



**REGULAR MEETING AND SPECIAL PUBLIC HEARINGS OF THE  
NORTH BEND PLANNING COMMISSION**  
**Wednesday September 18, 2024, 6:30 PM**  
**City Hall, 920 SE Cedar Falls Way, North Bend, WA**

**AGENDA**

- 1) Call to order and roll call, Planning Commission**
- 2) Opportunity for public comment on non-agenda items**
- 3) Approval of minutes from September 4, 2024**
- 4) Land Use Element Zoning Public Hearing**
- 5) Housing Element Public Hearing**
- 6) Possible Housing Element and/or Land Use Element Recommendation**
- 7) Adjournment by 8:30 unless otherwise approved.**

**PLEASE NOTE:** Members of the public may choose to attend the meeting in person or by teleconference. Members of the public attending the meeting in-person will have an opportunity to provide public comment and if attending the meeting by teleconference may submit written comments via in-person drop off, mail, fax, or e-mail to [planning@northbendwa.gov](mailto:planning@northbendwa.gov). All written comments must be received by 4 p.m. on the day of the scheduled meeting and must be 350 words or less. If an individual requires an accommodation because of a difficulty attending the public meeting, the City requests notice of the need for accommodation by 3:30 p.m. on the day of the scheduled meeting. Participants can request an accommodation to be able to provide remote public comments by contacting the City by phone (425) 888-5633 or by e-mail to [planning@northbendwa.gov](mailto:planning@northbendwa.gov). No other remote public comment will be permitted.

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>

Join Zoom Meeting

<https://us02web.zoom.us/j/84069345990?pwd=SE9IM3Y3ZmJRNThrSUIMRFhINVZHUT09>

Meeting ID: 840 6934 5990

Passcode: 317193

Call In Phone Number: 1-253-215-8782

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**REGULAR MEETING OF THE  
NORTH BEND PLANNING COMMISSION  
- ACTION MEETING MINUTES -  
Wednesday, September 4, 2024, 6:30 PM**

5 This meeting was held at City Hall, 920 SE Cedar Falls Way, North Bend, WA, and was also available online. A  
6 complete video recording of this meeting is available on the City of North Bend YouTube website, at  
7 [www.youtube.com](http://www.youtube.com), under "City of North Bend."

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**AGENDA ITEM #1: CALL TO ORDER**

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

11

**ROLL CALL**

12 Planning Commissioners present: James Boevers, Juliano Pereira, Hannah Thiel, Sam White and Stephen Matlock.  
13 Commissioners Brian Fitzgibbon and Olivia Moe are absent and excused.

14  
15 City Staff Present: Jamie Burrell, Senior Planner; Mike McCarty, Principal Planner

16

**AGENDA ITEM #2: Public Comment on Non-Agenda Items**

17 Michael Thomas commented on the remote connection issues and on the Development Agreement discussed at the  
18 last meeting.

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**AGENDA ITEM #3: Approval of minutes from August 21, 2024 meeting**

20 Motion by Commissioner, Matlock seconded by Commissioner Pereira, to approve the August 21, 2024 meeting  
21 minutes. The motion passed unanimously.

22

**AGENDA ITEM #4: Land Use Element Introduction**

23 Principal Planner Mike McCarty provided an introduction and summary of the draft amendments to the Land Use  
24 Element.

25  
26 D.1 Table designations deleted but if words appear ahead of definitions might be confusing.

27 Figure numbers will be updated.

28 Definition of Employment Park Zoning was discussed.

29

**AGENDA ITEM #5: Adjournment by 8:30 PM unless otherwise approved by the Commission**

30 The Meeting was adjourned at 7:02 PM.



**Staff Report and Planning Commission Recommendation for  
Updates to the Land Use Element of the Comprehensive Plan and  
North Bend Zoning Map**

**Meeting Date:** September 18, 2024

**Proponent:** City of North Bend

**Staff Recommendation:** A Motion to recommend City Council approval of the proposed updated Land Use Element of the Comprehensive Plan and associated Zoning Map Amendment for adoption with the rest of the 2024 Comprehensive Plan Update.

**I. Purpose of proposed amendments:**

The City of North Bend is proposing amendments to the Land Use Element of the Comprehensive Plan and associated amendments to the North Bend Zoning Map. 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.

Proposed amendments include the following:

1. Update to the housing and employment growth targets provided to the City by the Puget Sound Regional Council, and corresponding population projection.
2. Updates to policies for consistency with amendments to the Growth Management Act, Multicounty Planning Policies, and King County Countywide Planning Policies that have occurred since the time of the last update to the Comprehensive Plan in 2015.
3. Revisions to land use designations (and corresponding revisions to the draft Zoning Map) addressing residential growth capacity for various housing types necessary to meet the City's required residential growth targets, which have now been broken down into multiple income brackets, as well as zoning map revisions requested by property owners through the docket process.
4. A new Natural Resources section incorporating policies and provisions from the existing Natural Resources Element, which is being eliminated in the updated 2024 Comprehensive Plan.
5. A Land Acknowledgement and a new section on Tribal Coordination.
6. A new section on Equity in Land Use.
7. Associated minor edits to update outdated information.

A redline version, showing all amendments and comments describing changes, is attached as Exhibit A. A clean version 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 adopting the updates to the Land Use Element, Housing Element, and Zoning Map. The proposed amendments support an increased allowance for development of housing types affordable for employees working in retail and service jobs within the community, potentially reducing commute distances for such employees, many of whom need to commute from out of the area as they cannot afford local housing. Reducing commuting may have positive environmental impacts associated with reduced greenhouse gas emissions and other pollutants generated from motor vehicle use. State Environmental Policy Act review will be conducted for the Comprehensive Plan update as a whole, which will provide opportunity for further consideration of environmental impacts of the Comprehensive Plan including this Element prior to its adoption.
2. **Economic Impacts.** The amendments support an increased allowance for development of housing types affordable to persons in lower-income brackets, which are necessary for housing for employees working in retail and service jobs within the community, often referred to as workforce housing. Such housing is necessary to support the staff needed for local businesses that rely on this labor force, as well as for teachers, firefighters, and many other positions that serve the community. As such, the amendments provide a positive economic benefit and support a balanced community.
3. **Cultural Impacts.** No significant cultural impacts are anticipated from the amendments. The draft amendments include new policies addressing cultural resources and coordination with Tribes, as well as a new Equity section that includes policies aimed at bringing underrepresented and marginalized populations more into the planning process. Specific future projects that are subject to City permitting requirements 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 this Element, prior to its adoption before the end of 2024.
4. **Impacts to Surrounding Properties.** The Elements apply City-wide, however the Zoning Map amendments do include zoning revisions to specific properties, which have been noticed about the proposed changes for opportunity to provide comment at the public hearing. Different uses allowed within these zones may increase the intensity of development allowed on such properties. The City's development regulations including lighting regulations, landscape regulations, building setbacks, and height limits are intended to minimize and mitigate impacts of adjacent development to other properties. Future projects that are located on and/or adjacent to properties subject to the revised zoning 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 are provided consistent with Multicounty Planning Policies, Countywide Planning Policies, and requirements of the Growth Management Act pertinent to land use and housing requirements, including updated population projections and growth targets.

#### **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. Corresponding amendments will be prepared to the North Bend Municipal Code implementing the amendments to the Land Use Element to ensure consistency.

#### **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?

*The existing Land Use Element in the Comprehensive Plan dates to 2015 and needs to be updated consistent with state law (see below). The Zoning map needs to be revised for consistency with the updated Comprehensive Plan Elements including Land Use Designations and Zoning necessary to meet growth targets.*

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 at the end of this year. 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 municipal projects. 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. An updated Land Use Element consistent with requirements of the Growth Management Act and Countywide Planning Policies will keep the City eligible for important grant sources that fund local infrastructure and park improvements. Providing amendments to Land Use Designations and Zoning to accommodate required housing targets will help facilitate the development of housing affordable to individuals that work within the community who might not otherwise afford to live here, resulting in a more complete, balanced community. The proposed revisions will result in a net benefit to the community.*

#### **VI. Summary Findings:**

1. Pursuant to RCW 36.70A.106, the draft Land Use Element and Zoning Map was provided to the Department of Commerce - Growth Management Services via the Secure Access Washington portal on July 1, 2024.
2. State Environmental Policy Act Review will occur for the 2024 Comprehensive Plan updates as a whole, including this draft Utilities Element update, at a later date. SEPA Determination will be required prior to final adoption by Council of the Comprehensive Plan.
3. A public hearing has been scheduled for the September 18, 2024 Planning Commission meeting and was duly noticed and published in the Valley Record. Comments were received and edits provided by City staff in consideration of the comments. The draft amendments and comments received considered by the Planning Commission in the draft proposed.
4. The Planning Commission reviewed the draft amendments at their September 4 and September 18 meetings.
5. The proposed amendments are consistent with the procedures established in NBMC 20.08, *Comprehensive Plan and Development Regulations Amendment Procedures*.
6. The proposed amendments are consistent with and effectively carry out the policies of and requirements for the Comprehensive Plan.

#### **CONCLUSION AND STAFF RECOMMENDATION:**

Based on findings above, Staff recommends approval of the proposed amendments to the Land Use Element of the Comprehensive Plan, attached as Exhibit A and B, and the amended Zoning Map, attached as Exhibit C.

#### **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 Land Use Element of the Comprehensive Plan, attached as Exhibit A and B, and the amended Zoning Map, attached as Exhibit C.

[Exhibit A: Draft Land Use Element – Redline](#)  
[Exhibit B: Draft Land Use Element – Clean](#)  
[Exhibit C: Draft Zoning Map](#)  
[Exhibit D: Land Capacity Analysis](#)  
[Exhibit E: Public Comments received](#)



## **Staff Report and Planning Commission Recommendation for Updates to the Housing Element of the Comprehensive Plan**

**Meeting Date:** September 18, 2024

**Proponent:** City of North Bend

**Staff Recommendation:** A Motion to recommend City Council approval of the proposed updated Housing Element of the Comprehensive Plan for adoption with the rest of the 2024 Comprehensive Plan Update.

### **I. Purpose of proposed amendments:**

The City of North Bend is proposing amendments to the Housing Element 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.

Proposed amendments include the following:

1. Update to the housing and employment growth targets provided to the City by the Puget Sound Regional Council, and corresponding population projection.
2. Updates to policies for consistency with amendments to the Growth Management Act, Multicounty Planning Policies, and King County Countywide Planning Policies that have occurred since the time of the last update to the Comprehensive Plan in 2015.
3. Updates to address residential growth capacity for various housing types necessary to meet the City's required residential growth targets, which have now been broken down into multiple income brackets.
4. Affordable Housing Updates and required zone and code changes to meet required targets.
5. Discussion in changes in Accessory Dwelling Unit (ADU) laws.
6. A new Housing Capacity Analysis and Zoning Updates section
7. A new History of Discriminatory Practices in Housing section
8. Associated minor edits to update outdated information.

A redline version, showing all amendments and comments describing changes, is linked as Exhibit A.

### **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 adopting the updates to the Housing Element. The proposed amendments support an increased allowance for development of housing types affordable for employees working in retail and service jobs within the community, potentially reducing commute distances for such employees, many of whom need to commute from out of the area as they cannot

afford local housing. Reducing commuting may have positive environmental impacts associated with reduced greenhouse gas emissions and other pollutants generated from motor vehicle use. State Environmental Policy Act review will be conducted for the Comprehensive Plan update as a whole, which will provide opportunity for further consideration of environmental impacts of the Comprehensive Plan including this Element prior to its adoption.

2. **Economic Impacts.** The amendments support an increased allowance for development of housing types affordable to persons in lower-income brackets, which are necessary for housing for employees working in retail and service jobs within the community, often referred to as workforce housing. Such housing is necessary to support the staff needed for local businesses that rely on this labor force, as well as for teachers, firefighters, and many other positions that serve the community. As such, the amendments provide a positive economic benefit and support a balanced community.

3. **Cultural Impacts.** No significant cultural impacts are anticipated from the amendments. The draft amendments include new policies addressing cultural resources and coordination with Tribes, as well as a new Equity section that includes policies aimed at bringing underrepresented and marginalized populations more into the planning process. Specific future projects that are subject to City permitting requirements 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 this Element, prior to its adoption before the end of 2024.

4. **Impacts to Surrounding Properties.** The Elements apply City-wide, however the Zoning Map amendments do include zoning revisions to specific properties, which have been noticed about the proposed changes for opportunity to provide comment at the public hearing. Different uses allowed within these zones may increase the intensity of development allowed on such properties. The City's development regulations including lighting regulations, landscape regulations, building setbacks, and height limits are intended to minimize and mitigate impacts of adjacent development to other properties. Future projects that are located on and/or adjacent to properties subject to the revised zoning 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 are provided consistent with Multicounty Planning Policies, Countywide Planning Policies, and requirements of the Growth Management Act pertinent to land use and housing requirements, including updated population projections and growth targets.

### **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. Corresponding amendments will be prepared to the North Bend Municipal Code implementing the amendments to the Housing Element to ensure consistency.

## **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?

*The existing Housing Element in the Comprehensive Plan dates to 2015 and needs to be updated consistent with state law (see below). The Zoning map needs to be revised for consistency with the updated Comprehensive Plan Elements including Land Use Designations and Zoning necessary to meet growth targets.*

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 at the end of this year. 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 municipal projects. 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. An updated Housing Element consistent with requirements of the Growth Management Act and Countywide Planning Policies will keep the City eligible for important grant sources that fund local infrastructure and park improvements. Providing amendments to Land Use Designations and Zoning to accommodate required housing targets will help facilitate the development of housing affordable to individuals that work within the community who might not otherwise afford to live here, resulting in a more complete, balanced community. The proposed revisions will result in a net benefit to the community.*

## **VI. Summary Findings:**

1. Pursuant to RCW 36.70A.106, the draft Land Use Element and Zoning Map was provided to the Department of Commerce - Growth Management Services via the Secure Access Washington portal on July 8, 2024.
2. State Environmental Policy Act Review will occur for the 2024 Comprehensive Plan updates as a whole, including this draft Housing Element update, at a later date. SEPA Determination will be required prior to final adoption by Council of the Comprehensive Plan.
3. A public hearing has been scheduled for the September 18, 2024 Planning Commission meeting and was duly noticed and published in the Valley Record. Comments were received and considered by the Planning Commission in the draft proposed. Comments are attached in Exhibit E.

4. The Planning Commission reviewed the draft amendments at their August 21, 2024 and September 18, 2024 meetings.
5. The proposed amendments are consistent with the procedures established in NBMC 20.08, *Comprehensive Plan and Development Regulations Amendment Procedures*.
6. The proposed amendments are consistent with and effectively carry out the policies of and requirements for the Comprehensive Plan.

## **CONCLUSION AND STAFF RECOMMENDATION:**

Based on findings above, Staff recommends approval of the proposed amendments to the Housing Element 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 Housing Element of the Comprehensive Plan, attached as Exhibit A and Exhibit B.

Exhibit A: [Draft Housing Element – Redline](#)

Exhibit B: [Draft Housing Element – Clean](#)

Exhibit C: [Draft Zoning Map](#)

Exhibit D: [Land Capacity Analysis](#)

Exhibit E: [Comments Received](#)