

CITY OF NORTH BEND  
CITY COUNCIL WORKSTUDY NOTES

**September 26, 2023 – 7:00 p.m.**

City Hall, 920 SE Cedar Falls Way, North Bend, WA

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

**Councilmembers Present:** Brenden Elwood, Alan Gothelf, Mark Joselyn, Heather Koellen, Mary Miller and Jonathan Rosen were present.

**Staff Present:** Mayor Rob McFarland, City Administrator David Miller, Community and Economic Development Director Rebecca Deming, Interim Finance Director Drew Boutu, Senior Planner Jamie Burrell, Communications Manager Bre Keveren and Deputy City Clerk Jennifer Bourlin.

### **Introduction to the Housing & Land Use Element**

Community and Economic Development Director Deming explained that the City was in the process of updating the Comprehensive Plan (2024 Comp Plan). North Bend was required to plan for and accommodate housing that was affordable to all economic segments of the community under RCW 36.70A.070(2). Part of this planning includes ensuring that capacity, incentives, and programs were in place to accommodate the housing types that would be affordable to households in all income brackets.

Ms. Deming and Senior Planner Burrell provided a detailed presentation of options and ideas along with maps to fill in a deficit of 462 units of projected housing needs in the 0-80% income bracket category for Council to analyze.

Council and staff discussed the following:

- transferring target growth
- minimum units per acre to achieve 0-80%
- affordable housing in the downtown is supported by Council; can zoning be restricted to require it
- zoning of larger lots in the downtown zone
- Outlet Mall suggested for mixed use
- inclusionary zoning
- incentives for offering affordability in exchange for density
- conditional zoning where base zoning could be coupled with a density bonus for including affordable units (below market value) in a project
- annexing Urban Growth Area (UGA) land to include affordable housing in an annexation proposal
- do not sacrifice commercial zoning
- risk of grants and loans

- downtown parking issuesthe 1992 vs. the 1996 UGA
- Micro-housing
- National Guard Property

Ideas to Address Challenges:

- Provide educational material to the public on the Housing Element (HE) requirements of the State and what housing legislation has already been adopted that we need to include in our zoning.
- Identify the risks of non-performance to meet the State's HE requirements vs. penalties identified. The relative advantages and disadvantages of the various Community and Economic Development Department proposals to increase density or add high density residential.
- Identify the least impactful alternatives to add density and concentrate on the downtown area and calculate the number of units that can be accommodated within it.

Ms. Deming concluded by noting the concerns and ideas presented by Council will be under consideration by the Planning Commission and then be brought forth at a future workstudy in early 2024, along with Planning Commission ideas.

Mayor McFarland provided an update on the RFP (Request for Proposals) for City Attorney Services.

**Adjournment**

The workstudy closed at 8:51 p.m.

ATTEST:

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Heather Koellen, Mayor Pro Tem

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Jennifer Bourlin, Deputy City Clerk