners buy the property with little awareness of the potential hazard from bank erosion. An additional complication arises because FEMA maps are based on fixed base hydraulic analyses. Because of channel migration, the floodplain and floodway boundaries shown on the maps are in some cases only reliable for short periods after the maps are completed.

King County's historic approach to bank erosion problems has been to try to control rivers through extensive construction of levees and revetments. However, few new projects of this type have been built since the 1970's, due to lack of funds and the adverse effects of these projects on flooding and aquatic habitat. Projects that have been constructed more recently tend to protect specific small areas such as roads or houses. Levees and revetments are expensive to build and maintain, can aggravate flooding or erosion problems off-site, and are subject to failure due to channel migration upstream or downstream from the project. Traditional rock levees and revetments have degraded in-stream and riparian habitats by eliminating side channels and riparian vegetation and reducing recruitment of gravels and woody debris into rivers.

In order to regulate development in hazardous zones along rapidly migrating rivers, the King County Flood Hazard Reduction Plan recommended conducting channel migration hazard mapping and studies. The 1996 report on Channel Migration in the Three Forks of the Snoqualmie River report is a result of such a study. The study includes a determination of historic limits and rates of channel migration, estimation of probable future limits of channel migration, and development of maps that show channel migration hazard zones. Hazard maps produced by these studies have been adopted by King County to use in regulating development under the Critical Areas Code.

The Three Forks of the Snoqualmie River report covers the upper Snoqualmie River mainstream from Snoqualmie Falls upstream to the confluence of the three river forks of the Snoqualmie, and each river fork upstream to a stable section of the channel. Within the study area, levees, and

revetments (rock-armored banks) are discontinuous and subject to damage by channel migration upstream or downstream of the armored site. On the South Fork Snoqualmie River upstream from the Burlington Northern right-of-way in North Bend, channel migration has been effectively prevented for 30 years by channelization of the river between narrowly spaced levees. Although the levee system requires frequent maintenance due to toe scour (Shannon & Wilson, 1993; King County, 1993), the channel is not expected to migrate outside the levees on this part of the South Fork. Little channel migration occurs on the north Fork upstream from Ernie's Grove or on the Middle Fork upstream from Tanner, where the channels are relatively steep and stable. However, downstream from Tanner on the Middle Fork and north of the Snoqualmie Valley Trail (old Milwaukee railroad) on the South Fork, the river has potential to migrate in conjunction with a flood event placing portions of the Silver Creek Neighborhood at risk for an avulsion channel migration.

CMZs refer to a rivers likely lateral movement, based on evidence of active movement over the past. North Bend's CMZs have been mapped by King County depicting areas of potential, moderate and severe hazard for channel migration. The goal and related policies of this plan provide guidance in protecting the public from flood hazard and at the same time protect the environment by discouraging development within flood prone areas, including channel migration or avulsion areas. ~~**Figure 2-3** in the Comprehensive Plan~~The Critical Area Map Series shows the North Bend UGA River Channel Migration Hazards.

B.7 Wetlands

Wetlands are defined as those areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include marshes, swamps, bogs, and similar areas. They occur both in association with rivers, streams, lakes or ponds, and as isolated wetlands which exist due to saturated soil conditions. Wetlands are classified into various types. Each type has its own characteristics and related development constraints. Wetlands located in the ~~100 year~~100-year floodplain are part of the "shoreline" environment regulated under the State Shoreline Management Act and also receive Federal protection from the US Army Corps of Engineers.

Historical Wetland Detail

Wetlands are a valuable natural resource, which serve many important ecological and social functions. Wetlands are among the most productive biological systems for they provide important habitat for fish and wildlife, including essential nesting, feeding, breeding, and hiding places. Because of the rich biological environment they contain, wetlands provide unique educational and scientific research opportunities. An important quality of wetlands is their value as a scenic resource, providing pleasant visual contrast to manage forest uplands, agricultural lands, and developed areas. In addition, wetlands provide recreational and educational opportunities. Wetlands also improve water quality by filtering out sediments, excess nutrients, and toxic chemicals. They can support agricultural activities and provide a rearing habitat for fish. Wetland vegetation can help stabilize shorelines and effectively reduce stream bank erosion from river currents. In many cases, wetlands help recharge groundwater supplies and maintain stream flows. Finally, they play an important role in flood reduction by slowing and storing flood waters.

Wetland preservation and protection can significantly reduce public and private costs associated with downstream flooding, poor water quality, and diminishing wildlife habitat. North Bend has recognized the value of natural wetlands. The city has mapped probable wetland areas within the planning area using a 1991 survey of "potential wetlands" using aerial photography and U.S. Soil Conservation Service Soil Survey maps, site specific data from projects on delineated wetlands, and the King County mapped wetlands. The Critical Area Map Series ~~**Figure 2-5**~~ depicts wetland resource areas within the North Bend planning area. Since the scale of this map does not allow the depiction of all wetlands, the North Bend Wetlands Inventory Map should be consulted for additional detail.

~~*CA*~~ ***Goal 5:*** ***Preserve, protect, restore and enhance wetlands for their hydraulic, ecological, visual and cultural values.***

Policies:

~~CA~~ 5.1 Encourage no net loss of remaining wetlands acreage, functions and values within the North Bend and its UGA.

~~CA~~ ~~5~~5.2 Encourage the creation and restoration of wetlands to increase the quantity and quality of wetlands in North Bend.

~~CA~~ 5.3 Protect and buffer wetland functions from significant human impact.

~~CA~~ 5.4 Allow for and incorporate public access to wetlands in development plans when the city determines such access will not degrade the resource and is desirable for establishing interpretive facilities and/or providing links to existing or proposed parks, open space or scenic areas.

~~CA~~ 5.5 Maintain the natural hydrology to wetlands while identifying methods to remove potentially harmful contaminants from stormwater discharge.

~~CA~~ 5.6 Promote the use of property tax reductions, conservation easements and other techniques as incentives to preserve wetlands as a public benefit.

~~CA~~ 5.7 Mitigation projects requiring the replacement of wetlands functions and values should, when feasible, contribute to existing wetland system or restore an area that was historically a wetland in accordance with the most recent federal and state interagency guidance or as amended. The interagency mitigation guidance manual was updated in 2021, available on Department of Ecology's website. Wetland mitigation banking within our watershed may be allowed.

~~CA~~ 5.8 Design critical area regulations to recognize limitations on wetland function, value and habitat created by existing development and focus greater protection to the remaining higher value wetland habitat areas.

~~CA~~ 5.9 Evaluate the effect of state and federal wetland protection mandates when developing local critical area protection and land use development regulations.

C. FISH AND WILDLIFE HABITAT

The natural environment plays an important role in the health of the entire ecosystem and the overall high quality of life found in North Bend. The preservation of critical areas for habitat use is critical in sustaining wildlife and in retaining the City's rural character. Wildlife habitat areas associated with streams ~~(**Figure 2-2**),~~ wetlands ~~(**Figure 12-5**)~~ and their buffers can be protected by regulations and enhanced by innovative and critical site design. The preservation of wildlife habitat and priority species with jurisdictional goals, policies, and regulations is mandated by the Growth Management Act. The development of the Critical Areas plan element for the protection and integration of wildlife habitat in the City of North Bend relates to various issues in regard to wildlife and its recognized importance to the city and its citizens. This plan includes goals and policies to provide guidance for integrating the needs of wildlife and protecting wildlife habitat as well as respecting property owner's rights.

~~*CA*~~ ***Goal 6:*** ***Strive to protect and enhance wildlife habitat areas within the City and its UGA.***

Policies:

~~CA~~ 6.1 Work with the state and county to identify, protect, and enhance important wildlife corridors within North Bend and its surrounding area to create a network of wildlife corridors which link habitat areas together to encourage the natural movement of plant and animal species.

~~CA~~ 6.2 Encourage community involvement and education in the creation, enhancement, management, interpretation and enjoyment of wildlife habitat areas.

~~CA~~ 6.3 Encourage access to sites of wildlife interest when not in conflict with wildlife protection goals.

~~CA~~ 6.4 Support and encourage the development of nature conservation programs within the Snoqualmie Valley School District.

~~CA~~ 6.5 Work with other agencies to develop a comprehensive fish and wildlife habitat and management plan for North Bend and its UGA.

~~CA~~ 6.6 Work with the Snoqualmie Watershed Forum and other stakeholders to develop and implement measures to preserve and restore protected~~"threatened"~~ fish populations in the Snoqualmie Watershed consistent with the WRIA 7 Salmon Recovery Plan, ~~including the Chinook salmon via the~~ Near Term Action Agenda ~~for Chinook salmon and the Chinook Salmon Conservation Plan as applicable~~, and similar basin-wide action plans for salmon recovery.~~.~~

~~CA~~ 6.7 Apply for restoration grants to ensure that the quality of the natural environment and its contribution to human health and vitality are sustained now and for future generations.

Regional and National Environmental Compliance

The City of North Bend works closely with federal and state agencies, cities, and other counties to integrate and streamline compliance with federal mandates like the Clean Water Act, Clean Air Act, and Endangered Species Act (ESA). The City will also work with the Snoqualmie Watershed Forum and the Puget Sound Partnership to define and implement measures to protect habitats identified by WDFW. Programmatic actions taken in conjunction with the Watershed Forum to date include, development of the Near Term Action Agenda (NTAA) to protect Chinook Salmon, participation in development of the Long Term Salmon Conservation Plan for Chinook Salmon completed in 2004 and development of the joint Model Critical Area Protection Ordinance to incorporate the applicable recommendations of the NTAA and "Best Available Science" as defined by the GMA. Capital projects to date include acquisition and restoration of significant critical areas on the Tollgate and Meadowbrook Farms. Storm drainage projects outlined in the Capital Improvement Plan will improve storm drainage, water quality and habitat. The Puget Sound Partnership was created by the Washington State Legislature and Governor in July 2007 to achieve ~~the recovery of the Puget Sound ecosystem by the year 2020~~salmon recovery. The Partnership's goal is to consolidate and significantly strengthen the federal, state, local, and private efforts undertaken to date to protect and restore the health of Puget Sound and its watersheds. The City's 2018 Critical Areas Ordinance or as amended~~was updated in 2018 and~~ reflects the "Best available Science" for fish and wildlife habitat protection.

D. GEOLOGICALLY HAZARDOUS AREAS

Geologically hazardous areas are defined by WAC 365-190-120 as "erosion; landslide hazards; seismic hazards; volcanoes; tsunamis; areas subject to other geological events such as coal mine hazards and volcanic hazards, including: mass wasting, debris flows, rock falls, and differential settlement. Seismic hazard areas must include areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement or subsidence, soil liquefaction, surface faulting, or tsunamis."

~~Geologically hazardous areas are lands which are susceptible to hazards associated with underlying soils and geology. These include areas characterized by steep slopes, landslides, seismic hazards, and erosion.~~ A number of geologic hazards exist within the vicinity of North Bend. For example, landslide and erosion hazards are common in hillside areas with steep and unstable slopes. In addition, these lands are at great risk in the event of an earthquake. Regulations include, at a minimum, provisions for vegetation retention, seasonal clearing and grading limits, setbacks, and drainage and erosion controls.

To address geologic hazards jurisdictions shall regulate development on lands with:
a. Slopes with a grade greater than 40 percent;
b. Severe landslide hazard areas;
c. Erosion hazard areas;
d. Mine hazard areas; and
e. Seismic hazards.

D.1 Erosion Hazards

Erosion is a natural process of the wearing away of land surfaces by water, wind and ice. While erosion and sedimentation are natural processes at work in the landscape, they are frequently accelerated by land use modifications and urban development.

The susceptibility of soil to surface erosion depends on its physical and chemical characteristics, slope, vegetative cover, the intensity of rainfall, and runoff velocity. Eroded material is moved by surface flows and deposited elsewhere as sediment. The negative effects of increased sedimentation are most pronounced where erosion of soils is connected to the surface drainage network. Through sedimentation, soil erosion can result in degradation of surface water quality and/or aquatic habitats.

~~**Figure 2-10,**~~ Erosion and Debris Flow maps~~,~~ depict~~s~~ areas of potential landslide hazard within North Bend and its surrounding area. The map shows areas where soils are particularly susceptible to increased erosion as a result of development. It is important to note that while the map does not show any areas within the city which are characterized by erosion hazards, these conditions do exist here on a site specific or local scale. Soils mapped include those which may experience severe to very severe erosion (soil particle movement) according to the USDA Soil Conservation Service. This definition is consistent with erosion hazard areas as designated in the King County Critical Areas Ordinance and meets the minimum guidelines for erosion hazard areas outlined in the Growth Management Act.

~~*CA*~~ ***Goal 7:*** ***Protect people, property, water quality and habitat from the negative effects of accelerated erosion and sedimentation.***

Policies:

~~CA~~ 7.1 Work with property owners to restore vegetative cover and natural drainage features on identified degraded sites where degradation has led to accelerated erosion and sedimentation.

~~CA~~ 7.2 Work with the County to restrict the scope and scale of development in erosion hazard areas which impact the City and its growth area.

~~CA~~ 7.3 Seek to retain as open space those areas where the soils have been identified as having severe or very severe erosion potential.

~~CA~~ 7.4 Minimize grading and require the restoration of native vegetation on development sites which are known to have a high probability of erosion.

~~CA~~ 7.5 Ensure the implementation of Best Management Practices to reduce the impacts of construction and construction-related activities by utilizing~~.~~ WDFW's Integrated Streambank Protection Guidelines (2002 or as amended).

CA 7.6 Ensure usage of proper sedimentation controls and staged clearing and grading to minimize impacts to soil, understory vegetation or downslope conditions through permits and inspections of development sites.

D.2 Landslide and Steep Slopes Hazard Areas

These critical areas can include: Erosion hazard areas, landslide hazard areas, seismic hazard areas, and local geological events. The identification of these geologic hazard areas ~~susceptible to landslides~~ is necessary for informed land use planning and to support land development regulations which reduce the risk of property damage, personal injury, and environmental degradation. Landslide hazard areas lie principally outside the existing city limits but are evident in areas surrounding the City. Landslide flow paths however can directly impact the incorporated city. Landslide hazard areas are defined by alternate or co-existing landscape conditions, which are based on well-established geotechnical determinations of slope stability and considerable experience and research in the Puget Sound area. Earthquakes in the past have caused large rocks and boulders to fall from Mt. Si in 1949 and 2008.

The stability of slopes in landslide hazard areas is highly dependent on the water content of the underlying soils. Water readily percolates through sand and gravel, but ponds above less permeable silt, clay and till layers, thus saturating the overlying deposits. Where a less permeable layer (silt or clay) intersects a slope, water often seeps from the layers above. This combination of sedimentary deposits, topography, and local groundwater flow results in a high potential for landslides. An event that increases groundwater levels and flow, such as a ~~rain storm~~rainstorm or discharge of surface water above a slope, can saturate sediments near the surface and cause failure of a slope that is stable under dryer conditions. Likewise, erosion along a stream channel can steepen a slope or expose deposits which may become water saturated, increasing the potential for landslides on a previously stable slope.

Most landslide hazard areas outside of the City of North Bend involve a few feet of relatively loose soil on slopes underlain by denser and typically less permeable till or bedrock. All areas with surface soils underlain with relatively impermeable soils on slopes of 15 percent or greater and with drainage from topographically higher areas, and all areas with steep slopes greater than 40 percent (except consolidated rock), are depicted in ~~**Figure 2-10**~~The Critical Area Map Series is available on the City's website.~~, Erosion and Debris Flow and **Figure 2-9** Liquefaction Susceptibility~~. These unstable slopes represent a major hazard to people and structures and have limited development potential. The plan's goal and policies provide guidance in decreasing the hazards of developing within landslide hazard and steep slope areas.

~~*CA*~~ ***Goal 8:*** ***Avoid development in identified hazard areas to p~~P~~rotect people and property from the risk and negative effects of unstable slopes and landslide hazards.***

Policies:

~~CA~~ 8.1 Encourage use of landslide hazard areas and their alluvial fans as open space and maintain such sites in their natural condition, including preservation of vegetation.

~~CA~~ 8.2 Permit developments in landslide hazard areas only if it can be shown that it development not decrease slope stability, or the hazard can be eliminated or mitigated.

~~CA~~ 8.3 Seek to retain areas with slopes in excess of 40 percent as open space areas in order to protect against geologic hazards.

~~CA~~ 8.4 Work with the County in order to restrict development in landslide hazard areas and their flow paths.

D.3 Seismic Hazards

Seismic hazard areas are defined as those areas subject to severe risk of earthquake damage as a result of seismically induced settlement or soil liquefaction. Loose, water-saturated soils tend to experience the most severe ground shaking during an earthquake. When shaken by an earthquake, such soils lose their ability to support a load; some soils will actually flow like a fluid. Loss of soil strength can result in failure of the ground surface (settlement, surface cracking, and landslides) and damage to structures. Most of the floor of the upper Snoqualmie Valley has been identified as a seismic hazard area. ~~(See **Figure 2-8**).~~

Since the entire valley floor is a seismic hazard area it is unreasonable to restrict remaining undeveloped valley properties to agricultural or open space uses for seismic safety purposes. However, land use planning strategies and building code regulations can be used to reduce the health and safety risk due to seismic hazards in hillside areas where landslides and rock fall are possible. It is essential for the c~~C~~ity to have~~include~~ an earthquake disaster response plan as part of the emergency response plan. This pla~~n would~~ designate~~s~~ specific responsibilities to various city officials in the event a significant earthquake occurs and would outline the relationship between the City's disaster preparedness plan and other jurisdictional disaster response plans. The plan ~~is currently being developed by the City and should also identify particularly hazardous buildings so damage response teams know where the most likely locations for structural failure and casualties.~~was developed in 2023 and is on file with the City.

~~CA~~ Goal 9: ***North Bend ~~should~~ seeks to diminish the risks to human life and property associated with earthquake activity in the Puget Sound Region.***

Policies:

~~CA~~ 9.1 Maintain and enforce the latest seismic standards within the City's building codes.

~~CA~~ 9.2 Work with the County to develop informational materials for property owners and occupants about seismic hazards.

~~CA~~ 9.3 Require additional setbacks for new buildings which lie below steep hillsides critical to earthquake-related subsidence, rockfall hazards or which lie in the path of potential landslides.

~~CA~~ 9.4 Maintain and update the City of North Bend's disaster emergency response plan.

E. AIR QUALITY AND OTHER ENVIRONMENTAL ISSUES

All people contribute to air pollution problems by using automobiles, burning wood in wood stoves, burning yard waste, or numerous other actions. Commercial and industrial operations can also contribute significantly to air quality problems. As the population continues to grow, the city will face an increasing challenge to maintain its air quality.

Quality of life is affected by environmental issues such as noise or light pollution. The city can work with its citizens and other governmental agencies to solve these issues.

Air quality is addressed by development of policies, methodologies and standards that promote regional air quality, in coordination with the Puget Sound Air Pollution Control Agency and the Puget Sound Regional Council.

~~CA~~ Goal 10: Strive for the best available solutions to air quality and other environmental issues.

Policies:

~~CA~~ 10.1 Adopt local regulations to require compliance with applicable state and federal standards for installation and operation woodstoves and fireplaces.

~~CA~~ 10.2 Improve air quality by supporting transportation modes that reduce reliance on Single Occupancy Vehicles (SOVs).

~~CA~~ 10.3 Work to support and promote public information strategies that focus on air quality issues and identifies measures that each person can take to improve air quality.

~~CA~~ 10.4 Continue to provide yard waste recycling and collection events as an ~~alternatives~~alternative to open burning.

~~CA~~ 10.5 Develop and implement idling measures that reduce or prohibit the idling of vehicles, consistent with ~~Objective O2.1 in~~ the Transportation Element and its underlying policies.

F. CRITICAL AREA MAPPING

The Critical Area mapping referenced~~found~~ in this element includes those areas within North Bend and its UGA that are defined as: ~~(1) floodways,~~Special Flood Hazard Area (SFHA), ~~(2) channel migratory areas~~River Channel Migration Hazard, ~~(3)~~ St~~st~~reams and other Fish and Wildlife Habitat Areas, associated buffers, ~~and (4)~~ W~~w~~etlands, ~~and associated buffers.~~ Critical Aquifer Recharge Area~~s~~ and Seismic Hazards Areas and Erosion, Debris Flow and Landslide Hazards.~~are stand-alone maps because both areas completely encompass North Bend and its UGA~~. The purpose of these maps is to identify the potential boundaries of the environmentally critical areas that present severe constraints to development. Additionally other maps may be available through other agencies such as Department of Natural Resources who maintains Geologic Planning page and a WGS Geologic Information Portal which may be accessed from their website.

~~CA~~ Goal 11: Maintain Critical Area Base Maps

Policies:

~~CA~~ 11.1 Use Best Available Science (BAS) as defined by the Growth Management Act to define and protect Critical Areas

~~CA~~ 11.2 Collect and evaluate BAS to identify the appropriate level of protection for critical areas.

~~CA~~ 11.3 Recognize limitations on critical area function and value created by existing development and design critical area regulations to provide optimal protection to the remaining higher value critical areas, including areas where high value functions can be restored.

~~CA~~ 11.4 Utilize the risk assessment method prescribed by the GMA to evaluate the potential impact of not using BAS to protect critical areas where it is determined to be unfeasible to fully protect the functions and values because of existing development patterns.

Chapter 10: Shoreline Element

A. Introduction

A.1 Purpose and Relationship to GMA

Washington State's citizens voted to approve the Shoreline Management Act (SMA) of 1971 in November 1972. The SMA seeks to provide environmental protection for shorelines, preserve and enhance shoreline public access, and encourage appropriate development that supports water-oriented uses, particularly on shorelines of statewide significance, such as the Middle Fork Snoqualmie River, with a flow greater than 1,000 cubic feet per second (cfs).

A Shoreline Master Program (SMP) contains goals, policies, regulations, and a use map that guide the development of shorelines in accordance with the SMA (RCW 90.58), Washington State Department of Ecology (Ecology) SMP Guidelines (WAC 173-26), and Shoreline Management Permit and Enforcement Procedures (WAC 173-27).

The provisions of this element implement the requirements of the SMA. The City's SMP is integrated with the City's land use regulation system. Consistent with RCW 36.70A.480, the goals and policies contained in this SMP shall be considered an element of the City's comprehensive plan required by the Growth Management Act. All other portions of this SMP, including the use regulations, are considered a part of the City's development regulations required by the Growth Management Act.

A.2 Profile of the Shoreline Jurisdiction in North Bend

In accordance with state law, the jurisdiction of North Bend's SMP encompasses the South Fork Snoqualmie River and the Middle Fork Snoqualmie River; their floodways; land within 200 feet of the ordinary high water mark (OHWM) of these waterways and associated wetlands within the 100-year floodplain. In addition, North Bend has adopted the floodway for plus 200 feet of the floodplain, as mapped by the Federal Emergency Management Agency (FEMA) and shown on the Preliminary FIRM dated November 6, 2010. The North Bend shoreline jurisdiction including the City and its Urban Growth Area (UGA), not including aquatic area, is approximately 647 acres (1.01 square miles) and encompasses approximately 7.96 miles of shoreline. The City is pre-designating shorelines in its unincorporated UGA such that if and when the areas are annexed they would be subject to the City of North Bend's SMP. The Silver Creek area is not considered floodway for shoreline jurisdiction purposes since it was determined to be outside the range of "reasonable regularity" per RCW 90.58.030 (2) (b) floodway definition. A thorough analysis was provided to Ecology and is documented in Appendix A (Assessment of Shoreline Jurisdiction) within the final *Shoreline Analysis Report for the City of North Bend's Shorelines: South Fork and Middle Fork Snoqualmie River.*

Current land uses in the shoreline jurisdiction tend to be public parks/open space, low-density residential, and vacant land. Based upon a review of the North Bend Comprehensive Plan land use designations, most shoreline acres are planned for residential, public, or employment purposes.

B. ~~Development of~~ Goals and Policies

Goals express broad value statements that reflect the City's vision of its shorelines. Goals also provide a framework upon which the more detailed SMP shoreline use environments, policies, regulations, and administrative procedures are based in subsequent chapters. Policies are more detailed statements reflecting the City's vision for its shorelines. Policies provide detail to the broader goals with which they are associated and act as a bridge between the goals and implementing regulations.

The goals and policies of the SMP described in this element are categorized ~~according~~according to the Master Program elements mandated in the SMA. The general goal and policy statements found within each element of the Master Program are intended to provide the policy basis for administration of the City's SMP.

Preserving and maintaining Snoqualmie Valley's aquatic and riparian ecosystem is an important goal, and the spirit behind this Shoreline Master Program. We envision that our SMP will be used as a guide to bring forth this common initiative; and to be successful, both public and private interests must be represented and protected. Thus, when the need arises to adopt or interpret policy, procedure, or best practice models from this instrument, it is vital that a balance can be struck between public interest and the environment, and private property owners. The North Bend SMP provides the groundwork for a cooperative roadmap that leads us towards a collective good – preservation, protection, and a healthy utilization of our unique and treasured landscape- *North Bend Planning Commission 2011.*

Public Access and Recreation ~~Element~~

~~Goal A.~~ Goal 1. **Enhance North Bend's river shore recreation value by creating a natural linked greenway system.**

Policies

~~Public Access~~

1.1 Recognize shoreline public access opportunities and recommendations contained in the City's adopted Parks, Recreation, Wildlife Habitat and Open Space Plan and the Si View Metropolitan Park District Comprehensive Plan.

1.2 Public access should be located and designed to respect private property rights, maintain privacy of private property, be compatible with the shoreline environment, protect ecological functions and processes for all critical areas, and protect aesthetic values of the shoreline.

1.3 Acquire or obtain access rights, dedications, and easements to riverfront parcels, including levees and dikes, as available. Such rights should be pursued as opportunities and funding becomes available. Partner with other jurisdictions for funding and obtaining easements.

1.4 Where appropriate, promote the development and enhancement of public access to the river to increase fishing, kayaking and other water-related recreational opportunities.

1.5 Develop guidelines informed by best available science for creating contiguous greenways that protect the riparian environment and related wildlife habitat~~s~~ when opportunities arise.

1.6 As a part of the SMP, prepare and implement a Shoreline Restoration Plan that includes identification of key areas for public access, restoring habitat connectivity of critical areas~~ation~~, protection and improvement projects, consistent with the City of North Bend Shoreline Analysis Report.

1.7 Provide public access in the shoreline jurisdiction in association with the following uses: developments with five or more dwellings; commercial development; industrial development; and public agency development. Ensure public access is consistent with the City's adopted Parks, Recreation, Wildlife Habitat and Open Space Plan.

1.8 Ensure developments, uses, and activities on or near the shoreline do not impair or detract from the public's access to the water or the rights of navigation.

1.9 Provide public access as close as possible to the water's edge of the Middle and South Forks of the Snoqualmie River without causing significant ecological impacts and consistent with appropriate trail standards.

1.10 Identify opportunities for public access on publicly owned shorelines. Preserve, maintain and enhance public access afforded by shoreline street ends, public utilities and rights-of-way.

1.11 Design public access to provide for public safety and comfort and to minimize potential impacts on private property and individual privacy.

1.12 Provide public access and interpretive displays as part of publicly funded restoration projects where significant ecological impacts are addressed.

1.13 Maintain and enhance City parks, trails and public access facilities adjacent to shorelines in accordance with City and County plans.

1.14 Encourage waterfront development to provide a means for visual and pedestrian access to the shoreline area wherever feasible.

1.15 Encourage the acquisition of suitable upland shoreline properties to provide access to publicly owned shorelands. Encourage public access to the South Fork Snoqualmie and Middle Fork Snoqualmie on shoreline street ends, public utilities and rights of way.

~~Goal A.~~ **Goal 2. Implement a public access system in accordance with the City's Parks, Recreation, Wildlife Habitat and Open Space Plan that increases the amount and**

diversity of public access consistent with private property rights, public safety and the natural shoreline character.

Policies

~~Recreational Development~~

2.1 Allow for passive and active shoreline recreation that emphasizes location along shorelines in association with the City's Parks, Recreation, Wildlife Habitat and Open Space Plan and Si View Metropolitan Park District Comprehensive Plan.

2.2 Give priority to shoreline recreational development in order to provide access, use, and enjoyment of North Bend's shorelines.

2.3 Encourage the coordination of local, state, and federal recreation planning to satisfy recreational needs.

2.4 Promote recreational developments and plans that conserve the shoreline's natural character, ecological functions, and processes.

2.5 Encourage a variety of compatible recreational experiences and activities to satisfy diverse recreational needs.

2.6 Give water-dependent recreation priority over water-enjoyment recreation uses. Give water-enjoyment recreational uses priority over non-water-oriented recreational uses.

2.7 Integrate and link recreation facilities with linear systems, such as hiking paths, bicycle paths, easements, and scenic drives.

2.8 Pursue opportunities to expand the public's ability to enjoy the shoreline in public parks or public open spaces through dining or other water-enjoyment activities.

2.9 Promote non-intensive recreational uses which avoid adverse effects to the natural hydrology of aquatic systems, do not contribute to flood hazards, and avoid damage to the shoreline environment through modifications such as structural shoreline stabilization or native vegetation removal.

Circulation ~~Element~~

Goal 3. Implement multi-modal transportation improvements that provide for mobility and access and that minimize adverse impacts on the shoreline environment.

Policies

3.1 Allow for maintenance and improvements to existing roads and parking areas. Allow for necessary new roads and parking areas where other locations outside of shoreline jurisdiction are not feasible.

3.2 Plan and develop a circulation network which is compatible with the shoreline environment, and respects and protects ecological and aesthetic values in the shoreline of the state as well as private property rights.

3.3 Include in circulation system planning systems for pedestrian, bicycle, and public transportation where appropriate. Circulation planning and projects should support existing and proposed shoreline uses that are consistent with the SMP.

3.4Where possible, locate new roads, railroads, and parking as far from the shoreline as feasible to reduce interference with natural shoreline resources or appropriate shoreline uses.

3.5 Ensure, when existing transportation corridors are abandoned, they are reused for water-dependent uses or public access.

3.6 Encourage relocation or improvement of those circulation elements that are functionally or aesthetically disruptive to the shoreline, public waterfront access, and ecological functions.

3.7 Plan parking to achieve optimum use. Where possible, parking should serve more than one use (e.g. serving recreational use on weekends, commercial uses on weekdays).

3.8 Where feasible, provide parking outside shoreline jurisdiction.

3.9 Encourage low-impact parking facilities, such as those with permeable pavements and bio-swales.

3.10 Encourage trail and bicycle paths along shorelines in a manner compatible with the natural character, resources, and ecology of the shoreline.

3.11 ~~Establish a~~ Utilize the City's pedestrian and bicycle network ~~connected to a greenway system~~ which links commercial areas, employment centers, neighborhoods,

public facilities, parks, recreation and open space properties, and regional and state-wide trails.

A. ~~Adopt and implement the Trail Plan in the City's Parks, Recreation, Wildlife Habitat and Open Space Plan.~~ As funding and opportunities permit, protect critical trail linkages and design, construct and/or enhance trail segments identified in the Trail Plan.

B. Develop links between off-road and on-road pedestrian and bicycle facilities to provide an interconnecting system of trails.

C. Design portions of the trail system to accommodate a variety of non-motorized users, including pedestrians, road and mountain bicyclists, equestrians, skaters, wheelchair users, and others, recognizing that not all trails will accommodate all users.

D. ~~Create and implement development regulations that~~Development shall be required t~~o hat all new development~~ provide connections, or payment in lieu, to the City's bicycle/walkway trails system.

E. ~~Create and implement development regulations that require that n~~New residential development shall provide for construction of new trails as identified in the Trail Plan Map as part of the development's recreational and common space requirements.

F. Pursue obtaining trail easements from owners of existing developed lots located within trail corridors identified on the Trail Plan Map for construction of missing trail linkages.

G. Promote separated walkways and bikeways within new residential developments that can be linked to existing or proposed trails or walkways.

Shoreline Uses and Modifications ~~Element~~

~~Goal B.~~ Goal 4. **Encourage shoreline development that recognizes North Bend's natural and cultural values and its unique aesthetic qualities offered by its riverine environment.**

Policies

Shoreline Environment Designations

~~SUM P-1 Provide a comprehensive shoreline environment designation system to categorize North Bend shorelines into environments based upon the primary characteristics of shoreline areas to guide the use and management of these areas.~~

4.1 Designate properties as Natural in order to protect and restore those shoreline areas that are relatively free of human influence or that include intact or minimally

degraded shoreline functions that are sensitive to potential impacts from human use. Natural areas should be managed consistent with the following policies:

4.1A. Any use or development activity that would potentially degrade the ecological functions or significantly alter the natural character of the shoreline area should be severely limited or prohibited.

4.1B. Development activity in the Natural environment should only be permitted when no suitable alternative site is available on the subject property outside of shoreline jurisdiction and shall result in no net loss of ecological function.~~.~~

4.1C. The improvement or alterations of existing roads or creations of new roads to meet public safety needs are allowed when no other location is feasible.

4.1D. When d~~D~~evelopment within the floodplain is unavoidable, projects shall~~, when feasible, should~~ be designed and located to preclude the need for shoreline stabilization, flood control measures, native vegetation removal, or other shoreline modifications.

4.1E. Development activity or significant vegetation removal that would reduce the capability of vegetation to perform relevant ecological functions should be prohibited.

4.1F. Limited access may be permitted for scientific, historical, cultural, educational and low-intensity water-oriented recreational purposes, provided there are no significant adverse ecological impacts.

4.2 Designate properties as Urban Conservancy to protect and restore ecological functions of open space, parks, floodplains and floodways, other critical areas, and other undeveloped areas with low levels of alteration, while allowing a variety of compatible uses. This designation is appropriate for lands such as parks, open space, public property or high-functioning areas of private property, and low-density residential areas, provided specific management policies to guide development and use of these areas are created. The Urban Conservancy environment contains two sub-environments - Urban Conservancy-Residential for areas with moderate to high levels of ecological function that can or do appropriately accommodate shoreline priority residential uses, or Urban Conservancy-Recreation/Open Space for areas that are highly valued for recreation and public access, contain critical areas such as wetlands or floodplains, and/or have low levels of alteration corresponding to moderate to high ecological function. All Urban Conservancy environments should be managed consistent with the following policies:

4.2A. Allowed uses should be those that preserve the natural character of the area and/or promote preservation and restoration within critical areas, public and private open spaces, and other moderate- to high-functioning areas, either directly or over the long term.

4.2B. Restoration of shoreline ecological functions should be a priority.

4.2C. Development, when feasible, should be designed to ensure that any necessary shoreline stabilization, flood control measures, native vegetation removal, or other shoreline modifications do not result in a net loss of shoreline ecological function or further degrade other shoreline values.

4.2D. Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be mitigated.

4.2E. Water-oriented uses should be given priority over non-water-oriented uses.

4.2F. Recognize that single-family residential development is a preferred use.

4.2G. Commercial and industrial uses, other than limited commercial activities conducted accessory to a public park, should be limited.

4.3 Designate properties as Shoreline Residential to accommodate higher-density residential development and recognize existing and proposed land uses. This designation is appropriate for residential uses on lands with zoning classifications for detached and attached residential. The following management policies should guide development within these areas:

4.3A. Standards for buffers, lot coverage limitations, shoreline stabilization, vegetation conservation, critical area protection, and water quality should mitigate adverse impacts and~~on~~ maintain no net loss of shoreline ecological functions.

4.3B. Access, utilities, and public services should be available and adequate to serve existing needs and/or planned future development.

4.3C. Visual and physical access should be implemented whenever feasible and adverse ecological impacts can be avoided. Within attached residential developments, continuous public access along the shoreline should be provided, preserved or enhanced.

4.3D. Water-dependent recreational uses should be permitted.

4.3E. Limited water-oriented commercial uses which depend on or benefit from a shoreline location should also be permitted provided the underlying zoning classifications permit such uses.

4.4 Designate properties as Commercial Conservancy to accommodate intensive land uses, such as commercial, office, retail, transportation, warehouse, manufacturing, and mixed-use developments. The following management policies should guide development within these areas:

4.4A. Manage development so that it enhances and maintains the shorelines for a variety of urban uses, with priority given to water-dependent, water-related and water-enjoyment uses. Non-water-oriented uses should not be allowed except as part of an existing development, unless such uses would not conflict with or limit opportunities for water-oriented uses or on sites where there is no direct access to the shoreline.

4.4B. Visual and physical access should be implemented whenever feasible and adverse ecological impacts can be avoided. Continuous public access along the shoreline should be provided, preserved or enhanced when feasible.

4.4C. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.

4.5 Designate properties as Aquatic to protect, restore, and manage the unique characteristics and resources of the areas waterward of the OHWM. The following management policies should guide development within these areas:

4.5A. Provisions for the management of the Aquatic environment should be directed towards maintaining and restoring shoreline ecological functions.

4.5B. Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.

4.5C. All developments and uses should be located and designed to protect public recreational uses of the water; to minimize adverse visual impacts; and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.

4.5D.New overwater structures for public access and public infrastructure are permitted provided they are the minimum size necessary to support the structure's intended use and will not preclude attainment of ecological restoration.

4.5E. Underwater pipelines and cables should not be permitted unless demonstrated that there is no feasible alternative location based on an analysis of technology and system efficiency, and that the adverse environmental impacts are not significant or can be shown to be less than the impact of upland alternatives.

Agriculture

4.6 Allow existing agricultural activities as part of the community's heritage.

4.7 Design new agricultural uses and expansions of existing uses consistent with the SMP to minimize impacts on shoreline environments.

4.8 Prohibit the creation of agricultural land by diking, draining, or filling wetlands or channel migration zones.

4.9 Maintain a vegetative buffer between agricultural lands and waterbodies or wetlands in order to reduce harmful bank erosion and resulting sedimentation, enhance water quality, reduce flood hazard, and maintain habitat for fish and wildlife.

4.10 Use appropriate farm management techniques to prevent contamination of nearby waterbodies and adverse effects on valuable plant, fish, and animal life from fertilizer and pesticide use and application.

4.11 Encourage agricultural-recreation activities on the Tollgate and Meadowbrook Farms.

Aquaculture

4.12 Give preference to aquaculture operations that minimize environmental impacts through use of fewer visible structures or less extensive substrate and vegetation modifications.

4.13 Do not allow aquaculture in areas where it would degrade water quality, result in a loss of shoreline ecological function, impair navigation, or conflict with other water-dependent uses.

4.14 Design aquaculture facilities to minimize nuisance odors and noise, as well as visual impacts on surrounding shoreline development.

Boating Facilities (Boat Launches)

4.15 Limit new boating facilities to public or community launches for canoes, kayaks or other hand-powered vessels.

4.16 Locate new boating facilities and allow expansion of existing facilities at sites with suitable environmental conditions, shoreline configuration, access, and neighboring upland and aquatic uses.

4.17 Require restoration activities when substantial improvements or repair to existing boating facilities is planned.

4.18 Boating facilities that minimize the amount of shoreline modification are preferred.

4.19 Over-water boating facilities are prohibited.

4.20 Boat moorage is prohibited.

Breakwaters, Jetties, Groins and Weirs

4.21 To the extent feasible, limit the use of breakwaters, jetties, groins, weirs or other similar structures to those projects providing ecological restoration or other public benefits.

Dredging and Dredge Material Disposal

4.22 Dredging and dredge material disposal should avoid and minimize significant ecological impacts. Impacts which cannot be avoided should be mitigated and result in no net loss of ecological function.

4.23 Design and locate new shoreline development to avoid the need for dredging.

4.24 Limit dredging and dredge material disposal to the minimum necessary to allow for shoreline restoration, flood hazard reduction, and maintenance of existing legal moorage and navigation. Dredging to provide for new navigation uses is prohibited.

4.25 Allow dredging for the primary purposes of flood hazard reduction only as part of a long-term management strategy consistent with an approved flood hazard management plan.

Fill

4.26 Limit fill waterward of the OHWM to support ecological restoration or to facilitate water-dependent or public access uses. All impacts shall result in no net loss of ecological function.

4.27 Allow fill consistent with floodplain regulations upland of the OHWM provided it is located, designed and constructed to protect shoreline ecological functions and ecosystem-wide processes, including channel migration, and is the minimum necessary to implement an approved project.

Forest Practices

4.28 Ensure compliance with the State's Forest Practices Act for all forest management activities including Class IV, general forest practices, where shorelines are being converted or are expected to be converted to non-forest uses.

4.29 Ensure all ~~Conduct~~ forest practices within shoreline areas adhere to buffer distance and mitigation standards, and result in no net loss of ecological function by consulting Best Available Science and following Best Management Practices. ~~to ensure water quality and the maintenance of vegetative buffer strips to protect fish populations and avoid erosion of stream banks.~~

4.30 When forest lands are converted to another use, assure no net loss of shoreline ecological functions or significant adverse impacts on other shoreline uses, resources and values such as navigation, recreation and public access.

In-Stream Structures

4.31 Locate, plan and permit in-stream structures only when consistent with the full range of public interests, ecological functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitats and species.

Mining

4.32 Locate mining facilities outside shoreline jurisdiction whenever feasible.

4.33Do not allow mining in any location waterward of the OHWM.

4.34 Design and locate mining facilities and associated activities to prevent loss of ecological function. Give preference to mining uses that result in the creation, restoration, or enhancement of habitat for priority species.

Residential Development

4.35 Consider single-family residential development as a priority use only when developed in a manner consistent with the control of pollution and prevention of damage to the natural environment. These goals can be achieved by, but are not limited to:

A. maintaining the natural hydrologic cycle and minimizing alterations of natural drainage patterns;

B. encouraging alternative impervious surface techniques that yield low runoff potential;

C. providing for the retention and replanting of native vegetation for ecological and erosional stability;

D. developing and implementing watershed management plans that protect water quality and address nonpoint pollution and the cumulative effects of land management on ecological systems;

E. utilizing low impact development (LID) techniques and site planning; and

F. promoting innovative and environmentally sensitive development practices in siting, design, materials selection, construction, and maintenance.

4.36 Locate and construct residential development in a manner that assures no net loss of shoreline ecological functions.

4.37 Ensure the overall density of development, lot coverage, and height of structures is appropriate to the physical capabilities of the site and consistent with the comprehensive plan.

4.38 Ensure new residential development provides adequate buffers or open space from the water to protect or restore ecological functions and ecosystem-wide processes, to preserve views, to preserve shoreline aesthetic characteristics, to protect the privacy of nearby residences, and to minimize use conflicts.

4.39 Make adequate provisions for services and infrastructure necessary to support residential development.

4.40 Design and locate new residences so that shoreline stabilization will not be necessary to protect the structure. The creation of new residential lots should not be allowed unless it is demonstrated the lots can be developed without:

A. Constructing shoreline stabilization structures (such as bulkheads).

B. Causing significant erosion or slope instability.

C. Removing existing native vegetation within shoreline buffers.

Shoreline Habitat and Natural Systems Enhancement Projects

Goal 5~~1~~. Protect and restore the natural hydraulic, hydrologic, and habitat functions, scenic as well as recreation values of North Bend's shorelines.

Policies

5.1 Include provisions for shoreline vegetation restoration, fish and wildlife habitat enhancement, and low impact development techniques in projects located within shoreline jurisdiction, where feasible and informed by Best Available Science.

5.2 Encourage and facilitate implementation of projects and programs included in the Shoreline Master Program Shoreline Restoration Plan.

5.3 ~~Objective A.~~ Protect shoreline processes and ecological functions through regulatory and non-regulatory means that may include acquisition of key properties, conservation easements, regulation of development within shoreline jurisdiction, and incentives to private property owners to encourage ecologically sound design.

5.4 ~~Objective B.~~ Work with other jurisdictional agencies in the region and with the private sector to deal effectively with regional and watershed-wide natural environment issues and the protection, preservation, and enhancement of all shorelines ~~as fish and wildlife habitat~~and adjacent critical areas.

5.5 ~~Objective C.~~ Enhance and restore areas which are biologically and aesthetically degraded to the greatest extent feasible while maintaining appropriate use of, and public access to, the shoreline.

5.6~~Objective D.~~ Conserve and protect critical areas within shoreline jurisdiction from loss or degradation.

5.7 ~~Objective E.~~ Protect and restore critical freshwater habitat and other areas that provide habitat for endangered, threatened or sensitive fish and wildlife species using methods informed by Best Available Science.

5.8 ~~Objective F.~~ Protect and restore vegetation to maintain and enhance habitat, aesthetic and recreational values. Retention and planting of conifers is particularly desired as a source of future large woody debris recruitment.

5.9 ~~Objective G.~~ Protect and preserve water quality in the South Fork and Middle Fork Snoqualmie Rivers.

5.10 ~~Objective H.~~ Preserve and enhance public access opportunities to and along the shoreline consistent with protecting shoreline processes and ecological functions.

Shoreline Stabilization

5.11 Locate and design new development, including subdivisions, to eliminate the need for new shoreline modification or stabilization.

5.12 Design, locate, size and construct new or replacement structural shoreline stabilization measures to minimize and mitigate the impact of these modifications on the City's shorelines.

5.13 Give preference to non-structural shoreline stabilization measures over structural shoreline stabilization, and give preference to soft structural shoreline stabilization over hard structural shoreline stabilization.

5.14 Encourage fish-friendly shoreline design during new construction and redevelopment by offering incentives and regulatory flexibility.

Utilities

5.15 Allow for utility maintenance and extension with criteria for location and vegetation restoration as appropriate.

5.16 Plan, design, and locate utility facilities to minimize harm to shoreline functions, preserve the natural landscape, and minimize conflicts with present and future planned land and shoreline uses while meeting the needs of future populations in areas planned to accommodate growth.

5.17 Do not permit new primary utility production and processing facilities, or parts of those facilities, such as power plants, solid waste storage or disposal facilities that are non-water-oriented within shoreline jurisdiction unless no other options are feasible. Primary utility facilities, such as wastewater treatment plants and including expansion

of existing facilities, should be located in shoreline jurisdiction only if no practical upland alternative or location exists. Such facilities and expansions should be designed and located to minimize impacts on shoreline ecological functions, including riparian and aquatic areas, and to the natural landscape and aesthetics. Public health and safety should be the highest priority for the planning, development and operation of primary utility facilities.

5.18 Locate utility transmission facilities for the conveyance of services, such as power lines, cables, and pipelines, outside of shoreline jurisdiction where feasible. Where permitted within shoreline jurisdiction, such facilities should be located within existing or approved road crossings or in such a way as to minimize potential adverse impacts on shoreline areas.

5.19 Locate new utility facilities so as not to require extensive shoreline protection works.

5.20 Locate utility facilities and corridors to protect scenic views from public parks and trails. Whenever possible, such facilities should be placed underground, or alongside or under bridges.

5.21 Design utility facilities and rights-of-way to preserve the natural landscape and to minimize conflicts with present and planned land uses.

Existing Uses

5.22 Allow nonconforming existing legal uses and structures to continue in accordance with this SMP. Residential structures and appurtenant structures that were legally established and are used for a conforming use, but that do not meet standards for the following should be considered a conforming structure: setbacks, buffers, or yards; area; bulk; height; or density.

5.23 Allow alterations of nonconforming structures, uses, and lots in consideration of historic development patterns, when occupied by preferred uses, and when consistent with public safety and other public purposes.

5.24 Encourage transitions from nonconforming uses to conforming uses.

5.25 Allow for nonconforming structures to expand when they do not increase the nonconformity according to SMP requirements.

5.26 Allow for existing roads, driveways and utility lines to continue and expand when they do not increase the nonconformity according to SMP requirements.

5.27 Consider the no-net-loss of ecological function objective to guide review of proposed expansions or other changes to nonconforming uses and new development

on nonconforming vacant lots. This objective may be addressed in an areawide manner consistent with the SMP cumulative impacts analysis.

Critical Areas

5.27 Conserve and protect critical areas within shoreline jurisdiction from loss or degradation.

5.28 Locate and design public access within and adjacent to critical areas to ensure that ecological functions are not adversely impacted.

~~Wetlands~~

5.29 Protect and manage shoreline-associated wetlands, including maintenance of sufficient volumes of surface and subsurface drainage into wetlands, to sustain existing vegetation and wildlife habitat.

~~Streams and Fish and Wildlife Habitat Conservation Areas~~

5.30 Protect critical freshwater habitat, including channel migration zones, and other areas that provide habitat for endangered, threatened or sensitive fish and wildlife species.

~~Geologically Hazardous Areas~~

5.31 Manage development in geologically hazardous areas, including channel migration zones, to avoid risk and damage to property and loss of life from geological conditions.

~~Floodplain Management~~

5.32 Regulate development within the 100-year floodplain to avoid risk and damage to property and loss of life.

5.33 Protect Critical Aquifer Recharge Areas (CARA's) for their importance in recharging aquifers which North Bend uses for potable water. All surface water generated by development should be treated per current stormwater regulations adopted by the City to ensure no hazardous substances enter the groundwater.

Shoreline Vegetation Conservation

5.34 Protect and restore vegetation to maintain and enhance habitat, aesthetic and recreational values. Retention and planting of conifers is particularly desired as a source of future large woody debris recruitment.

5.35 Plan and design new development or substantial redevelopment to retain or provide shoreline vegetation.

5.36 Prohibit the introduction of invasive plant species along shorelines, and encourage the removal of noxious and invasive weeds.

5.37 Protect, enhance, and maintain healthy trees and vegetation consistent with the value North Bend places on trees and other vegetation as integral to community character and quality of life. Minimize tree clearing and thinning activities in shoreline jurisdiction and require mitigation for trees that are removed. Selective pruning of trees for safety and view protection may be allowed.

5.38 Recognize the most recent inter-agency guidance on levee vegetation management to maintain levee safety and address aquatic habitat needs.

Water Quality, Stormwater Management, and Nonpoint Pollution

5.39 Protect and preserve water quality in the South Fork and Middle Fork Snoqualmie Rivers.

5.40 Manage stormwater quantity to ensure protection of natural hydrology patterns and avoid or minimize impacts on streams.

5.41 Encourage use of low impact development techniques in all new development and redevelopment proposals.

5.42 Support public education efforts to protect and improve water quality.

Historic, Cultural, Scientific, and Educational Resources ~~Element~~

~~Goal C.~~ Goal 6. Recognize cultural and historical resources as an essential part of North Bend's identity and heritage.

Policies

6.1 Encourage educational and scientific projects and programs that foster a greater appreciation of the importance of shoreline management, river-oriented activities, environmental conservation and local historic connections with North Bend's rivers.

6.2 Due to the limited and irreplaceable nature of the resource, prevent public or private uses, activities, and development from destroying or damaging any site having historic, cultural, scientific or educational value as identified by the appropriate authorities and deemed worthy of protection and preservation.

6.3 Protect, preserve, or restore buildings, sites, and areas of shoreline having scientific or educational values or significance.

Flood Hazard Management ~~Element~~

~~Goal A.~~Goal D. **Goal 7. Protect public safety within river floodways and floodplains and protect natural systems by preserving the flood storage function of floodplains.**

Policies

7.1 Manage development proposed within floodplains, floodways and channel migration zones consistent with the Shoreline Management Act, the Federal Emergency Management Agency (FEMA) standards, and this SMP, including the Critical Areas Regulations for frequently flooded areas and geologically hazardous areas.

7.2 Work with other cities, King County, and state and federal agencies to deal effectively with regional flooding issues.

7.3 Control stormwater runoff in a manner consistent with low impact development practices which utilize natural detention, retention and recharge techniques to the maximum extent possible.

7.4 Prohibit any development within the floodplain which would individually or cumulatively cause any increase in the base flood elevation. Encourage purchase of properties that have experienced repetitive loss.

Climate Change

Goal 8. Recognize that shorelines are impacted by climate change and encourage adaptation to promote resiliency.

Policies

8.1 Support development regulations for vegetated areas along streams, which once supported or could in the future support mature trees, that include buffers of sufficient width to facilitate the growth of mature trees and periodic recruitment of woody vegetation into the water body to support vegetation-related shoreline functions.

8.2 Regulate uses and development as necessary within and along stream channels, associated channel migration zones, wetlands, and floodplains within the shoreline jurisdiction, to assure that no net loss of shoreline ecological processes and

functions results from new development near freshwaters of the state, including associated hyporheic zones.

8.3 Continue to support the goals of no net loss of wetland functions and values within each drainage basin in the face of climate change. Acquisition, enhancement, regulations, and incentive programs such as the City's water conservation ordinance shall be used independently or in combination with one another to protect and enhance critical area functions and values.

8.4 The city may wish to evaluate in the future and map all low-lying areas susceptible to flooding, focusing on areas impacted by increases in water levels exacerbated by climate change. This effort shall include consideration for current and future environmental conditions.

8.5 The city should consider developing plans to address increased storm frequency and intensity to build resilience in stormwater management, flood management, and drainage management. These plans should incorporate integrated floodplain management wherever possible.

8.6 The city shall employ a comprehensive approach to managing low flow conditions and drought response, taking into consideration the needs of the environment, agriculture, and vulnerable communities.

Economic Development

Goal 9. Support the development of water-oriented commercial services and attractions that serve tourism and support the community's economy and river environment.

Policies

9.1 Promote the South and Middle Forks of the Snoqualmie River as a community economic asset.

9.2 Develop a means of identifying, restoring and maintaining the additional economic benefit gained by shoreline location such as recreational or tourism benefits. Emphasis should be placed on shorelines with cultural and environmental significance to help residents and visitors acquire knowledge, attitudes, and skills necessary to connect culturally and recreationally with their surroundings.

9.3 Give preference to economic activities which either leave natural shoreline features and adjacent critical areas such as trees, shrubs, grasses and wildlife habitat unmodified, or which modify them in a way which enhances human awareness and appreciation of the river's beauty and relation to other natural and non-natural surroundings.

9.4 Give first preference to water-dependent ecological processes uses, second preference to water-related or water-enjoyment economic activities, and last preference to non-water-oriented uses in areas where limited commercial or industrial development space along shorelines is in demand for a number of competing uses.

9.5 Where possible, developments are encouraged to incorporate low impact development techniques into new and existing projects and integrate architectural and landscape elements that recognize the river environment. Development in critical areas and areas that provide habitat connectivity is discouraged.

9.6 Require non-water-oriented commercial or industrial development to provide for ecological restoration and public access as appropriate.

9.7 Assure that commercial and industrial development will not result in a net loss of shoreline ecological functions or have significant adverse impacts on navigation, recreation and public access.

Goal 10. Allow for commercial, industrial and manufacturing uses designed with sensitivity to the environment and aesthetic character that incorporate low impact technologies and provide opportunities for public enjoyment of the shoreline.

Policies

10.1 Promote water-oriented commercial uses in shoreline areas with current or planned commercial uses, such as Downtown North Bend.

10.2 Explore ways in which the downtown retail shopping area might be further enhanced and linked to the South Fork Snoqualmie River.

10.3 Encourage multi-use commercial projects that include some combination of ecological restoration, public access, open space, and recreation.2.4 Allow for infill or new industrial development when consistent with shoreline master program guidelines. As mitigation for impacts on shoreline resources and values, ensure industrial development incorporates shoreline restoration or public access where feasible and consistent with security needs.

10.4 Avoid designating lands for industrial Promote limited development in all designated Shorelines of the State within North Bend. that include shoreline areas with severe environmental limitations.

Reports and comments received for Critical Area and Shoreline 2024 Comprehensive Plan Amendments – Compiled 8/16/2023

1. Otak Technical Memo July 25, 2023
2. Watershed Technical Memo June 15, 2023
3. Snoqualmie Tribe shoreline comments – August 2, 2023
4. Snoqualmie Tribe comments- August 11, 2023
5. Snoqualmie Tribe comments- August 16, 2023
6. Department of Natural Resources comments- July 28, 2023
7. Washington Department of Fish and Wildlife comments- July 25, 2023
8. Email comment from Kim Arent
9. Email comment from Paige Witmer
10. Email comment from Siri Gillespie
11. Email comment from Michael Thomas

Technical Memorandum

To: Jamie Burrell, Senior Planner, City of North Bend

From: Jeff Gray, MS, PWS

Copies:

Date: July 25, 2023

Subject: Best Available Science Review for Critical Areas Element (Chapter 2) of the City of North Bend 2024 Comprehensive Plan Update

Project No.: Otak 33067.200-001

VIA EMAIL

This technical memorandum includes the Best Available Science (BAS) review to support the City of North Bend's (City) 2024 Comprehensive Plan update. A review of BAS regarding environmentally sensitive areas (i.e., critical areas) is required per the Washington State Growth Management Act [Chapter 36.70A of the Revised Code of Washington (RCW)]. Major updates to the City's Critical Areas Ordinance were passed in 2018 (City ordinance 1688), which were completed subsequent to the City's last Comprehensive Plan Update that occurred in 2015. This BAS review has been completed to identify amendments to the Critical Areas Element (Chapter 2) of the City's Comprehensive Plan and provide recommendations for municipal code amendments.

This memorandum includes the critical areas BAS review, recommended updates for the City's 2024 Comprehensive Plan, and recommended amendments to the North Bend Municipal Code (NBMC) Chapters 14.05 through 14.12 regarding critical areas regulations. Completed versions of the Washington State Department of Commerce's Critical Areas Checklist and the Washington Department of Fish and Wildlife's (WDFW) Riparian Management Zone Checklist for Critical Areas Ordinances are attached.

Best Available Science Review

The City recently updated critical areas regulations in 2018 based on Best Available Science (BAS). The following sections were significantly updated: Chapter 14.05 (Critical Areas – Administration, General Provisions and Definitions), Chapter 14.06 (Wetland Critical Areas), Chapter 14.07 (Critical Aquifer Recharge Areas), Chapter 14.09 (Fish and Wildlife Habitat Conservation Areas). Chapters 14.11 (Geologically Hazardous Areas) and Chapter 14.12 (Floodplain Management) did not require substantive updates based on BAS, and were updated to reflect critical areas report requirements that were moved to Chapter 14.05. Chapter 14.08 (Streams) was repealed and incorporated into Chapter 14.09. Chapter 14.10 (Channel Migration Zones) was not updated because the City does not regulate channel migration zones as stated in Chapter 14.10.010 (Purpose) largely due to overlapping floodplain development regulations.

Since 2018, the Washington Department of Fish and Wildlife (WDFW) and the Washington Department of Ecology (Ecology) have released updated guidance based on BAS for management of riparian zones along and streams and wetland mitigation. Riparian ecosystem BAS has been synthesized in *Volume 1: Science Synthesis and Management Implications* (Quinn et al. 2020) that describes how riparian ecosystems and watersheds affect ecological functions and aquatic habitats. *Volume 2: Management Recommendations* (Rentz et al. 2020) provides guidance for cities to protect and restore functioning riparian ecosystems. Healthy functioning riparian ecosystems are fundamental for clean water, productive salmon populations, and climate resilient watersheds. In 2021,

Ecology led the preparation of *Wetland Mitigation in Washington State, Part 1: Agency Policies and Guidance (Version 2)* (Ecology et al. 2021) that provides updated guidance on compensatory mitigation based on BAS. All three documents are intended to support local governments in developing consistent policies based on BAS as required under the Growth Management Act.

Ecology also published *Critical Aquifer Recharge Areas Guidance* (2005, revised March 2021) to help local jurisdictions protect local groundwater resources under the Growth Management Act. The City regulates CARAs and Wellhead Protection Areas in accordance with King County's analysis and map, and is periodically updated based on current information.

Riparian Ecosystems

Per Quinn et al. (2020) and Rentz et al. (2020), riparian ecosystems are defined as the area that provides full ecological function for bank stability, shade, pollution removal, detrital inputs, recruitment of large woody debris, and wildlife movement. The current term or approach to managing these habitats is to identify them as Riparian Management Zones (RMZ) rather than buffers as is commonly used in most critical areas ordinance. The preferred term is RMZ because buffer implies undeveloped natural areas that can contribute habitat to riparian functions, whereas RMZ is meant to capture the area capable of providing full functions and is managed to that end.

One of the goals of managing RMZs is the Desired Future Condition (DFC), in which habitat composition and structure is old, structurally complex conifer-dominated forest with large diameter trees, numerous snags and logs, and multi-strata canopies that promote plant diversity. This is used as the benchmark for the DFC in riparian areas. A significant component of implementing the RMZ management concept is to use the site-potential tree height (SPTH) for determining RMZ widths on streams. Tree height refers to the average height of the tallest dominant tree (200 years or older) in which key riparian ecosystem functions are effectively captured. The effectiveness of providing riparian functions decreases as the distance from a stream increases. Designating RMZs based on at least $SPTH_{200}$ is therefore a scientifically supported approach to protecting and managing fully functioning riparian ecosystems, including salmon.

Rentz et al. (2020) describes procedures for delineating RMZs in forested ecosystems (e.g., City of North bend). The inner edge of the RMZ should be based on the active channel as determined by the location of the stream ordinary high water mark (OHWM) following Ecology's OHWM delineation manual (Anderson et al. 2016). The outer edge should be the recommended minimum based on SPTH200, vegetation composition, and pollution removal. The minimum RMZ width for pollution removal is 100 feet, which has been documented to remove 80-95% or more of common stream contaminants (e.g., nitrogen, phosphorous, sediment, and most pesticides). The mean $SPTH_{200}$ in western Washington ranges from 100 to 240 feet, and is correlated with soil types that support different climax trees species. The greater of the two (e.g., one full $SPTH_{200}$ and the 100-foot pollution removal overlay) should be utilized to determine the regulated RMZ to protect all key riparian functions. WDFW has created the SPTH mapping tool that covers the City of North Bend (https://arcg.is/1ueq0a), which can be used if this approach is adopted by local agencies for regulating riparian ecosystems.

In addition, Quinn et al. (2020) and Rentz et al. (2020) do not distinguish between non-fish bearing and fish-bearing streams. No evidence or scientific literature was identified that full riparian ecosystem functions along non-fish bearing streams are less important to aquatic ecosystems than full riparian ecosystem functions along fish-bearing streams due to their connectivity.

Wetlands Mitigation

Ecology's *Wetland Mitigation in Washington State, Part 1: Agency Policies and Guidance (Version 2)* (Ecology et al 2021) provides updated guidance when selecting, designing, and implementing compensatory mitigation based on BAS to ensure that environmental policies and regulatory requirements are achieved. The updated guidance

emphasizes mitigation sequencing, functional assessment tools, how to determine adequate compensation for lost wetland functions and values, the importance of site selection for habitat connectivity, and long-term sustainability and protection. Guidance on calculating impacts addresses permanent and temporary impacts, short and long-term temporary impacts, indirectly impacts, and shading (e.g., habitat conversion).

The goal of any project that impacts wetlands is to achieve "no net loss" of wetland functions and values that has been a key national and state policy goal since 1989. Determining no net loss is contingent on the amount of compensation required to offset wetland losses, and typically requires compensating for both area and functions. Commonly used methods for evaluating the adequacy of proposed compensation include using Ecology's *Calculating Credits and Debits for Compensatory Mitigation* (Credit-Debit Method) (Hruby 2012) and mitigation ratios.

Comprehensive Plan, Chapter 2 Critical Areas Element – Recommended Updates

1) Page 38. Update the reference to King County Countywide Policies (CWP) that were updated on December 21, 2021 under Ordinance 19384, and ratified on April 6, 2022. The full list of the 2021 CWP is available at: https://kingcounty.gov/~/media/depts/executive/performance-strategy-budget/regional-planning/CPPs/2021_CPPs-Adopted_and_Ratified.ashx?la=en

The environment-related goals and policies in the 2021 CWP now include Environmental Sustainability (EN-1 through EN-5), Earth and Habitat (EN-6 though EN-11), Flood Hazards (EN-12 through EN-14), Water Resources (EN-15 through EN-19), Open Space (EN-20 through EN-22, Restoration and Pollution (EN-23 through EN-26), Climate Change (EN-27 through EN-33). The City's Comprehensive Plan appears consistent with 2021 CWPP.

2) Page 43. CA Goal 3, Policy CA 3.6: Update sentence to reference restoration guidance manuals prepared by WDFW and other State agencies, "or as updated", including:
   - Stream Habitat Restoration Guidelines (2012) available at: https://wdfw.wa.gov/sites/default/files/publications/01374/wdfw01374.pdf
   - Water Crossing Design Guidelines (2013) available at: https://wdfw.wa.gov/publications/01501

3) Page 46. CA Goal 5, Policy CA 5.7: Update the language to state "…when feasible, contribute to existing wetland system or restore an area that was historically a wetland in accordance with the most recent federal and state interagency guidance." The interagency mitigation guidance manual was updated in 2021, available at: https://ecology.wa.gov/Water-Shorelines/Wetlands/Mitigation/Interagency-guidance

4) Page 48. CA Goal 6, Policy 6.6: Update sentence to state "…implement measures to preserve and restore protected fish populations in the Snoqualmie Watershed consistent with WRIA 7 Salmon Recovery Plan, Near Term Action Agenda, and similar basin-wide action plans for salmon recovery."

5) Page 49, under Section C.1: Suggest updating this passage to clarify that the City's Critical Areas Ordinance was updated in 2018 that reflects the "Best available Science" for fish and wildlife habitat protection.

6) Page 49, under Section C.1: Suggest updating the discussion of the Puget Sound Partnership to delete the goal of Puget Sound recovery by 2020 and replace it with salmon recovery.

7) Page 49. CA Goal 7, Policy CA 7.5: Update sentence to include reference to WDFW's Integrated Streambank Protection Guidelines (2002) available at: https://wdfw.wa.gov/publications/00046

8) Page 49, under Section D: Suggest aligning the listed geologic hazards with the critical areas code, and updating the list to: Erosion hazard areas, landslide hazard areas, seismic hazard areas, and local geological events.

9) Page 52, under Section D.3: Suggest updating the language regarding an earthquake disaster response plan, or keep it as future tense if such a plan is still being developed.

10) Page 53, Section F: Update references to current critical areas maps from 2015 critical areas maps.

Municipal Code Amendments – Recommended Updates

Municipal code amendments are provided below based on the review of BAS for critical areas. Completed versions of the Washington State Department of Commerce's Critical Areas Checklist and WDFW's Riparian Management Zone Checklist for Critical Areas Ordinances are attached.

1) 14.06.010 (Designation): Update RCW reference to WAC 173-22-035 regarding wetland delineations using the approved federal manual and regional supplement.
2) 14.12.010.S (Applicability): Updated code citation in first paragraph to 14.050.040(S) for SFHA definition.
3) 14.05.040.G.1 (G Definitions) and 14.11.020 (Designation): Suggest updating the definition of geologically hazardous areas to be consistent with RCW 36.70A.030(14) and WAC 365-190-120(1): "Geologically hazardous areas" means areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.
4) 14.05.040.C.8 (critical areas): Update critical areas definition to include recently added amendment to RCW36.70A.030 and WAC 365-190-030: "Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company." The full critical areas definition per the RCW and WAC is:

   "Critical areas" include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. "Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.
5) 14.09.040.A.1.e (Permitted alterations): Delete this section since it conflicts with the manuals described in the section heading, or replace this section with: "All stream crossings shall follow WDFW's 2013 Water Crossing Design Guidelines, or as updated, along with consideration of NMFS's 2011 Anadromous Salmonid Passage Facility Design, or as updated. Stream crossing design shall follow the best available science and coordinated with WDFW."
6) 14.09.030 (Buffers): In the section introduction, include a reference to delineating the OHWM in accordance with Ecology's OHWM delineation manual (Anderson et al. 2016), as updated. The manual is titled Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State, available at: https://apps.ecology.wa.gov/publications/documents/1606029.pdf
7) 14.09.040.A.5 (Septic systems): Update code to exclude new septic systems from stream buffers, not just the inner buffer. The inner buffer is not defined in the code, and is generally interpreted to assume the entire buffer.

8) 14.05.140.A.2.f (hazard trees): Encourage the creation of snags in critical areas or their buffers rather than complete tree removal if feasible.
9) 14.05.240 (Critical areas report/studies): Suggest adding a statement requiring critical areas reports to address project's climate resiliency within critical areas (e.g., increase habitat connectivity, planning for wider range of stream flows, and increase stream shading).
10) 14.05.250.E (Compensatory Mitigation): Include a reference to *Wetland Mitigation in Washington State, Part 1: Agency Policies and Guidance (Version 2)* (Ecology et al. 2021), as amended, and Part 2: Developing Mitigation Plans (Ecology et al. 2006), as amended.

Attachments:

1) Washington State Department of Commerce's Critical Areas Checklist
2) WDFW Riparian Management Zone Checklist for Critical Areas Ordinances

References

Anderson, P., S. Meyer, P. Olson, and E. Stockdale. 2016. Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State. Ecology Publication No. 16-06-029. Available at: https://apps.ecology.wa.gov/publications/documents/1606029.pdf

Ecology [Washington Department of Ecology]. 2005. Critical Aquifer Recharge Areas Guidance, revised March 2021. Available at: https://apps.ecology.wa.gov/publications/documents/0510028.pdf

Ecology, US Army Coprs of Engineers, and US Environmental Protection Agency (Region 10). 2021. Wetland Mitigation in Washington State, Part 1: Agency Policies and Guidance (Version 2). Ecology Publication No. 21-06-003. Available at: https://ecology.wa.gov/Water-Shorelines/Wetlands/Mitigation/Interagency-guidance

Hruby, T. 2012. Calculating Credits and Debits for Compensatory Mitigation (revised March 2012). Ecology Publication No. 10-06-011. Available at: https://apps.ecology.wa.gov/publications/summarypages/1006011.html

Quinn, T., G.F. Wilhere, and K.L Krueger, technical editors. 2020. Riparian Ecosystems, Volume 1: Science Synthesis and Management Implications. Habitat Program, Washington Department of Fish and Wildlife, Olympia.

Rentz, R., A. Windrope, K. Folkerts, and J. Azerra. 2020. Riparian Ecosystems, Volume 2: Management Recommendations. Habitat Program, Washington Department of Fish and Wildlife, Olympia.

TECHNICAL MEMORANDUM

DCG WATERSHED

Date: June 15, 2023

To: Jamie Burrell, Senior Planner

From: David Jackson, Environmental Planner
Clover McIngalls, Environmental Planner
Dan Nickel, Director of Planning

Project Name: North Bend SMP User Guide

Project Number: 221225

Subject: North Bend Shoreline Element Review

DCG/Watershed has reviewed Chapter 10- Shoreline Element of the City of North Bend Comprehensive Plan, to provide input on recommendations for the 2024 Comprehensive Plan update. The following memo summarizes our review and recommendations.

1. Terminology and Formatting

The text in Chapter 10 reuses the term "element" for several different items within the chapter. The chapter itself is called the "Shoreline Element." Several headers in the chapter, though not all, are also termed "elements," with specific policies under each. While the use of the term "element" for these subheadings originates from the stand-alone Shoreline Master Program (SMP), the reuse of the term "element" may cause confusion and difficulty navigating the chapter.

As with other chapters within the Comprehensive Plan, Chapter 10 could also use alphanumeric headings and different formatting to make navigation easier between the different "sub-elements." At the beginning of Chapter 10, there is a header for "B. Development of Goal and Policies." Each subheading is given a "B" number but this numbering is not repeated through the rest of the chapter.

Recommendations:

Change the term for the subsections in part B of Chapter 10 to "sub-element" or remove "element" altogether to improve clarity. Use consistent headings, numbering, and formatting across the chapter to aid in navigation.

Example:

B-1: Economic Development (ED)

B-1 Goal A…Goal B

ED P-1…ED P-12

2. Consistency with the North Bend SMP regulations, NBMC Chapter 14.20

Shoreline regulations are contained in NBMC Chapter 14.20. NBMC 14.20.150.C states that the policies of the SMP, contained in the Shoreline Element of the Comprehensive Plan, state the underlying objectives the regulations are intended to accomplish. The policies guide the interpretation and enforcement of the SMP regulations. The SMP regulations were generally assessed for consistency with the Shoreline Element as part of this review.

The Shoreline Element is mostly consistent with the contents and organization of the NBMC Chapter 14.20. The organization is roughly consistent; however, the grouping of some elements means the order is somewhat altered. This does not pose an issue for navigation.

The Conservation sub-element includes policies for each of the critical area types which have standards adopted by reference in SMP 14.20.290.B, except for critical aquifer recharge areas.

Recommendation:

Include a policy for management of critical aquifer rechange areas, similar to those for the other critical areas included under the Conservation sub-element.

3. Consistency with Climate Change Policy Recommendations

Recent action by the Washington State Legislature, E2SHB 1181, requires consideration of climate impacts and climate adaptation in comprehensive planning. E2SHB 1181 also includes a “resiliency sub-element,” which requires that comprehensive plans include strategies to avoid or mitigate climate impacts.

Climate adaptation is discussed in the Comprehensive Plan outside of the Shoreline Element. Several references to climate change are made in Chapter 11, the “Energy and Sustainability Element.” In particular, the sections on greenhouse gas emissions and solid waste mention climate change and climate impacts, and the City’s plan to address those challenges.

Shorelines are especially impacted by climate change. According to the Department of Ecology’s Integrated Climate Response Strategy, impacts may include regime change in shoreline habitats, rising water levels, increased risk of flooding, and risks of more severe droughts. Several sub-elements within the Shoreline Element are related to climate change or climate impacts, but it is not mentioned specifically within those policy sections.

Recommendation:

Consider adding references to climate adaptations within the Shoreline Element which achieve the following, or add a climate change sub-element that achieves the following:

- Addresses changes in habitat regime of shoreline communities
- Addresses flooding for shoreline areas
- Addresses increased risk of drought and it's impacts on shoreline uses

David Jackson
Environmental Planner

Clover McIngalls
Environmental Planner

Dan Nickel
Director of Planning

From: Matthew Baerwalde
To: Jamie Burrell; ENR Review; GASP; DAHP
Cc: Mike McCarty; Rebecca Deming
Subject: RE: North Bend Draft Shoreline Element Amendments for 2024 Comp Plan
Date: Wednesday, August 2, 2023 5:05:43 PM
Attachments: image001.png

Hi Jamie,

One thing we noticed here is that the Shoreline Element is focused on economics and tourism as the priority, including in the ordering of the goals. We suggest that it should be re-ordered to prioritize shoreline and natural resource protection and enhancement. North Bend's historic emphasis on economic development at the expense of natural resource protection has been the default position for over 100 years and has resulted in degradation of the natural environment which the Snoqualmie Tribe relies on, as well as does the rest of the community. If North Bend wishes to continue to attract tourism due to its natural environment and beauty then North Bend should strive harder to protect those features and assets, not to further develop them. For example, Goal 1.1 is "Promote the South and Middle Forks of the Snoqualmie River as a community economic asset." This is an outdated view and policy and should be changed and clarified. Only through protection can North Bend achieve having the Rivers as economic assets, unless North Bend is contemplating additional extractive practices such as logging or mining. Even though the proposed language includes qualifiers such as goal 1.3, the overall sense is clear: North Bend intends to develop the rivers and shorelines for economic gain. Please re-order priorities to emphasize protection and restoration as the way to get to that economic development. Also, please consider holistic approaches that work with rivers and floodplains and shorelines, rather than against them, such as in this report: https://www.americanrivers.org/wp-content/uploads/2020/06/AR-Economic-Outcomes-Report.pdf We suggest that North Bend should incorporate this kind of approach into its Shoreline and Comp Plan updates.

Additionally, please include Tribal Cultural Resources specifically as needing protection in the cultural and historical resources element.

Thank you for the opportunity to comment. We may have additional comments on the proposed shoreline amendments.

-Matt

Matthew J. Baerwalde | Snoqualmie Tribe | mobile 425-495-4111

From: Jamie Burrell <JBURRELL@NORTHBENDWA.GOV>
Sent: Monday, July 10, 2023 2:17 PM
To: ENR Review <ENRReview@snoqualmietribe.us>; GASP <GASP@snoqualmietribe.us>; DAHP <dahp@snoqualmietribe.us>
Cc: Mike McCarty <MMCCARTY@NORTHBENDWA.GOV>; Rebecca Deming <RDeming@northbendwa.gov>
Subject: North Bend Draft Shoreline Element Amendments for 2024 Comp Plan

Snoqualmie Tribe,

Attached please find some draft staff amendments to the Shoreline Element of North Bend's current Comprehensive Plan. These were recommended by a consultant (The Watershed Company) that we are using for a different task related to User Guides for Shorelines from a grant received.

We anticipate having Critical Area Amendments later this month and would take both elements to Planning Commission August 2 with a hearing Aug 16th tentatively. We do not expect major updates for either of these elements and as you can see for Shoreline it's mostly re-organization, with the addition of a Critical Aquifer Recharge Area (CARA) policy and a new Climate Change goal and policy.

Our contact at Department of Ecology has reviewed the Shoreline element amendments and does not have any comments at this time.

Please let us know what questions you have and you may wish to sign up for Notify Me for all Comprehensive Plan Updates. https://northbendwa.gov/list.aspx

Thank you,

Jamie Burrell
Senior Planner
City of North Bend
425-888-7642

From: Matthew Baerwalde
To: Rebecca Deming; Jamie Burrell; Mike McCarty
Cc: ENR Review; GASP; DAHP
Subject: Snoqualmie Tribe comments on Shoreline and CA Element; and Planning Commission Packet questionse
Date: Friday, August 11, 2023 7:52:12 AM

Hi Rebecca,

I have some questions/comments about this, and the email says to contact you with them.

The PC notes from 8/2 say that WDFW's comments on the Shoreline and CA Elements were emailed to the City and incorporated. Can you please share their comments, and indicate how they were incorporated?

The Shoreline and CA text state repeatedly that they already incorporate BAS and were updated in 2018. Can you please demonstrate how that was done?

Can the City confirm in writing that it is aware that new, state sanctioned and state-produced GMA related BAS is available? See here: https://wdfw.wa.gov/publications/01988 and here: https://wdfw.wa.gov/publications/01987. Please confirm in writing that the City intends to take this opportunity, now, to update its Shoreline and CA Code to make sure it is in compliance with GMA's BAS requirement by incorporating these newest BAS mgmt. recommendations. The old recommendations are no longer the best. In order to comply with GMA, North Bend must incorporate the new recommendations.

And, redline page 60 shows that Puget Sound Partnership's role and goal was changed from recovery of Puget Sound to just recovery of salmon. This is a mistake and should be switched back. See: https://www.psp.wa.gov/puget-sound-partnership.php "The Puget Sound Partnership is the state agency leading the region's collective effort to restore and protect Puget Sound…MISSION: Accelerate and advance the collective effort to recover Puget Sound."

North Bend's location at the headwaters of the Snoqualmie River makes it a key, driving, influence on the entire WRIA 7 watershed, and Puget Sound health. North Bend has the potential to both dewater and pollute the Snoqualmie River. North Bend should not try to limit its responsibilities by arbitrarily changing and narrowing the PSP text. Puget Sound recovery includes salmon recovery, and North Bend has a critical role to play in this work. We seek to continue to collaborate with the City to help protect and restore the Tribe's Ancestral Lands.

Please add these comments to the record.

Thanks and I look forward to hearing back about my questions.

Sincerely,
Matt

Matthew J. Baerwalde | Snoqualmie Tribe | mobile 425-495-4111

From: City of North Bend Community and Economic Development Department <listserv@civicplus.com>
Sent: Wednesday, August 9, 2023 12:27 PM
To: Matthew Baerwalde <Mattb@snoqualmietribe.us>
Subject: August 16, 2023 Planning Commission Packet now available

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* * * * * * *

<The meeting packet for the August 16, 2023 Planning Commission meeting is now available at the following link: Planning Commission Packet. For questions, contact Rebecca Deming at the CED Department at rdeming@northbendwa.gov, or (425) 888-5633.>

* * * * * * *

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From: Matthew Baerwalde
To: Rebecca Deming
Cc: Jamie Burrell; Mike McCarty; ENR Review; GASP; DAHP
Subject: RE: Snoqualmie Tribe comments on Shoreline and CA Element; and Planning Commission Packet questions
Date: Wednesday, August 16, 2023 1:27:32 PM
Attachments: image001.png

Hi Rebecca and Jamie and others at North Bend,

Thank you for allowing a little extra time so we could review the BAS Memo and the Comment Matrix.

One suggestion we have would be to include the commenter in the comment matrix beginning in PC Packet p. 98. We were told that WDFW's comments are included, but we aren't able to deduce which comments were from WDFW.

We appreciate the City's inclusion of new Climate Change related policies-- mapping low-lying areas, increased planning for increased inundation (resulting from climate change effects), and managing and responding to low stream flows.

We suggest that the City include a new policy to evaluate a new critical area category: Alluvial Fans. After evaluation, Alluvial Fan critical areas may be defined and mapped. With climate change, many alluvial fans are becoming increasingly active, with increased sediment movement. Protecting and regulating alluvial fans and adjacent areas will protect human health and safety, protect infrastructure investments, and protect the natural environment. Acknowledging the difficulties in managing development on and near alluvial fans, King County will be creating a new Critical Area category for them. With the many steep and fast streams and rivers in North Bend, and several known alluvial fan areas, it would behoove North Bend to consider doing the same.

Otak's BAS Review, and the Tribe's prior comments, urge the City to adopt the updated guidance released by the Washington Department of Fish and Wildlife (WDFW) and the Washington Department of Ecology (Ecology). The new guidance is based on BAS and regards management of riparian zones along and streams and wetland mitigation. Riparian ecosystem BAS has been synthesized in Volume 1: Science Synthesis and Management Implications (Quinn et al. 2020) and it describes how riparian ecosystems and watersheds affect ecological functions and aquatic habitats. Volume 2: Management Recommendations (Rentz et al. 2020) provides guidance for cities to protect and restore functioning riparian ecosystems. Otak's BAS Memo goes on to discuss how Volume 2 defines proper RMZ widths as: "the greater of the two (e.g., one full SPTH200 and the 100-foot pollution removal overlay) should be utilized to determine the regulated RMZ to protect all key riparian functions. WDFW has created the SPTH mapping tool that covers the City of North Bend (https://arcg.is/1ueq0a), which can be used if this approach is adopted by local agencies for regulating riparian ecosystems." It appears that North Bend has not recommended in this PC Packet to update its "riparian buffer widths" to comport with the WDFW/WCY recommendations—either SPTH or 100 feet. Additionally, the guidance, science-based guidance, makes no distinction between fish-bearing and non-fish bearing streams, due to habitat connectivity and because water flows downhill (generally, so we have observed) North Bend's current stream regulations do make this distinction, which is not science-based and which is resulting in narrower RMZ width than are

needed to protect water quality and habitat. We request that North Bend take this opportunity to meet BAS guidance now. Water quality in the Snoqualmie basin is impaired, and this is one way North Bend can help to restore water quality, and restore fish populations.

We appreciate Otak's discussion of, and suggestions to, increase RMZ quality and species diversity. We request that North Bend adopt language indicating the Desired Future Condition of RMZs. We also suggest that North Bend retire the outdated and confusing term "buffers" and adopt the more specific and clear "Riparian Management Zone" or RMZ.

Otak recommends adding the word "protected" to fish populations to restore at p 48, CA Goal 6 Policy 6.6. We request not adding this word. All fish life is protected in Washington State. Our basin's salmon recovery plan, the 2005 Snohomish Salmon Plan, is a multi-species plan. All the fishes it covers are protected to varying degrees. Furthermore, only protecting some pieces of an ecosystem and not others is a mistake. After all, as Aldo Leopold wrote, "The first rule to intelligent tinkering is to save all the pieces." Resident, non-anadromous fishes in North Bend need protection just as migratory, anadromous salmon in Fall City need protection—and they are both legally protected.

Thank you for the opportunity to comment and for considering our comments.

Sincerely,
Matt

Matthew J. Baerwalde
Environmental Policy Analyst
Snoqualmie Indian Tribe Environmental & Natural Resources Dept.
mailing: PO Box 969, Snoqualmie WA 98065
physical: 9416 384th Ave SE, Snoqualmie WA 98065
mobile 425-495-4111
mattb@snoqualmietribe.us (he/him/his)

From: Rebecca Deming <RDeming@northbendwa.gov>
Sent: Tuesday, August 15, 2023 5:50 PM
To: Matthew Baerwalde <Mattb@snoqualmietribe.us>
Cc: Jamie Burrell <JBURRELL@NORTHBENDWA.GOV>; Mike McCarty <MMCCARTY@NORTHBENDWA.GOV>; ENR Review <ENRReview@snoqualmietribe.us>; GASP <GASP@snoqualmietribe.us>; DAHP <dahp@snoqualmietribe.us>
Subject: RE: Snoqualmie Tribe comments on Shoreline and CA Element; and Planning Commission Packet questions

Comments are always accepted through the public hearing. If submitting by email please do so by

The WDFW comments are pages 98-100 in the August 16 Planning Commission Packet. Please note that pages 88-92 include a BAS memo from Otak.

Thank you,

Rebecca Deming
Community and Economic Development Director
City of North Bend
920 SE Cedar Falls Way
North Bend, WA 98045
(425) 888-7646

From: Matthew Baerwalde <Mattb@snoqualmietribe.us>
Sent: Friday, August 11, 2023 7:52 AM
To: Rebecca Deming <RDeming@northbendwa.gov>; Jamie Burrell <JBURRELL@NORTHBENDWA.GOV>; Mike McCarty <MMCCARTY@NORTHBENDWA.GOV>
Cc: ENR Review <ENRReview@snoqualmietribe.us>; GASP <GASP@snoqualmietribe.us>; DAHP <dahp@snoqualmietribe.us>
Subject: Snoqualmie Tribe comments on Shoreline and CA Element; and Planning Commission Packet questionse

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Sincerely,
Matt

Matthew J. Baerwalde | Snoqualmie Tribe | mobile 425-495-4111

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Sent: Wednesday, August 9, 2023 12:27 PM
To: Matthew Baerwalde <Mattb@snoqualmietribe.us>
Subject: August 16, 2023 Planning Commission Packet now available

View this in your browser

From: Sears, Tricia (DNR)
To: Jamie Burrell
Cc: Sears, Tricia (DNR); Vanegas, Ted (COM)
Subject: City of North Bend Critical Areas Comprehensive Plan Update: WGS comments
Date: Friday, July 28, 2023 9:46:48 AM

7/28/23

Hello Jamie,

In keeping with the interagency correspondence principles, I am providing you with draft comments on North Bend's Critical Areas Comprehensive Plan update (Commerce ID# 2023-S-6279).

I looked at the entire proposal and focused on areas related to WGS work.

The proposed changes are to the Critical Areas Element. There are no changes related to mineral resource lands. There are changes to geologically hazardous areas in the text.

Kudos to you for updating your Critical Areas Element! A few comments here.

- In D, based on your existing language, it may be useful to add the language from the WAC. Geologically hazardous areas are defined by WAC 365-190-120 as "erosion; landslide hazards; seismic hazards; volcanoes; tsunamis; areas subject to other geological events such as coal mine hazards and volcanic hazards, including: mass wasting, debris flows, rock falls, and differential settlement. Seismic hazard areas must include areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement or subsidence, soil liquefaction, surface faulting, or tsunamis."

- In Goal 8, the language you have gets at this, but adding specific language that states the priority is to avoid development in the hazard area, then minimize and mitigate. There are some jurisdictions with this kind of language.

- In Goal 9, suggest saying North Bend seeks to rather than "North Bend should seek…".

- In F, Critical Areas Mapping, you are deleting the reference to seismic. Why? D.3 is Seismic Hazards. Also in F, you are adding a reference to Erosion, Debris Flow, and Landslides. You have D.1 as Erosion Hazards and D.2 as Landslide and Steep Slope Hazard Areas. Suggest that you have the map reference correspond to the D.1 and D.2 information by using the same language. Perhaps it's the Erosion, Landslide, Steep Slopes, and Debris Hazard Areas map and D.2 is the Landslide, Steep Slope, and Debris Flow Hazard Areas.

- Suggest adding a reference to the WGS Geologic Information Portal. If you have not checked our interactive database, the WGS Geologic Information Portal, lately, you may wish to do so. Geologic Information Portal | WA - DNR

If you have not checked out our Geologic Planning page, you may wish to do so. Geologic Planning | WA - DNR

Thank you for considering our comments. If you have any questions or need additional information, please contact me. For your convenience, if there are no concerns or follow-up discussion, you may consider these comments to be final as of the 60-day comment deadline of 9/25/23.

Cheerio,
Tricia

Tricia R. Sears (she/her/hers)
Geologic Planning Liaison
Washington Geological Survey (WGS)
Washington Department of Natural Resources (DNR)
Cell: 360-628-2867 | Email: tricia.sears@dnr.wa.gov

Comments provided by Morgan Krueger, Washington Dept of Fish and Wildlife received July 25, 2023

North Bend Shoreline Element Comments		
Policy and/or page number	**City Proposed Language with Our Suggestions**	**Comments**
Economic Development		
Economic Development; Policy 1.2	Develop a means of identifying, restoring, and maintaining the additional economic benefits gained by shoreline location such as recreational or tourism benefits. Emphasis should be placed on shorelines with cultural and environmental significance to help residents and visitors acquire knowledge, attitudes, and skills necessary to connect culturally and recreationally with their surroundings.	This suggestion provides greater details for why expanding recreational programming and opportunities is important for this area culturally and economically.
Economic Development; Policy 1.3	Give preference to economic activities which either leave natural shoreline features and adjacent critical areas such as trees, shrubs, grasses and wildlife habitat unmodified, or which modify them in a way which enhances human awareness and appreciation of the river's beauty and relation to other natural and non-natural surroundings.	Many critical areas are adjacent to or encompass shorelines, such as channel migration zones, riparian management zones, and more. Stating this term ensures a wider variety of ecologically important habitat is included in higher preference categorization.
Economic Development; Policy 1.4	Give first preference to water-dependent ecological processes, second preference to water-related or water-enjoyment economic activities, and last preference to non-water-oriented uses in areas where limited commercial or industrial development space along shorelines is in demand for a number of competing uses.	Specifying what 'water-dependent' uses include makes this policy stronger.
Economic Development; Policy 1.5	Where possible, developments are encouraged to incorporate low impact development techniques into new and existing projects and integrate architectural and landscape elements that recognize the river environment. Development in critical areas and areas that provide habitat connectivity is discouraged.	Making it a priority to avoid habitat fragmentation by stating this last sentence can guide future and current development by requiring planners to keep in mind environmental processes while planning for the growth.
Economic Development; Policy 2.5	~~Avoid designating lands for industrial~~ Promote limited development in all designated Shorelines of the State within North Bend. ~~that include shoreline areas with severe environmental limitations.~~	Limiting development near shorelines of the state is important to mention, especially as these zones are impacted heavily by climate change, changing shoreline locations, unpredictable hydrology, etc.
Public Access and Recreation		
Public Access and Recreation; Policy 3.2	Public access should be located and designed to respect private property rights, maintain privacy of private property, be compatible with the shoreline environment, protect ecological functions and processes for all critical areas, and protect aesthetic values of the shoreline.	Suggestion for keeping 'critical area' language consistent. Including critical area language is important in relation to policy because this language is supported in WAC and additional county/state code.
Public Access and Recreation; Policy 3.5	Develop guidelines informed by best available science for creating contiguous greenways that protect the riparian environment and related wildlife habitat~~s~~ connectivity corridors when opportunities arise.	Suggestion for adding relevant language.
Public Access and Recreation; Policy 3.6	As a part of the SMP, prepare and implement a Shoreline Restoration Plan that includes identification of key areas for public access, restor~~ingation~~ habitat connectivity of critical areas, protection and improvement projects, consistent with the City of North Bend Shoreline Analysis Report.	Suggestion for adding relevant language.
Public Access and Recreation; Policy 3.14	Encourage waterfront development to provide a means for visual and pedestrian access to the shoreline area wherever feasible.	It is not recommended to encourage development in floodplain areas, as these areas are subject to frequent flooding events as stream channels move and flow levels rise due to climate change.
Shoreline Uses and Modifications		
Shoreline Uses and Modifications; 6.1B	Development activity in the Natural environment should only be permitted when no suitable alternative site is available on the subject property outside of shoreline jurisdiction~~.~~ and shall result in no net loss of ecological function. The city shall limit development in floodplain areas to protect public health, safety, and property.	Suggestion for adding relevant language and added caution for developing in the floodplain.

Shoreline Uses and Modifications; 6.1D	When ~~D~~development~~, when feasible, should~~ within the floodplain is unavoidable, projects shall be designed and located to preclude the need for shoreline stabilization, flood control measures, native vegetation removal, or other shoreline modifications.	Development that does take place within the floodplain (not recommended) **must** take into consideration these factors.
Shoreline Uses and Modifications; 6.3A	Standards for buffers, lot coverage limitations, shoreline stabilization, vegetation conservation, critical area protection, and water quality should mitigate adverse impacts ~~on~~ and maintain no net loss of shoreline ecological functions.	Suggestion for adding relevant language.
Shoreline Uses and Modifications; 6.4	Designate properties as Commercial Conservancy to accommodate intensive land uses, such as commercial, office, retail, transportation, warehouse, manufacturing, and mixed-use developments. The following management policies should guide development within these areas	Language in this document related to shoreline use should highly discourage these types of development. Flooding is a major concern for all projects in the floodplain, including these uses. It would be suggested that the city of North Bend outlines building requirements to negate flooding if development does occur.
Shoreline Uses and Modifications; 6.22	Dredging and dredge material disposal should avoid and minimize significant ecological impacts. Impacts which cannot be avoided should be mitigated~~.~~ and result in no net loss of ecological function.	Suggestion for adding relevant language.
Shoreline Uses and Modifications; 6.26	Limit fill waterward of the OHWM to support ecological restoration or to facilitate water-dependent or public access uses. All impacts shall result in no net loss of ecological function.	Suggestion for adding relevant language.
Shoreline Uses and Modifications; 6.29	~~Conduct~~ Ensure all forest practices within shoreline areas adhere to buffer distance and mitigation standards, and result in no net loss of ecological function by consulting Best Available Science and following Best Management Practices. ~~to ensure water quality and the maintenance of vegetative buffer strips to protect fish populations and avoid erosion of stream banks.~~	Suggestion for adding relevant language. Also, refer to WDFW Best Available Science document to guide buffer distance calculations.
Shoreline Uses and Modifications; 6.35	Consider single-family residential development as a priority use only when developed in a manner consistent with the control of pollution and prevention of damage to the natural environment. These goals can be achieved by, but are not limited to: a) maintaining the natural hydrologic cycle and minimizing alterations of natural drainage patterns; (b) encouraging alternative impervious surface techniques that yield low runoff potential; (c) providing for the retention and replanting of native vegetation for ecological and erosional stability; (d) developing and implementing watershed management plans that protect water quality and address nonpoint pollution and the cumulative effects of land management on ecological systems; (e) utilizing low impact development (LID) techniques and site planning; and (f) promoting innovative and environmentally sensitive development practices in siting, design, materials selection, construction, and maintenance.	Suggestion to add further detail in achieving these goals.
Shoreline Habitat and Natural Systems Enhancement Projects		
Shoreline Habitat and Natural Systems Enhancement Projects; 7.1	Include provisions for shoreline vegetation restoration, fish and wildlife habitat enhancement, and low impact development techniques in projects located within shoreline jurisdiction, where feasible and informed by Best Available Science.	Suggestion for adding relevant language.
Shoreline Habitat and Natural Systems Enhancement Projects; 7.4	Work with other jurisdictional agencies in the region and with the private sector to deal effectively with regional and watershed-wide natural environment issues and the protection, preservation, and enhancement of all shorelines and adjacent critical areas ~~as fish and wildlife habitat~~.	Critical area definition includes Fish and Wildlife Habitat Conservation Areas, as well as many more ecologically important areas.
Shoreline Habitat and Natural Systems Enhancement Projects; 7.7	Protect and restore critical freshwater habitat and other areas that provide habitat for endangered, threatened or sensitive fish and wildlife species~~.~~ using methods informed by Best Available Science.	Suggestion for adding relevant language.
Conservation		

Conservation; 8.1-8.3	N/A	These points were already directly used word for word in the previous section (Goal 7)
Climate Change		
New policy suggestion	The city shall evaluate and map all low-lying areas susceptible to flooding, focusing on areas impacted by increases in water levels exacerbated by climate change. This effort shall include consideration for current and future environmental conditions.	Anticipating the impacts of flooding will preemptively prepare the city for the future. Also check out new state bill 1181.
New policy suggestion	The city shall develop plans to address increased storm frequency and intensity to build resilience in stormwater management, flood management, and drainage management. These plans should incorporate integrated floodplain management wherever possible.	Many areas close to shorelines and elsewhere are currently and will more frequently experience flooding-related climate change impacts. Also check out new state bill 1181.
New policy suggestion	The city shall develop a comprehensive approach to managing low flow conditions and drought response, taking into consideration the needs of the environment, agriculture, and vulnerable communities.	Suggestion relating to future anticipated drier environmental conditions. Also check out new state bill 1181.

From: Kim Arent
To: Jamie Burrell
Subject: Critical Area Element Comments
Date: Monday, August 14, 2023 4:27:18 PM

Greetings,

I am writing in response to the proposed amendments to North Bend city's Critical Areas Elements. I'd like to request updates to the Critical Areas Element and Code to bring it up to date to align with the WDFW's 2020 scientific recommendations for the minimum necessary stream buffer widths to protect water quality and fish habitat. Thank you for your consideration and for keeping the focus on Washington's natural and necessary ecosystems.

Warmly,

--
Kim (Arent) Benson
Sr. Community Engagement Manager | Amazon Global Communities
American University MAIR 2019
RPCV Lesotho 2012-2014

From: Paige Witmer
To: Jamie Burrell
Subject: Critical Area Element Comments
Date: Monday, August 14, 2023 8:33:25 PM

[You don't often get email from paige.k.witmer@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To all it may concern,

I am a citizen of North Bend and request that the new text in the Shoreline Element urges the city to focus on development away from shorelines. The restoration of river shorelines should the the first priority above development.

In addition, I request that the city of North Bend recognizes that in order to continue to support the growing outdoor recreation, tourism, and population growth in our area, that these are dependent on the natural beauty of our area. Not only will protecting our shorelines help to retain this beauty, but it will also protect future property values with the rising water levels in the rainy seasons.

I also request updates to the Critical Areas Element and Code to bring it up to date to align with WDFW's 2020 scientific recommendations for the minimum necessary stream buffer widths to protect water quality and fish habitats.

Let's go about this growth in a responsible way so that future generations can continue to enjoy this beautiful place we live.

Regards,
Paige Witmer

From: Siri Gillespie
To: Jamie Burrell
Subject: Shoreline or critical area element comments
Date: Saturday, August 12, 2023 1:47:45 PM

Hello,

I am a community member of the Snoqualmie Valley, and I would like to express my support for the following:

1. I request new text in the shoreline element that makes protection and restoration of river shorelines in North Bend the #1 priority, over development. No development should put our water ways at risk.
2. I request new text in the Shoreline element stating the city recognizes that supporting recreation and tourism relies on healthy, sustainable ecosystems to be supportive and beautiful for visitors. Protecting shorelines is integral to natural beauty and healthy ecosystems and communities.
3. Update the critical areas Element and code to reflect and align with WDFW's scientific recommendations for the minimum necessary stream buffer widths to protect water quality and fish habitats.

I urge you to meaning partner with the Snoqualmie Tribe in all matters that affect their ancestral lands.

Thank you,

Siri Gillespie

From: mthomas424
To: Rebecca Deming
Subject: Comment on 8/16/23 Planning Commission Meeting: Shoreline and Critical Area Element 2024 Comp Plan Amendments
Date: Wednesday, August 16, 2023 4:29:43 PM

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Rebecca:

Please note my objection to the adoption of the Shoreline and Critical Area Element 2024 Comp Plan Amendments as stated. The item does not contain critical aquifer recharge area maps and those are vital to knowing what areas are affected broadly including but not limited to stormwater management and treatment of water discharged to ground or as stormwater discharge. A great deal of the city is in both cara category 1 and cara category 2.

Michael Thomas
1231 LaForest Drive SE
North Bend WA 98045