Agenda Home

CITY COUNCIL MEETING*
November 19, 2024 – 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	Special Council Workstudy of October 8, 2024		**1**
2) Payroll	**November 5, 2024 – 28882** through **28887,** in the amount of **$358,162.60**		
3) Checks	**November 19, 2024 – 76367** through **76415,** in the amount of **$306,616.58**		
4) AB24-120	Resolution – Designating 2025 Paper of Record	Ms. Oppedal	**3**
5) AB24-121	Motion – Authorizing ILA with King County for Jail Services	Mr. Miller	**13**
6) AB24-122	Ordinance – Amending 2023-2024 Budget	Mr. Chaw	**41**

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

ANNOUNCEMENTS, PRESENTATIONS, APPOINTMENTS:

7) AB24-123	Appointment to King County Landmarks Commission	Mayor Miller	**63**

COMMISSION AND COMMITTEE REPORTS:

Planning Commission	Community & Economic Development – Councilmember Joselyn
Parks Commission	Finance & Administration – Councilmember Elwood
Economic Development Commission	Public Health & Safety – Councilmember Rustik
Regional Committees	Transportation & Public Works – Councilmember Koellen
	Mayor Pro Tem – Councilmember Gothelf
	Eastside Fire & Rescue Board – Councilmember Gothelf

MAIN AGENDA:

8) AB24-124	Resolution – Authorizing Adoption of Land Use Element Update for 2024 Comprehensive Plan	Mr. McCarty	**65**
9) AB24-125	Resolution – Authorizing Adoption of Housing Element Update for 2024 Comprehensive Plan	Ms. Burrell	**235**
10) AB24-126	**Public Hearing,** Ordinance – Adopting 2025-2026 Biennial Budget	Mr. Chaw	**375**
11) AB24-127	**Public Hearing Cont.,** Ordinance – Setting 2025 Property Tax Levy	Mr. Chaw	**387**
12) AB24-128	Ordinance – Amending Taxes, Rates & Fees Schedule RE Solid Waste & Recycling Rates	Ms. Morse	**401**
13) AB24-129	Motion – Authorizing Contract with Avidex for AV Equipment	Mr. Davenport	**413**

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.)

ADJOURNMENT:

***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 soppedal@northbendwa.gov. All written comments must be received by 5 p.m. on the day of the scheduled meeting. If an individual requires an accommodation because of a difficulty attending the public meeting, the City requests notice of the need for accommodation by 5 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 Clerk by phone (425) 888-7627 or by e-mail to soppedal@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
Meeting ID: 881 2610 1456
Password: 658184
Call In Phone Number: 1-253-215-8782

CITY OF NORTH BEND
CITY COUNCIL SPECIAL WORKSTUDY NOTES
October 8, 2024
City Hall, 920 SE Cedar Falls Way, North Bend, WA

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

Councilmembers Brenden Elwood (Connected Remotely at 7:07 p.m.), Alan Gothelf, Mark Joselyn (Connected Remotely at 7:08 p.m.), Heather Koellen, Christina Rustik, Suzan Torguson and Errol Tremolada.

Staff Present: Mayor Mary Miller, City Administrator David Miller, Deputy City Administrator/Public Works Director Mark Rigos, Finance Director Martin Chaw, Administrative Services Director Lisa Escobar, Communications Manager Bre Keveren, IT Manager Phil Davenport and Deputy City Clerk Jennifer Bourlin.

Capital Improvement Plan

Finance Director Chaw presented the 6-Year Capital Improvement Plan (CIP) 2025-2030 that included Transportation, Parks and Facilities. The CIP priorities were public and pedestrian safety, efficient traffic flow, promoting economic development, public recreation and maintaining existing City facilities. Mr. Chaw then reviewed the CIP annual spending plan by category and provided overviews for transportation including the Annual Maintenance and Replacement Fund, street overlay, parks, trails and facilities.

Human & Community Services Funding Review

Mr. Chaw reviewed the Human and Community Services grant requests received from local organizations for the 2025 budget cycle and discussed Administrative funding recommendations.

Mr. Chaw explained that there are several options for awarding grants due to the uncertainty of the cost of Public Safety contracts for Police and Fire Services. Three options were to fund using the administration recommendations or a different amount depending on the final agreements for the Public Safety contracts, leave the administration recommended amount as a placeholder in the budget or suspend distributions in 2025 and revisit for 2026; or revisit at a future workstudy before December 3rd, 2024 when the budget will be presented to Council for adoption. After discussion, Council consensus was to discuss funding for the 2025 and 2026 Human and Community Service Grants at a future workstudy.

Adjournment

The Workstudy closed at 8:10 p.m.

ATTEST:

_____ _____

Alan Gothelf, Mayor Pro Tem Jennifer Bourlin, Deputy City Clerk

City Council Agenda Bill

SUBJECT:	Agenda Date: November 19, 2024 AB24-120	
Resolution Designating the Snoqualmie Valley Record as the City's Official Newspaper for 2025	Department/Committee/Individual	
	Mayor Mary Miller	
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	X
	Administrative Services – Lisa Escobar	
	Community Development – James Henderson	
Cost Impact: N/A	Finance – Martin Chaw	
Fund Source: N/A	Public Works – Mark Rigos	
Timeline: Immediate		

Attachments: Resolution, Bid, Notice of Invitation to Bid

SUMMARY STATEMENT:

NBMC 1.26.010 requires that the City request bids to designate the City's Official Newspaper for publication of certain legal notices and bid requests as provided for in RCW 35.23.352. A Notice of Invitation to Bid to name the City's Official Newspaper for the year 2025 was published on October 4, 2024.

The City received one bid from the Snoqualmie Valley Record. The Snoqualmie Valley Record, the City's newspaper of record in 2024, provided a bid at a rate of $11.99 per column inch, the same rate it charged in 2023 and 2024. This rate remains more economical than the Seattle Times' rate of $45.00 per column inch.

Pursuant to NBMC 1.26.010(B), the attached resolution accepts the bid from the lowest responsible bidder, Snoqualmie Valley Record, and designates it as the City's Official Newspaper for 2025.

APPLICABLE BRAND GUIDELINES: n/a

COMMITTEE REVIEW AND RECOMMENDATION: This annual bid process for designation of the City's Official Newspaper was reviewed by the Finance & Administration Committee at their November 12, 2024 meeting with a recommendation for approval and placement on the Consent Agenda.

RECOMMENDED ACTION: **MOTION to approve AB24-120, a resolution accepting the Snoqualmie Valley Record publication bid and designating it as the City's Official Newspaper for 2025.**

RECORD OF COUNCIL ACTION

Meeting Date	*Action*	*Vote*
November 19, 2024		

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, ACCEPTING THE SNOQUALMIE VALLEY RECORD BID AND DESIGNATING THE SNOQUALMIE VALLEY RECORD AS THE CITY'S OFFICIAL NEWSPAPER FOR 2025

WHEREAS, NBMC 1.26.010 requires the City to request annual bids for designation as the City's official newspaper for publication of certain legal notices and bid requests; and

WHEREAS, a Notice of Invitation to Bid to serve as the City's "Official Newspaper" for the year 2025 was published on October 4, 2024, and the Snoqualmie Valley Record submitted the lowest qualified bid; and

WHEREAS, the City desires to accept the bid from, and designate, the Snoqualmie Valley Record as the City's Official Newspaper for 2025 as required by RCW 35.23.352 and NBMC 1.26.010;

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

Section 1. The Snoqualmie Valley Record bid is accepted, and the Snoqualmie Valley Record is designated as the City's Official Newspaper for 2025 for the purposes of NBMC 1.26.010.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 19TH DAY OF NOVEMBER, 2024.

CITY OF NORTH BEND:

_____

Mary Miller, Mayor

APPROVED AS TO FORM:

_____

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

_____

Susie Oppedal, City Clerk

Effective:
Posted:

NORTH BEND
easy to reach. . .hard to leave

SOUND PUBLISHING INC.

RECEIVED
OCT 21 2024
City of North Bend

October 11, 2024

To: City of North Bend
Re: Official Newspaper Bid

Sound Publishing is pleased to submit our bid to serve as the City of North Bend's Legal Newspaper of Record.

Statement of Qualifications:
The Snoqualmie Valley Record newspaper meets all the qualifications of R.C.W. 65.16.020, and is recognized and listed with the King County, Washington, Superior Court as a Legal Newspaper (attached).

Publication Rate:
With our current circulation at just shy of 800 the legal rate of $11.99 per column inch equates to less than .0016¢ per household.

Affidavits:
Affidavits of publication are mailed within one week after a notice is published and each packet of affidavits will include 3 copies for your records.

Circulation
The Snoqualmie Valley Record is delivered weekly to paid subscribers in the Snoqualmie Valley (234), Fall City (99), Carnation (54) and North Bend (315) areas. This award-winning newspaper is also available at newsstands and stores located within the circulation area as well as the libraries and city hall offices.

Reporting/News
The Snoqualmie Valley Record and its website will continue to feature editorial coverage dedicated to the City of North Bend events, activities, news and general interest stories as they pertain to the readers & citizens at the discretion of the editor.

Our President
As President, Josh O'Connor has over 20 years in the newspaper industry. Josh is responsible for multiple print publications for Sound Publishing including all of our King County titles; the Kent, Renton, Auburn, Mercer Island Reporters, the Vashon-Maury Island Beachcomber, the Enumclaw Courier-Herald, the Snoqualmie Valley Record as well as the Federal Way Mirror. He is also responsible for multiple digital publications in King County such as the Bellevue, Bothell-Kenmore, Kirkland, Issaquah-Sammamish and Redmond Reporters. Josh coaches a commitment to delivering relevant, local news that directly affects the lives of those who raise families and work in the communities that Sound Publishing serves.

We look forward to serving the City's needs in the future.

Sincerely,

Josh O'Connor
President
Sound Publishing, Inc

Contact: Jennifer Tribbett
Legals Manager
Sound Publishing, Inc
360-802-8212 - Email: Jennifer.Tribbett@SoundPublishing.com

RECEIVED
KING COUNTY, WASHINGTON
JAN 30 2007
KNT DEPARTMENT OF
JUDICIAL ADMINISTRATION

RECEIVED
KING COUNTY SUPERIOR COURT
2007
EX-PARTE DEPT.
KENT, WASHINGTON

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

In Re the Matter of,

KING COUNTY PUBLICATIONS LTD.,

Petitioner.

NO. 07-2-04096-0 KNT

ORDER GRANTING PETITION FOR APPROVAL AS A LEGAL NEWSPAPER

THIS MATTER having come before the Court on Petition of King County Publications Ltd. for an Order Approving King County Publications' Consolidated Newspaper Group, including but not limited to the Auburn *Reporter*, Bellevue *Reporter*, Covington and Maple Valley *Reporters*, Bothell and Kenmore *Reporters*, Kent *Reporter*, Redmond *Reporter*, Renton *Reporter*, Mercer Island *Reporter* and Snoqualmie Valley *Record*, as "legal newspapers," as defined in RCW 65.16.020, and this Court having reviewed the Petition and attached Declaration of Don Kendall, Publisher of KCP Consolidated Newspaper Group, and being fully advised, NOW, THEREFORE,

IT IS HEREBY ORDERED that King County Publications' Consolidated Newspaper Group, including but not limited to the Auburn *Reporter*, Bellevue *Reporter*, Covington and Maple Valley *Reporters*, Bothell and Kenmore *Reporters*, Kent *Reporter*, Redmond *Reporter*, Renton *Reporter*, Mercer Island *Reporter* and Snoqualmie Valley *Record*, together with any

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LANE POWELL PC
1420 FIFTH AVENUE, SUITE 4100
SEATTLE, WASHINGTON 98101-2338
206.223.7000 FAX: 206.223.7107

future King County Publications under the consolidation provisions of RCW 65.16.020, is declared a legally qualified newspaper under RCW 65.16.020.

DONE IN OPEN COURT this JAN 30 2007 day of January, 2007.

KIMBERLEY D. PROCHNAU
Judge/Court Commissioner

Presented by:

LANE POWELL PC

By _____
Michael D. Dwyer, WSBA No. 04861
Michael A. Nesteroff, WSBA No. 13180
Attorneys for Petitioner
King County Publications Ltd.

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LEGAL NOTICE
CITY OF NORTH BEND
King County, Washington

NOTICE OF
INVITATION TO BID

The City of North Bend is accepting bids for the City's "Official Newspaper" for the year 2025. The successful bidder will receive legal notices and notices to bid, as required by law, for publication. Bidders must meet the qualifications set forth in RCW 65.16.020, as well as have the ability to provide the City with an Affidavit of Publication within two weeks of the publication date. A qualified bid will consist of a Statement of Qualifications and Publication Rate per column inch.

Qualified Sealed Bids should be delivered to the attention of City of North Bend, City Clerk, clearly marked "Official Newspaper Bid" on the outside of the envelope, and addressed to 920 SE Cedar Falls Way, North Bend, WA 98045.

Bids will be accepted until 10:00 A.M. November 1, 2024, at which time the City Clerk will open the bids. All bidders will be notified of the results.

Published: October 4, 2024
Posted: October 4, 2024

City Council Agenda Bill

SUBJECT:	Agenda Date: November 19, 2024 AB24-121	
Motion Authorizing Renewal of the Interlocal Agreement (ILA) with King County Jail for Jail Services	Department/Committee/Individual	
	Mayor Mary Miller	
	City Administrator – David Miller	X
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm. & Economic Development – James Henderson	
Cost Impact: N/A	Finance – Martin Chaw	
Fund Source: N/A	Public Works – Mark Rigos	
Timeline: Immediate	Police Chief Brian Lynch	X
Attachments: King County Jail Interlocal Agreement, Attachment A-Rates		

SUMMARY STATEMENT:

The Snoqualmie Police Department has used the King County Jail in Seattle as a "last resort" misdemeanor booking facility for decades under the terms of the King County Jail Interlocal Agreement ("ILA"). The King County Jail is the City's third alternative for housing misdemeanor inmates, with the Issaquah Jail is the City's primary misdemeanor booking facility, followed by SCORE, and Sunnyside jail for long term male inmate housing. Due to cost efficiency, the King County Jail is the City's last alternative for jail bookings.

In September, King County provided notice to the City that the current ILA term would expire on December 31, 2024, as well as the new annual rate increases that will go into effect in 2025. A new ILA with a five-year term will need to be executed prior to the start of the year (see attached).

King County Jail is the primary jail facility for felony bookings, however, only misdemeanor bookings accrue fees paid by the City of North Bend.

The proposed ILA reflects the following new fee schedule for misdemeanor bookings effective January 1, 2025:

2025 Rates:

- Booking fee: $293.28 (2024 rate = $277.99)
- Daily Maintenance: $273.39 (2024 rate = $259.14)

Daily rate surcharges:

- Acute Psych $478.34 (2024 rate = $450.98)
- Medical (Acute Beds) $447.43 (2024 rate = $418.16)

Below is a breakdown of the City's current contracts for jail services as a comparison.

Jail Provider	Booking Fee	Daily Fee	Mental Health
City of Issaquah	No Fee	$147.00	No
King County	$277.99	$259.14	Yes
SCORE	$65.00	$204.97	Yes

City Council Agenda Bill

APPLICABLE BRAND GUIDELINES: consistent delivery of quality basic services
COMMITTEE REVIEW AND RECOMMENDATION: The Public Health & Safety Committee reviewed this item at their November 5, 2024, meetings and recommended approval and placement on the Consent Agenda.
RECOMMENDED ACTION: **MOTION to approve AB24-121, authorizing the Mayor to execute an Interlocal Agreement with King County Jail for jail services, in a form and content acceptable to the City Attorney.**

RECORD OF COUNCIL ACTION		
Meeting Date	***Action***	***Vote***
November 19, 2024		

Attachment A

Interlocal Agreement Between King County and The City of XXX for Jail Services

THIS AGREEMENT is effective as of January 1, 2025 ("Effective Date"). The Parties to this Agreement are King County, a Washington municipal corporation and legal subdivision of the State of Washington (the "County") and The City of XXX, a Washington municipal corporation (the "City").

WHEREAS, this Agreement is made in accordance with the Interlocal Cooperation Act (RCW Chapter 39.34) and the City and County Jails Act (RCW Chapter 70.48);

NOW THEREFORE, in consideration of the promises, payments, covenants and agreements contained in this Agreement, the parties agree as follows:

1. Definitions: Unless the context clearly shows another usage is intended, the following terms shall have these meanings in this Agreement:

1.1 "Agreement" means this Interlocal Agreement by and between King County and the City for Jail Services and any amendments to this Agreement.

1.2 "Booking" means registering, screening and examining persons for confinement in the Jail or assignment to a King County Community Corrections Division (CCD) program; inventorying and safekeeping personal property of such persons; maintaining all computerized records of arrest; performing warrant checks; Jail Health Services (JHS) health screening; and all other activities associated with processing a person for confinement in Jail or assignment to a CCD program.

1.3 "Booking Fee" means the fee incurred for booking City Jail Residents, as further described in Section 4 and Exhibit III, Section 2.

1.4 "Business Day" means Monday through Friday, 8:00 a.m. until 5:00 p.m., except holidays and County-designated furlough days.

1.5 "City Detainee" means a person booked into or housed in a Secure Detention facility such as the Jail but also including any other Secure Detention facility not operated by or on behalf of the County, which individual would, if housed in the Jail, qualify as a City Jail Resident.

1.6 "City Jail Resident" means a person booked into or housed in the Jail when a City charge is the principal basis for booking or confining that person.

A. A City charge is the principal basis for booking or confining a person where one or more of the following applies, whether pre-trial or post-trial. (See Exhibit I for further billable charge rules.):

1.6.1 The person is booked or confined by reason of committing or allegedly committing a misdemeanor or gross misdemeanor offense within the City's jurisdiction, and:

1.6.1.1 The case is referred to the City, through its City Attorney or contracted attorney, for a filing decision; or

1.6.1.2 The case is referred to the City, through its City Attorney or contracted attorney, who then refers the case to the County Prosecutor for a filing decision per section 1.6.2; or

1.6.1.3 The case is filed by the City, through its City Attorney or contracted attorney, whether filed under state law or city ordinance.

1.6.2 The person is booked or confined by reason of committing or allegedly committing a misdemeanor or gross misdemeanor offense, whether filed under state law or city ordinance, within the City's jurisdiction and the case is referred by the City, through its City attorney or contracted attorney, to the County prosecutor and filed by the County prosecutor as a misdemeanor in district court due to a conflict or other reason but excluding a case filed in a regionally-funded mental health court as described in Section 1.6.10.

1.6.3 The person is booked or confined by reason of a Court warrant issued either by the City's Municipal Court or other court when acting as the City's Municipal Court;

1.6.4 The person is booked or confined by reason of a Court order issued either by the City's Municipal Court or other court when acting as the City's Municipal Court; or,

1.6.5 The person is booked or confined by reason of subsections 1.6.1 through 1.6.4 above in combination with charges, investigation of charges, and/or warrants of other governments, and the booking or confinement by reason of subsections 1.6.1 through 1.6.4 above is determined to be the most serious charge in accordance with Exhibit I.

1.6.6 The person has been booked or confined for reasons other than subsections 1.6.1 through 1.6.5 and would be released or transferred but for the City having requested that the County continue to confine the person.

B. A City charge is not the principal basis for confining a person where:

1.6.7 The person is booked or confined exclusively or in combination with other charges by reason of a felony charge or felony investigation.

1.6.8 The person is confined exclusively or in combination with other charges by reason of a felony charge or felony investigation that has been reduced to a State misdemeanor or gross misdemeanor.

1.6.9 The City has requested the transfer of the person to another jail facility not operated by King County and the County denies the request, unless one or more of the transfer exception criteria listed in Attachment I-2 are met, in which case the person remains a City Jail Resident. The billing status of the person will change to no longer be the City's responsibility effective the calendar day following the day that the County denies the transfer request. If the County thereafter determines that it no longer needs to detain the person and the person would as a result become a City Jail Resident, then the County will provide notice to the City that it will become billable for the Jail Resident. For details on notice and billing, see Attachment I-2.

1.6.10 The person is booked or confined by reason of committing a misdemeanor or gross misdemeanor offense, whether filed under state law or city ordinance, within the City's jurisdiction and the case is referred by the City attorney or contracted attorney to the County prosecutor and filed by the County prosecutor as a misdemeanor in the mental health court (or successor) for so long as the operations of such court are substantially funded by special regional funds (for example, Mental Illness and Drug Dependency sales tax levy) or other regional funding as the County may determine. The County shall provide the City thirty (30) days Notification before changing the status of a regionally-funded mental health court to local funding status. The City is not billed for cases filed by the County prosecutor into mental health court prior to changing to local funding status.

1.7 "Community Corrections Programs" means programs designed as alternatives to, or as rehabilitation or treatment in lieu of, Secure Detention, operated by or on behalf of the King County Department of Adult and Juvenile Detention (DAJD) Community Corrections Division, or its successor. Upon the date of the execution of this Agreement, Community Corrections Programs include Electronic Home Detention and Community Center for Alternative Programs (CCAP).

1.8 "Continuity of Care Records" means a Jail Resident's diagnosis, list of current medications, treatments, PPD (tuberculosis screening test) results and scheduled appointments or follow-ups.

1.9 "Contract Cities" mean cities that are signatory to an agreement in substantially similar form to this Agreement. Contract Cities do not include cities who are a party to the 2012-2030 Agreement.

1.10 "Contract Cities Jail Residents" means all Contract Cities' City Jail Residents.

1.11 "County Jail Resident" means any Jail Resident that is not a City Jail Resident.

1.12 "DAJD" means the King County Department of Adult and Juvenile Detention or its successor agency.

1.13 "Fees and Charges" are the Fees and Charges imposed as described in Section 4 and Exhibit III.

1.14 "Force Majeure" means war, civil unrest, and any natural event outside of the party's reasonable control, including pandemic, fire, storm, flood, earthquake, or other act of nature.

1.15 "Jail Resident" means a person booked into or housed in the Jail.

1.16 The first "Jail Resident Day" means confinement for more than six (6) hours measured from the time such Jail Resident is first presented to and accepted by the Jail for housing in the Jail until the person is released, provided that an arrival on or after six (6) o'clock p.m. and continuing into the succeeding day shall be considered one day. The second and each subsequent Jail Resident Day means confinement for any portion of a calendar day after the first Jail Resident Day. For persons confined to the Jail for the purpose of mandatory Driving Under the Influence (DUI) sentences, "Jail Resident Day" means confinement in accordance with Exhibit II.

1.17 **"**Jail" means a place owned or operated by or under contract to the County primarily designed, staffed, and used for the housing, in full confinement, of adults charged or convicted of a criminal offense; for the punishment, correction, and rehabilitation of offenders charged or convicted of a criminal offense; for confinement during a criminal investigation or for civil detention to enforce a court order, all where such place is structured and operated to ensure such individuals remain on the premises 24-hours a day (excluding time for court appearances, court approved off-premises trips, or medical treatment). Jail Residents housed in the Jail are considered to be in Secure Detention as defined in Section 1.26. Upon the date of the execution of the Agreement, Jail includes the King County Correctional Facility and the detention facility at the Maleng Regional Justice Center.

1.18 "Maintenance Charge" is the daily housing charge incurred for City Jail Residents housed in Jail as further described in Section 4 and Exhibit III, Section 1.

1.19 "Medical Jail Resident" means a Jail Resident clinically determined by the Seattle-King County Department of Public Health, or its successor charged with the same duties, as needing the level of services provided in the Jail's infirmary. If a Jail Resident is moved to the general population, then the Jail Resident is no longer considered a Medical Jail Resident.

1.20 "Notification" means provision of written alert, confirmation of information or request meeting the requirements of Section 11.11. In contrast, a "notice" means providing alert or confirmation of information or request in writing to the individuals identified in Section 11.11, or their designee (as may be specified through a formal Notification) through means less formal than required by Section 11.11, including but not limited to electronic mail or facsimile.

1.21 "Official Daily Population Count" is an official count of Jail Residents in the custody of the Jail made at a point in time in a 24-hour period for, among other purposes, security and population management. It is not used for billing purposes.

1.22 "Offsite Medical Care Charges" means those pass-through charges for treatment of a City Jail Resident where that Jail Resident is clinically determined by the Seattle-King County Department of Public Health, or its successor charged with the same duties, as needing services provided from offsite medical institutions, as further defined in Exhibit III Section 4. A Jail Resident may receive Offsite Medical Care that triggers an Offsite Medical Care Charge without being otherwise classified as a Medical Jail Resident or Psychiatric Jail Resident (e.g., some Jail Residents held in the general population receive offsite medical care that will result in Offsite Medical Care Charges being incurred).

1.23 "Psychiatric Jail Resident" means either an Acute Psychiatric Jail Resident or a Non-Acute Psychiatric Jail Resident, as defined below.

1.23.1 A "Non-Acute Psychiatric Jail Resident" is a Jail Resident clinically determined by the Seattle-King County Department of Public Health, or its successor charged with the same duties, as needing Psychiatric Care Services (as further described in Exhibit III and Attachment III-1) and housed outside the Jail's acute psychiatric housing units.

1.23.2 An "Acute Psychiatric Jail Resident" is a Jail Resident clinically determined by the Seattle-King County Department of Public Health, or its successor charged with the same duties, as needing the level of services provided in the Jail's acute psychiatric housing units (as further described in Exhibit III and Attachment III-1). If a Jail Resident is moved to housing outside the Jail's acute psychiatric housing units, then the Jail Resident is no longer considered an Acute Psychiatric Jail Resident.

1.24 "Parties" mean the City and County, as parties to this Agreement.

1.25 "Secure Bed Cap for Contract Cities" means the maximum total number of beds in Secure Detention in the Jail available on a daily basis to house Contract Cities Jail Residents in the aggregate. The Secure Bed Cap for Contract Cities is based on the Official Daily Population Count and is established in Section 6.

1.26 "Secure Detention" refers to a facility structured and operated for the full confinement of City Detainees to ensure such individuals remain on the premises 24-hours a day (excluding time for court appearances, court approved off-premises trips, or medical treatment), such as the Jail but also including other similar facilities that the City may elect to house City Detainees. Secure Detention excludes City Jail Residents enrolled in Community Corrections Programs.

1.27 "Surcharge" means any of the following special charges, defined in Exhibit III, Section 3 and further described in Attachment III-1: Infirmary Care Surcharge; Psychiatric Care Surcharge; Acute Psychiatric Care Surcharge; and 1:1 Guarding Surcharge.

1.28 "2012-2030 Agreement" means the agreement executed by the County and the City of Seattle effective on January 1, 2012 together with any other interlocal agreement in substantially the same form of said agreement executed by the County and another city.

1.29 "Base Year" refers to the year in which the base fees, charges and surcharges are set.

2. Term. This Agreement shall commence on the Effective Date and shall extend through December 31, 2029. This Agreement shall supersede all previous contracts and agreements among the Parties relating to the Jail and any other jail services, except that any obligations contained in these previous contracts or agreements which expressly survived termination or expiration of these previous contracts or agreements shall remain in effect.

3. Jail and Health Services. The County shall accept City Jail Residents for confinement in the Jail, except as provided in Sections 5.4, and 6 of this Agreement. Additionally, the County is not obligated to accept a City Jail Resident for confinement in the Jail if the County has booking restrictions in place on the charge for which the City Jail Resident is proposed to be held. The County shall also furnish the City with Jail facilities; booking; transportation among facilities, as determined necessary in the County's sole discretion, including the various Jail facilities, Harborview Medical Center and Western State Hospital; custodial services; and personnel for the confinement of City Jail Residents at least equal to those the County provides for confinement of County Jail Residents. However, the County reserves the right to operate specific programs and/or facilities exclusively for County Jail Residents or persons sentenced or assigned to Community Corrections Programs. The County shall furnish to City Jail Residents in Secure Detention all medical, dental, and other health care services required to be provided pursuant to federal or state law. Also, the County shall make every reasonable effort to release a City Jail Resident as expeditiously as possible after the County has received notice of a court order to

release. Nothing in this section shall be deemed to limit the County's right to refuse to accept City Detainees for confinement in Jail when they are deemed by the County to be in need of urgent medical or psychological care, nor to return custody of such Jail Residents back to the City if the City Detainee is admitted to the hospital or psychiatric facility.

4. City Compensation. The City will pay the County a Booking Fee, Maintenance Charge, Surcharges, and Offsite Medical Charges as follows (together with such other charges as may be applicable in accordance with this Agreement):

4.1 Booking Fee. The Booking Fee shall be assessed for the booking of City Jail Residents by or on behalf of the City into the Jail as further described in Exhibit III, Section 2. The Booking Fee will be inflated annually effective January 1, 2026 and each January 1 thereafter through the term of the agreement.

4.2 Maintenance Charge. The Maintenance Charge shall be assessed for a City Jail Resident for each Jail Resident Day as provided in Exhibit III, Subsection 1. The Maintenance Charge will be inflated effective January 1, 2026 and each January 1 thereafter through the term of the agreement.

4.2.1 The County will provide notice to the City after booking a City Jail Resident in order to give notice that the City Jail Resident has been booked and to provide the opportunity for release to the City if the City so desires. Such action will take place as soon as reasonably possible but no later than the next business day after booking. A City Jail Resident released within six hours of booking will result in no Maintenance Charges.

4.2.2 The County will provide notice to the City of the billing status of its Jail Residents for the prior calendar day in cases where confinement is the result of multiple warrants or sentences from two or more jurisdictions. As of the date of this Agreement, this notice is provided to the City once each business day when applicable. The intent of this program is to allow the City to take custody of a City Jail Resident if they so desire after the other jurisdictional warrants are resolved and thereby prevent unnecessary Maintenance Charges.

4.2.3 The Parties may amend the notice requirements of Sections 4.2.1 and 4.2.2 by administrative agreement signed by both the Chief Executive Officer of the City and the King County Executive.

4.3 Access to and Charges for City Jail Resident Use of Community Corrections Programs. The Parties agree to discuss in good faith the ability for the City to access Community Corrections Programs, and to negotiate charges for such access. Any agreement between the Parties with respect to access and charges for Community Corrections Programs shall be enacted through an amendment to this Agreement.

4.4 Surcharges and Offsite Medical Charges. In addition to the Booking Fee, Maintenance Charge, and any other charges agreed to per Section 4.3, the City will be charged for Offsite Medical Charges and Surcharges as detailed in Exhibit III, Section 3 and 4.

Proposed Notice of Certain Surcharges. The County intends to provide or make available to the City timely notice of occurrences when a City Jail Resident is admitted to Harborview Medical Center or other offsite medical institution or is receiving infirmary care or psychiatric care that will subject a City to Surcharges. Notice provided or made available will be based on information known to DAJD at the time (since billing status of a Jail

Resident may be changed retroactively based on new information or other factors). The County intends to provide or make available this notice within two (2) business days following the day in which the chargeable event occurs and will make good faith efforts to provide notice sooner if practicable. The County will make good faith efforts to try to institute a means to provide notice to the City within twenty-four (24) hours of the admittance of a City Jail Resident to Harborview Medical Center or other offsite medical institution. The County's failure to provide or make available notice or develop quicker means to provide notice to the City as detailed above shall not excuse the City from financial responsibility for related Offsite Medical Charges or Surcharges and shall not be a basis for imposing financial responsibility for related Offsite Medical Charges or Surcharges on the County.

5. Billing and Billing Dispute Resolution Procedures.

5.1 The County shall transmit billings to the City monthly. Within forty-five (45) days after receipt, the City shall pay the full amount billed or withhold a portion thereof and provide the County written notice meeting the requirements of Section 5.2.1, specifying the total amount withheld and the grounds for withholding such amount, together with payment of the remainder of the amount billed (if any amount remains). Notwithstanding the foregoing, the County shall bill the City for Offsite Medical Charges as such charges are periodically received by the County from third party medical institutions or other offsite medical providers. Offsite Medical Charges shall be due within such time and subject to such withholding and dispute resolution procedures as otherwise provided in this Section 5.

5.2 Withholding of any amount billed or alleging a violation related to billing provisions of this Agreement shall constitute a dispute, which shall be resolved as follows:

5.2.1 The County shall respond in writing to billing disputes within sixty (60) days of receipt of such disputes by the DAJD billing offices. To ensure the soonest start to the sixty (60)-day timeline, the City should electronically mail scanned billing disputes directly to the DAJD billing office, or by fax, or U.S. mail rather than to any other County office or officer. The DAJD billing office contact information as of the date of this Amendment is:

KC DAJD
DBISINFO.DAJD@kingcounty.gov
Attn: Finance – Jail Resident Billing
500 Fifth Avenue
Seattle, WA 98104

5.2.2 In the event the parties are unable to resolve the dispute, either Party may pursue the dispute resolution mechanisms outlined in Section 9.

5.3 Any amount withheld from a billing, which is determined to be owed to the County pursuant to the dispute resolution procedure described herein, shall be paid by the City within thirty (30) days of the date of the resolution.

5.4 If the City fails to pay a billing within forty-five (45) days of receipt, the County will provide the City with a notice of its failure to pay and the City shall have ten (10) days from receipt of such notice to cure nonpayment. Any undisputed billing amount not paid by the City within sixty (60) days of receipt of the billing, and any amounts found to be owing to the County as a result of the billing dispute resolution procedure that are not paid

within thirty (30) days of resolution, shall be conclusively established as a lawful debt owed to the County by the City, shall be binding on the Parties, and shall not be subject to legal question either directly or collaterally. In the event the City fails to cure its nonpayment, the City shall be deemed to have voluntarily waived its right to house City Jail Residents in the Jail and, at the County's request, will remove City Jail Residents already housed in the Jail within thirty (30) days. Thereafter, the County, at its sole discretion, may accept no further City Jail Residents until all outstanding bills are paid. This provision shall not limit the City's ability to challenge or dispute any billings that have been paid by the City.

5.5 The County may charge an interest rate equal to the interest rate on the monthly County investment earnings on any undisputed billing amount not paid by the City within forty-five (45) days of receipt of the billing, and any amounts found to be owing to the County as a result of the billing dispute resolution procedure. Interest on amounts owed begin accruing on the forty-sixth (46) day after payment was due.

5.6 Each Party may examine the other's financial records to verify charges. If an examination reveals an improper charge, the next billing statement will be adjusted appropriately. Disputes on matters related to this Agreement which are revealed by an audit shall be resolved pursuant to Section 5.2.

6. Jail Capacity.

6.1 The Contract Cities may house Contract Cities Jail Residents in the Jail at an aggregate number, calculated based on the Jail's Official Daily Population Count, equal to or less than the Secure Bed Cap for Contract Cities established in Sections 6.1.1.

6.1.1 The Secure Bed Cap for Contract Cities in the aggregate is fifty (50) beds. These fifty (50) beds shall be available on a first-come, first-served basis measured at the time of the Jail's Official Daily Population Count.

6.2 In the event the number of Contract Cities Jail Residents exceeds the Secure Bed Cap for Contract Cities described in Section 6.1, the County will notify the Contract Cities by phone or electronic mail. The County may then decide to continue to house Contract Cities Jail Residents in excess of the Secure Bed Cap for Contract Cities. Alternatively, the County may refuse to accept bookings from the City until such time as the aggregate number of Contract Cities Jail Residents is reduced below the Secure Bed Cap for Contract Cities. If the aggregate number of Contract Cities Jail Residents is reduced below the Secure Bed Cap for Contract Cities through removal of Contract Cities Jail Residents from the Jail, then the County will be obligated to accept new City bookings. The notice required by the first sentence of this Section 6.2, will be made to the person designated in Section 11.11 of this Agreement, and will inform the City whether the County intends to continue to house Contract Cities Jail Residents in excess of the Secure Bed Cap for Contract Cities described in Section 6.1, or whether the County will refuse to accept bookings from the City until such time as the aggregate number of Contract Cities Jail Residents is reduced below the Secure Bed Cap for Contract Cities described in Section 6.1.

6.3 At the end of the last day of this Agreement, the Contract City agrees to reduce the number of Contract City Jail Residents in the Jail to zero (0), with the exception that Jail Residents whose status has changed to Contract City Jail Resident, will not be included in the

calculation of the number of Contract City Jail Residents, if such individuals are removed from the Jail within seventy-two (72) hours of such change in status.

For the purpose of determining the number of Contract Cities Jail Residents only, and not for billing purposes, Jail Residents held on multiple warrants or sentences by the County which include one or more city warrants or sentences in addition to a County and/or state warrant or sentence, and Contract Cities Jail Residents that have been booked into the Jail and the Contract City has not been notified of such booking shall not be considered a Contract Cities Jail Resident. Also, Contract Cities Jail Residents housed in the Jail will not be considered Contract Cities Jail Residents for the purpose of determining the number of City Jail Residents.

6.4 The Jail's capacity limit for Medical Jail Residents is thirty (30). The Jail's capacity limit for Psychiatric Jail Residents is one-hundred-fifty-one (151). For the purpose of this Section the Medical and Psychiatric Jail Resident population will be determined following the definitions in Sections 1.21 and 1.25 at the time of the Jail's Official Daily Population Count.

6.5 When the Jail has reached its capacity limit for either Medical or Psychiatric Jail Residents as set forth in Section 6.4, the County will provide notice to the City by phone or electronic mail. Such notification will be made to the person designated in Section 11.11 of this Agreement. At the time this notification is made the County may request that the City take custody of a sufficient number of its Medical or Psychiatric Jail Residents to reduce the number of Medical or Psychiatric Jail Residents to the capacity limits detailed in Section 6.4, or the County may inform the City that the County is willing to continue to house these Jail Residents.

6.6 County requests under Section 6.5 will be made as follows. The billable city (under this Agreement or other jail service agreements between the County and cities that have identical provisions as this Section) with the Jail Resident most recently admitted as Medical or Psychiatric Jail Resident will be asked to take custody of that Jail Resident. This process will be repeated until such time as the Medical and Psychiatric populations are reduced below capacity limits, or the Jail is willing to house these Jail Residents.

6.7 If the County, pursuant to Sections 6.5 and 6.6, requests that the City take custody of Medical or Psychiatric Jail Residents, the City shall comply with the County's request. The City shall take custody of its[1] Medical or Psychiatric Jail Residents by picking them up no later than twenty-four (24) hours after the County's request. If the City has not picked-up the Medical or Psychiatric Jail Resident within twenty-four (24) hours of the County's request, the County shall deliver the Medical or Psychiatric Jail Resident to the City's designated drop-off location or backup location. In either case, the City's designee

[1] Within eight (8)-hours of the County's request notification, the City may provide the County with the names of other Medical Jail Residents to substitute for the Medical Jail Residents identified by the County for pick-up. In the event the City identifies substitute Medical Jail Residents that are City Jail Residents, the provisions of Section 6 will continue to apply. In the event the City identifies substitute Medical Jail Residents that are the responsibility of a different city (Substitute City) that is party to this Agreement or a jail services agreement with the King County containing these same provisions, and the Substitute City agrees to remove its Medical Jail Residents, then the Substitute City will be responsible for picking-up the substitute Medical Jail Residents within 24-hours of the County's initial request notification for pick-up. In the event the Substitute City fails to pick-up its Medical Jail Residents within 24-hours of the County's initial request notification to the City, the County may deliver the Medical Jail Residents named in the original request notification to the City's designated drop-off location or backup location. The procedures outlined in this footnote will also apply to Psychiatric Jail Residents.

must accept the Medical or Psychiatric Jail Resident from the County and must be available to do so seven (7) days a week, twenty-four (24) hours a day. In all cases, the County shall provide the receiving entity with Continuity of Care Records, in a sealed envelope, at the time custody is transferred. The City will ensure that the City and the receiving entity comply with all applicable confidentiality laws and rules. Similarly, the City will ensure that Continuity of Care Records are provided to the County at the time custody of a City Jail Resident receiving the level of care consistent with a Medical or Psychiatric Jail Resident is transferred to the County.

6.8 If the County, in its sole discretion, decides to transport Medical or Psychiatric Jail Residents to the City's designated drop-off location or backup location within King County, Washington, the County will do so without charge. Should the County agree to a drop-off location or backup location outside of King County, Washington, the City will pay all transportation costs for Medical or Psychiatric Jail Residents taken to the designated drop off location or backup location. In no case will the County be obligated to transport a Medical or Psychiatric Jail Resident out-of-state.

7. Jail Planning.

7.1 Jail Planning. The County and the City recognize the value of sharing information about their respective Jail Resident populations and anticipated use of Secure Detention and alternative means of detention. The Parties agree to make good-faith efforts to share this information regularly. Furthermore, should the County begin planning for potential changes in jail space or models, the County will make good-faith efforts to provide notice to the City that such planning is underway, so that the City has an opportunity to participate in planning efforts.

8. Indemnification.

8.1 The County shall indemnify and hold harmless the City and its officers, agents, and employees, or any of them, from any, and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, by reason of or arising out of any negligent action or omission of the County, its officers, agents, and employees, or any of them. In the event that any suit based upon such a claim, action, loss, or damage is brought against the City, the County shall defend the same at its sole cost and expense; provided, that, the City retains the right to participate in said suit if any principle of governmental or public law is involved; and if final judgment be rendered against the City and its officers, agents, and employees, or any of them, or jointly against the City and the County and their respective officers, agents, and employees, or any of them, the County shall satisfy the same.

8.2 The City shall indemnify and hold harmless the County and its officers, agents, and employees, or any of them, from any, and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, by reason of or arising out of any negligent act or omission of the City, its officers, agents, and employees, or any of them. In the event that any suit based upon such a claim, action, loss, or damage is brought against the County, the City shall defend the same at its sole cost and expense; provided that the County retains the right to participate in said suit if any principle of governmental or public laws is involved; and if final judgment be rendered against the County, and its officers, agents, and employees, or any of them, or jointly against the County and the City and their respective officers, agents, and employees, or any of them, the City shall satisfy the same.

8.3 In executing this agreement, the County does not assume liability or responsibility for or

in any way release the City from any liability or responsibility, which arises in whole or in part from the existence or effect of City ordinances, rules, or regulations. If any cause, claim, suit, action or administrative proceeding is commenced in which the enforceability and/or validity of any such City ordinance, rule or regulation is at issue, the City shall defend the same at its sole expense and if judgment is entered or damages are awarded against the City, the County, or both, the City shall satisfy the same, including all chargeable costs and attorney's fees.

8.4 The terms of this Section 8 "Indemnification" shall survive the termination or expiration of this Agreement.

9. Dispute Resolution. In the event the Parties are unable to resolve a dispute, then either Party may pursue the dispute resolution provisions of this Section 9.

9.1 Either Party may give Notification to the other in writing of a dispute involving the interpretation or execution of the Agreement. Within thirty (30) days of this Notification, the King County Executive and the Chief Executive Officer of the City, or their designees, shall meet to resolve the dispute. If the dispute is not resolved, then at the request of either Party it shall be referred to non-binding mediation. The mediator will be selected in the following manner: The City shall propose a mediator and the County shall propose a mediator; in the event the mediators are not the same person, the two proposed mediators shall select a third mediator who shall mediate the dispute. Alternately, the Parties may agree to select a mediator through a mediation service mutually acceptable to both Parties. The Parties shall share equally in the costs charged by the mediator or mediation service.

9.2 Each party reserves the right to litigate any disputed issue in court, *de novo*.

10. Termination. Either Party may initiate a process to terminate this Agreement as follows:

10.1 Ten (10)-Day Notification of Intent to Terminate. Any Party wishing to terminate this Agreement shall issue a written Notification of intent to terminate, not less than ten (10) days prior to issuing a ninety (90) day termination Notification under Section 10.2 of this Agreement. Upon receipt of the written Notification of intent to terminate, the parties will meet to confer on whether there are steps that the non-terminating party can take, in order to, avoid a ninety (90) day termination Notification notice under Section 10.2 of this Agreement.

10.2 Ninety (90)-Day Termination Notification. After the ten (10) day period has run under Section 10.1 of this Agreement, the party desiring to terminate this Agreement may provide the other party ninety (90) days written termination Notification, as provided in RCW 70.48.090.

11. General Provisions.

11.1 Other Facilities. This Agreement reserves in each party the power to establish a temporary holding facility during a pandemic, riot, civil disobedience or natural disaster, to establish group homes or other care or rehabilitation facilities in furtherance of a social service program, to temporarily transfer Jail Residents to alternative detention facilities in order to respond to Jail overcrowding, a public health directive, or to comply with a final order of a federal court or a state court of record for the care and treatment of Jail Residents.

11.2 Grants. Both Parties shall cooperate and assist each other toward procuring grants or financial assistance from the United States, the State of Washington, and private benefactors for the Jail, the care and rehabilitation of Jail Residents, and the reduction of costs of operating and maintaining Jail facilities.

11.3 Law Enforcement Intake Portal. The County offers the use of a web-based Subject Intake Portal via its LEA Jail Management System Portal. The tool allows law enforcement officers to log onto the system and enter all arrest, case/charge, victim, probable cause, and drug crime certificate information. This method is the County's preferred method of intake and booking. LEO User Access to the JMS Portal is managed by the LEA who must designate one, or more, Group Administrator(s) who will be responsible for creating, managing, and deleting its users via the County's Login.KC system.

11.4 Severability. If any provision of this Agreement shall be held invalid, the remainder of this Agreement shall not be affected thereby.

11.5 Remedies. No waiver of any right under this Agreement shall be effective unless made in writing by the authorized representative of the party to be bound thereby. Failure to insist upon full performance on any one or several occasions does not constitute consent to or waiver of any later non-performance nor does payment of a billing or continued performance after Notification of a deficiency in performance constitute an acquiescence thereto. The Parties are entitled to all remedies in law or equity.

11.6 Exhibits. This Agreement consists of several pages plus the following attached exhibits, which are incorporated herein by reference as fully set forth:

Exhibit I	Method of Determining Billable Charge and Agency
Exhibit II	Exception to Billing Procedure
Exhibit III	Calculation of Fees, Charges and Surcharges

11.7 Not Binding on Future Agreements. This Agreement does not bind the Parties as to the terms, fees, or rate formulas to be included in any future jail services agreements.

11.8 Entire Agreement. This Agreement, including all exhibits and attachments hereto, represents the entire understanding of the Parties and supersedes any oral representations that are inconsistent with or modify its terms and conditions.

11.9 Modifications. The provisions of this Agreement may only be modified and amended with the mutual written consent of the King County Executive and the Chief Executive Officer of the City and the approval of their respective legislative bodies, excepting that, certain modifications to the notice requirements in Sections 4.2.1 and 4.2.2 as reflected in 4.2.3, and Attachment I-2 may be approved administratively by signature of both the Chief Executive Officer of the City and King County Executive as specified herein.

11.10 Force Majeure. In the event either party's performance of any of the provisions of this Agreement become impossible due to Force Majeure, that party will be excused from performing such obligations until such time as the Force Majeure event has ended and all facilities and operations have been repaired and/or restored.

11.11 Notifications. Except as otherwise provided in this Agreement, any Notification required to be provided under the terms of this Agreement, shall be delivered by certified mail, return receipt requested or by personal service to the following person:

For the City of XXX:

_____

_____

_____

Or his/her successor, as may be designated by written Notification from the City to the County.

For the County:

Chief of Administration
Dept. of Adult and Juvenile Detention
500 Fifth Avenue
Seattle, WA 98104

Or their successor, as may be designated by written Notification from the County to the City.

11.12 Council Approval. The Parties' obligations under this Agreement are subject to official City and County Council approval.

11.13 Filing. As provided by RCW 39.34.040, this Agreement shall be filed with the King County Department of Records and Elections.

11.14 Assignment/Subcontracting. The City may not assign or subcontract any portion of this Agreement or transfer or assign any claim arising pursuant to this Agreement.

11.15 No-Third Party Beneficiaries. There are no third-party beneficiaries to this Agreement. No person or entity other than a party to this Agreement shall have any rights hereunder or any authority to enforce its provisions, and any such rights or enforcement must be consistent with and subject to the terms of this Agreement.

11.16 Execution in Counterparts. This Agreement and any amendments thereto, shall be executed on behalf of each party by its duly authorized representative and pursuant to an appropriate motion, resolution, or ordinance. The Agreement may be executed in any number of counterparts, each of which shall be an original, but those counterparts will constitute one and the same instrument.

King County:	The City of XXX:
_____	_____
Director of Department of Adult and Juvenile Detention	Deputy City Manager
_____	_____
Date	Date
Approved as to Form:	Approved as to Form:
_____	_____
King County	City Official
_____	_____
Date	Date

EXHIBIT I
Method of Determining Billable Charge and Agency

Process Overview

The application of all billing rules in conjunction with Section 1.6 of this Agreement comprises the method for determining the principal basis for booking or confining a person. The County's billing system examines all open and active charges and holds for each calendar day and applies the billing priority rules and tie breaker rules as set forth below. Then the billable agency is determined from the billable charge(s) or hold(s) and the application of exception rules, for example, the special DUI sentencing rule or the special six-hour rule.

Billing Priority Rules

The Billing Priority Group is determined in the following order:

1. Local felony charge(s)	A local felony charge is filed by the King County Prosecuting Attorney into a King County court.
2. Investigation holds from King County agencies or pursuant to a contract	An investigation hold is one that has been referred to the King County Prosecutor and includes King County investigation holds.
3. Department of Corrections (DOC) charge(s) pursuant to contract with DOC	Felony and misdemeanor charges adjudicated by DOC hearing examiner. Cases heard by a local court are considered local misdemeanors even if DOC is the originating agency.
4. Local misdemeanor charge(s) and city court appearance orders	Includes King County misdemeanors.
5. Other holds (contract and non- contract)	

Tie Breaker Rules

Tie breaker rules are applied in the following order to the Local Misdemeanor Priority Group (Number 4 above) when there are charges with multiple billable agencies. The first rule that applies determines the billable charge(s). The billable agency for the selected charge(s) is the billable agency.

1. Longest or only sentenced charge rule	This rule selects the charge(s) with an active sentenced charge or, if there is more than one active sentenced charge, the rule selects the charge with the longest imposed sentence length.
2. Earliest sentence rule	This rule selects the charge(s) with the earliest sentence start date.
3. Lowest sentence charge number rule	This rule selects the sentenced charge(s) with the lowest charge number as given in the DAJD booking system.
4. Arresting agency rule	This rule selects the charge(s) or hold(s) with a charge billable agency that matches the arresting agency for the booking.
5. Accumulated bail rule	This rule selects the agency with the highest total bail summed for all of the charge(s) and hold(s) for which the agency is the billable agency.
6. Lowest charge number rule	This rule selects the charge or hold with the lowest charge number as given in the DAJD booking system.

Attachment I-1: City and County Jail Charges Clarification

This document contains several examples consistent with Section 1.6 of this Agreement.

#	Situation	Jail Costs associated with these cases are:
1	**Jail Resident *booked by a city on a felony investigation*, whose case is filed by the Prosecutor *initially as a felony in Superior Court* but *subsequently amended to a misdemeanor* charge (for evidentiary reasons, or entry into mental health court, or for other reasons)**	County responsibility
2	**Jail Resident *booked by a city on a felony investigation* and whose case is *initially filed* by the Prosecutor *as a felony in District Court* as part of a plea bargain effort (so called "*expedited cases*")**	County responsibility (including the expedited cases to be filed under the new Prosecutor Filing Standards).
3	**Jail Resident *booked by a city on a felony investigation, whose case is* initially filed by the County Prosecutor as a *misdemeanor* in district court (i.e., mental health, domestic violence *or* in regular district court**)	County responsibility
4	**Jail Resident *booked by a city on a felony investigation*. The County prosecutor declines to file the case and refers it *to a city* prosecutor or law enforcement for any further action.**	County responsibility prior to release of felony investigation by the County prosecutor; City responsibility from and after release of felony investigation
5	**Misdemeanor or felony cases *originated by state agencies* (i.e., WSP)**	County responsibility
6	**Jail Residents *booked by a city on a juvenile charge* who are held in adult detention or become adults during the pendency of their charge or sentence.**	County responsibility

Attachment I-2

Jail Resident Transfers: Transfer Request Exemption Criteria, Notice and Billing
(Relating to Section 1.6.9)

A. In the event of one or more of the following transfer exception criteria are met, a transfer may be denied by the County, in which case the person for whom the City has sought a transfer remains a City Jail Resident:

(1) Jail Resident has medical/health conditions/treatments preventing transfer.
(2) Transfer location refuses Jail Resident.
(3) Jail Resident refuses to be transported and poses a security risk.
(4) Jail Resident misses transport due to being at court or other location.
(5) City refuses to sign transfer paperwork requiring the City to arrange transportation for Jail Resident back to King County, if needed, when City sentence ends.

B. If the County has refused a transfer request and thereafter determines that it no longer needs to detain the person and the person would as a result become a City Jail Resident, then the County will provide notice to the City that it will become billable for the Jail Resident. The City will not incur a Maintenance Charge on the day of notice. If the City transfers the Jail Resident during the six calendar days immediately following the day of notice, it will not incur a Maintenance Charge for the first calendar day following notice but will incur a Maintenance Charge for each subsequent calendar day until the Jail Resident is transferred. If the City does not transfer the Jail Resident from the Jail during this six-day period, the City is billable beginning the calendar day following the day of notice from the County.

C. The terms of this Attachment I-2 may be amended by administrative agreement evidenced by execution in writing by the Chief Executive Officer of the City and King County Executive.

EXHIBIT II
Exception to Billing Procedure

For persons serving the one- and two-day commitments pursuant to the mandatory DUI sentence grid who report directly from the community to the Jail for incarceration, Jail Resident Day shall not be defined according to Section 1.16 of the Agreement. Instead, Jail Resident Day shall be defined as a twenty-four-hour period beginning at the time of booking. Any portion of a twenty-four-hour period shall be counted as a full Jail Resident Day. The number of days billed for each sentence shall not exceed the sentence lengths specified on the court commitment.

Two examples are provided for illustration:

Two-day sentence served on consecutive days:

John Doe	Booked 7/1/23 0700	Released 7/3/23 0700
	Number of Jail Resident days = 2	

Two-day sentence served on non-consecutive days:

John Doe	Booked 7/1/23 0700	Temporary Release 7/2/23 0700
	Return to Jail 7/8/23 0700 Number of Jail Resident days = 2	Released 7/9/23 0700

The Department of Adult and Juvenile Detention will apply this definition of Jail Resident Day to the City's direct DUI one and two-day Jail Residents by adjusting the City's monthly bill before it is sent to the City. If the changes are not made for some reason, the City will notify the Department of Adult and Juvenile Detention, which will make the necessary adjustments.

EXHIBIT III
Calculation of Fees, Charges and Surcharges

Starting on the Effective Date of this Agreement, the City shall pay the fees, charges, and surcharges with such annual adjustments for inflation as described below. Starting on the Effective Date of this Agreement, the City shall also pay offsite medical care charges as detailed below

2025 is the Base Year for fees, charges, and surcharges and is the basis from which the fees, charges, and surcharges are to be annually adjusted by applying the inflators set forth in Subsection 5.a. of this Exhibit III.

1. MAINTENANCE CHARGE AND CAPITAL EXPENDITURE CHARGE

The Maintenance Charge shall be calculated as described below.

a. The **Maintenance Charge** starting **January 1, 2025,** and for the remainder of the calendar year 2025, **excluding** any adjustments for Capital Expenditure Charges, will be **$XXX.** When combined with the Capital Expenditure Charges, the Maintenance Charge for calendar year 2025 is **$XXX**. The Maintenance Charge shall be inflated in 2026 as described in Section 5, and annually thereafter throughout the term of the agreement. The City will not be charged a Maintenance Charge for a City Jail Resident where the Jail Resident has been offsite (e.g. housed outside of the Jail) for all twenty-four (24) hours of a Surcharge Day and subject to 1:1 Guarding Surcharge for the entirety of such twenty-four (24)-hour period.

b. In addition to the annual adjustment to the Maintenance Charge described above, King County will increase the Maintenance Charge to capture the cost of **Capital Expenditures**. Capital Expenditures are defined as the cost of repairing and renovating current jail capacity and facilities and support and administrative facilities that benefit Jail operations. Additional Capital Expenditures will be included in the Maintenance Charge if such expenditures benefit City Jail Residents. Any Capital Expenditure that solely benefits County Jail Residents will not be charged to the City. Capital Expenditures do not include Jail Bed Expansion Projects. Capital Expenditures do not include Major Maintenance.

    i. Capital Expenditures will be calculated in proportion to the square footage that benefits adult detention. Cities will be billed their proportionate share based on the total number of Jail Resident Days (as defined in Section 1.16). By August 15 of 2025, and each August 15 through 2028, DAJD will estimate the total number of Jail Resident Days for the following year and will provide notice to the City of the Capital Expenditure Charge to be included in the Maintenance Charge for the following year.

    ii. Upon request of the City, the County shall provide its six (6)-year CIP and its six (6)-year major maintenance plan to the City. The County will provide a detailed line-item budget of each Capital Expenditure. If the City disputes that the Capital Expenditure benefits City Jail Residents or otherwise disputes the inclusion of the Capital Expenditure or any portion of the Capital Expenditures' budget in the maintenance fee, the matter will be resolved under the dispute resolution processes described herein. Capital Expenditures will not be charged to the City to the extent such Capital Expenditures are covered by federal grants, state grants, insurance proceeds, capital maintenance reserves or voter approved capital funding for jail related improvements.

    iii. Capital Expenditures, if debt financed, shall begin being charged when debt service payments begin for the permanent financing of the Capital Expenditure and shall

continue until the end of the debt amortization unless the debt amortization is less than fifteen (15) years, in which case the charges to the City will be amortized over fifteen (15) years. If the Capital Expenditure is not debt financed, Capital Expenditure charges shall be based on actual expenditures. The County will make available documentation evidencing such expenditures.

iv. Beginning January 1, 2025, and continuing through calendar year 2025, the Capital Expenditure Charge for ISP for the City is $XXX and the Capital Expenditure Charge for the CSSP is $XXX, for a combined total Capital Expenditure Charge of $XXX to be added to the Maintenance Charge set forth in subparagraphs a and b above.

2. BOOKING FEE

a. The booking fee shall be based on whether or not the City is using the County's Personal Recognizance (PR) screeners for individuals it brings to a County jail facility to be booked. The two booking fees starting January 1, 2025, and for the remainder of the calendar year 2025 will be initially set as follows:

i. The **Base Booking Fee** shall be **$XXX**. This is the booking fee payable by Contract Cities that are **not** using the County's PR screeners. This Booking Fee shall include **XXX%** of the total Budgeted Jail Costs associated with booking (including Jail Health Intake Services); this percentage of booking costs to be included in the Booking Fee shall remain fixed through the term of this Agreement.

ii. The **Standard Booking Fee** shall be **$XXX.** This is the booking fee payable by Contract Cities using the County's PR screeners. This booking fee is composed of the Base Booking Fee plus the fee associated with the County's PR screeners.

b. If the City has a court order on file as of the Effective Date, confirming that the City and not the County will have authorization to provide PR screening for City Jail Residents, then the City will be qualified for the Base Booking Fee as of the Effective Date. To qualify for the Base Booking Fee in subsequent years, the City must either provide a court order no later than July 1 of the prior year, confirming that the City and not the County will have authorization to provide PR screening for City Jail Residents, or a previously issued court order must remain in effect. If an authorizing court order is revoked or expires and is not renewed, the City will no longer qualify for the Base Booking Fee.

The Booking Fee shall be inflated in 2026 and annually thereafter as described in Section 5 below.

3. SURCHARGES

In addition to payment of the Maintenance Charge and the Booking Fees, the City shall pay Surcharges associated with services provided to City Jail Residents as described below. The types of services provided to a Jail Resident associated with each Surcharge, and a general description of each Surcharge, is set forth in Attachment III-1.

The initial Surcharge amounts described in paragraphs (a) – (d) below shall apply from January 1, 2025, through December 31, 2025, and shall be inflated for 2026 as described in Section 5 below, and annually each year thereafter.

a. **Infirmary Care**. For Medical Jail Residents, the City shall pay an Infirmary Care Surcharge of $**XXX** for each Surcharge Day.

b. **Psychiatric Care**. For Non-Acute Psychiatric Jail Residents, the City shall pay a Psychiatric Care Surcharge of **$XXX** for each Surcharge Day.

c. **Acute Psychiatric Housing**. For Acute Psychiatric Jail Residents, the City shall pay an Acute Psychiatric Care Surcharge of **$XXX** for each Surcharge Day.

   i. The **Acute Psychiatric Surcharge** for each Surcharge Day shall be **$XXX**
   ii. The **Psychiatric Care Surcharge** for each Surcharge Day of **$XXX** is added to the Acute Psychiatric Housing surcharge for a total Acute Psychiatric Care Surcharge of **$XXX**.

d. **1:1 Guarding Surcharge**. The 1:1 Guarding Surcharge is the charge imposed when the County dedicates an individual officer to guard a City Jail Resident. The Surcharge shall be **$XXX** per guard *for each hour* or portion thereof, and as further described in Attachment III-1.

e. A **Surcharge Day** is defined as a 24-hour period from midnight to midnight, or any portion thereof, in which a Jail Resident receives any of the services within the Surcharges listed in subparagraphs (a) – (c) above; *provided that* with respect to the Infirmary Care Surcharge, Psychiatric Care Surcharge and Acute Psychiatric Surcharge, a maximum of one (1) charge may be imposed within the twenty-four (24)-hour period for a single Jail Resident, and the charge imposed shall be the highest applicable charge. For example, if a Jail Resident is placed in Acute Psychiatric Care, released to the general population, and then again placed in Acute Psychiatric Care all within the same twenty-four (24)-hour period (midnight to midnight), a single Acute Psychiatric Care Surcharge will be imposed. Similarly, if a Jail Resident is placed in Acute Psychiatric Care and then in Non-Acute Psychiatric Care within the twenty-four (24)-hour midnight to midnight period, then a single Acute Psychiatric Care charge will be imposed.

4. OFFSITE MEDICAL CARE CHARGES

In addition to the Maintenance Charge, the Booking Fee, and the Surcharges detailed above, the City shall be responsible for payment of all Offsite Medical Care Charges incurred by a City Jail Resident.

5. INFLATORS AND RE-SETS OF FEES CHARGES, AND SURCHARGES

a. Inflators. Beginning January 1, 2026, and effective every January 1 through the term of the agreement, all fees, charges, and surcharges, excluding: (1) Offsite Medical Care Charges and, (2) the Capital Expenditure Charge components of the Maintenance Charge, shall be inflated by the percentage rates described below.

Non-Medical Charges: The following fees and charges are subject to an annual inflator of the Seattle-Tacoma-Bremerton CPI-W (covering the twelve (12)-month period ending in June) plus 1.5% but shall in no event be lower than 1.5%.:

i. Maintenance Charge
ii. Booking Fee
iii. Acute Psychiatric Housing Surcharge
iv. 1:1 Guarding

Medical Charges: The following fees and charges are subject to an annual inflator of the Seattle-Tacoma-Bremerton CPI-W (covering the twelve (12)-month period ending in June) plus three (3) percent, but shall in no event be lower than three (3) percent:

i. Infirmary Care Surcharge
ii. Psychiatric Care Surcharge

b. Final Fee, Charge and Surcharge Notice for Following Calendar Year. No later than August 15, the County will provide notice to the City of the final fees, charges and surcharges listed in this Subsection 5.a. reflecting the application of the June-June CPI index in the manner prescribed in Subsection 5.a above.

c. Inflation Re-sets. Notwithstanding the terms of Subsections 5.a and 5.b to the contrary, in the event the Seattle-Tacoma-Bremerton CPI-W (June-June) exceeds eight (8) percent then, as part of the August 15, final fee and charge notice, the County will include information demonstrating whether, based on factors affecting the DAJD Budgeted Jail Costs including but not limited to personnel costs, food, utilities and pharmaceuticals, the County's reasonably expected inflation experience for the DAJD Budgeted Jail Costs in the next calendar year (the "Expected Inflation Rate") is *less than or greater than* said CPI-W (June-June) rate. If the Expected Inflation Rate is lower than the CPI-W (June-June) rate, the County will apply the lower of the two rates to the fees and charges listed in this Subsection 5.c for the following calendar year.

Attachment III-1
Summary Description of Medical Cost Model Surcharges and Pass-Through Charges

	Surcharge	Description
1.	**1:1 Guarding**	Cost to guard a Jail Resident in a 1:1 situation. Most common occurrence is at hospital or at off-site medical appointments. If more than one guard is required, then the rate would be the multiple of guards.
2.	**Acute Psychiatric Care** (two components) – billed by location	
	a. Psychiatric Care Surcharge	Costs for Jail Health Services (JHS) treatment team for services listed below for Psychiatric Care.
	b. Acute Psychiatric Housing Surcharge	Costs for additional officer staffing for: 15-minute checks, assistance with feeding, emergency responses, escorts, and other necessary services to provide for a Jail Resident who poses a potential danger to him or herself.
3.	**Psychiatric Care** (one component)	
	a. Psychiatric Care Surcharge	Costs for JHS Psychiatric treatment team for services listed below for Psychiatric Care.
4.	**Infirmary Care**	Costs for JHS Infirmary care, services listed on reverse.

	Pass-Through Charge	Description
5.	**Off-Site Medical Charges**	Costs for Jail Residents to receive services from outside medical providers (services not available from JHS). Examples include: ❖ Hospital care ❖ Dialysis ❖ Cancer treatment (chemotherapy, radiation) ❖ Specialized transport to medical appointments (wheelchair bound Jail Residents)

JHS Psychiatric Care

Services Provided:	Criteria:
❖ Psychiatric Treatment & Management ❖ Psychiatric Treatment Team Monitoring ❖ Medication Administration ❖ Mental Health Crisis Counseling ❖ Psychiatric Therapy Groups	*Jail Residents with severe or unstable mental health conditions are placed in psychiatric housing units and receive a level of monitoring and care based on the acuity of their mental illness. Jail Residents in psychiatric housing are evaluated upon admission and then re-evaluated on a regular basis by a multi-disciplinary treatment team.*

JHS Infirmary Care

Services Provided:	Criteria:
❖ 24-hour Skilled Nursing Care ❖ Daily Provider Rounds ❖ Treatment and Management of Complex Disease States ❖ Medication Administration ❖ Activities of Daily Living Assistance ❖ Alcohol Detoxification	*Jail Residents who meet diagnostic criteria that require 24-hour skilled nursing care are housed in the KCCF Infirmary. Examples include but are not limited to:* ❖ *Patients requiring medical detoxification/withdrawal management;* ❖ *Individuals with non-stable medical conditions such as: need for kidney dialysis, wired jaws, newly started on blood thinning medication;* ❖ *Individuals who are mobility impaired and/or not independent in activities of daily living;* ❖ *Individuals requiring IV therapy or with central lines in place;* ❖ *Individuals who are acutely ill, post-surgical, who require convalescent care, and those with conditions requiring extensive treatment and frequent monitoring; and* ❖ *Individuals with severe respiratory problems requiring nebulizer treatments, oxygen and close observation.* *Jail Residents are formally admitted to infirmary care following assessment by a physician or nurse practitioner and then monitored daily by provider and nursing staff. Discharge from the infirmary occurs either at the time of release from jail or as the patient's condition improves and can be safely managed in general population housing. Some individuals remain in infirmary care for the duration of their incarceration.*

King County

Department of Adult and Juvenile Detention
Directors Office
500 Fifth Avenue
Seattle, WA 98104

September 30, 2024

City of North Bend
PO Box 896
North Bend, WA 98045

On December 31, the term of the Interlocal Agreement for Jail Services between King County and your city will end. Our Department of Adult and Juvenile Detention (DAJD) has created a new Jail Services Agreement (JSA) template, which the County Executive has approved and transmitted for approval by the King County Council.

The proposed new JSA is substantially similar to the agreement that expires this year. DAJD is proposing a five-year term. While the King County Council has final authority on the proposed template, we have collaborated with Council staff on preliminary reviews and are not anticipating significant changes to the draft version attached to this letter. DAJD will reach out to you directly for signature on a new JSA once approved.

Should the proposed JSA be approved by Council, DAJD will apply the same annual inflator used in the current contract to create the 2025 rates. **The following are the proposed rates effective January 1, 2025, through December 31, 2025.**

Other Cities	2024 Base Rate[1]	Annual Increase[2]	Est. CPI W[2]	Base Rate Before Debt Svc.	ISP[3]	2025 Final Rate
Daily Maintenance	$259.14	1.50%	4.00%	$273.39	$5.21	**$278.60**
Booking - Standard	$277.99	1.50%	4.00%	$293.28	$-	**$293.28**
Booking - Reduced	$189.39	1.50%	4.00%	$199.81	$-	**$199.81**
Psych Unit (Acute + Psych Other)	$450.98	1.50%	4.00%	$478.34	$-	**$478.34**
Acute Psych Housing	$322.78	1.50%	4.00%	$340.53	$-	**$340.53**
Psych Other[4]	$128.20	3.00%	4.00%	$137.81	$-	**$137.81**
Infirmary	$418.16	3.00%	4.00%	$447.43	$-	**$447.43**
1 on 1 Guarding Hrly	$92.52	1.50%	4.00%	$97.60	$-	**$97.60**

[1]Prior years base rate, before the inclusion of the Courthouse Seismic Stabilization Project (CSSP) and Integrated Security Project (ISP) fees.
[2]Exhibit III Section 5 Inflators and Re-Sets of Fees and Charges.
[3]Exhibit III Section 1, Maintenance Charge and Capital Expenditure Charge.
[4]Acute Psychiatric Care (Psych Unit) is comprised of the Acute Psychiatric Housing Surcharge and the Psych Other Surcharge.

The Exhibit III Calculation of Fees, Charges and Surcharges, in the JSA specifies the fees, charges and surcharges as well as the Offsite Medical Charges, that the City shall pay. In 2025, the debt service for the Integrated Security Project (ISP) is $5.21.

Please call me at 206-263-2769 if you have any questions.

Sincerely,

Diana Joy

Diana Joy
Chief of Administration
King County Department of Adult and Juvenile Detention

Attachment: Proposed 2025 Jail Services Agreement

cc: Tami Schackman, DAJD Chief Financial Officer
Ladna Farah, DAJD Budget and Finance Manager
Kayleen Keating, DAJD Fiscal Specialist

City Council Agenda Bill

SUBJECT:	Agenda Date: November 19, 2024 AB24-122	
Ordinance Amending the 2023-2024 Budget as Adopted in Ordinance No. 1788 and Amended in Ordinance No. 1799 to Reflect Changes in Sources and Uses	Department/Committee/Individual	
	Mayor Mary Miller	
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm. & Economic Development – James Henderson	
Cost Impact: N/A	Finance – Martin Chaw	X
Fund Source: General Fund.	Public Works – Mark Rigos	
Timeline: by 12/30/2024	Information Technology – Phillip Davenport	

Attachments: Ordinance, Exhibit A-1 - 2023 Annual Budget as amended, Exhibit A-2 - 2024 Annual Budget as amended, Attachment #A1 – 2023 Budget Amendment Request Table, Attachment #A2 – 2024 Budget Amendment Request Table

SUMMARY STATEMENT:

It is a prudent financial practice to periodically adjust an adopted budget to reflect major changes to source (revenues, transfers in, etc.) or use items (expenditures, transfers out, etc.) that occur during the year and were unanticipated at the time of budget adoption. Occasionally the City Council may find it necessary to approve unanticipated expenditures. Budget amendments are therefore needed to address these unforeseen expenditures and to ensure that the City adjusts estimated sources or uses as necessary to stay within legally authorized budget limits. Additionally, budget amendments better reflect anticipated ending fund balances. The State Auditor expects such adjustments to occur.

A budget amendment typically consists of miscellaneous and housekeeping adjustments. Miscellaneous adjustments account for unanticipated sources and uses, such as new grant awards or unexpected expenditures authorized by the City Council but not accounted for in the City's adopted budget. Housekeeping adjustments account for necessary corrections due to accounting rules and the matching of beginning fund balances to prior year actual ending fund balances.

The City's 2023-2024 budget was originally established in Ordinance No. 1788 and amended in Ordinance No. 1799 (budget amendment #1). This ordinance, if approved, represents budget amendment #2.

Exhibits A-1 and A-2 are adopted as part of the proposed ordinance and each summarizes the amended sources and uses (i.e., appropriation) per fund.

Attachments A1 and A2 present the details regarding the specific amendments to the 2023 and 2024 budget and include a reconciliation of changes from Ordinance No. 1788, Ordinance No. 1799, and this proposed ordinance.

APPLICABLE BRAND GUIDELINES: Balanced budget.

COMMITTEE REVIEW AND RECOMMENDATION: The Finance and Administration Committee reviewed this proposed ordinance at its November 12, 2024 meeting, and recommended approval and placement on the November 19, 2024 Council Consent Agenda.

City Council Agenda Bill

RECOMMENDED ACTION: **MOTION to approve AB24-122, an ordinance amending the 2023-2024 Budget as adopted in Ordinance No. 1788 and amended by Ordinance No. 1799, as a first and final reading.**		
RECORD OF COUNCIL ACTION		
Meeting Date	***Action***	***Vote***
November 19, 2024		

ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, AMENDING THE CITY'S 2023-2024 BUDGET AS ADOPTED IN SECTION 1 OF ORDINANCE NO. 1788 AND AS AMENDED IN SECTION 1 OF ORDINANCE 1799; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Council adopted the City's 2023-2024 Budget and 2023 Salary Schedule in Ordinance No. 1788, adopted on December 6, 2022; and

WHEREAS, the City Council adopted Ordinance No. 1528 on May 20, 2014, establishing a biennial budget process in accordance with the provisions of Chapter 35A.34 RCW; and

WHEREAS, the City Council amended the City's 2023-2024 Budget and adopted a 2024 Salary Schedule in Ordinance No. 1799, adopted on November 21, 2023; and

WHEREAS, the City Council stipulated on December 6, 2022, that the biennial budget will be implemented as two one-year financial plans, that actual expenditures in the first year may not exceed the first-year plan appropriations, that second year plan appropriations shall only be expended in the second year, and that any appropriation changes will require City Council approval; and

WHEREAS, the City is prohibited from over-expending its appropriated budget as set forth in Ordinances No. 1788 and No. 1799; and

WHEREAS, additional amendments to the 2023-2024 budget are now necessary;

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

Section 1. 2023-2024 Biennial Budget, Amended: The 2023-2024 Budget, as adopted in Section 1 of Ordinance No. 1788, and amended in Section 1 of Ordinance No. 1799, is hereby amended as set forth in Exhibits "A-1" and "A-2" (2023 and 2024 Annual Budgets) attached hereto and by this reference fully incorporated herein.

Section 2. 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 3. Effective Date: This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 19TH DAY OF NOVEMBER, 2024.

CITY OF NORTH BEND:

_____

Mary Miller, Mayor

APPROVED AS TO FORM:

_____

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Published:
Effective:

_____

Susie Oppedal, City Clerk

EXHIBIT A-1
2023 ANNUAL BUDGET
ORD1788 and amended ORD1799, ORDXXXX

Fund	Fund Name	Beginning Fund Balance	Sources	Uses	Ending Fund Balance
001	General Fund	$ 4,863,017	$ 11,030,124	$ 13,427,919	$ 2,465,222
002	Reserve Fund	$ -	$ 1,005,930	$ -	$ 1,005,930
101	Street Operations Fund	$ -	$ 1,058,058	$ 1,058,058	$ -
102	Capital Streets Fund	$ 50,435	$ 431,483	$ 424,457	$ 57,461
103	Streets Overlay Fund	$ 806,838	$ 535,120	$ 897,779	$ 444,179
106	Impact Fees & Mitigation Fund	$ 8,671,652	$ 4,159,532	$ 4,048,713	$ 8,782,471
107	Hotel/Motel Tax Fund	$ 35,703	$ 15,000	$ -	$ 50,703
108	Economic Development Fund	$ -	$ 255,400	$ 242,147	$ 13,253
109	Affordable Housing Fund	$ -	$ 1,216,850	$ -	$ 1,216,850
116	Park Improvement Fund	$ 310,360	$ 161,603	$ 325,000	$ 146,963
117	Park Maintenance Reserve Fund	$ 30,129	$ 280	$ -	$ 30,409
125	Development Projects Fund	$ 713,658	$ 500,000	$ 330,000	$ 883,658
130	ARPA Fiscal Recovery	$ 1,014,133	$ -	$ 846,000	$ 168,133
190	Transportation Benefit District Fund	$ 1,969,004	$ 654,151	$ 275,000	$ 2,348,155
216	2011 Fire Station Bond Fund	$ 8,744	$ 191,926	$ 149,660	$ 51,010
217	2012 LTGO (TBD) Bond Fund	$ 2,569	$ -	$ -	$ 2,569
218	2015 LTGO Bond Fund	$ -	$ 218,167	$ 209,936	$ 8,231
219	2016 LTGO (LOC) Bond Fund	$ -	$ -	$ -	$ -
220	2018 LTGO Bond Fund	$ -	$ 246,000	$ 245,350	$ 650
310	Municipal Projects Fund	$ 477,677	$ 7,951,285	$ 6,949,458	$ 1,479,504
320	Capital Improvements (REET) Fund	$ 5,885,804	$ 1,857,360	$ 1,359,625	$ 6,383,539
401	Water Utility Fund	$ 3,193,670	$ 3,472,540	$ 4,869,652	$ 1,796,558
402	Sewer Utility Fund	$ 53,225,342	$ 5,458,768	$ 14,637,212	$ 44,046,898
404	Storm Drainage Utility Fund	$ 4,290,828	$ 1,247,357	$ 1,259,929	$ 4,278,256
404	Flood Operations Fund	$ 497,589	$ 203,056	$ 349,999	$ 350,646
405	Solid Waste & Recycling Fund	$ 537,625	$ 113,352	$ 109,496	$ 541,481
451	ULID #6 Bond Redemption Fund	$ 745,104	$ 871,923	$ 923,552	$ 693,475
452	ULID #6 Bond Reserve Fund	$ -	$ -	$ -	$ -
501	Equipment Operating Fund	$ -	$ 378,042	$ 329,134	$ 48,908
501	Technology Operating Fund	$ -	$ 426,710	$ 449,374	$ (22,664)
502	Equipment Reserve Fund	$ 1,540,956	$ 110,540	$ 610,000	$ 1,041,496
502	Technology Reserve Fund	$ 379,300	$ 45,900	$ 92,141	$ 333,059

EXHIBIT A-2
2024 ANNUAL BUDGET
ORD1788 and amended ORD1799, ORDXXX

Fund	Fund Name	Beginning Fund Balance	Sources	Uses	Ending Fund Balance
001	General Fund	$ 5,584,908	$ 12,512,519	$ 13,929,542	$ 4,167,885
002	Reserve Fund	$ 1,005,930	$ 91,966	$ -	$ 1,097,896
101	Street Operations Fund	$ (133,272)	$ 1,155,975	$ 1,022,703	$ 0
102	Capital Streets Fund	$ 123,954	$ 365,793	$ 283,109	$ 206,638
103	Streets Overlay Fund	$ 800,719	$ 1,096,134	$ 918,918	$ 977,935
106	Impact Fees & Mitigation Fund	$ 9,837,229	$ 4,358,671	$ 3,043,649	$ 11,152,251
107	Hotel/Motel Tax Fund	$ 82,923	$ 15,600	$ -	$ 98,523
108	Economic Development Fund	$ 50,469	$ 268,066	$ 258,421	$ 60,114
109	Affordable Housing Fund	$ 1,216,545	$ 332,938	$ 288,750	$ 1,260,733
116	Park Improvement Fund	$ 515,926	$ 168,900	$ 20,000	$ 664,826
117	Park Maintenance Reserve Fund	$ 41,401	$ 11,107	$ -	$ 52,508
125	Development Projects Fund	$ 589,421	$ 520,000	$ 378,502	$ 730,919
130	ARPA Fiscal Recovery	$ -	$ -	$ -	$ -
190	Transportation Benefit District Fund	$ 2,727,682	$ 680,317	$ 275,000	$ 3,132,999
216	2011 Fire Station Bond Fund	$ 6,592	$ 199,603	$ 149,660	$ 56,535
217	2012 LTGO (TBD) Bond Fund	$ 20	$ -	$ -	$ 20
218	2015 LTGO Bond Fund	$ (199,132)	$ 390,901	$ 191,769	$ (0)
219	2016 LTGO (LOC) Bond Fund	$ -	$ -	$ -	$ -
220	2018 LTGO Bond Fund	$ (174,528)	$ 419,878	$ 245,350	$ -
310	Municipal Projects Fund	$ 572,929	$ 13,246,171	$ 11,280,575	$ 2,538,525
320	Capital Improvements (REET) Fund	$ 5,637,242	$ 1,567,654	$ 851,759	$ 6,353,138
401	Water Utility Fund	$ 3,210,070	$ 4,270,803	$ 5,159,528	$ 2,321,344
402	Sewer Utility Fund	$ 16,498,665	$ 5,807,999	$ 7,662,512	$ 14,644,153
404	Storm Drainage Utility Fund	$ 2,152,575	$ 3,315,887	$ 3,378,010	$ 2,090,452
404	Flood Operations Fund	$ 267,778	$ 214,141	$ 366,264	$ 115,655
405	Solid Waste & Recycling Fund	$ 637,136	$ 117,886	$ 642,895	$ 112,127
451	ULID #6 Bond Redemption Fund	$ 581,940	$ 906,800	$ 969,730	$ 519,010
452	ULID #6 Bond Reserve Fund	$ -	$ -	$ -	$ -
501	Equipment Operating Fund	$ 66,391	$ 396,944	$ 345,340	$ 117,995
501	Technology Operating Fund	$ 122,205	$ 448,046	$ 470,842	$ 99,409
502	Equipment Reserve Fund	$ 1,431,181	$ 116,031	$ 413,731	$ 1,133,481
502	Technology Reserve Fund	$ 325,365	$ 46,611	$ 34,839	$ 337,137
	GRAND TOTAL:	**$ 53,580,267**	**$ 53,043,342**	**$ 52,581,399**	**$ 54,042,210**

2023 Fund Reconciliations (Reconciling the Amendment Request Table to Ordinance (Exhibit A1))

	Beg. Fund Balance	Sources	Uses	Ending Fund Balance
General Fund (#001)				
Adopted 2023 Budget (ORD1788)	**4,800,379.00**	**11,030,124.00**	**10,984,052.00**	**4,846,451.00**
+ The 2024 Decision Card Process	*1,037,817.00*	-	-	*1,037,817.00*
+ Establishing the Reserve Fund	-	-	*1,005,930.00*	*(1,005,930.00)*
+ Establishing the Affordable Housing Fund	-	-	*942,850.00*	*(942,850.00)*
+ Snow & Ice Removal	-	-	*44,225.00*	*(44,225.00)*
+ Asphalt (i.e. Pothole) Repairs	-	-	*21,850.00*	*(21,850.00)*
+ Public Works Covered Shed Equipment Facility	-	-	*150,554.00*	*(150,554.00)*
Amended 2023 Budget (ORD1799-BA#1)	**5,838,196.00**	**11,030,124.00**	**13,149,461.00**	**3,718,859.00**
+ Adjustment to reflect actual 2023 BFB	(975,179.00)		278,458.00	(1,253,637.00)
Amended 2023 Budget (ORDxxxx-BA#2)	**4,863,017.00**	**11,030,124.00**	**13,427,919.00**	**2,465,222.00**
RESERVE FUND (#002)				
Adopted 2023 Budget (ORD1788)	**-**	**-**	**-**	**-**
+ Establishing the Reserve Fund	-	*1,005,930.00*	-	*1,005,930.00*
Amended 2023 Budget (ORD1799-BA#1)	**-**	**1,005,930.00**	**-**	**1,005,930.00**
				-
Amended 2023 Budget (ORDXXXX-BA#2)	**-**	**1,005,930.00**	**-**	**1,005,930.00**
Street Operations Fund (#101)				
Adopted 2023 Budget (ORD1788)	-	919,207.00	911,500.00	7,707.00
+ Snow & Ice Removal	-	*44,225.00*	*44,225.00*	-
+ Asphalt (i.e. Pothole) Repairs	-	*21,850.00*	*21,850.00*	-
Amended 2023 Budget (ORD1799-BA#1)	**-**	**985,282.00**	**977,575.00**	**7,707.00**
+ Adjustment to reflect actual 2023 revenues	-	72,776.00	80,483.00	(7,707.00)
Amended 2023 Budget (ORDxxxx-BA#2)	**-**	**1,058,058.00**	**1,058,058.00**	**-**
Capital Streets Fund (#102)				
Adopted 2023 Budget (ORD1788)	**-**	**431,483.20**	**419,915.29**	**11,567.91**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2023 Budget (ORD1799-BA#1)	**-**	**431,483.20**	**419,915.29**	**11,567.91**
+ Adjustment to reflect actual 2023 BFB	50,435.00	-	-	50,435.00
+ Adjust 2023 Transfer to F218 for bond payments			4,541.75	(4,541.75)
Amended 2023 Budget (ORDxxxx-BA#2)	**50,435.00**	**431,483.20**	**424,457.04**	**57,461.16**
Streets Overlay Fund (#103)				
Adopted 2023 Budget (ORD1788)	**799,979.00**	**535,120.00**	**897,779.10**	**437,319.90**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2023 Budget (ORD1799-BA#1)	**799,979.00**	**535,120.00**	**897,779.10**	**437,319.90**
+ Adjustment to reflect actual 2023 BFB	6,859.01	-	-	6,859.01
Amended 2023 Budget (ORDxxxx-BA#2)	**806,838.01**	**535,120.00**	**897,779.10**	**444,178.91**

2023 Fund Reconciliations (Reconciling the Amendment Request Table to Ordinance (Exhibit A1))

	Beg. Fund Balance	Sources	Uses	Ending Fund Balance
Impact Fees & Mitigation Fund (#106)				
Adopted 2023 Budget (ORD1788)	**11,796,044.00**	**4,191,030.00**	**3,148,713.00**	**12,838,361.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2023 Budget (ORD1799-BA#1)	**11,796,044.00**	**4,191,030.00**	**3,148,713.00**	**12,838,361.00**
+ Adjustment to reflect actual 2023 BFB	(3,124,391.90)	(31,498.32)	900,000.00	(4,055,890.22)
Amended 2023 Budget (ORDxxxx-BA#2)	**8,671,652.10**	**4,159,531.68**	**4,048,713.00**	**8,782,470.78**
Hotel/Motel Tax Fund (#107)				
Adopted 2023 Budget (ORD1788)	**55,861.00**	**15,000.00**	**-**	**70,861.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2023 Budget (ORD1799-BA#1)	**55,861.00**	**15,000.00**	**-**	**70,861.00**
+ Adjustment to reflect actual 2023 BFB	(20,157.61)	-	-	(20,157.61)
Amended 2023 Budget (ORDxxxx-BA#2)	**35,703.39**	**15,000.00**	**-**	**50,703.39**
Economic Development Fund (#108)				
Adopted 2023 Budget (ORD1788)	**-**	**255,400.00**	**246,571.00**	**8,829.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2023 Budget (ORD1799-BA#1)	**-**	**255,400.00**	**246,571.00**	**8,829.00**
+ Adjustment to 2023 EFB	-	-	(4,423.51)	4,423.51
Amended 2023 Budget (ORDxxxx-BA#2)	**-**	**255,400.00**	**242,147.49**	**13,252.51**
AFFORDABLE HOUSING FUND (#109)				
Adopted 2023 Budget (ORD1788)	**-**	**-**	**-**	**-**
+ Establishing the Affordable Housing Fund	-	*1,216,850.00*	-	*1,216,850.00*
Amended 2023 Budget (ORD1799-BA#1)	**-**	**1,216,850.00**	**-**	**1,216,850.00**
				-
Amended 2023 Budget (ORDxxxx-BA#2)	**-**	**1,216,850.00**	**-**	**1,216,850.00**
Park Improvement Fund (#116)				
Adopted 2023 Budget (ORD1788)	**427,135.00**	**162,403.00**	**325,000.00**	**264,538.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2023 Budget (ORD1799-BA#1)	**427,135.00**	**162,403.00**	**325,000.00**	**264,538.00**
+ Adjustment to reflect actual 2023 BFB	(116,775.13)	(799.56)	-	(117,574.69)
Amended 2023 Budget (ORDxxxx-BA#2)	**310,359.87**	**161,603.44**	**325,000.00**	**146,963.31**
Park Maintenance Reserve Fund (#117)				
Adopted 2023 Budget (ORD1788)	**40,290.00**	**10,680.00**	**-**	**50,970.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2023 Budget (ORD1799-BA#1)	**40,290.00**	**10,680.00**	**-**	**50,970.00**
+ Adjustment to reflect actual 2023 BFB	(10,160.74)	(10,400.00)	-	(20,560.74)
Amended 2023 Budget (ORDxxxx-BA#2)	**30,129.26**	**280.00**	**-**	**30,409.26**

2023 Fund Reconciliations (Reconciling the Amendment Request Table to Ordinance (Exhibit A1))

	Beg. Fund Balance	Sources	Uses	Ending Fund Balance
Development Projects Fund (#125)				
Adopted 2023 Budget (ORD1788)	**651,195.00**	**500,000.00**	**248,560.00**	**902,635.00**
+ Development Pass-Through Expenditures	*13,598.00*	-	*81,440.00*	*(67,842.00)*
Amended 2023 Budget (ORD1799-BA#1)	**664,793.00**	**500,000.00**	**330,000.00**	**834,793.00**
+ Adjustment to reflect actual 2023 BFB	48,865.18	-	-	48,865.18
Amended 2023 Budget (ORDxxxx-BA#2)	**713,658.18**	**500,000.00**	**330,000.00**	**883,658.18**
ARPA Fiscal Recovery (#130)				
Adopted 2023 Budget (ORD1788)	**1,759,057.00**	**-**	**846,000.00**	**913,057.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2023 Budget (ORD1799-BA#1)	**1,759,057.00**	**-**	**846,000.00**	**913,057.00**
+ Adjustment to reflect actual 2023 BFB	(744,924.46)	-	-	(744,924.46)
Amended 2023 Budget (ORDxxxx-BA#2)	**1,014,132.54**	**-**	**846,000.00**	**168,132.54**
Transportation Benefit District Fund (#190)				
Adopted 2023 Budget (ORD1788)	**2,205,234.00**	**654,151.00**	**275,000.00**	**2,584,385.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2023 Budget (ORD1799-BA#1)	**2,205,234.00**	**654,151.00**	**275,000.00**	**2,584,385.00**
+ Adjustment to reflect actual 2023 BFB	(236,229.65)	-	-	(236,229.65)
Amended 2023 Budget (ORDxxxx-BA#2)	**1,969,004.35**	**654,151.00**	**275,000.00**	**2,348,155.35**
2011 Fire Station Bond Fund (#216)				
Adopted 2023 Budget (ORD1788)	**-**	**191,926.40**	**149,660.00**	**42,266.40**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2023 Budget (ORD1799-BA#1)	**-**	**191,926.40**	**149,660.00**	**42,266.40**
+ Adjustment to reflect actual 2023 BFB	8,743.75	-	-	8,743.75
Amended 2023 Budget (ORDxxxx-BA#2)	**8,743.75**	**191,926.40**	**149,660.00**	**51,010.15**
2012 LTGO (TBD) Bond FUND (#217)				
Adopted 2023 Budget (ORD1788)	**2,568.56**	**-**	**-**	**2,568.56**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2023 Budget (ORD1799-BA#1)	**2,568.56**	**-**	**-**	**2,568.56**
				-
Amended 2023 Budget (ORDxxxx-BA#2)	**2,568.56**	**-**	**-**	**2,568.56**

2023 Fund Reconciliations (Reconciling the Amendment Request Table to Ordinance (Exhibit A1))

	Beg. Fund Balance	Sources	Uses	Ending Fund Balance
2015 LTGO Bond Fund (#218)				
Adopted 2023 Budget (ORD1788)	**-**	**200,000.00**	**191,769.00**	**8,231.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2023 Budget (ORD1799-BA#1)	**-**	**200,000.00**	**191,769.00**	**8,231.00**
+ Adjustment to reflect actual 2023 BFB	-	-	-	-
+ Adjustment for actual bond payments			18,167.00	(18,167.00)
+ Adjust transfer in from F320		13,625.25		13,625.25
+ Adjust transfer in from F102		4,541.75		4,541.75
Amended 2023 Budget (ORDxxxx-BA#2)	**-**	**218,167.00**	**209,936.00**	**8,231.00**
2016 LTGO (LOC) Bond Fund (#219)				
Adopted 2023 Budget (ORD1788)	**-**	**-**	**-**	**-**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2023 Budget (ORD1799-BA#1)	**-**	**-**	**-**	**-**
+ Adjust 2023 Appropriations	-	-	-	-
Amended 2023 Budget (ORDxxxx-BA#2)	**-**	**-**	**-**	**-**
2018 LTGO Bond Fund (#220)				
Adopted 2023 Budget (ORD1788)	**-**	**246,000.00**	**245,350.00**	**650.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2023 Budget (ORD1799-BA#1)	**-**	**246,000.00**	**245,350.00**	**650.00**
+ Adjustment to reflect actual 2023 BFB	-	-	-	-
Amended 2023 Budget (ORDxxxx-BA#2)	**-**	**246,000.00**	**245,350.00**	**650.00**
Municipal Projects Fund (#310)				
Adopted 2023 Budget (ORD1788)	**16,519.00**	**8,396,285.00**	**6,575,000.00**	**1,837,804.00**
+ Maloney Grove Ave. & Cedar Falls Way Intersection Sid	*1,098,149.00*	*-*	*133,657.00*	*964,492.00*
+ SR-202 Shared Use Path & Pedestrian Bridge Capital Pr	-	-	-	-
+ Tennant Trailhead Phase 2 Project	-	-	*75,000.00*	*(75,000.00)*
+ Alm Way Bridge Removal Project	-	-	*215,801.00*	*(215,801.00)*
+ Meadowbrook Prairie Loop Project	-	*150,000.00*	*150,000.00*	-
Amended 2023 Budget (ORD1799-BA#1)	**1,114,668.00**	**8,546,285.00**	**7,149,458.00**	**2,511,495.00**
+ Adjust 2023 Appropriations	(636,991.03)	(595,000.20)	(200,000.00)	(1,031,991.23)
Amended 2023 Budget (ORDxxxx-BA#2)	**477,676.97**	**7,951,284.80**	**6,949,458.00**	**1,479,503.77**
Capital Improvements (REET) Fund (#320)				
Adopted 2023 Budget (ORD1788)	**4,292,799.00**	**1,857,360.00**	**621,000.00**	**5,529,159.00**
Affordable Housing Property Acquisition	*1,593,005.00*	*-*	*725,000.00*	*868,005.00*
Amended 2023 Budget (ORD1799-BA#1)	**5,885,804.00**	**1,857,360.00**	**1,346,000.00**	**6,397,164.00**
+ Adjust 2023 Appropriations	-	-	-	-
+ Adjust 2023 Transfer to F218 for bond payments			13,625.25	(13,625.25)
Amended 2023 Budget (ORDxxxx-BA#2)	**5,885,804.00**	**1,857,360.00**	**1,359,625.25**	**6,383,538.75**

2023 Fund Reconciliations (Reconciling the Amendment Request Table to Ordinance (Exhibit A1))

	Beg. Fund Balance	Sources	Uses	Ending Fund Balance
Water Utility Fund (#401)				
Adopted 2023 Budget (ORD1788)	**3,400,600.00**	**3,476,096.00**	**4,772,783.00**	**2,103,913.00**
+ Public Works Covered Shed Equipment Facility	*(1,137,436.00)*	-	*94,096.00*	*(1,231,532.00)*
Amended 2023 Budget (ORD1799-BA#1)	**2,263,164.00**	**3,476,096.00**	**4,866,879.00**	**872,381.00**
+ Adjust 2023 Appropriations	930,505.52	(3,555.68)	2,772.86	924,176.98
Amended 2023 Budget (ORDxxxx-BA#2)	**3,193,669.52**	**3,472,540.32**	**4,869,651.86**	**1,796,557.98**
Sewer Utility Fund (#402)				
Adopted 2023 Budget (ORD1788)	**25,353,548.00**	**5,529,288.00**	**15,478,116.00**	**15,404,720.00**
+ Public Works Covered Shed Equipment Facility	*(849,044.00)*	-	*94,096.00*	*(943,140.00)*
Amended 2023 Budget (ORD1799-BA#1)	**24,504,504.00**	**5,529,288.00**	**15,572,212.00**	**14,461,580.00**
+ Adjust 2023 Appropriations	28,720,838.44	(70,520.16)	(934,999.93)	29,585,318.21
Amended 2023 Budget (ORDxxxx-BA#2)	**53,225,342.44**	**5,458,767.84**	**14,637,212.07**	**44,046,898.21**
Storm Drainage Utility Fund (#404)				
Adopted 2023 Budget (ORD1788)	**2,591,354.00**	**1,054,357.00**	**1,589,929.00**	**2,055,782.00**
+ Public Works Covered Shed Equipment Facility	*(401,271.00)*	-	*37,639.00*	*(438,910.00)*
+ Ribary Creek Flood Risk Reduction Project	-	*200,000.00*	*200,000.00*	-
Amended 2023 Budget (ORD1799-BA#1)	**2,190,083.00**	**1,254,357.00**	**1,827,568.00**	**1,616,872.00**
+ Adjust 2023 Appropriations	2,100,744.72	(6,999.89)	(567,638.99)	2,661,383.82
Amended 2023 Budget (ORDxxxx-BA#2)	**4,290,827.72**	**1,247,357.11**	**1,259,929.01**	**4,278,255.82**
Flood Operations Fund (#404)				
Adopted 2023 Budget (ORD1788)	**475,701.00**	**203,056.00**	**349,999.00**	**328,758.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2023 Budget (ORD1799-BA#1)	**475,701.00**	**203,056.00**	**349,999.00**	**328,758.00**
+ Adjust 2023 Appropriations	21,888.16	-	-	21,888.16
Amended 2023 Budget (ORDxxxx-BA#2)	**497,589.16**	**203,056.00**	**349,999.00**	**350,646.16**
SOLID WASTE & RECYCLING FUND (#405)				
Adopted 2023 Budget (ORD1788)	**537,422.00**	**113,352.00**	**109,495.55**	**541,278.45**
+ The 2024 Decision Card Process	*203.00*	-	-	*203.00*
Amended 2023 Budget (ORD1799-BA#1)	**537,625.00**	**113,352.00**	**109,495.55**	**541,481.45**
+ Adjust 2023 Appropriations	-	-	-	-
Amended 2023 Budget (ORDxxxx-BA#2)	**537,625.00**	**113,352.00**	**109,495.55**	**541,481.45**

2023 Fund Reconciliations (Reconciling the Amendment Request Table to Ordinance (Exhibit A1))

	Beg. Fund Balance	Sources	Uses	Ending Fund Balance
ULID #6 Bond Redemption Fund (#451)				
Adopted 2023 Budget (ORD1788)	**1,526,540.00**	**871,923.36**	**923,552.00**	**1,474,911.36**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2023 Budget (ORD1799-BA#1)	**1,526,540.00**	**871,923.36**	**923,552.00**	**1,474,911.36**
+ Adjust 2023 Appropriations	(781,436.10)	-	-	(781,436.10)
Amended 2023 Budget (ORDxxxx-BA#2)	**745,103.90**	**871,923.36**	**923,552.00**	**693,475.26**
Equipment Operating Fund (#501)				
Adopted 2023 Budget (ORD1788)	**50,000.00**	**378,042.00**	**329,134.00**	**98,908.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2023 Budget (ORD1799-BA#1)	**50,000.00**	**378,042.00**	**329,134.00**	**98,908.00**
+ Adjust 2023 Appropriations	(50,000.00)	-	-	(50,000.00)
Amended 2023 Budget (ORDxxxx-BA#2)	**-**	**378,042.00**	**329,134.00**	**48,908.00**
Technology Operating Fund (#501)				
Adopted 2023 Budget (ORD1788)	**50,000.00**	**426,710.00**	**449,374.00**	**27,336.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2023 Budget (ORD1799-BA#1)	**50,000.00**	**426,710.00**	**449,374.00**	**27,336.00**
+ Adjust 2023 Appropriations	(50,000.00)	-	-	(50,000.00)
Amended 2023 Budget (ORDxxxx-BA#2)	**-**	**426,710.00**	**449,374.00**	**(22,664.00)**
Equipment Reserve Fund (#502)				
Adopted 2023 Budget (ORD1788)	**1,600,132.00**	**110,540.00**	**610,000.00**	**1,100,672.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2023 Budget (ORD1799-BA#1)	**1,600,132.00**	**110,540.00**	**610,000.00**	**1,100,672.00**
+ Adjust 2023 Appropriations	(59,176.32)	-	-	(59,176.32)
Amended 2023 Budget (ORDxxxx-BA#2)	**1,540,955.68**	**110,540.00**	**610,000.00**	**1,041,495.68**
TECHNOLOGY RESERVE FUND (#502)				
Adopted 2023 Budget (ORD1788)	**252,395.00**	**44,400.00**	**33,180.00**	**263,615.00**
+ IT Network Equipment	*(19,369.00)*	-	*58,961.00*	*(78,330.00)*
Amended 2023 Budget (ORD1799-BA#1)	**233,026.00**	**44,400.00**	**92,141.00**	**185,285.00**
+ Adjust 2023 Appropriations	146,274.00	1,500.00	-	147,774.00
Amended 2023 Budget (ORDxxxx-BA#2)	**379,300.00**	**45,900.00**	**92,141.00**	**333,059.00**
Grand Totals				
Adopted 2023 Budget (ORD1788)	**62,684,752.56**	**41,803,933.96**	**50,731,431.94**	**53,757,254.58**
Amended 2023 Budget (ORD1799-BA#1)	**64,020,404.56**	**44,442,788.96**	**54,828,605.94**	**53,634,587.58**
Amended 2023 Budget (ORDxxxx-BA#2)	**89,250,136.40**	**43,816,458.15**	**54,419,591.37**	**78,647,003.18**

Proposed 2024 Fund Reconciliations (Reconciling the Amendment Request Table to Ordinance (Exhibit A2))

	Beg. Fund Balance	Sources	Uses	Ending Fund Balance
General Fund (#001)				
Adopted 2024 Budget (ORD1788)	**4,846,451.00**	**11,252,634.00**	**11,427,540.00**	**4,671,545.00**
+ The 2024 Decision Card Process	*1,037,817.00*	*-*	*1,500,000.00*	*(462,183.00)*
+ Establishing the Reserve Fund	*(1,005,930.00)*	*-*	*91,966.00*	*(1,097,896.00)*
+ Establishing the Affordable Housing Fund	*(942,850.00)*	*(332,938.11)*	*(288,750.00)*	*(987,038.11)*
+ Snow & Ice Removal	*(44,225.00)*	*-*	*43,936.00*	*(88,161.00)*
+ Asphalt (i.e. Pothole) Repairs	*(21,850.00)*	*-*	*21,692.00*	*(43,542.00)*
+ Public Works Covered Shed Equipment Facility	*(150,554.00)*	*-*	*-*	*(150,554.00)*
Amended 2024 Budget (ORD1799-BA#1)	**3,718,859.00**	**10,919,695.89**	**12,796,384.00**	**1,842,170.89**
+ Adjustment for 2023 budgeted ending balance	*(1,253,637.00)*	*-*	*-*	*(1,253,637.00)*
+ Adjustment for actual 2024 beginning fund balance	*3,119,685.93*			*3,119,685.93*
+ Distribution of $1.5M Decision Card funds				*-*
Purchase of downtown trash/recycling receptacles			*60,000.00*	*-*
Purchase of variable message sign board			*30,520.00*	*-*
Startup kickstarter package			*30,000.00*	*-*
Public Safety feasibility study			*60,000.00*	*-*
Roundabout holiday lighting			*10,000.00*	*-*
Outdoor marketing campaign			*50,000.00*	*-*
Transfer to Muni CIP fund for Taylor Park			*1,259,480.00*	*-*
Total - Reallocation of 2024 Decision Card funds			*(1,500,000.00)*	*-*
+ ARPA Interfund Transfer-In; Obligate remaining ARPA resources		*1,592,823.40*	*1,035,230.40*	*557,593.00*
+ Adjust transfer out to F101			*97,928.03*	*(97,928.03)*
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**5,584,907.93**	**12,512,519.29**	**13,929,542.43**	**4,167,884.79**
RESERVE FUND (#002)				
Adopted 2024 Budget (ORD1788)	**-**	**-**	**-**	**-**
+ Establishing the Reserve Fund	*1,005,930.00*	*91,966.00*	*-*	*1,097,896.00*
Amended 2024 Budget (ORD1799-BA#1)	**1,005,930.00**	**91,966.00**	**-**	**1,097,896.00**
+ Adjustment for 2023 budgeted ending balance	*-*	*-*	*-*	*-*
+ Adjustment for actual 2024 beginning fund balance	*-*	*-*	*-*	*-*
				-
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**1,005,930.00**	**91,966.00**	**-**	**1,097,896.00**
Street Operations Fund (#101)				
Adopted 2024 Budget (ORD1788)	**7,707.00**	**951,725.00**	**957,075.00**	**2,357.00**
+ Snow & Ice Removal	*-*	*43,936.00*	*43,936.00*	*-*
+ Asphalt (i.e. Pothole) Repairs	*-*	*21,692.00*	*21,692.00*	*-*
Amended 2024 Budget (ORD1799-BA#1)	**7,707.00**	**1,017,353.00**	**1,022,703.00**	**2,357.00**
+ Adjustment for 2023 budgeted ending balance	*(7,707.00)*	*-*	*-*	*(7,707.00)*
+ Actual beginning 2024 balance	*(133,272.24)*			*(133,272.24)*
+ Adjust interfund transfer-in for 2024				*-*
Transfer-in from F001		*97,928.03*		*97,928.03*
Transfer-in from F401		*18,092.26*		*18,092.26*
Transfer-in from F402		*13,582.57*		*13,582.57*
Transfer-in from F404		*9,019.38*		*9,019.38*
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**(133,272.24)**	**1,155,975.24**	**1,022,703.00**	**0.00**

Proposed 2024 Fund Reconciliations (Reconciling the Amendment Request Table to Ordinance (Exhibit A2))

	Beg. Fund Balance	Sources	Uses	Ending Fund Balance
Capital Streets Fund (#102)				
Adopted 2024 Budget (ORD1788)	**11,568.00**	**365,793.00**	**226,589.00**	**150,772.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2024 Budget (ORD1799-BA#1)	**11,568.00**	**365,793.00**	**226,589.00**	**150,772.00**
+ Adjustment for 2023 budgeted ending balance	*45,893.25*	-	-	*45,893.25*
+ Adjustment for actual 2024 beginning fund balance	*66,492.69*	-	-	*66,492.69*
+ Adjust interfund transfer-out to F218			*56,520.22*	*(56,520.22)*
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**123,953.94**	**365,793.00**	**283,109.22**	**206,637.72**
Streets Overlay Fund (#103)				
Adopted 2024 Budget (ORD1788)	**437,320.00**	**548,775.00**	**918,918.00**	**67,177.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2024 Budget (ORD1799-BA#1)	**437,320.00**	**548,775.00**	**918,918.00**	**67,177.00**
+ Adjustment for 2023 budgeted ending balance	*6,859.01*	-	-	*6,859.01*
+ Actual beginning 2024 balance	*356,539.93*	-	-	*356,539.93*
+ TIB Grant for North Bend Way overlay project	-	*547,359.00*		*547,359.00*
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**800,718.94**	**1,096,134.00**	**918,918.00**	**977,934.94**
Impact Fees & Mitigation Fund (#106)				
Adopted 2024 Budget (ORD1788)	**12,838,361.00**	**4,358,671.00**	**3,043,649.00**	**14,153,383.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2024 Budget (ORD1799-BA#1)	**12,838,361.00**	**4,358,671.00**	**3,043,649.00**	**14,153,383.00**
+ Adjustment for 2023 budgeted ending balance	*(4,055,890.22)*	-	-	*(4,055,890.22)*
+ Actual beginning 2024 balance	*1,054,758.38*	-	-	*1,054,758.38*
				-
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**9,837,229.16**	**4,358,671.00**	**3,043,649.00**	**11,152,251.16**
Hotel/Motel Tax Fund (#107)				
Adopted 2024 Budget (ORD1788)	**70,861.00**	**15,600.00**	**-**	**86,461.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2024 Budget (ORD1799-BA#1)	**70,861.00**	**15,600.00**	**-**	**86,461.00**
+ Adjustment for 2023 budgeted ending balance	*(20,157.61)*	-	-	*(20,157.61)*
+ Actual beginning 2024 balance	*32,219.97*	-	-	*32,219.97*
				-
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**82,923.36**	**15,600.00**	**-**	**98,523.36**
Economic Development Fund (#108)				
Adopted 2024 Budget (ORD1788)	**8,829.00**	**268,066.00**	**258,421.00**	**18,474.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2024 Budget (ORD1799-BA#1)	**8,829.00**	**268,066.00**	**258,421.00**	**18,474.00**
+ Adjustment for 2023 budgeted ending balance	*4,423.51*	-	-	*4,423.51*
+ Actual beginning 2024 balance	*37,216.12*	-	-	*37,216.12*
				-
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**50,468.63**	**268,066.00**	**258,421.00**	**60,113.63**

Proposed 2024 Fund Reconciliations (Reconciling the Amendment Request Table to Ordinance (Exhibit A2))

	Beg. Fund Balance	Sources	Uses	Ending Fund Balance
AFFORDABLE HOUSING FUND (#109)				
Adopted 2024 Budget (ORD1788)	**-**	**-**	**-**	**-**
+ Establishing the Affordable Housing Fund	*1,216,850.00*	*332,938.11*	*288,750.00*	*1,261,038.11*
Amended 2024 Budget (ORD1799-BA#1)	**1,216,850.00**	**332,938.11**	**288,750.00**	**1,261,038.11**
+ Adjustment for 2023 budgeted ending balance	-	-	-	-
+ Actual beginning 2024 balance	*(304.98)*	-	-	*(304.98)*
				-
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**1,216,545.02**	**332,938.11**	**288,750.00**	**1,260,733.13**
Park Improvement Fund (#116)				
Adopted 2024 Budget (ORD1788)	**264,538.00**	**168,900.00**	**-**	**433,438.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2024 Budget (ORD1799-BA#1)	**264,538.00**	**168,900.00**	**-**	**433,438.00**
+ Adjustment for 2023 budgeted ending balance	*(117,574.69)*	-	-	*(117,574.69)*
+ Actual beginning 2024 balance	*368,962.73*	-	-	*368,962.73*
+ Adjust 2024 expenditures to reflect actuals			*20,000.00*	*(20,000.00)*
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**515,926.04**	**168,900.00**	**20,000.00**	**664,826.04**
Park Maintenance Reserve Fund (#117)				
Adopted 2024 Budget (ORD1788)	**50,970.00**	**11,107.00**	**-**	**62,077.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2024 Budget (ORD1799-BA#1)	**50,970.00**	**11,107.00**	**-**	**62,077.00**
+ Adjustment for 2023 budgeted ending balance	*(20,560.74)*	-	-	*(20,560.74)*
+ Actual beginning 2024 balance	*10,992.23*	-	-	*10,992.23*
				-
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**41,401.49**	**11,107.00**	**-**	**52,508.49**
Development Projects Fund (#125)				
Adopted 2024 Budget (ORD1788)	**902,635.00**	**520,000.00**	**258,502.00**	**1,164,133.00**
+ Development Pass-Through Expenditures	*(67,842.00)*	-	-	*(67,842.00)*
Amended 2024 Budget (ORD1799-BA#1)	**834,793.00**	**520,000.00**	**258,502.00**	**1,096,291.00**
+ Adjustment for 2023 budgeted ending balance	*48,865.18*	-	-	*48,865.18*
+ Actual beginning 2024 balance	*(294,237.12)*	-	-	*(294,237.12)*
+ Adjust 2024 expenditures to reflect actuals			*120,000.00*	*(120,000.00)*
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**589,421.06**	**520,000.00**	**378,502.00**	**730,919.06**

Proposed 2024 Fund Reconciliations (Reconciling the Amendment Request Table to Ordinance (Exhibit A2))

	Beg. Fund Balance	Sources	Uses	Ending Fund Balance
ARPA Fiscal Recovery (#130)				
Adopted 2024 Budget (ORD1788)	**913,057.00**	**-**	**700,000.00**	**213,057.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2024 Budget (ORD1799-BA#1)	**913,057.00**	**-**	**700,000.00**	**213,057.00**
+ Adjustment for 2023 budgeted ending balance	*(744,924.46)*	-	-	*(744,924.46)*
+ Actual beginning 2024 balance	*1,424,690.86*	-	-	*1,424,690.86*
+ Transfer resources to GF for distribution per Council direction	*(1,592,823.40)*	-	*(700,000.00)*	*(892,823.40)*
				-
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**-**	**-**	**-**	**-**
Transportation Benefit District Fund (#190)				
Adopted 2024 Budget (ORD1788)	**2,584,385.00**	**680,317.00**	**275,000.00**	**2,989,702.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2024 Budget (ORD1799-BA#1)	**2,584,385.00**	**680,317.00**	**275,000.00**	**2,989,702.00**
+ Adjustment for 2023 budgeted ending balance	*(236,229.65)*	-	-	*(236,229.65)*
+ Actual beginning 2024 balance	*379,527.11*	-	-	*379,527.11*
				-
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**2,727,682.46**	**680,317.00**	**275,000.00**	**3,132,999.46**
2011 Fire Station Bond Fund (#216)				
Adopted 2024 Budget (ORD1788)	**42,266.00**	**199,603.00**	**149,660.00**	**92,209.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2024 Budget (ORD1799-BA#1)	**42,266.00**	**199,603.00**	**149,660.00**	**92,209.00**
+ Adjustment for 2023 budgeted ending balance	*8,743.75*	-	-	*8,743.75*
+ Actual beginning 2024 balance	*(44,418.00)*	-	-	*(44,418.00)*
				-
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**6,591.75**	**199,603.00**	**149,660.00**	**56,534.75**
2012 LTGO (TBD) Bond FUND (#217)				
Adopted 2024 Budget (ORD1788)	**2,569.00**	**-**	**-**	**2,569.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2024 Budget (ORD1799-BA#1)	**2,569.00**	**-**	**-**	**2,569.00**
+ Adjustment for 2023 budgeted ending balance	-	-	-	-
+ Actual beginning 2024 balance	*(2,548.59)*	-	-	*(2,548.59)*
				-
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**20.41**	**-**	**-**	**20.41**

Proposed 2024 Fund Reconciliations (Reconciling the Amendment Request Table to Ordinance (Exhibit A2))

	Beg. Fund Balance	Sources	Uses	Ending Fund Balance
2015 LTGO Bond Fund (#218)				
Adopted 2024 Budget (ORD1788)	**8,231.00**	**202,500.00**	**191,769.00**	**18,962.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2024 Budget (ORD1799-BA#1)	**8,231.00**	**202,500.00**	**191,769.00**	**18,962.00**
+ Adjustment for 2023 budgeted ending balance	-	-	-	-
+ Actual beginning 2024 balance	*(207,362.73)*	-	-	*(207,362.73)*
+ Adjust interfund transfer-in for 2024				-
Transfer-in from F320		*131,880.51*		*131,880.51*
Transfer-in from F102		*56,520.22*		*56,520.22*
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**(199,131.73)**	**390,900.73**	**191,769.00**	**(0.00)**
2016 LTGO (LOC) Bond Fund (#219)				
Adopted 2024 Budget (ORD1788)	**-**	**-**	**-**	**-**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2024 Budget (ORD1799-BA#1)	**-**	**-**	**-**	**-**
+ Adjustment for 2023 budgeted ending balance	-	-	-	-
+ Actual beginning 2024 balance	-	-	-	-
				-
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**-**	**-**	**-**	**-**
2018 LTGO Bond Fund (#220)				
Adopted 2024 Budget (ORD1788)	**650.00**	**246,000.00**	**245,350.00**	**1,300.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2024 Budget (ORD1799-BA#1)	**650.00**	**246,000.00**	**245,350.00**	**1,300.00**
+ Adjustment for 2023 budgeted ending balance	-	-	-	-
+ Actual beginning 2024 balance	*(175,178.18)*	-	-	*(175,178.18)*
+ Adjust interfund transfer in from F320		*173,878.18*		*173,878.18*
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**(174,528.18)**	**419,878.18**	**245,350.00**	**-**
Municipal Projects Fund (#310)				
Adopted 2024 Budget (ORD1788)	**1,837,804.00**	**11,169,094.00**	**10,275,000.00**	**2,731,898.00**
+ Maloney Grove Ave. & Cedar Falls Way Intersection Sidewalk Gap Prc	*964,492.00*	-	-	*964,492.00*
+ SR-202 Shared Use Path & Pedestrian Bridge Capital Project	-	*467,597.00*	*540,575.00*	*(72,978.00)*
+ Tennant Trailhead Phase 2 Project	*(75,000.00)*	-	-	*(75,000.00)*
+ Alm Way Bridge Removal Project	*(215,801.00)*	-	-	*(215,801.00)*
+ Meadowbrook Prairie Loop Project	-	*350,000.00*	*465,000.00*	*(115,000.00)*
Amended 2024 Budget (ORD1799-BA#1)	**2,511,495.00**	**11,986,691.00**	**11,280,575.00**	**3,217,611.00**
+ Adjustment for 2023 budgeted ending balance	*(1,031,991.23)*	-	-	*(1,031,991.23)*
+ Actual beginning 2024 balance	*(906,574.41)*	-	-	*(906,574.41)*
+ Transfer from GF Decision Package for Taylor Park	-	*1,259,480.00*		*1,259,480.00*
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**572,929.36**	**13,246,171.00**	**11,280,575.00**	**2,538,525.36**

Proposed 2024 Fund Reconciliations (Reconciling the Amendment Request Table to Ordinance (Exhibit A2))

	Beg. Fund Balance	Sources	Uses	Ending Fund Balance
Capital Improvements (REET) Fund (#320)				
Adopted 2024 Budget (ORD1788)	**5,529,159.00**	**1,567,654.00**	**546,000.00**	**6,550,813.00**
Affordable Housing Property Acquisition	*868,005.00*	-	-	*868,005.00*
Amended 2024 Budget (ORD1799-BA#1)	**6,397,164.00**	**1,567,654.00**	**546,000.00**	**7,418,818.00**
+ Adjustment for 2023 budgeted ending balance	*(13,625.25)*	-	-	*(13,625.25)*
+ Actual beginning 2024 balance	*(746,296.34)*	-	-	*(746,296.34)*
+ Adjust transfer-out to F218			*131,880.51*	*(131,880.51)*
+ Adjust transfer-out to F220			*173,878.18*	*(173,878.18)*
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**5,637,242.41**	**1,567,654.00**	**851,758.69**	**6,353,137.72**
Water Utility Fund (#401)				
Adopted 2024 Budget (ORD1788)	**2,103,913.00**	**4,270,803.00**	**5,141,436.00**	**1,233,280.00**
+ Public Works Covered Shed Equipment Facility	*(1,231,532.00)*	-	-	*(1,231,532.00)*
Amended 2024 Budget (ORD1799-BA#1)	**872,381.00**	**4,270,803.00**	**5,141,436.00**	**1,748.00**
+ Adjustment for 2023 budgeted ending balance	*924,176.98*	-	-	*924,176.98*
+ Actual beginning 2024 balance	*1,413,511.53*	-	-	*1,413,511.53*
+ Adjust transfer out to F101			*18,092.26*	*(18,092.26)*
				-
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**3,210,069.51**	**4,270,803.00**	**5,159,528.26**	**2,321,344.25**
Sewer Utility Fund (#402)				
Adopted 2024 Budget (ORD1788)	**15,404,720.00**	**5,807,999.00**	**6,898,929.00**	**14,313,790.00**
+ Public Works Covered Shed Equipment Facility	*(943,140.00)*	-	-	*(943,140.00)*
Amended 2024 Budget (ORD1799-BA#1)	**14,461,580.00**	**5,807,999.00**	**6,898,929.00**	**13,370,650.00**
+ Adjustment for 2023 budgeted ending balance	*29,585,318.21*	-	-	*29,585,318.21*
+ Actual beginning 2024 balance	*(27,548,232.94)*	-	-	*(27,548,232.94)*
+ Adjust transfer out to F101			*13,582.57*	*(13,582.57)*
+ Adjust 2024 Expenditures to reflect actuals			*750,000.00*	*(750,000.00)*
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**16,498,665.27**	**5,807,999.00**	**7,662,511.57**	**14,644,152.70**
Storm Drainage Utility Fund (#404)				
Adopted 2024 Budget (ORD1788)	**2,055,782.00**	**3,059,719.00**	**3,489,863.00**	**1,625,638.00**
+ Public Works Covered Shed Equipment Facility	*(438,910.00)*	-	-	*(438,910.00)*
+ Ribary Creek Flood Risk Reduction Project	-	*256,168.00*	*(120,872.00)*	*377,040.00*
Amended 2024 Budget (ORD1799-BA#1)	**1,616,872.00**	**3,315,887.00**	**3,368,991.00**	**1,563,768.00**
+ Adjustment for 2023 budgeted ending balance	*2,661,383.82*	-	-	*2,661,383.82*
+ Actual beginning 2024 balance	*(2,125,680.81)*	-	-	*(2,125,680.81)*
+ Adjust transfer out to F101			*9,019.38*	*(9,019.38)*
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**2,152,575.01**	**3,315,887.00**	**3,378,010.38**	**2,090,451.63**

Proposed 2024 Fund Reconciliations (Reconciling the Amendment Request Table to Ordinance (Exhibit A2))

	Beg. Fund Balance	Sources	Uses	Ending Fund Balance
Flood Operations Fund (#404)				
Adopted 2024 Budget (ORD1788)	**328,758.00**	**214,141.00**	**366,264.00**	**176,635.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2024 Budget (ORD1799-BA#1)	**328,758.00**	**214,141.00**	**366,264.00**	**176,635.00**
+ Adjustment for 2023 budgeted ending balance	*21,888.16*	-	-	*21,888.16*
+ Actual beginning 2024 balance	*(82,867.72)*	-	-	*(82,867.72)*
				-
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**267,778.44**	**214,141.00**	**366,264.00**	**115,655.44**
SOLID WASTE & RECYCLING FUND (#405)				
Adopted 2024 Budget (ORD1788)	**541,278.00**	**117,886.00**	**114,895.00**	**544,269.00**
+ The 2024 Decision Card Process	*203.00*	-	*528,000.00*	*(527,797.00)*
Amended 2024 Budget (ORD1799-BA#1)	**541,481.00**	**117,886.00**	**642,895.00**	**16,472.00**
+ Adjustment for 2023 budgeted ending balance	-	-	-	-
+ Actual beginning 2024 balance	*95,655.19*	-	-	*95,655.19*
				-
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**637,136.19**	**117,886.00**	**642,895.00**	**112,127.19**
ULID #6 Bond Redemption Fund (#451)				
Adopted 2024 Budget (ORD1788)	**1,474,911.00**	**906,800.00**	**969,730.00**	**1,411,981.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2024 Budget (ORD1799-BA#1)	**1,474,911.00**	**906,800.00**	**969,730.00**	**1,411,981.00**
+ Adjustment for 2023 budgeted ending balance	*(781,436.10)*	-	-	*(781,436.10)*
+ Actual beginning 2024 balance	*(111,534.42)*	-	-	*(111,534.42)*
				-
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**581,940.48**	**906,800.00**	**969,730.00**	**519,010.48**
Equipment Operating Fund (#501)				
Adopted 2024 Budget (ORD1788)	**98,908.00**	**396,944.00**	**345,340.00**	**150,512.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2024 Budget (ORD1799-BA#1)	**98,908.00**	**396,944.00**	**345,340.00**	**150,512.00**
+ Adjustment for 2023 budgeted ending balance	*(50,000.00)*	-	-	*(50,000.00)*
+ Actual beginning 2024 balance	*17,483.16*	-	-	*17,483.16*
				-
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**66,391.16**	**396,944.00**	**345,340.00**	**117,995.16**
Technology Operating Fund (#501)				
Adopted 2024 Budget (ORD1788)	**27,336.00**	**448,046.00**	**470,842.00**	**4,540.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2024 Budget (ORD1799-BA#1)	**27,336.00**	**448,046.00**	**470,842.00**	**4,540.00**
+ Adjustment for 2023 budgeted ending balance	*(50,000.00)*	-	-	*(50,000.00)*
+ Actual beginning 2024 balance	*144,868.99*	-	-	*144,868.99*
				-
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**122,204.99**	**448,046.00**	**470,842.00**	**99,408.99**

Proposed 2024 Fund Reconciliations (Reconciling the Amendment Request Table to Ordinance (Exhibit A2))

	Beg. Fund Balance	Sources	Uses	Ending Fund Balance
Equipment Reserve Fund (#502)				
Adopted 2024 Budget (ORD1788)	**1,100,672.00**	**116,031.00**	**-**	**1,216,703.00**
Amendments (ORD1799-BA#1)	-	-	-	-
Amended 2024 Budget (ORD1799-BA#1)	**1,100,672.00**	**116,031.00**	**-**	**1,216,703.00**
+ Adjustment for 2023 budgeted ending balance	*(59,176.32)*	-	-	*(59,176.32)*
+ Actual beginning 2024 balance	*389,685.01*	-	-	*389,685.01*
+ Purchase street sweeper			*413,731.00*	*(413,731.00)*
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**1,431,180.69**	**116,031.00**	**413,731.00**	**1,133,480.69**
TECHNOLOGY RESERVE FUND (#502)				
Adopted 2024 Budget (ORD1788)	**263,615.00**	**46,611.00**	**34,839.00**	**275,387.00**
+ IT Network Equipment	*(78,330.00)*	-	-	*(78,330.00)*
Amended 2024 Budget (ORD1799-BA#1)	**185,285.00**	**46,611.00**	**34,839.00**	**197,057.00**
+ Adjustment for 2023 budgeted ending balance	*147,774.00*	-	-	*147,774.00*
+ Actual beginning 2024 balance	*(7,693.66)*	-	-	*(7,693.66)*
				-
				-
				-
				-
Amended 2024 Budget (ORDXXXX-BA#2)	**325,365.34**	**46,611.00**	**34,839.00**	**337,137.34**
Grand Totals				
Adopted 2024 Budget (ORD1788)	**53,757,254.00**	**47,911,419.00**	**47,305,611.00**	**54,363,062.00**
Amended 2024 Budget (ORD1799-BA#1)	**53,634,587.00**	**49,142,778.00**	**50,441,536.00**	**52,335,829.00**
Amended 2024 Budget (ORDXXXX-BA#2)	**53,580,266.89**	**53,043,341.55**	**52,581,398.55**	**54,042,209.89**

City Council Agenda Bill

SUBJECT:	Agenda Date: November 19, 2024 AB24-123	
Reappointment to the King County Landmarks Commission	Department/Committee/Individual	
	Mayor Mary Miller	X
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm & Economic Development – James Henderson	
Cost Impact: N/A	Finance – Martin Chaw	
Fund Source: N/A	Public Works – Mark Rigos	
Timeline: Immediate		
Attachments:		

SUMMARY STATEMENT:

NBMC 19.20.010 designates the King County Landmarks Commission to act as the Landmarks Commission for the City in the following capacity:

A. Designate, preserve, protect, enhance, and perpetuate those sites, buildings, districts, structures and objects which reflect significant elements of North Bend's, the county's, state's and nation's cultural, aesthetic, social, economic, political, architectural, ethnic, archaeological, engineering, historic, and other heritage;

B. Foster civic pride in the beauty and accomplishments of the past;

C. Stabilize and improve the economic values and vitality of landmarks;

D. Protect and enhance North Bend's tourist industry by promoting heritage-related tourism;

E. Promote the continued use, exhibition and interpretation of significant sites, districts, buildings, structures, and objects for the education, inspiration and welfare of the people of North Bend;

F. Promote and continue incentive for ownership and utilization of landmarks;

G. Assist, encourage and provide incentive to public and private owners for preservation, restoration, rehabilitation and use of landmark buildings, sites, districts, structures and objects;

H. Work cooperatively with other jurisdictions to identify, evaluate, and protect historic resources in furtherance of the purposes of this chapter.

The current term on the King County Landmarks Commission expires on December 31, 2024.

Kevin Burrows has generously offered his time for another appointment to the King County Landmarks Commission and Mayor Miller is recommending his reappointment.

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

COMMITTEE REVIEW AND RECOMMENDATION: N/A

RECOMMENDED ACTION: **MOTION to approve AB24-123, confirming the reappointment of Kevin Burrows as the City of North Bend Special Member to the King County Landmarks Commission, term expiring December 31, 2027.**

City Council Agenda Bill

RECORD OF COUNCIL ACTION		
Meeting Date	***Action***	***Vote***
November 19, 2024		

City Council Agenda Bill

SUBJECT:	Agenda Date: November 19, 2024 AB24-124	
Resolution Authorizing Adoption of the Land Use Element Update for the 2024 North Bend Comprehensive Plan	Department/Committee/Individual	
	Mayor Mary Miller	
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	CED Principal Planner - Mike McCarty	X
Cost Impact: N/A	Finance – Martin Chaw	
Fund Source: N/A	Public Works – Mark Rigos, P.E.	
Timeline: Immediate		

Attachments: Timeline of reviews, Resolution, Draft Element (clean version), Staff Report and Planning Commission Recommendation containing Redline Version and Comments Received

SUMMARY STATEMENT:

As a part of the major 2024 update to the North Bend Comprehensive Plan, City Staff prepared amendments to the Land Use Element. Amendments include new and revised policies, land use designations, and zoning designations addressing recent legislation and various countywide and multicounty planning policies including updated housing and employment growth targets, incorporation of a new Natural Resources section to replace the existing separate Natural Resources Element, a land acknowledgement and Tribal coordination section, and associated minor edits to update outdated information.

An attachment to this Agenda Bill shows the extensive public outreach, Planning Commission, and Council review that has gone into the draft Land Use Element. The Planning Commission provided a recommendation to approve the amendments on September 18, 2024 following a public hearing at that meeting.

A clean version of the draft Land Use Element is attached along with the Resolution. The Staff Report also provides a redline version (showing all amendments and comments describing changes), together with public comments received.

City Staff recommend approval of the update to the Land Use Element as a critical and integrated component of the City's required Comprehensive Plan Update, which is necessary for maintaining grant eligibility from several state and PRSC managed grant sources. Over just the last 4 years, the City has relied on more than $12 million in State and PSRC managed grants for transportation, infrastructure, and park projects for both capital improvements and maintenance, while utilizing just over $2 million in City funds for these same projects. Looking forward into the near-term future, the City anticipates an additional $13 million+ in grant support to municipal projects on the Capital Improvement Plan. Maintaining eligibility for this grant funding with a current Comprehensive Plan consistent with GMA requirements is critical to the City's budget and its ability to deliver essential services to its citizens.

The City Council considered this resolution on November 5, 2024. Following discussion, the City Council approved a motion to move final action of the Resolution to November 19, 2024 for City Council consideration.

APPLICABLE BRAND GUIDELINES: Sustainably managed growth, consistent delivery of quality basic services, and commitment to invest in the City and foster community engagement and pride.

COMMITTEE REVIEW AND RECOMMENDATION: This item was discussed at the October 22, 2024, Council Workstudy.

City Council Agenda Bill

RECOMMENDED ACTION: **MOTION to approve AB24-124, a resolution authorizing adoption of the Land Use Element for the 2024 North Bend Comprehensive Plan.**		
RECORD OF COUNCIL ACTION		
Meeting Date	***Action***	***Vote***
November 5, 2024	AB24-117 Postponed to 11/19/2024 Council Meeting	4-1 (Tremolada)
November 19, 2024		

Land Use Element Update Timeline: (note overlap in below, not a pure linear timeline)

Public Outreach

- May 2023 Mailing to all property owners in English and Spanish about Comp Plan update, including direction to sign up with Notify Me for future notifications, utility billing inserts, Channel 21 info.
- May 2023 Established Comp Plan Update Page on city website with draft Elements and Draft Zoning Map added as prepared.
- Articles in North Bend Business Bulletin and Mayor's Message newsletters.
- 1/3/24 Workshop on Land Use Element and direction for draft Zoning map.
- 7/20/24 Information booth at Block Party with info on LU Element and draft Zoning Map.
- 9/18/24 Public Hearing on LU Element, including mailing to all property owners who have property subject to proposed LU Designation and Zoning Amendments.
- 9/20/24 SEPA and comment period for Comp Plan adoption

Planning Commission Review

- March - May 2023 Housing Action Plan review (informs LU Element)
- 5/17/23: Discussed overall comp Plan Scope, need to accommodate growth targets.
- 10/18/23: Land Capacity Analysis and Alternatives for LU Designations and Zoning , approaches that provide least-impactful ways to increase density to address targets (following Council Workstudy direction)- PC recommendation on pursuing these alternatives.
- 1/3/24: Public Workshop
- 3/6/24: Consideration and recommendation on dockets concerning zoning map.
- 9/4/24: Introduction and deliberation on LU Element.
- 9/18/24: Hearing and PC recommendation on LU ELement.

Council Review

- 2/14/23 Workstudy on Housing Needs Assessment (informs LU Element).
- 8/29/23 Workstudy on Housing Action Plan (informs LU Element).
- 9/26/23 Workstudy introducing LU and Housing Elements, discussing ways to address growth targets, direction to identify least-impactful ways to increase density to address targets.
- 5/28/24 Workstudy on LU and Housing Elements - progress report and proposed zoning amendments.
- 10/22/24 Workstudy on LU and Housing Elements.
- 11/5/24 Proposed action: Pass resolution authorizing adoption with rest of Comp Plan.
- 12/3/24 Proposed action: Ordinance adopting Comp Plan.

- DEADLINE: 12/31/24 for submittal of adopted Comp Plan to Commerce.

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, AUTHORIZING ADOPTION OF THE LAND USE ELEMENT 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 Plan and development regulations on a periodic basis to ensure the Plan and regulations comply with the GMA and remain up-to-date; and

WHEREAS, City staff have prepared proposed amendments to the Land Use Element; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments to the Land Use Element on September 18, 2024; and

WHEREAS, the Planning Commission recommended approval of the amendments to the Land Use Element at its September 18, 2024, 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 1, 2024, for a required 60-day review period; and

WHEREAS, environmental review required under the State Environmental Policy Act will occur in conjunction with the environmental review for the 2024 Plan update in its entirety and will be scheduled accordingly; and

WHEREAS, the public process for the proposed amendments to the Land Use Element provided for early and continuous public participation opportunities including posting the draft amendments on the City of North Bend website for public review, corresponding with multiple outside agencies for input on the amendments, and holding meetings before the Planning Commission, including a public hearing; and

WHEREAS, the amendments to the Land Use Element 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 Amendment: The City Council approves the proposed amendments to the Land Use Element, attached hereto as Exhibit A and by this reference incorporated herein.

Section 2. Authorization of Comprehensive Plan Amendments: The City Council hereby directs that the amendments to the Land Use Element approved in Section 1 of this Resolution and attached as Exhibit A hereto be included as part of a future ordinance in which all the 2024 Comprehensive Plan amendments are collectively adopted.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 19TH DAY OF NOVEMBER, 2024.

CITY OF NORTH BEND:

_____
Mary Miller, Mayor

APPROVED AS TO FORM:

_____
Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Effective:
Posted:

_____
Susie Oppedal, City Clerk

CHAPTER 1: LAND USE ELEMENT

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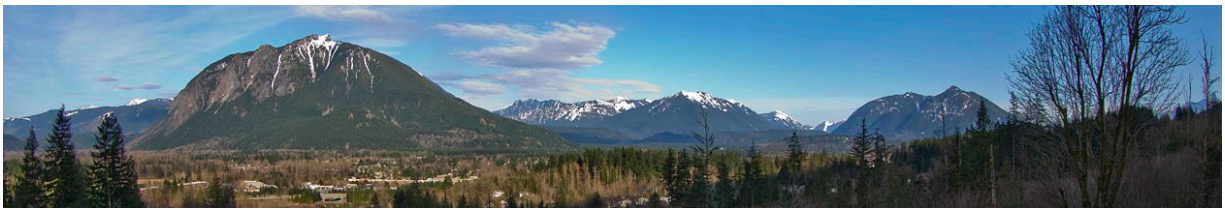
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CHAPTER 1: LAND USE ELEMENT



A. INTRODUCTION

A.1 Land Acknowledgement

The foundation of this community began a very long time before the municipal incorporation of the City of North Bend. Recognizing this long and deep history is important in putting into context North Bend's culture and identity and our relationship to the land and to those around us. A land acknowledgement helps to set this context and to guide the City's efforts as we work to protect the environment, steward our collective resources, preserve our history, and plan for our future, as articulated in this Comprehensive Plan.

> *The City of North Bend is located on the ancestral indigenous land of the Coast Salish people who have sovereign, inherent Tribal rights across this land, specifically the Snoqualmie Indian Tribe (sduk^{w}albix^{w}). We thank these caretakers of this land who have lived and continue to live here since time immemorial and share with them a commitment to steward this land and its natural resources for future generations.*

A.2 Purpose and Intent

The Land Use Element provides a long-range guide to the development of North Bend and its Urban Growth Area (UGA). Its purpose is to ensure that an adequate supply of land, a desired mix of uses, and employment opportunities are available for the successful implementation of the other elements of the Comprehensive plan. The element translates the vision of the City into a plan and directs development in North Bend over the next twenty years by introducing strategies that will retain and enhance small-town character, environmental health, and cultural and economic sustainability.

The Land Use Element of the Comprehensive Plan examines the character and quality of existing development in both the City limits and the unincorporated areas of the UGA. It identifies, trends, and projects potential growth within recognized opportunity areas. It also proposes the distribution, location, and extent of land used for various land use classifications. It considers both the state mandates of the Growth Management Act (GMA) as well as appropriate Countywide Planning Policies in King County. It presents the community's principal themes of preservation of its small town character with its desire to protect environmentally sensitive lands as growth occurs. Finally, it formulates the guiding goals and policies designed to shape the community into its acknowledged vision.

The Land Use Element sets general land use designations for the City and its UGA. Land use designations are intended to provide predictability to residents and property owners about the nature of land use within North Bend and provide the necessary planning tools to decision makers to make decisions about development applications. As mandated by the GMA, the Land Use Element accommodates the Growth Management Planning Council population and employment targets assigned to North Bend.

A.3 North Bend's Vision

The community of North Bend wants to preserve its environment, natural beauty and small town scale and character. The residents of the community also desire to enhance the built environment of the downtown, the riverfront and community parks, new and existing residential neighborhoods, and the community's gateways.

A.4 VISION 2050

The Puget Sound Regional Council (PSRC) VISION 2050 is a regional strategy for accommodating the growth expected to happen in the region by 2050. VISION 2050 is a long-range plan for maintaining a healthy region while promoting the well-being of the citizens and communities, economic vitality, equity, affordability, and a healthy environment. Vision 2050 is disseminated from PSRC to member counties (including King County) through Multicounty Planning Policies (MPPs).

The North Bend Comprehensive Plan Elements address each of the policy areas in VISION 2050. VISION 2050 has policies that provide a unified framework for counties to collaboratively address regional issues including: population growth, housing affordability and displacement, transportation, climate change impacts, environmental protection, and

others. North Bend's Comprehensive Plan has been updated based on residential and employment targets that align with VISION 2050. Chapter 3 of the North Bend Comprehensive Plan, the Housing Element, identifies the number of housing units in the City for the year 2044, and also includes affordable housing goals. North Bend's Comprehensive Plan supports a sustainable approach to growth and future development.

The Comprehensive Plan and North Bend Municipal Code (NBMC) support low-impact development techniques for landscaping and stormwater. The Comprehensive Plan calls for urban development in the downtown core and includes design guidelines for mixed-use and transit-oriented development. The Housing Element commits to expanding housing options to meet the diverse needs of both current and future residents of all incomes consistent with the City's adopted affordable housing targets as outlined in the King County Countywide Planning Policies (CPPs). The Economic Development Element in the Plan supports creating jobs and maintaining a high quality of life. The Transportation and Sustainability Elements advance cleaner and more sustainable mobility, with provisions for complete streets and green streets. In addition, the City has programs and strategies that support multimodal travel.

B. REGULATORY SETTING

B.1 Growth Management

Under the Growth Management Act (RCW 36.70A.070) a Land Use Element is required to address the following:

- distribution/location/extent of land uses (agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities and other land use);
- population densities, building intensities and estimates of future population growth;
- protection of the quality and quantity of ground water used for public water supplies; and
- drainage, flooding and stormwater runoff within and nearby the jurisdiction as well as guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.

B.2 Countywide Planning Policies

The King County Countywide Planning Policies (CPP's) provide a countywide vision and serve as a framework for each jurisdiction to develop a comprehensive plan consistent with the overall vision for the future of King County. North Bend is located outside the larger metropolitan UGA to the west, which includes nearby cities such as Issaquah, Bellevue, Kirkland, Redmond and Woodinville; however the City has its own designated UGA boundary. Within the designated UGA, North Bend shall provide urban services, residential densities, and a mix of land uses that will provide for residential and economic growth for the next twenty years. The full list of CPP's is available on King County's website at: https://kingcounty.gov/en/dept/executive/governance-leadership/performance-strategy-budget/regional-planning/cpps.

The Land Use Element also recognizes the Growth Management Planning Council (GMPC) growth and employment targets for the City as a key component to its direction. The GMPC, working with all metropolitan jurisdictions, identified household and job growth targets based on the land capacity of each city and its identified UGA that would accommodate its portion of the State Office of Financial Management's (OFM) projected growth for the region.

B.3 Tribal Coordination

Multiple Puget Sound area tribes have federally adjudicated treaty rights in the North Bend vicinity. These treaties protect traditional ways of life through preserving the right of tribes to fish at all usual and accustomed stations and hunt and gather in all open and unclaimed land. The Snoqualmie Tribe additionally has reservation land and significant facilities, investments, and services in close proximity to the City of North Bend's jurisdictional area. RCW 36.70A.040 outlines a voluntary coordination approach for tribes as a part of planning for the update of Comprehensive Plans. The City of North Bend will work to actively solicit input and participation by local tribes when updating the City's Comprehensive Plan, as well as to increase communication, collaboration, and consultation with tribes on issues of mutual interest and concern and on actions that may impact tribal interests or treaty rights.

C. LAND USE

C.1 History and Existing Development Patterns

North Bend's development pattern is the result of its spectacular setting in the upper Snoqualmie Valley between Mount Si and Rattlesnake Ridge, at the foothills of the Cascades. The Snoqualmie River defines a rich and environmentally sensitive river valley. The Snoqualmie Tribe and its ancestors recognized this ideal natural context, establishing settlements and managing a broad, open prairie ideal for building and sustaining community life. Later development activities of farms, pasture lands and timber harvesting, and the existing built environment including the Interstate 90 interchanges, are all influences molding the City's present and future development.

The river valley floor is relatively flat and has developed with the most intensive land uses such as those located in downtown, east of downtown along North Bend Way, and the freeway interchanges at Exit 31 and Exit 34. These areas contain the heart of the City's retail, employment park and commercial districts, as well as the highest density residential developments. Lower density residential, protected open space and rural pasture lands comprise the balance of land activities within the City, its UGA, and surrounding unincorporated lands.

The rich and long history of life of the Snoqualmie Tribe and its ancestors here and early settler reliance on the area's abundant natural resources is a guide to defining the City's future, where the natural setting of North Bend continues as the key component to the City's identity and heritage.

C.2 Natural Features

The natural setting of North Bend within the broad Snoqualmie Valley allows ample opportunities for residential living with a small town feel, supportive services, and sub-regional employment centers. At the same time, development constraints such as aquifer recharge areas, rivers, streams, floodplains, wetlands, steep slopes, and geologically unstable soil define the existing development limits and predict the shape of future development activity along key corridors.

The North Bend UGA occupies a very small percentage of the entire upper Snoqualmie River basin (above the falls), but its location on the valley floor close to the outlet for the upper Snoqualmie basin makes it vulnerable to major flooding, which can damage residences or other property. Implementing development and management practices that acknowledge the impact of the river and its tributaries is critical for the health and safety of existing and future residents. Associated wetlands are key natural resource areas for enhancing water quality, providing important fish and wildlife habitat, and serving as water retention and flood storage areas. They provide opportunities to maintain the natural geologic systems of the area and their related habitat functions.

Additional information on the City's predominant natural features and their importance to the future development of the City is given in detail in the Critical Areas Element and the Shoreline Element**.** Review of drainage, flooding, and stormwater run-off in North Bend, as well as protection of the quality and quantity of groundwater intended for public use is addressed in the Critical Areas Element of the North Bend Comprehensive plan. To the extent necessary to comply with RCW 36.70A.070(1), the Critical Areas Element is incorporated by reference in this Land Use Element. Shoreline designations shall coordinate future land development and permitted uses with the Shoreline designations identified in the Shoreline Master Plan.

In addition to the City’s geographic features, the City’s existing tree canopy and many mature and significant trees serve as a significant natural asset that contributes to the livability of the community through stormwater mitigation, cooling, and other climate resilient benefits. Planning for protection of the City’s tree canopy is provided in the Urban Forestry section of the Energy and Sustainability Element.

Also notable with North Bend’s natural and forested surroundings is an increased risk of wildfire and an associated need to plan accordingly. Addressing this risk and the risks of other natural hazards are policies within the City’s Energy and Sustainability Element.

C.3 Built Environment

The historic development pattern of the City is along its east-west spine. The City's downtown commercial area developed along the old east-west SR-10 corridor (also known as the ‘Sunset Highway’). In part, this ‘Sunset Highway’ first came to North Bend via Snoqualmie on the Boalch road alignment. The original route was subsequently moved to the present alignment of SR-202 then replaced with the old east-west SR-10 corridor now called North Bend Way. When Interstate 90 was completed in 1973 south of downtown North Bend, the original SR 10 assumed the function of a local access arterial route. Early residential neighborhoods clustered around the downtown employment node and were generally platted along the grid system, which gave definition and form to the urban environment. Other, typically rural land uses were scattered throughout the Upper Valley and are still evident today along the minor and major arterials as a mix of large lot rural residences with small commercial and industrial land uses.

The completion of the I-90 interchanges propelled new land uses forward by the mid-1980s in response to the commercial opportunities created by interstate transportation access. The principal impact at the Exit 31 South Fork interchange was the emergence of retail sales outlets and services that cater to both the visitor population and to the City and the surrounding area. With the distribution center for Nintendo at Exit 31 and the Genie facility at Exit 34, and the zoning of additional Employment Park lands for similar uses, the City has additional employment opportunities in the South Fork Neighborhood, as well as the vacant lands along North Bend Way in the Tanner and Edgewick Neighborhoods. The I-90 corridor is a Designated National Scenic Byway which gets international tourism promotion from the Federal Scenic Byways Program. The Mountains to Sound Greenway Trust (MTSGT) and City of North Bend work together on enhancement projects throughout the City primarily funded through the Snoqualmie Watershed Forum by the King County Flood Control District. The MTSGT strives to protect and enhance the I-90 corridor greenway. The City of North Bend received 'Tree City USA'[1] in 2011 and has reached certification every year since.

Many of the existing, older commercial and residential structures show signs of age, particularly in the downtown neighborhood area. Maintaining the City's charm and appeal as a vital rural center will require additional attention to the rehabilitation and maintenance of its existing developed areas and structures. In part, the maintenance and repair of the City's infrastructure forms the foundation for this work.

C.4 Historic and Cultural Preservation

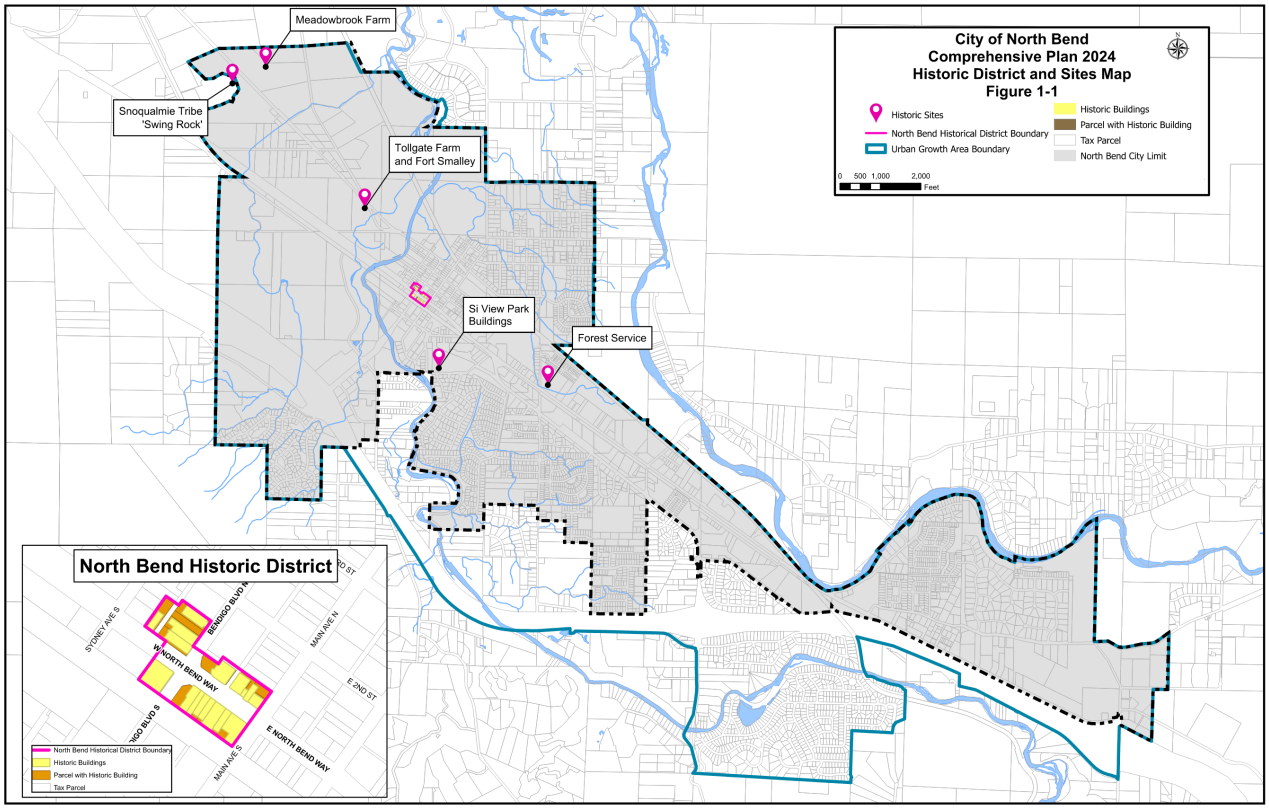
One of the goals of the Comprehensive Plan is to help promote historic and cultural preservation within the City. Several sections of the Land Use Element reference key historic sites (see **Table C.4**) that deserve public intervention for protection. Some examples include the historic Tollgate and Meadowbrook Farms which are now in public ownership, and the historic downtown commercial district which was formally designated in 2000. Preservation of heritage sites helps to maintain the City's aesthetic and cultural diversity and provides continuity with its past. Heritage sites include buildings, properties, natural areas, and structures of cultural significance. Identifying heritage resources and determining appropriate measures for their protection, preservation, or restoration is an ongoing process involving the King County Landmarks Commission, the City of North Bend, the Snoqualmie Tribe, and state and federal agencies. **(See Figure 1-1)**

TABLE C.4 INVENTORY OF HISTORIC SITES

Name	Location	King County Survey File Number
Tollgate Farm	North Bend	0740
Si View Park Buildings	North Bend	0848
Fort Smalley	Tollgate Farm on SR-202	0015
Meadowbrook Farm	North Bend and Snoqualmie	N/A*
Milwaukee Railroad Bridge (since removed)	North of North Bend on South Fork of Snoqualmie River	0018
Downtown Commercial Historic District	Downtown North Bend	HRI#1567
Snoqualmie Tribe "Swing Rock"	Highway 202	N/A*
Forest Service Complex	North Bend Way	N/A*

* Sites not included in King County's historic survey designation but are important to the identity of North Bend.

[1] Tree City USA is a national program that acknowledges cities who meet four standards of sound urban forestry management: maintaining a tree board or department; having a community tree ordinance; spending at least $2 per capita on urban forestry; and celebrating Arbor Day.



In order to facilitate the City's continued preservation of key area landmarks, the City will support the development of a process that identifies, evaluates, and protects its local historic and cultural resources.

The City works closely with the King County Historic Preservation Program to implement the City's historic preservation ordinance. This may include entering into an interlocal agreement with the County to provide for the designation of a commission of landmarks within the City. The City should also work closely with Mountains to Sound Greenway to support its efforts to create a network of greenway buffers and interpretative signs which inform and celebrate the local history. Opportunities for interpretive facilities for existing designated historic sites and structures should be pursued, as well as the opportunity to work with the City of Snoqualmie and Snoqualmie Tribe on the Meadowbrook Farm property for significant interpretative venues. Local historic and interpretive avenues are greatly fostered within the City of North Bend through its support of the efforts of the Snoqualmie Valley Historical Museum. This support should continue and expand as the museum considers future plans to restore or expand its facility in North Bend. The museum offers an accessible and unique avenue for retaining and expanding the community's awareness of its historic and cultural roots.

In addition to historic sites, it is important to protect Critical Cultural Resources. Critical Cultural Resources are archaeological objects of high cultural significance to the Snoqualmie people and/or other Tribes. Critical Cultural Resources as trees are often western red cedar; however, historical and traditional practices include other species, such as big-leaf maple or cottonwood. Archaeologists use the phrase Culturally Modified Tree, but it is not the preferred term for the Snoqualmie Tribe. The defining characteristic of a Critical Cultural Resource is the visibility of past human modification. Typical modifications on Critical Cultural Resources include tree branches, bark and even tree clusters. These living historical markers and resources are an identifiable connection to locations and places of cultural/historical/archaeological significance for Tribes.



Historic Images of North Bend (left to right): Log trucks going through downtown and a Historic Downtown Building.

C.5 Land Use Types
The Land Use Element identifies the type, location, and intensity of the following distinct land uses and includes discussion of mixed uses among these categories.

- ***Residential Land Uses:*** Residential land uses include low- to high-density housing and cottage housing.
- ***Commercial Land Uses:*** Commercial land uses include retail, services and office.
- ***Employment Park Land Uses:*** Office parks, high technology business parks, warehouses, heavy industrial, and manufacturing businesses are included in the discussion of employment-generating land uses.
- ***Parks, Open Space, and Public Facilities Land Uses:*** These areas include recreational open space, active and passive parks uses, and publicly owned facilities.
- ***Mixed-Use:*** Mixed-use refers to the combining of retail/commercial/office and/or service uses with residential use in the same building or on the same site. Typically this is accomplished in the following way; 1) A structure with ground floor retail/commercial or service uses and the above floors occupied by residential use; 2) A structure which provides retail/commercial or service use in the portion fronting the public street with attached residential or office uses behind; and 3) Multiple structures on one site which provide retail/commercial or service uses in the structure(s) fronting the public street or public realm, and residential and/or office uses in separate structure(s) behind. Mixed-use development opportunities are recognized as a key plan component in creating revitalization of the existing built environment and spurring new development opportunities. Benefits of mixed use developments include but are not limited to: 1) allowing citizens to live, work and shop within a close proximity to each use; 2) creating activity within the district or neighborhood during longer periods of the day; 3) creating housing options and housing diversity; 3) promoting pedestrian activity and reduced auto dependency and 4) creating a sense of place.

C.6 Community Design and Mixed Use
Traditional zoning separated homes from employment, shopping and commercial spaces. Commercial and industrial spaces were concentrated in large centers oriented towards the freeway and the automobile. Population growth and traffic congestion created a need to accommodate a better mix of uses where people can live, work and shop. Mixed-use development can provide a better jobs to housing balance and provide citizens with the option to live closer to work, thus making walking, biking and transit choices more abundant. Mixed-use buildings as described under C.5 above are a combination of retail/commercial/office and/or service uses with residential use in the same building or on the same site. Mixed use is permitted and encouraged in the Downtown Commercial (DC) zone, Neighborhood Business Zones (NB) and through Master Plans developed consistent with City regulations governing such process.

LU - Goal 1: ***Preserve North Bend's small town qualities and its natural environment, while allowing for growth and development.***

Policies:

LU - 1.1	Ensure consistency with applicable requirements of the Growth Management Act, Multicounty Planning Policies, and Countywide Planning Policies when updating the Land Use Element and other relevant elements of the Comprehensive Plan.
LU – 1.2	Ensure opportunity for tribal collaboration and participation when updating the City's Comprehensive Plan and in other land use planning processes, and increase communication and consultation with tribes on issues that may impact tribal interests and treaty rights.
LU - 1.3	Accommodate the City's required residential and employment growth targets and ensure a well-planned balance of residential and commercial growth that can support a jobs-housing balance, and amend land use and zoning designations when necessary to accommodate such targets.
LU – 1.4	Encourage infill residential development within the existing incorporated area in an effort to reduce sprawl and create more housing options.
LU - 1.5	Allow development to occur within the identified Urban Growth Area as City services become available and adopted annexation policies are met when it is consistent with adopted population and employment growth targets.
LU - 1.6	Locate new residential land uses in environmentally unconstrained areas where public services are available or nearby to increase walkability and reduce greenhouse gas emissions.
LU - 1.7	Encourage retention of natural habitat in residential developments by providing sustainable landscaping, making Low Impact Development the preferred stormwater approach for site development, requiring set-asides for connecting open spaces, and by creating zoning incentives.
LU - 1.8	Plan for wildlife habitat linkages and wildlife-conscious development practices in land use and development patterns.
LU – 1.9	Develop a Citywide Gateway Plan, and associated regulations, to create attractive City entrances that highlight the community's small town character.
LU – 1.10	Plan for development patterns that minimize pollution and greenhouse gas emissions and increase physical activity by facilitating bicycle and pedestrian mobility and supporting increased densities in areas accessible to transit.

LU - Goal 2: ***Protect, conserve and enhance the historic and cultural heritage of North Bend.***

Policies:

LU - 2.1	Coordinate and cooperate with local, state and national historic and cultural preservation organizations, and the Snoqualmie Tribe, in order to promote and protect historic and cultural preservation within the City.
LU – 2.2	Develop criteria to establish a system of priorities for the preservation of historic, archeological and culturally significant properties and Critical Cultural Resources.
LU – 2.3	Work with the Snoqualmie Valley Historical Society to make historic and cultural resources available in order to raise awareness of the richness of cultural diversity and to encourage retention of personal and community heritage.
LU – 2.4	Promote a mutually supportive relationship between historic and cultural preservation and economic development.
LU – 2.5	Incorporate the preservation of sites and structures of historic, cultural, and archeological significance as a part of the aesthetic and environmental consideration in site design and subdivision plan reviews.

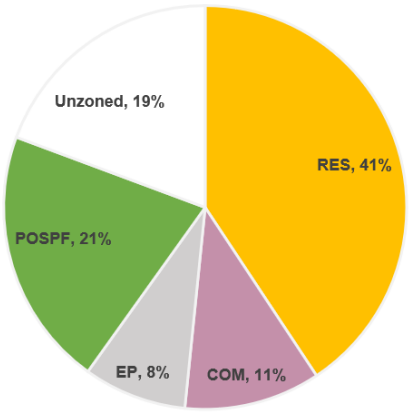
LU – 2.6 Consult with the King County Historic Preservation Program and the Snoqualmie Tribe to determine and implement appropriate levels of archaeological review for development proposals to ensure the protection of cultural resources.

D. LAND USE CHARACTERISTICS, DISTRIBUTION AND LOCATION OF LAND USES

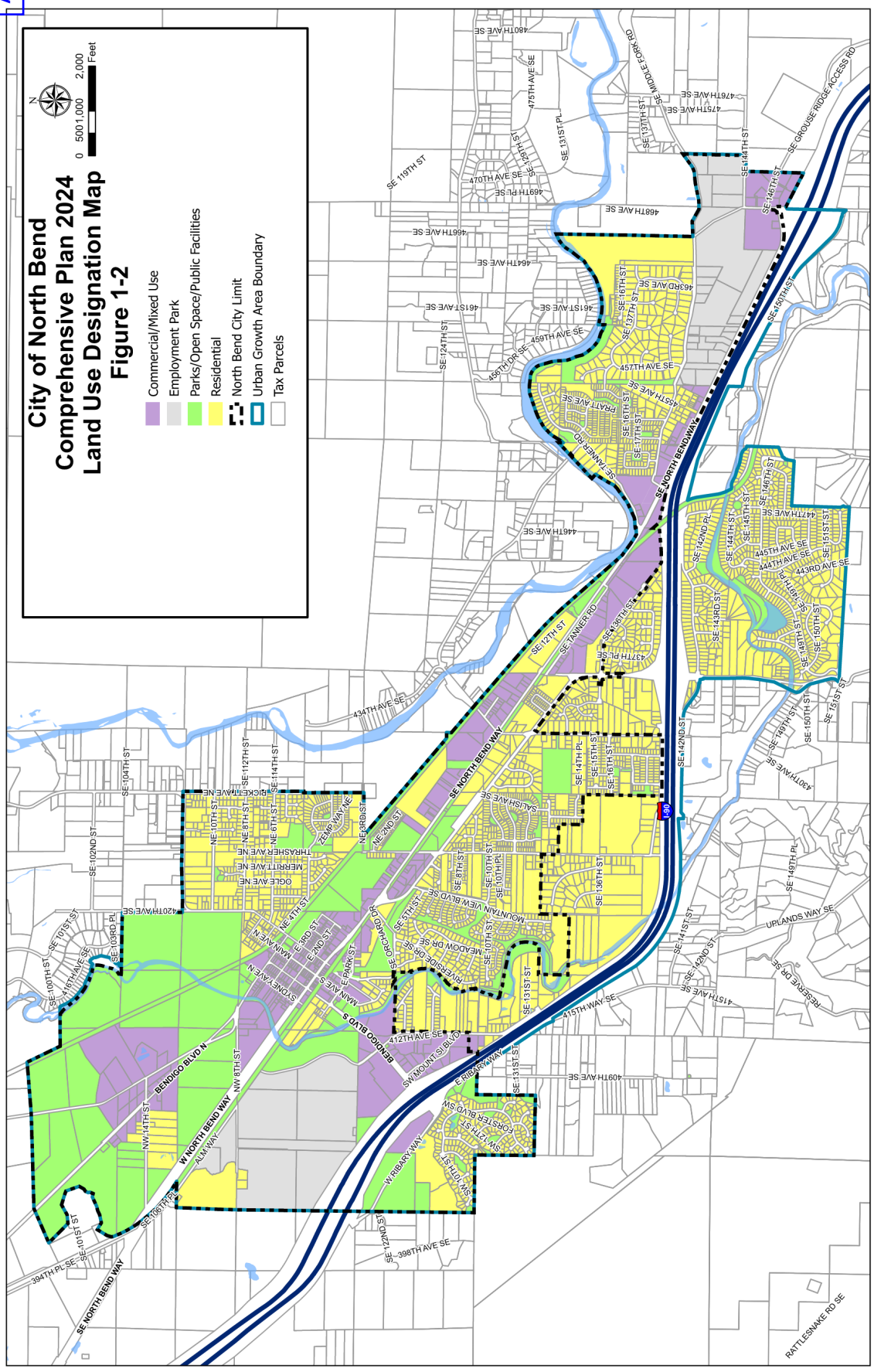
D.1 Distribution of Land Use Designations

Land Area by Land Use Designation (City Limits and UGA)			
Abbreviation	**Land Use Designation**	**Acres**	**Total (%)**
RES	Residential	1565	41%
COM	Commercial/Mixed Use	421	11%
EP	Employment Park	318	8%
POSPF	Park/Open Space / Public Facility	799	21%
Unzoned	Unzoned/ROW/Waterbody	744	19%
	Total	**3847**	**100%**

Land Area by Land Use Designation (City Limits and UGA)



The City of North Bend with its UGA is approximately 3,868 acres in size. The predominant land use activities, as classified on the current land use designation map, are residential uses. **(See Figure 1-1)**


City of North Bend
Comprehensive Plan 2024
Land Use Designation Map
Figure 1-2
Commercial/Mixed Use
Employment Park
Parks/Open Space/Public Facilities
Residential
North Bend City Limit
Urban Growth Area Boundary
Tax Parcels
0 500 1,000 2,000 Feet
N
SE NORTH BEND WAY
W NORTH BEND WAY
BENDIGO BLVD N
BENDIGO BLVD S
SE 136TH ST
SE 137TH ST
SE 142ND ST
SE 144TH ST
SE 145TH ST
SE 146TH ST
SE 147TH PL
SE 147TH ST
SE 149TH ST
SE 150TH ST
SE 151ST ST
SE 15IST ST
SE 16TH ST
SE 17TH ST
SE 104TH ST
SE 102ND ST
SE 101ST ST
SE 108TH ST
SE 112TH ST
SE 114TH ST
SE 119TH ST
SE 124TH ST
SE 398TH AVE SE
394TH PL SE
420TH AVE SE
434TH AVE SE
446TH AVE SE
457TH AVE SE
459TH AVE SE
461ST AVE SE
463RD AVE SE
466TH AVE SE
468TH AVE SE
469TH PL SE
470TH AVE SE
475TH AVE SE
476TH AVE SE
SE 131ST PL
SE 131ST ST
SE 137TH ST
SE 144TH ST
SE 146TH ST
SE 150TH ST
SE 436TH DR
SE 437TH PL
SE 438TH DR
SE 439TH PL
SE 440TH AVE SE
SE 442ND PL
SE 443RD AVE SE
SE 444TH AVE SE
SE 445TH AVE SE
SE 447TH AVE SE
SE 450TH ST
SE 451ST ST
SE 452ND ST
SE 453RD ST
SE 454TH ST
SE 455TH ST
SE 457TH ST
SE 458TH ST
SE 459TH ST
SE 460TH ST
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D.2 Parks, Open Space and Public Facilities
The City identifies land useful for public purposes within the Parks, Open Space, and Public Facilities Land Use Designation and zone. About 21% percent of the UGA land area is now used for parks, open space and public facilities, a relatively high percentage compared with most communities, but consistent with the high priority residents have placed on maintaining the City's rural and small town character. This zone also includes City offices and properties, schools, Si View Park, the City's wastewater treatment plant, and the fire station, as well as designated trats for the protection of critical areas, public lands for future levy setbacks, and other public purposes. Other key components of open space include the Meadowbrook and Tollgate Farms, which together have been designated by North Bend to serve as an urban separator between the Cities of North Bend and Snoqualmie. The preservation of land identified as environmentally critical areas, open space, and parks provides a variety of functions such as: providing access to the Snoqualmie River and its tributaries; providing visual relief from the built environment; retaining areas for wildlife habitat and stormwater retention; creating opportunities for study of the natural environment; supporting recreation opportunities; and linking the City with its historic past.

To adequately protect such critical land uses, the North Bend Municipal Code has specific zoning categories to identify and retain areas which function as either parks or open space. The Parks Element identifies recreational resources and provides specific policies, while establishing level of service standards for this important component of North Bend's amenities. (See the Parks Element of the Comprehensive Plan for more information.)

The City is well served by a diverse range of public facilities developed to meet the needs of its residents as well as the needs of those living in adjacent unincorporated King County. Facilities include: a King County public library (1994), a post office (1994), a public works Complex (2002), a fire station (2012), and a city hall (2018).

North Bend has a variety of public programs offered at public facilities. The North Bend Depot and associated historic train activities link North Bend to the City of Snoqualmie. In addition, the historic train provides tourist activities, which help generate economic activity. The Senior Center has a rich variety of programs and activities. The Si View Park complex has the only public pool in the Upper Valley and offers many classes and camps year round. The Snoqualmie Valley Historical Museum has a depth of high quality programs, resources, and displays. (See the Capital Facilities Element and Parks Element for more information on parks, open space and public facilities.)

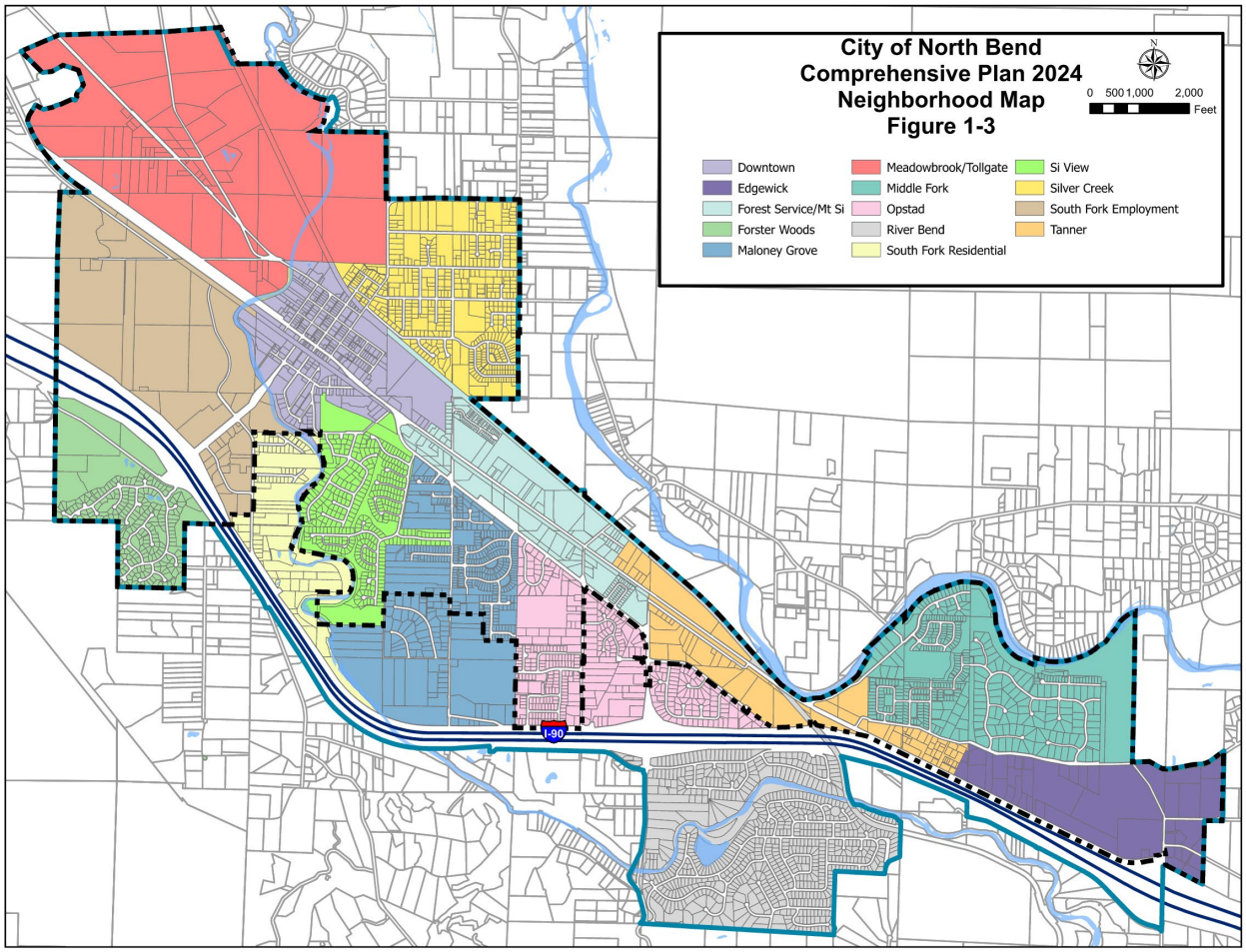
D.3 Residential Land Use
The majority of the land area within the City of North Bend has been designated for residential land uses, ranging from constrained low-density residential areas to high-density residential. For further information on population growth projections and planning for and accommodating residential growth targets, see section H of this Element, Growth Targets.

D.4 Commercial Districts and Employment Centers
North Bend offers a variety of jobs to persons residing both inside and outside the City limits. Commercial Districts and Employment Centers are predominately concentrated along Bendigo Boulevard and North Bend Way and Boalch Avenue NW, as well as on the east and west side of the City in lands zoned Business Park and Employment Park.

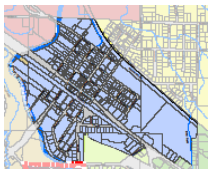
D.5 Neighborhood Planning Areas
For Comprehensive Plan purposes, the City has been divided into fourteen neighborhood planning areas identified in **Figure 1-3.** These neighborhoods have been established to create land use patterns that will help the City maintain its existing rural character, natural beauty and small town scale, as well as to identify neighborhood-specific planning and design issues and establish policies that help create identity, community, and a sense of place. These neighborhoods are characterized by pedestrian orientation and are linked by the City's existing and planned network of pedestrian and bicycle trails.

The potential for the creation of future neighborhood-specific plans will enable neighborhood residents to have a voice in the direction their neighborhood may take. Anything from the identification of needed neighborhood amenities to the development of neighborhood signage programs can be explored within the context of the neighborhood planning process.

Figure 1-3 shows all of the City's neighborhoods as currently designated. In concert with the Transportation Element and the Parks Element, the City should strive to seek land to accommodate neighborhood greenways and bike paths that both connect and articulate each neighborhood's identity. Development of future comprehensive neighborhood signage programs may help distinguish the neighborhoods' unique characteristics.



Downtown Neighborhood



The Downtown Neighborhood includes the historic commercial downtown and the original town plat of North Bend, with a mix of commercial and residential uses. The Downtown Neighborhood contains several areas of vacant and re-developable land envisioned for infill projects and is one of the City's key employment centers for future commercial growth. The City has encouraged investment and improvement in the downtown through a number of ways.

Neighborhood size is generally defined by the walking distance to the neighborhood center. The Downtown Neighborhood has been designated in such a way that jobs, housing and services may be readily available to the local residents, often within walking distance. By encouraging a walkable downtown, a sense of community is affirmed, automotive pollutants are reduced, healthy lifestyles are encouraged, and human interaction is fostered. In addition, the City seeks to reduce urban sprawl as it encourages compact development, helping preserve the natural lands adjacent to the City.

The identification and development of the Downtown Neighborhood within the City occurred with several goals in mind. First, the downtown can be compact and comprised of structures of varying scale. Clustering is to be encouraged to help minimize impacts of conflicting land uses while enhancing the natural features or open spaces within a proposed development. Second, development within the downtown must respect the historic and architectural styles and patterns of development. Streetscape and pedestrian scale are some of the additional components required by the Residential, Commercial, Mixed-Use and Industrial Design Standards adopted May 18, 2010.

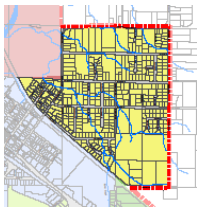
In 2000, the City established the Downtown Commercial Historic District, covering seventeen historic buildings. This designation, administered through an interlocal agreement with the King County Historic Preservation Program, is intended to preserve and restore the historic character of the District. The Downtown Commercial Historic District is supported by several programs designed to stimulate maintenance and redevelopment of the designated structures.

In 2008, the City adopted a Downtown Master Plan. This plan identifies key development opportunity sites, specific infrastructure improvements, traffic and parking recommendations, and regulatory measures to help achieve the plan goals. In addition to the recommendations in the Downtown Master Plan, a future city hall, civic center, and plaza are envisioned in the downtown core, which can serve as a catalyst for further economic development and as a venue for community events. The Downtown Master Plan also recommends gateway features that are intended to draw people in and establish a sense of arrival. The City has achieved many of the Near-Term Projects and Actions identified in the Implementation Timeline of the Downtown Master Plan. These include projects such as: a roundabout at North Bend Way/Cedar Falls; way-finding signs; invasive vegetation removal at Riverfront Park; Downing Avenue Extension; intersection control at Park and North Bend Way; and garbage screening along McClellan, In addition, a new Visitor Information Center (VIC) was built in 2014 at the corner of Bendigo Blvd and Park Street.

The City also supports further investment in its downtown core through economic development strategies that foster a synergistic mix of retail, restaurant, nightlife, and service uses, clear and concise guidelines for development, and by developing incentives for infill and redevelopment such as expedited permit processes and reduced impact fees.

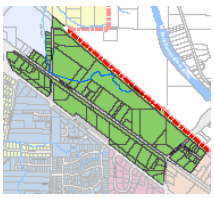
In other areas of the Downtown Neighborhood, infill and redevelopment of underutilized properties is expected to occur as property values increase relative to the value of existing structures. Supporting higher-density residential in the Downtown Neighborhood is key to fostering both pedestrian-oriented development and additional market support for further commercial uses. Mixed-use developments are particularly suitable for the Downtown Neighborhood and should be supported and encouraged through appropriate policies.

Silver Creek Neighborhood



The Silver Creek Neighborhood is characterized by predominately single-family development, and further development should be limited to low-density residential in recognition of the established neighborhood character, its location within the floodplain, and the proximity of a number of floodway channels and critical areas associated with Silver Creek. Effort should be made to secure additional park land adjoining to E.J. Roberts Park as development is proposed. The additional park land will serve the growing number of residents using the park facilities in the Silver Creek Neighborhood.

Forest Service/Mount Si Neighborhood



The Forest Service/Mount Si Neighborhood is a residential and commercial mixed neighborhood located southeast of downtown. The neighborhood is bisected by North Bend Way and the vacant Burlington Northern Railroad corridor/Tanner Trail, with residential uses predominantly south of North Bend Way and commercial uses north of North Bend Way. Primary existing public uses include the US Forest Service Ranger Station Complex, the City of North Bend Public Works site, and Fire Station 87.

Formerly Highway 10, this area developed along its length as an auto-oriented commercial strip, with motels, service stations, restaurants, and mobile home parks. As such, it exhibits the effect of auto-oriented "strip commercial" development with numerous egress and ingress points from North Bend Way. These multiple curb cuts are detrimental to public safety, impede the smooth flow of traffic, discourage walking and bicycling, and should be reduced over time through shared-driveways required as a part of redevelopment. Effort should also be made to ensure protection of significant trees located between North Bend Way and Cedar Falls Way, which form a distinct part of the neighborhood's character.

The neighborhood contains significant vacant and redevelopable areas which are envisioned for the development of cottage and medium density housing south of North Bend Way, and commercial and mixed use development north of North Bend Way.

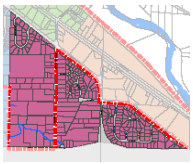
A key intersection within this neighborhood is at East North Bend Way and SE Mount Si Road. This intersection provides access to the Mt. Si Trailhead. Because this trailhead is a regional draw, attracting over one hundred thousand people each year, retail and commercial opportunities are abundant. This neighborhood will see a demand for Neighborhood Business type uses, serving both the recreationalists and local clientele, and serving as a future neighborhood center. Retail and commercial uses should be pedestrian friendly, concentrated at the intersection, with parking located to rear. Mixed-use development consisting of retail/commercial and residential is encouraged.

Riverbend Neighborhood



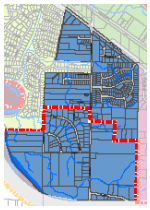
The Riverbend Neighborhood is a residential neighborhood in the Urban Growth Area south of I-90 Exit 32. The neighborhood has been largely built-out, with remaining single-family residential infill and redevelopment potential on existing larger residential lots off 436th Ave. SE. Private parks within the Riverbend neighborhood provide gathering places, and a golf course with associated restaurant and commercial uses provide additional services just outside the UGA. The Snoqualmie Valley Trail provides an important pedestrian and bicycle link under I-90 from the Riverbend Neighborhood to downtown and other parts of the City.

Opstad Neighborhood



The Opstad Neighborhood is a residential neighborhood located southeast of downtown and directly south of the Mount Si Neighborhood. The neighborhood contains lower density single-family homes, Opstad Elementary School, and areas of vacant and redevelopable land. Much of the neighborhood has been "established" by existing residential subdivision patterns and should remain as low-density residential.

Maloney Grove Neighborhood



The Maloney Grove Neighborhood is a residential neighborhood located southeast of downtown and directly west of the Opstad Neighborhood. The southern edge of the neighborhood is bounded by the I-90 right-of-way. The area contains lower density single-family residences. This neighborhood contains areas of vacant and redevelopable land envisioned for low-density residential development. Southern areas of the neighborhood are constrained by the floodplain and floodway. Development of trails along the South Fork levee as redevelopment of these properties occur would provide important extensions of the City's trail network and enable a safe pedestrian and bicycle connection to other areas of the City.

Si View Neighborhood



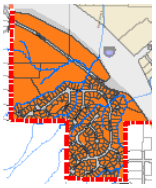
The Si View Neighborhood is a residential neighborhood located south of downtown and northwest of the Maloney Grove Neighborhood. The western edge of the neighborhood is defined by the South Fork of the Snoqualmie River. The neighborhood has been largely built-out, and contains minimal area of vacant or redevelopable land, which is envisioned for single family residential use. Portions of the neighborhood are constrained by the floodplain and floodway. The neighborhood center is identified as Si View Park.

South Fork Residential



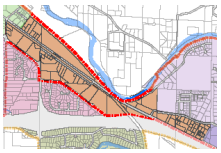
The South Fork Neighborhood is a residential neighborhood located in the City's UGA, south of downtown and east of the South Fork Interchange area. It contains the existing subdivisions of Shamrock Park and Berry Estates. The neighborhood is bounded to the east by the South Fork of the Snoqualmie River. The neighborhood center is identified as the Exit 31 interchange commercial area within the South Fork Neighborhood to the west. Future development in the neighborhood is constrained by its location within the floodplain, some portions of which are in the floodway.

Forster Woods Neighborhood



The Forster Woods Neighborhood is a residential neighborhood located southwest of downtown and southwest of the I-90 Exit 31 interchange. The area contains the Forster Woods subdivision, both single-family and multi-family, Tennant Trailhead Park, and additional vacant commercial land with moderate development constraints. Adjacent to the freeway intersection, vacant parcels would be developed as land uses suitable to the interchange.

The Tanner Neighborhood

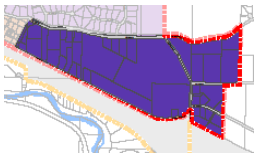


The Tanner Neighborhood is a predominantly commercial neighborhood located southeast of the Forest Service/Mt. Si Neighborhood and the Edgewick Interchange.

The neighborhood contains significant vacant and redevelopable land suitable for commercial and light-industrial uses and is an area anticipated to accommodate additional employment growth. Special overlay districts within areas of this neighborhood recognize unique site characteristics such as the presence of the Snoqualmie Valley Trail and the King County Tanner Landing Park, and could allow for a mix of residential and commercial/light industrial uses that wouldn't otherwise be permitted (see Overlay Districts section below).

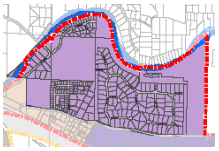
The King County Snoqualmie Valley Trail provides an important pedestrian link through this neighborhood, connecting multiple parts of the City and encouraging bicycle and pedestrian transportation. The future Tanner Trail, within the Burlington Northern Railroad corridor, will provide a similar link along North Bend Way, and future developments that abut or contain this corridor should be constructed to align with and incorporate the trail into the design of the development. The area also has important scenic qualities with views of the Middle Fork of the Snoqualmie River and Mount Si. Interpretive or historic signage would be appropriate, located in key areas along the corridor to give perspective on the natural and human histories of the area, including that of the Tanner Mill and the former Northern Pacific (Burlington Northern) and Milwaukee Road Railroad Lines.

The Edgewick Neighborhood



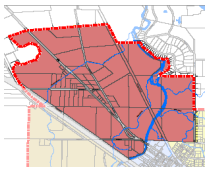
The Edgewick Neighborhood is a predominantly light-industrial neighborhood between SE 140th Street and North Bend Way at the eastern end of the City, and is one of the City's key employment areas anticipated to accommodate future employment growth. The neighborhood contains significant vacant and redevelopable land suitable for light-industrial and office park development. This area has great potential for increased job development due to its flat topography and excellent freeway access, and proximity to the Seattle metropolitan area. Attention to the most appropriate zoning classifications and land uses is also a significant issue, as the *North Bend Vision Plan* clearly articulates the City's desire to manage new commercial development with attention to the scale and intensity suitable for a small city. Employment-generating uses should be given preference over larger-scale warehousing and storage uses. The East North Bend Master Plan Overlay District provides additional planning and land use guidance to ensure a well-coordinated mix of office, employment park, research and industrial, and light manufacturing uses, and to coordinate vehicular circulation and site design to minimize adverse impacts to adjacent residential areas and nearby schools. The commercial areas at the Exit 34 interchange form the neighborhood center. Because 468th Ave. SE serves as the gateway to the popular Middle Fork recreation area, special attention should be paid to ensure that building and site design within this area—although it may be light industrial—retains a small town character and scale consistent with the City's vision statement.

The Middle Fork Neighborhood



The Middle Fork Neighborhood is a residential neighborhood bounded to the north by the Middle Fork of the Snoqualmie River. The City will require that future development of this area provide public access to the Middle Fork of the Snoqualmie River with pedestrian trails that connect residential areas to the river where possible. Remaining development within the Middle Fork Neighborhood should remain as low-density residential.

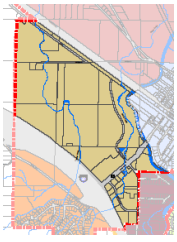
Meadowbrook/Tollgate Neighborhood



The Meadowbrook/Tollgate Neighborhood is chiefly characterized by the preserved Meadowbrook and Tollgate Farms. Both Meadowbrook Farm and Tollgate Farm are managed consistent with master plans that were developed for each property, as public park and open space areas intended to preserve scenic, historic, and cultural resources, and to be developed for lower intensity recreational activities, with a portion of Tollgate Farm also being developed for active recreation. (See the master plan for each property for more information.)

The Meadowbrook neighborhood contains some housing units as well as limited commercial and manufacturing land uses. The neighborhood contains areas of vacant and redevelopable land, and is envisioned as a mix of low-density residential uses and lower-intensity commercial uses. This neighborhood is not anticipated to accommodate higher-intensity commercial growth, to ensure compability with the adjacent agricultural and open space uses at Tollgate Farm and Meadowbrook Farm. Future development in the neighborhood is also constrained by wetland, stream and floodplain critical areas.

South Fork Employment



A commercial and light-industrial neighborhood, the South Fork neighborhood includes the Exit 31 interchange commercial area and the large vacant and redevelopable properties between I-90 and North Bend Way in the western end of the City. This neighborhood is one of the City's primary employment centers and is anticipated to accommodate much of the City's future employment growth. Key existing uses include Nintendo and North Bend Premium Outlets to the west of Bendigo Boulevard, and the Mountain Valley Center east of Bendigo Boulevard. The neighborhood also serves as a primary gateway into the rest of the City. Maintaining and enhancing the streetscape along Bendigo Boulevard with landscape, lighting, signage, and sidewalk improvements consistent with recommendations in the Downtown Master Plan will help draw people from this area into downtown.

Policies for light industrial lands are intended to provide guidance toward identifying adequate land area for job growth and creation, developing parameters to help reduce conflicts between adjoining land uses and providing direction for new development to exhibit sensitivity to the natural environment. Uses in the Interchange Mixed-Use zone are to be limited to less intensive commercial activities that will be more compatible with the residential zoning district surrounding the interchange.

D.6 INCOMPATIBLE LAND USES

The City of North Bend's Comprehensive Plan and development regulations need to reduce incompatibility between residential and commercial or industrial land uses in the North Bend UGA. Reducing and/or mitigating compatibility of land uses between adjacent residential and non-residential properties is fundamental to sound land use planning. To improve compatibility between residential and non-residential properties, the City development code shall include enhanced setbacks, additional landscaping, and enhanced design guidelines as well as limitation on permitted uses in specified locations. The objective of the development code will be to provide buffering as necessary to preserve and enhance the character of residential zoning districts.

LU - Goal 3: ***Maintain residential quality and neighborhood livability suitable for residents of North Bend.***

Policies:

LU - 3.1	Encourage the development of human-scale neighborhoods planned to be easily accessed by pedestrians, bicycles, and transit to increase walkability and reduce greenhouse gas emissions.
LU - 3.2	Encourage retention of existing open spaces and the creation of a citywide, linked open space network that integrates neighborhoods, provides access for all to clean healthy environments, protects natural resources and increases resilience to climate change impacts. Prioritize acquisitions and improvements in neighborhoods with historical underinvestment and disproportionally impacted communities.
LU - 3.3	Utilize adopted multi-family and single family design guidelines which help to promote high quality residential development.
LU - 3.4	Protect neighborhoods from adverse impacts such as junk vehicles or other nuisances by actively enforcing City codes.
LU - 3.5	Support new transit opportunities linked to residential growth.
LU – 3.6	As needed work with neighborhood residents to help define each neighborhood's character and address each neighborhood's challenges.
LU – 3.7	Promote walkways and bikeways within new residential developments that can be linked to existing or proposed trails and walkways.
LU – 3.8	Reduce sprawl by creating development regulations that allow smaller lot infill development at a scale and intensity that complements existing neighborhoods.
LU – 3.9	Protect residential zoning districts from adverse impacts created by land uses permitted in adjoining commercial or industrial zoning districts.
LU – 3.10	Limit new multi-family dwellings constructed in the Downtown Commercial zone to the second story or above when constructed in the downtown core.

D.7 EQUITY IN LAND USE

Historic and traditional land use practices, policies, and zoning can impact the ability of individuals and households to access housing and services, participate in land use decision making, and remain within their homes and communities, often disproportionally affecting marginalized populations. Such populations include people with low incomes, people with language access needs, Black, Indigenous, and People of Color (BIPOC) communities, and people with disabilities. Intentional policies and programs are necessary to address such impacts and counter intentional and unintentional biases against such populations. Additional policies addressing equity are found in the Housing Element and the Energy and Sustainability Element.

LU Goal 4 ***Foster equity in land use development and decision making.***

LU – 4.1 Ensure that all residents, regardless of race, social, or economic status, have a clean and healthy environment. Identify, mitigate, and correct for unavoidable negative impacts of public actions that disproportionally affect residents and neighborhoods impacted by existing and historical racial, social, environmental and economic inequities, and who have limited resources or capacity to adapt to a changing environment.

LU – 4.2 Develop and use tools that consider equity impacts when establishing plans or policies for outcomes that might disproportionally impact marginalized populations.

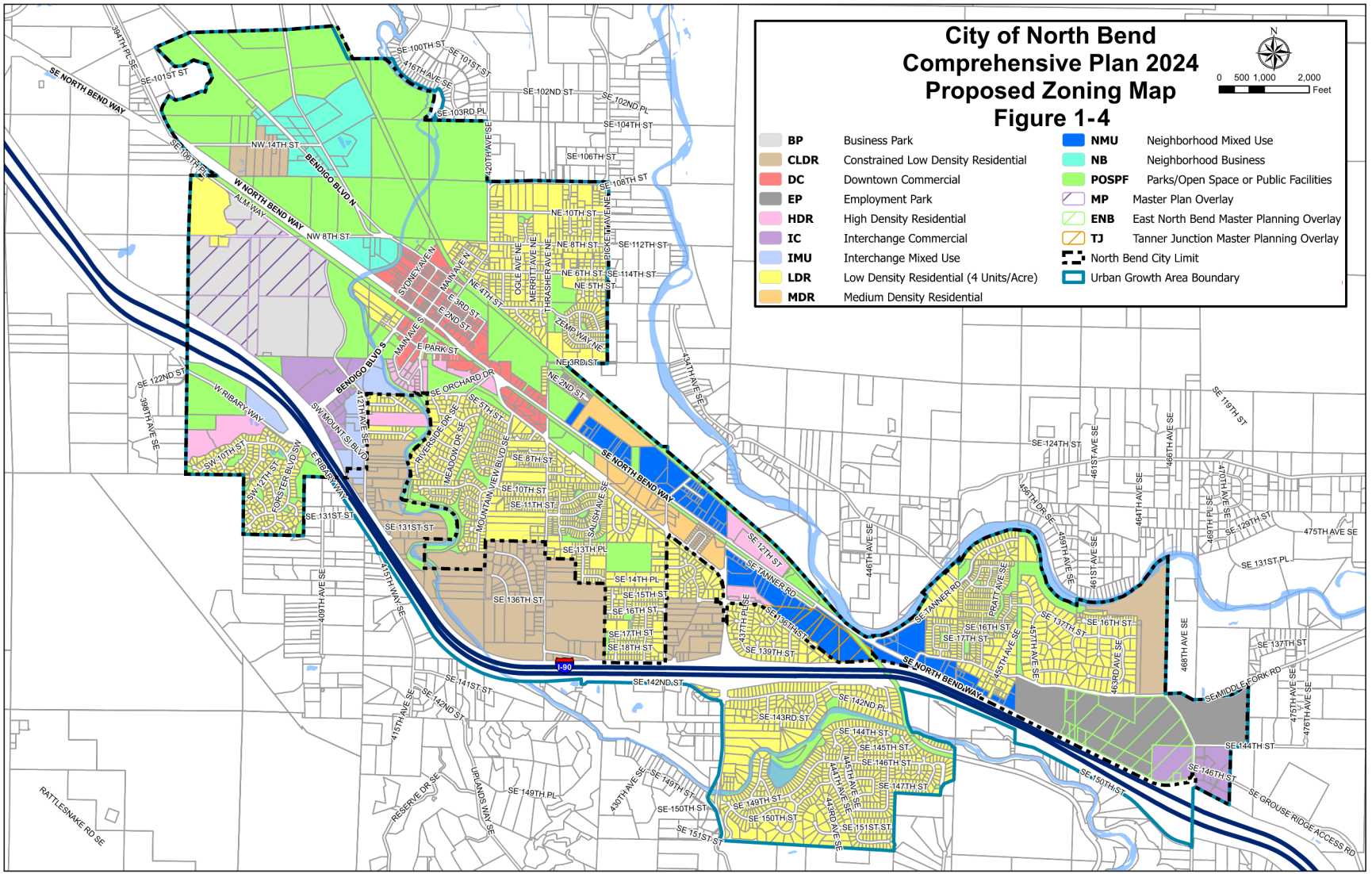
LU – 4.3 Promote land use development patterns that support the equitable siting of, and access to, services and community facilities.

LU – 4.4 In outreach and education activities and in the public process for land use decision making, strive to reach underrepresented and marginalized populations, including Tribes, and encourage their participation.

E. LAND USE AND ZONING DESIGNATIONS

How the City classifies uses of land within its incorporated boundary and its growth areas is important to the way the City will develop over the next twenty years. The zoning code is designed to implement the principles of the *North Bend Vision Plan* by promoting neighborhoods that are pedestrian-scale, predominately residential areas with mixed commercial and residential uses permitted in the commercial and industrial core of the City.

A general description of the City of North Bend's zoning code classifications are provided in the following sections. The zones provide the direction necessary to fulfill the City's vision for greater choice and expanded opportunity for residents and businesses, while also allowing the City to meet the population, employment, and affordable housing targets mandated by Countywide Planning Policies.


City of North Bend
Comprehensive Plan 2024
Proposed Zoning Map
Figure 1-4
0 500 1,000 2,000
Feet
BP Business Park
CLDR Constrained Low Density Residential
DC Downtown Commercial
EP Employment Park
HDR High Density Residential
IC Interchange Commercial
IMU Interchange Mixed Use
LDR Low Density Residential (4 Units/Acre)
MDR Medium Density Residential
NMU Neighborhood Mixed Use
NB Neighborhood Business
POSPF Parks/Open Space or Public Facilities
MP Master Plan Overlay
ENB East North Bend Master Planning Overlay
TJ Tanner Junction Master Planning Overlay
North Bend City Limit
Urban Growth Area Boundary
SE NORTH BEND WAY
W NORTH BEND WAY
BENDIGO BLVD N
BENDIGO BLVD S
I-90
SE 136TH ST
SE 131ST ST
SE 142ND ST
SE 144TH ST
SE 146TH ST
SE 147TH ST
SE 150TH ST
SE 151ST ST
SE 149TH PL
SE 139TH ST
SE TANNER RD
SE MIDDLE FORK RD
SE GROUSE RIDGE ACCESS RD
SE 122ND ST
SE 119TH ST
SE 124TH ST
SE 129TH ST
SE 131ST PL
SE 137TH ST
475TH AVE SE
NE 3RD ST
NE 2ND ST
E PARK ST
SE ORCHARD DR
SE 12TH ST
SE 14TH PL
SE 15TH ST
SE 16TH ST
SE 17TH ST
SE 18TH ST
SE 13TH PL
SE 10TH ST
SE 11TH ST
SE 8TH ST
SE 5TH ST
NE 10TH ST
NE 8TH ST
NE 6TH ST
NE 5TH ST
SE 100TH ST
SE 101ST ST
SE 102ND ST
SE 102ND PL
SE 103RD PL
SE 104TH ST
SE 106TH ST
SE 108TH ST
SE 112TH ST
SE 114TH ST
NW 14TH ST
NW 8TH ST
ALM WAY
SW 10TH ST
SW 12TH ST
SW MOUNT SI BLVD
E RIBARY WAY
W RIBARY WAY
SE 122ND ST
SE 131ST ST
SE 141ST ST
SE 142ND ST
SE 149TH ST
SE 150TH ST
SE 151ST ST
SE 144TH ST
SE 146TH ST
SE 147TH ST
SE 139TH ST
SE 136TH ST
SE 129TH ST
SE 124TH ST
SE 119TH ST
SE 137TH ST
SE 16TH ST
SE 17TH ST
SE 131ST PL
SE 150TH ST
SE 144TH ST
SE 146TH ST
SE 142ND PL
SE 143RD ST
SE 145TH ST
SE 149TH ST
SE 150TH ST
SE 151ST ST
SE 147TH ST
SE 150TH ST
SE 144TH ST
SE 146TH ST
SE 150TH ST
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SE 142ND ST
SE 141ST ST
SE 122ND ST
SE 119TH ST
SE 124TH ST
SE 129TH ST
SE 131ST PL
SE 137TH ST
475TH AVE SE
SE TANNER RD
SE MIDDLE FORK RD
SE GROUSE RIDGE ACCESS RD
SE NORTH BEND WAY
I-90
394TH PL SE
398TH AVE SE
409TH AVE SE
412TH AVE SE
415TH WAY SE
415TH AVE SE
420TH AVE SE
430TH AVE SE
436TH DR SE
443RD AVE SE
444TH AVE SE
445TH AVE SE
446TH AVE SE
457TH AVE SE
459TH AVE SE
461ST AVE SE
463RD AVE SE
464TH AVE SE
466TH AVE SE
468TH AVE SE
469TH PL SE
470TH AVE SE
475TH AVE SE
476TH AVE SE
RATTLESNAKE RD SE
RESERVE DR SE
UPLANDS WAY SE
RIVERSIDE DR SE
MEADOW DR SE
MOUNTAIN VIEW BLVD SE
SALISH AVE SE
CORSTER BLVD SW
STONE AVE N
MAIN AVE N
MAIN AVE S
OGLE AVE NE
MERRITT AVE NE
THRASHER AVE NE
BROKEN TIMBER LOOP NE
ZEMPEL WAY NE
NE 4TH ST
E 3RD ST
E 2ND ST
420TH AVE SE

E.1 Residential Land Use

Much of North Bend is identified as Residential Neighborhoods (see **Map 1-3**. Residential zones provide for both single-family and multi-family housing with a range of densities while also accommodating appropriately scaled commercial nodes within proximity to residential areas. Locating these uses in a "mixed-use core" within walking distance of the neighborhoods in a deliberate, pedestrian-scaled pattern, encourages people to walk and bicycle and makes for a safer and more vibrant neighborhood. New residential development is encouraged to evolve according to traditional settlement patterns, with higher densities concentrated in the "unconstrained" areas and the "mixed use core" area, and gradually diminishing at the neighborhood's edges. All residential zones (definitions below) create attractive and satisfying environments for family and household life, ensure adequate services are provided, and provide for public amenities such as passive and active recreation areas, open space, and trails, and promote the opportunity for area-wide coordination and continuity of pedestrian, bicycle, and greenbelt corridors. In addition, these zones promote a traditional neighborhood development pattern and scale which serves to maintain and enhance the existing character and pedestrian orientation.

Low-Density Residential (LDR)

Low-Density Residential designations provide for neighborhoods of predominately single-family structures at a maximum density of four dwelling units per acre. This zoning designation can accommodate for other uses that are compatible with single-family residences, including accessory dwelling units and some percentage of cottage housing within a planned neighborhood district.

Constrained Low Density Residential (CLDR)

Constrained Low Density Residential is a designation for single-family residential use that is recognized for having larger lots or development constraints, such as frequently flooded areas, geologically hazardous areas, river and stream corridors, channel migration areas, wetlands, and native wildlife and fish habitat. Density in this area is expected to reach a maximum of two dwelling units per acre. The CLDR area includes properties located within the floodplain and floodway areas adjacent to the South Fork of the Snoqualmie River, and includes properties within the UGA, characterized by larger lot sizes and in keeping with the small town and natural character recognized as important in the city's vision statement.

Medium Density Residential (MDR)

The Medium Density Residential zoning designation provides for innovative housing types on smaller lot sizes with increased densities to create greater diversity for residents of North Bend. MDR is comprised of predominately single-family smaller detached housing in the form of cottages, as well as attached housing within smaller-scale buildings consistent with single-family neighborhood character at densities between Low Density Residential and High Density Residential.

High-Density Residential (HDR)

High-Density Residential zoning designations provides for attractive and satisfying pedestrian-friendly neighborhoods and/or areas of predominantly multi-family structures allowing for a mix of housing types, including affordable housing.

E.2 Parks, Open Space, and Public Facilities

Parks / Open Space or Public Facilities (POSPF)

The Parks Open Space or Public Facilities designation will include all public parks, schools and community facilities, as well as developed trails and other public recreational corridors and lands, and privately owned open space lands such as homeowners association parks, stormwater, and critical area tracts. Through the City's Parks and Open Space Element, property to be acquired for future parks or trails may be designated "future" Parks, Open Space, and Public Facilities. The "future" Park's designation may be applied without changing the underlying zoning.

The POSPF zoning may be segregated to distinguish lands designated primarily for parks and open space from lands designated primarily for public facilities. Agriculture, forestry, galleries, gardens and museums, cemeteries, as well as governmental offices are permitted.

E.3 Employment

The Employment Park and Business Park designations include areas where the future employment growth for North Bend will occur. These designations provide for development of large and small business to meet the twenty-year job target identified for North Bend by the Growth Management Planning Council. An important consideration for the development regulations is the need for parcels of sufficient size, with few constraints, that can provide efficient use of land to meet job targets. Activities promoted in this designation could include indoor fabrication, research and development, finance and other service-related businesses, and distribution facilities.

Business Park
The Business Park designation located on the west end of North Bend is intended to provide areas for light industrial and limited commercial uses that are compatible with adjoining land use districts, including offices, light manufacturing, warehouse and distribution and research and development. The business park zone is constrained by the presence of floodplain along the valley floor as well as topography and critical areas that may limit larger-scale development opportunities. A Master Plan Overlay District covers much of the Business Park designation reflecting the need to carefully plan the mix of uses in consideration of environmental constraints, traffic circulation, adjacent uses, and other factors.

Employment Park
The Employment Park designation located on the east end of North Bend is also intended light industrial and commercial uses that are compatible with adjoining land use districts, however some heavier industrial uses and retail uses will be accommodated here as well. An East North Bend Master Plan Overlay District covers much of the Employment Park designation reflecting the need to carefully plan the mix of uses in consideration of traffic circulation, adjacent uses, and the geographical context of the proximity to Interstate 90 and the entrance to the Middle Fork recreational area,

E.4 Commercial

Downtown Commercial (DC)
The Downtown Commercial designation will be the focus of services, entertainment, specialty retail, and mixed-use development. Development will be encouraged to conform to traditional northwest vernacular architecture and color palette, front onto streets, include pedestrian amenities, promote alternative transportation by providing bicycle racks and facilities, and develop shared parking facilities. Multi-storied development will be permitted to include residential and/or professional office uses above the street level. By promoting and enhancing commercial land uses within the historic, or traditional downtown area, redevelopment activities are encouraged which can prepare the North Bend downtown for the opportunities of the next century.

Interchange Commercial (IC)
The Interchange Commercial designation provides for business activities that typically serve the travel and tourist trade while also supplying goods and services in larger scale commercial development.

The Interchange Commercial zone provides for services to the traveling public, as well as larger scale commercial activities.

Interchange Mixed-Use (IMU)
The Interchange Mixed-Use zoning designation provides a modified set of permitted “interchange commercial” activities to protect residential uses adjacent to Interchange Commercial zoning districts.

The Interchange Mixed-Use occurs where Interchange Commercial (IC) zoning is near residential (LDR, HDR) zoning. The purpose of this zoning is to provide a transitional zoning district to act as a buffer between Interchange Commercial and Residential zoning. The transitional area provides for a limited set of interchange commercial uses that are more compatible with adjacent residentially zoned parcels.

Neighborhood Mixed Use (NMU)
The Neighborhood Mixed Use zone is a commercial zoning district intended to allow a variety of small-scale retail centers for shops providing goods to serve the everyday needs of the surrounding population, where residential development can be encouraged.

Neighborhood Business (NB)
The Neighborhood Business zone is intended to allow a variety of retail and service uses at a scale and intensity compatible with environmental constraints including floodplain and critical areas, and adjacency to agricultural and park uses at Tollgate Farm Park and Meadowbrook Farm.

LU - Goal 4: ***Focus future employment growth in designated economic opportunity areas including the downtown, the South Fork interchange and employment park area and the East North Bend Way to Edgewick corridor.***

Policies:

LU - 4.1 Implement a high level of design and retention of the City's unique visual quality to areas zoned for commercial or industrial land uses through review and implementation of the adopted Commercial and Industrial Design Standards.

LU – 4.2 Promote pedestrian-scale development by utilizing shared driveways or existing roads and providing pedestrian-level amenities.

F. MASTER PLAN OVERLAY DISTRICTS (MPODs)

The North Bend Municipal Code (NBMC) Master Plan Overlay Districts (MPODs) provide a process by which a specific planned mix of uses and layout may be provided through a master plan to address unique site-specific opportunities and constraints. The underlying land use designation for these areas has not changed but in most cases they have been given special considerations for types of uses, approximate locations for open spaces, public streets and access points. The Planning Commission or property owner may docket consideration of an overlay zone. The first and initial land use development application for any parcel within an MPOD shall show consistency with the overlay district. Additional MPODs may be adopted over time and incorporated into the NBMC and zoning map amendments.

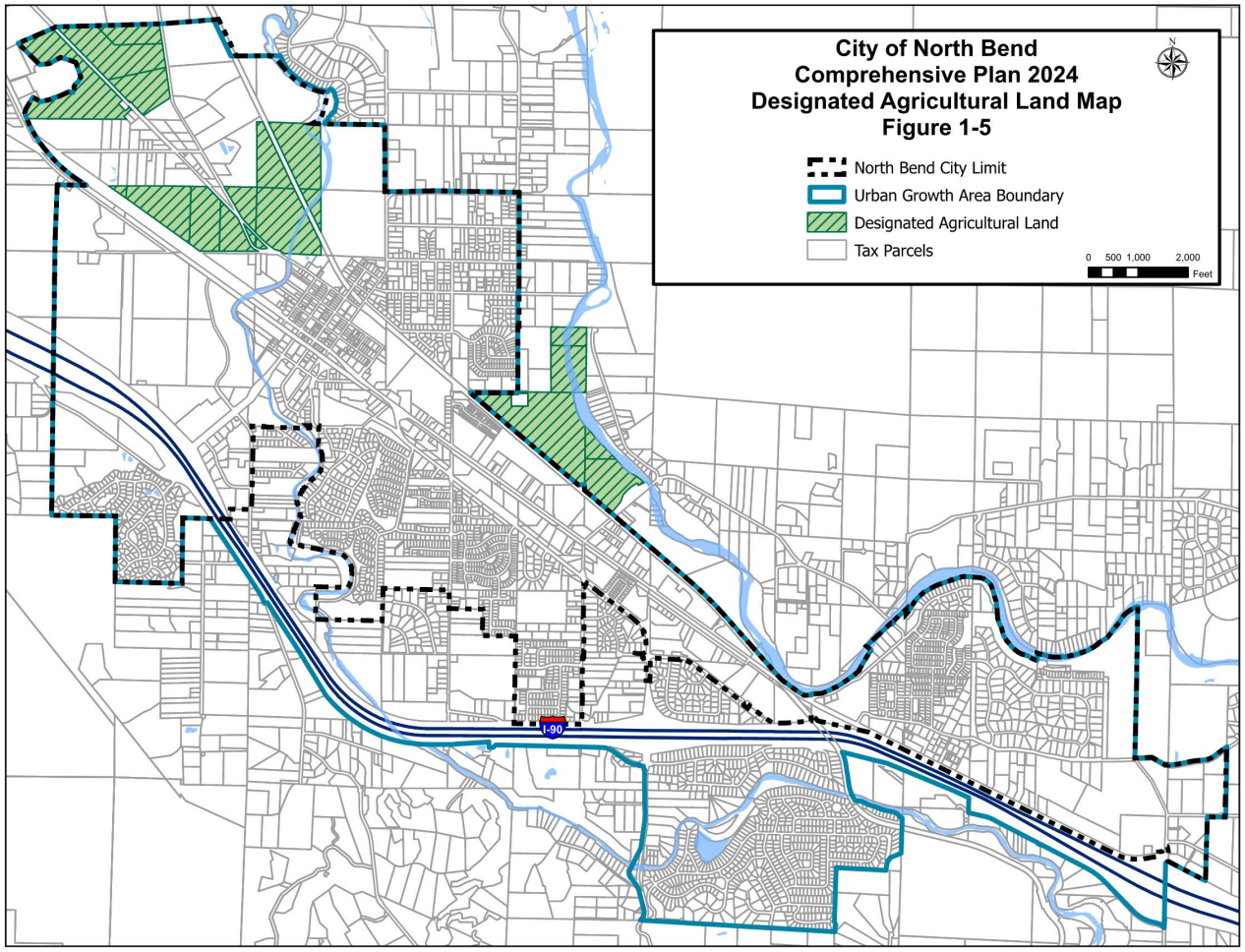
G. NATURAL RESOURCE LANDS

The protection and management of natural resource lands both inside and outside the North Bend Urban Growth Area (UGA) is a concern of the City of North Bend. Both forestry and agriculture play a large role in North Bend's history, helping to form a part of its identity and character. Within City Limits, ongoing agriculture exists at Tollgate Farm, and to a limited extent at Meadowbrook Farm, both public properties purchased with King County Conservation Futures Tax grant funding and protected for permanent open space, passive outdoor recreation and agricultural use under deed restrictions on the properties. Immediately outside of City Limits and the City's Urban Growth Area, ongoing agriculture exists on the Stringfellow Farm just east of the Snoqualmie Valley Trail. The Growth Management Act (GMA) in RCW 36.70A.020(8) addresses Natural Resource Industries in planning goal # 8 in order to:

> Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

The City can help protect and sustain agricultural uses consistent with WAC 365-196-480 by requiring notices on title on property adjacent to designated agricultural lands to caution potential buyers that they may experience noise, dust, odors and other inconveniences due to farming and/or forestry operations, encouraging the development of small-scale agricultural uses at Tollgate Farm and other areas as appropriate, and ensuring appropriate land use transitions adjacent to agricultural lands, including permitted uses and intensities, buffers, and other measures.

Figure 1-5 depicts designated Agricultural Lands within and adjacent to the City of North Bend.



LU Goal 5: Protect existing resource lands and support agricultural uses important to the history and character of North Bend.

Policies:

LU – 5.1	Support the development of small-scale agricultural uses at Tollgate Farm to preserve the history of agriculture in the Snoqualmie Valley.
LU – 5.2	Maintain Right-to-Farm and Forestry regulations to support maintenance of natural resource lands within and around the North Bend UGA and protect farm and forestry operations from nuisance laws.
LU – 5.3	Require Notice on Title of residential properties adjacent to designated agricultural lands to notify owners of potentially incompatible activities at the time of development approval.
LU – 5.4	Require landscape buffers for development on properties adjacent to certain designated agricultural lands to protect agricultural activities from impacts from potentially incompatible future urban land uses.
LU - 5.5	Seek opportunities for City-County cooperative acquisition, development or shared maintenance of key sites that provide scenic and recreational benefits for City Residents.

H. GROWTH TARGETS AND POPULATION PROJECTION

H.1 Growth Targets

The Growth Management Act[2] requires Washington cities and counties to measure their land supply (in acres) and land capacity for both housing units and jobs in order to ensure these cities and counties have sufficient capacity to accommodate forecasted growth for a 20-year period. North Bend has analyzed preceding years and forecasted capacity for the future anticipated growth and found there is adequate land available for housing and employment target numbers. Future development and build-out analysis assumes highest and best use of lands, which is not always achievable or realized with each individual development.

The current targets established by the Growth Management Planning Council (GMPC) are for the planning period 2019-2044. The Growth Management Act requires cities to plan for sufficient areas and densities for growth anticipated to occur in a twenty-year period. By adopting this plan in the year 2024, the City is fulfilling the GMA requirement.

The King County Countywide Planning Policies identifies a **housing target of 1,748 net new dwelling units** and **employment target of 2,218 net new jobs** for North Bend for the years 2019–2044. Since 2019, North Bend has permitted 772 total new dwelling units and established approximately 406 jobs through commercial and residential developments; an additional 976 dwelling units and 1,812 jobs are needed to reach the adopted housing and employment targets. A 2024 Land Capacity Analysis (LCA) was performed by LDC, Inc. (appendix 1), which found that North Bend has the **capacity for 1,110 new dwelling units and 6,543 new jobs on developable land in the city based on the City's existing 2021 zoning map, therefore exceeding the adopted targets by 134 units and 4,731 jobs respectively.**

In the LCA, additional analysis to satisfy GMA housing element requirements[3] revealed housing capacity deficits for households with incomes less than 50% of the Area Median Income (AMI).based on the City's then-current 2021 zoning map. The City of North Bend proposed an alternative zoning map which resulted in projected housing capacity increasing by 694 units and projected employment capacity decreasing by 314 jobs. The proposed alternative zoning was adopted as a part of the 2024 Comprehensive Plan amendments.

2024 LCA Housing and Employment Capacity Alternate Zoning Comparison

	Housing (units)		Employment (jobs)	
	2023 Base Zoning	2024 Proposed Alternative Zoning	2023 Base Zoning	2024 Proposed Alternative Zoning
2019-2044 Target	*1,748*	*1,748*	*2,218*	*2,218*
2019-2023 Permitted Growth	772	772	406	406
Remaining Target	**976**	**976**	**1,812**	**1,812**
2024 LCA capacity	1,110	1,904	6,543	6,229
Capacity Surplus (or deficit)	**134**	**928**	**4,731**	**4,417**

H.2. Population growth and 2044 projection

The overall population in North Bend has increased significantly over the past twenty years, as demonstrated in Figure H.2.A, below. The population remained stable between 2000 and 2008 before steadily increasing from 2008-2022. The annual population growth rate since 2010 for the City of North Bend is 3.18% per year, which outpaces

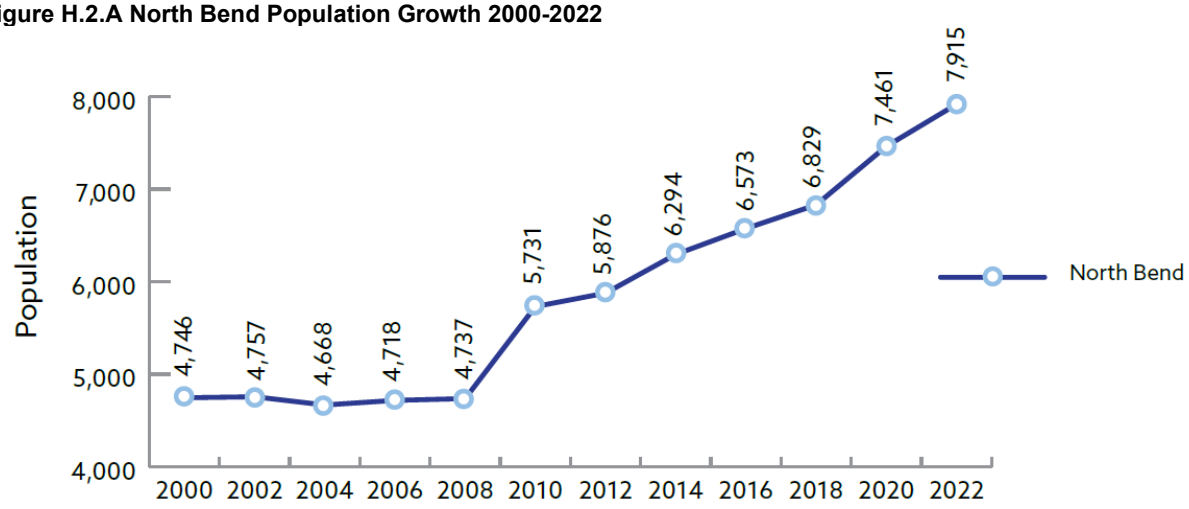
[2] The Washington Legislature enacted the Growth Management Act (GMA) in 1990 to guide planning for growth and development. It has been regularly amended to further define requirements and to advance coordination among local governments.

[3] RCW 36.70A.070(2)(a)

King County's growth rate of 2.39%. In 2022, the population was 7,915, which increased by 13% since 2019 and 67% since 2000. Additional data on the City's population growth and associated demographic information can be found in the City of North Bend Housing Needs Assessment (Blueline, March 2023), included as an appendix to the Housing Element.

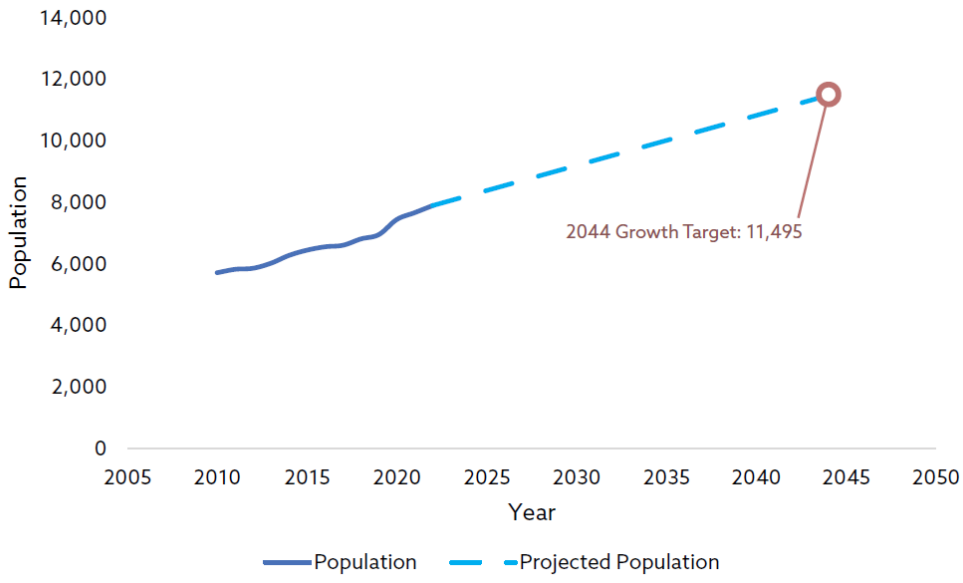
Based on North Bend's average household size of 2.67 people and OFM's 2018 population estimates, North Bend's projected 2044 population will be 11,495 people, assuming the average household size remains the same, as illustrated in Figure H.2.B, below.

Figure H.2.A North Bend Population Growth 2000-2022



Source: OFM, 2021. Postcensal Estimates of April 1 Population, 1960 to Present. OFM, 2020. Intercensal Estimate of April 1 Population, 2010-2020. OFM, 2020. Intercensal Estimate of April 1 Population, 2000-2010.

Figure H.2.B North Bend 2044 Population Projection



Source: OFM. (2021). Postcensal Estimates of April 1 Population, 1960 to Present; OFM. (2021). Intercensal Estimates of April 1 Population, 1960 to Present; Puget Sound Regional Council, 2017; King County, 2021.

Refer to the 2024 LCA (Appendix X) for a detailed review analysis of methodology, assumptions, and results.

I. Directions for Future Growth

I.1 Urban Growth Area Annexation

The City's UGA offers many opportunities to provide high quality City services to future residents and businesses. Over the next twenty years, the City will entertain a variety of requests for annexation by property owners who value North Bend's services and recognize the need for City utilities and amenities in order to develop or redevelop their properties in an ecologically responsible manner. The purpose of the annexation goals and policies included in this Plan is to establish parameters which facilitate the smooth transition from King County to North Bend jurisdiction when areas within the UGA seek to be annexed by the City.

Annexation of property within the UGA should benefit the City, its residents, and property owners. The City benefits by its ability to hold new development to City standards, to extend its boundary in a logical manner, to expand its economic tax base, and to provide opportunities for new residential development that meet the needs of underserved populations. Property owners and new residents gain the ability to participate in local government, which directly impacts their lives and property. They also gain access to local services including building and land use controls and City water and sewer systems.

Annexation which occurs before an area is ready to develop can overextend and cause inefficiencies in the provision of City services. Annexation can also act as an impetus for establishing urban densities and may encourage development before it is appropriate. Property owners may seek annexation if they can meet the annexation criteria outlined in Chapter 35A.14 RCW, and if they can establish the merit to their proposal to the satisfaction of the City.

When deciding whether to annex areas of the UGA, the City considers:

- the annexation policies below;
- the City's ability to provide City services;
- consistency with City population and employment targets;
- achievement of logical, regular boundaries;
- development potential of area to be annexed; and
- identification of existing or potential community.

I.1.a Residential

Additional specific measures will be proposed to ensure consistency of new growth with adopted population and employment targets. To comply with concurrency standards and achieve urban densities, extension of water and sewer would be necessary for all new development in the City. The City evaluates the potential to accommodate new residential development by infilling within the current City limits or on case-by-case basis at the time it is presented with an annexation proposal. Before accepting residential annexation proposals, the City will make a determination if required services have been extended to existing areas of the City in sufficient quantity to accommodate remaining growth targets. If the serviced land has not been created inside the City, the annexation shall be subject to compliance with the policies outlined below and with the annexation criteria in Chapter 35A.14 RCW.

LU - Goal 6: ***Develop agreements with King County to apply City-compatible development standards that will guide UGA land development prior to annexation.***

Policies:

LU - 6.1 Require that unincorporated land that is adjacent to the City boundary be annexed to the City at the time development is proposed. The extension of City services to an area will not occur without that area first seeking annexation into the City.

LU - 6.2 Encourage the County to allow unincorporated land that is located in the UGA, but is not adjacent to the City boundary and is not practical to annex, to develop subject to compliance with City Comprehensive Plan designations, zoning and other development standards, and impact mitigation requirements.

LU - 6.3 Include in interlocal agreements provisions regarding protection of sensitive land areas and environmental reviews, transportation system planning, and design and building permits for projects at specified threshold levels.

LU - 6.4 Pursue interlocal agreements with King County to address issues of potential concern to the City within the Urban Growth Area.

LU – 6.5 Evaluate proposed utility service extensions to ensure that development enabled by the utility extension is consistent with City development standards and policies of the Comprehensive Plan specifically including population and employment growth targets.

LU - Goal 7: ***Annex areas within the Urban Growth Area consistent with the goals and policies of this Plan, the interlocal agreement policies of this Plan, and the general annexation policies listed below.***

Policies:

LU - 7.1 Encourage growth and development consistent with the City's ability to provide adequate and efficient services and facilities and the City's desire to maintain high quality service provisions in areas to be annexed.

LU - 7.2 Encourage economic growth consistent with the long-range financial position of the City and its residents in all annexation considerations.

LU - 7.3 Consider the opportunity to promote a healthy mix of residential, commercial, industrial, and parks and open space land uses when areas seek annexation.

LU - 7.4 Consider the opportunity with the annexation to help address City needs concerning racial and social equity, housing affordability, and access to opportunity.

LU – 7.5 Ensure outreach to the community concerning annexation proposals and consider the level of community interest before moving forward with annexations.

LU – 7.6 Provide for urban services within the City's Urban Growth Boundary at time of annexation.

LU – 7.7 Seek to expand the area of annexation proposed when such an expansion is based on natural features, would serve to make the City boundaries more regular, or where the area to be served is a logical extension of City service capabilities and is within the UGA.

LU – 7.8 If an Urban Growth Boundary modification is pursued through King County, analyze and encourage exchange of ecologically sensitive or important areas such as floodplains, critical areas, and wildlife habitat areas, for areas that are not as constrained.

LDC Surveying Engineering Planning

Land Capacity Analysis

CITY OF NORTH BEND

October 2024

Prepared for:

City of North Bend
Community Development Department
Rebecca Deming - Director

Prepared by:

LDC, Inc
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Executive Summary

This Land Capacity Analysis (LCA) evaluates the inventory of developable and redevelopable land within the jurisdiction of the City of North Bend (North Bend), estimating whether the city can meet its projected growth targets. The assessment aims to understand available land for development, how it can be utilized to achieve projected growth targets, and identifies potential changes needed to achieve the land capacity to accommodate future housing and employment needs.

This LCA determined that North Bend has sufficient employment capacity for the 2024-2044 planning period (planning period) but lacks adequate capacity to meet projected housing needs for very low and extremely low-income households. To address this housing deficit, North Bend planned zoning changes. These changes include adding 664 units of housing capacity to the Low-Rise Multifamily density category, which would accommodate affordable housing needs for households earning less than 50% AMI, as well as other income categories.

This memorandum provides detailed background, methodology, and findings that update the city's capacity for housing and employment, building upon the Urban Growth Capacity Report (UGCR).

Background

North Bend is required to estimate its land capacity to support anticipated growth over the planning period in the land use element of its Comprehensive Plan (WAC 365-196-405).

In cities within King County, LCA relies on findings from the UGCR. The UGCR is an assessment completed by King County that helps determine the amount of land suitable for development within the County, evaluates each city's capacity for growth, and projects the future housing and employment capacity for each city. The UGCR bases its findings on recent development activity data provided by cities within King County.

King County and the cities within the county work together to create the UGCR. This report, last updated in 2021[1], evaluated the amount of land suitable for urban development and capacity-for growth within each jurisdiction and was based on a measurement of recent actual development activity; this is often referred to as the Buildable Lands Program (RCW 36.70A.215). The County uses data provided by each city to conduct an inventory of land that is vacant or underutilized and uses that data to estimate housing and employment capacity per zone within each jurisdiction. These data form the basis for updating the analysis of land capacity.

Land Capacity Analysis Overview

An LCA identifies the remaining developable and redevelopable land within a city's jurisdiction that may be used to achieve the city's growth targets. An LCA utilizes data available from the County Assessor, County Buildable Lands Report (King County UGCR), local permitting activities, and other available reports and resources to quantify the City's development potential for employment and housing and evaluate necessary changes to achieve the land capacity necessary to accommodate all housing and employment needs.

Washington Department of Commerce (Commerce) has developed guidance on conducting LCAs; see Guidance for Updating your Housing Element, which is specific to housing capacity related to House Bill

[1] The 2021 Buildable Lands Report is based on an inventory of permits and property status as of January 2020 (King County Urban Growth Capacity Report, June 2021, pg. 18).

(HB) 1220, and Urban Growth Area Guidebook, which addresses both housing and employment capacity in relation to the Growth Management Act (GMA).

In partnership with LDC, the City has analyzed development capacity for the planning period according to Commerce guidance. In this LCA Memorandum (memo), findings from the LCA are reported according to Commerce guidance with underlying analysis performed according to the King County UGCR methodology[2].

Land Capacity Analysis Methodology

The 2021 King County UGCR performed capacity analysis through the following steps:

- Phase One – Achieved Densities
- Phase Two – Land Supply
- Phase Three – Initial Capacity
- Phase Four – Final Capacity

This LCA incorporated these phases into its analysis as indicated below:

Phase One – Achieved Densities

Density assumptions from the 2021 UGCR were re-evaluated for this LCA; however, recently achieved densities confirmed the previous assumptions so no changes were made. Density assumptions used in the LCA are reported in Table 25. Additionally, the abbreviations of zoning designations referred to throughout this memo are not consistent with the current North Bend zoning code at the time of writing. They are based on changes to the structure of the zoning code that includes revised zone names – see Table 26 for a cross-over of the old and new zone abbreviations.

Phase Two – Land Supply

Parcels in North Bend were assessed for development potential. Parcels determined to have capacity were either vacant or evaluated to be redevelopable[3]. The following assessments were included to determine available land supply:

1. Critical Areas – This LCA did not include additional analysis of critical areas. The coverage of critical areas that were identified in the data reported to King County for the 2021 UGCR is summarized on the parcel level and included in this analysis.
2. Pipeline Projects – Parcels associated with development projects that were permitted after May of 2023 or those that are currently in the permitting process were removed from the analysis and their proposed residential units and/or commercial building square footage were used in Phase 4 of the LCA Methodology.
3. Permitted Projects – Parcels associated with development projects that were permitted between January 2019 and May 2023 were removed from the analysis and their achieved residential units and/or commercial building square footage were used in Phase 4 of the LCA Methodology.

In this analysis buildable land capacity was inferred from the findings of the 2021 UGCR. This was accomplished by applying the land capacity designations of *Vacant*, *Vacant Singe Unit*, and *Redevelopable* from those parcels with capacity in the 2021 UGCR to the City of North Bend's parcels[4] and correcting them based on development permits for building construction and demolition in North Bend. Additionally, current

[2] Appendix A to the 2021 King County Urban Growth Capacity Report, Ch. 2 Methodology and Guidance Overview (p. 16-27)
[3] For definitions of vacant and redevelopable parcels, see Appendix A to the 2021 King County Urban Growth Capacity Report, Ch. 2 Methodology and Guidance Overview (p. 20)
[4] Parcel dataset used is from May of 2023.

King County Assessor property improvement data was incorporated to ensure redevelopable properties had exiting development accounted for.

Phase Three – Initial Capacity

Data of parcels with identified capacity were combined and attributed by zone, these data include number of Vacant Single Unit Parcels, Gross Acres, Critical Areas (acres), existing residential units, and existing commercial building square-footage. Net developable acres (Gross Acres – Critical Areas) were then calculated for each zone, and zoning assumptions including metrics such as assumed density, percent of right-of-way, etc. (see Appendix A) were applied to calculate the maximum build potential in residential units and commercial building square footage.

Phase Four – Final Capacity

The existing residential units or commercial building square footage was subtracted from maximum build potential to yield the net capacity which can result in negative numbers due to non-conforming uses being displaced. Finally, residential units and/or commercial building square footage from pipeline projects were added to their respective zones which yields Final Capacity.

This Final Capacity becomes the input for Step 1 of the Commerce LCA guidance (discussed on page six of this memo).

- Land Capacity Analysis Results on next page -

Land Capacity Analysis Results

The LCA produced projections of future capacity for housing and employment. The remainder of this memo will review the LCA's outcomes and options related to the North Bend 2024 Comprehensive Plan Update.

Housing and Employment Targets 2020-2044

According to the King County Countywide Planning Policies (amended August 15, 2023), North Bend has the following housing and employment targets to plan for during the 2024 Comprehensive Plan update:

- Housing Target: 1,748 residential units
- Employment Target: 2,218 jobs

Current Development

North Bend provided data for land development that has occurred since 2019. The 2019-2023 Permits table and the Growth Targets Progress table (Table 1 and Table 2, respectively) summarize the amount and type of building activity that was permitted in North Bend between January 2019 and April 2023. Any development applications not yet permitted as of April 2023 will be incorporated later in the LCA as Pipeline Projects.

2019-2023 Permits	
Development	**Quantity**
Single-Family Detached	396 Units
Townhouse[5]	144 Units
Cottage	3 Units
Duplex	4 Units
Accessory Dwelling Unit (ADU)	1 Unit
Multi-Family	224 Units
Total Residential	**772 Residential Units**
Commercial Building	238,656 square feet
Total Commercial	**406 Estimated Jobs[6]**

Table 1 - 2019-2023 Permits

Permitted units and jobs can be directly counted against North Bend's current growth targets because they have effectively increased capacity for housing and employment.

Growth Targets Progress	
Housing Target	*1,748*
2019-2023 Permitted Growth	772
Target Remaining	**976**
Employment Target	*2,218*
2019-2023 Permitted Growth	406
Target Remaining	**1,812**

[5] For the purposes of this analysis townhouses include units permitted as triplexes or fourplexes.
[6] Estimated jobs from permitted development are based on a combination of density assumptions and local knowledge to approximate jobs provided by each development.

Table 2 - Growth Targets Progress

Employment Capacity

Employment capacity is provided by vacant and redevelopable land, and pipeline projects. Assumptions of floor-area-ratio (FAR) are applied to developable land to estimate potential commercial building square-footage; assumptions of employment density are applied to estimate the potential jobs yielded by development.

Commercial Capacity	**Commercial Capacity (Jobs)**			
Zone	**Initial**	**(Displaced)**	**Pipeline**	**Total**
NMU-MPOD	0	3	0	-3
NB	328	0	100	428
NMU	333	0	102	435
NMU - Redevelopable	504	11	0	493
DC	787	173	0	614
BP	789	7	971	1,753
EP	1,360	7	0	1,353
IC	993	23	60	1,030
IMU	442	34	0	408
POSPF	0	0	32	32
Total	**5,536**	**258**	**1,265**	**6,543**

Table 3 - Commercial Capacity (Jobs)

Employment capacity in North Bend is sufficient to satisfy its employment growth targets. The NMU, DC, BP, and EP zones have the highest volume of initial capacity and a large portion of North Bend's growth target is provided by permitted and pipeline projects. A total of approximately 1,671 jobs are anticipated to be provided through these developments.

With developable land providing approximately 5,278 jobs, and permitted and pipeline projects together providing approximately 1,671 jobs, North Bend is expected to exceed its adopted growth target by 4,731 jobs.

Employment	**Jobs**
Target 2019-2044	*2,218*
2019-2023 Permitted Growth	406
Pipeline projects	1,265
Zoned Employment capacity	5,278
Total Employment Capacity	**6,949**
Employment Capacity Surplus (or deficit)	**4,731**

Table 4 - Employment

Housing Capacity

Per the GMA, the LCA needs to take into consideration capacity for Affordable Housing, Permanent Supportive Housing, and Emergency Housing, as well as needs for traditional market rate housing[7]. These special needs housing types will be referenced throughout the LCA, their definitions from the GMA are available in the Housing Type table (Table 5):

Housing type	Definition from RCW
Affordable Housing RCW 84.14.010	Residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low- or moderate-income households.
Permanent Supportive Housing (PSH) RCW 36.70A.030	Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services.
Emergency Housing RCW 36.70A.030	Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

Table 5 - Housing Type

North Bend has adopted targets to add an additional 1,748 residential units and 334 emergency beds by 2044. These targets incorporate needs for Affordable Housing, Permanent Supportive Housing, and Emergency Housing, as well as needs for traditional market-rate housing. King County ordinance 19660, adopted August 15th, 2023, establishes North Bend's housing growth target allocations. The Permanent Housing (Units) by Affordability *(AMI)* table (Table 6) outlines permanent housing targets by income and emergency housing target in number of beds.

Permanent Housing (Units) by Affordability (AMI)								Emergency Housing (Beds)
0 - 30%		30 - 50%	50 - 80%	80 - 100%	100 - 120%	120% Plus	Total	
Non-PSH	PSH							
433	228	121	221	98	111	536	1,748	334 beds

Table 6 - Permanent Housing (Units) by Affordability (AMI)

[7] RCW 36.70A.070(2)(c)

To demonstrate compliance with HB 1220, housing capacity is reported according to Commerce guidance[8]; this guidance outlines the demonstration of housing capacity through the following steps:

1. Summarize land capacity by zone
2. Categorize zones by allowed housing types and density level
3. Relate zone categories to potential income levels and housing types served
4. Summarize capacity by zone category
5. Compare projected housing needs to capacity
6. (If a deficit is found) Implement actions to increase capacity for one or more housing needs then re-assess capacity (Step 1) based on actions.

1. Summarize land capacity by zone

Using HB 1220 and HB 1337 North Bend has identified capacity for all housing needs in three areas:

1. Zoned capacity – capacity from vacant and redevelopable land or from pipeline development projects
2. Accessory Dwelling Unit Capacity (HB 1337) – potential capacity for the construction of ADUs on existing and future residential lots based on assumed production rates
3. Emergency Housing Capacity (HB 1220) – capacity for the City to provide for emergency housing needs based on available land and other opportunities

Zoned Capacity

Residential Capacity	**Residential Capacity (Units)**			
Zone	**Initial**	**(Displaced)**	**Pipeline**	**Total**
CLDR	21	0	40	61
LDR - Constrained	51	(14)	0	37
LDR	261	(53)	0	208
MDR	357	(17)	0	340
HDR	10	0	0	10
NMU-MPOD	9	(2)	0	7
NMU	76	0	0	76
NMU - Redevelopable[9]	6	(2)	0	4
DC	270	0	0	270
BP	0	0	0	0
EP	0	0	0	0
IC	0	0	0	0
IMU	0	0	0	0
Total	**1,061**	**(88)**	**40**	**1,013**

Table 7 - Residential Capacity

[8] Guidance for Updating your Housing Element (Book 2). Washington State Department of Commerce. https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/updating-gma-housing-elements/

[9] The NDU zone has separate assumptions for redevelopable land, depicted on its own row for this analysis (see Table 25).

Accessory Dwelling Unit Capacity (House Bill 1337)

Recent changes in State law now mandate cities to permit up to two ADUs on all lots within zones designated for single-family homes, in North Bend those are the CLDR, LDR, MDR, and HDR zoning districts, encompassing 3,412 tax parcels. After excluding parcels deemed unsuitable due to current uses or containing critical areas, 2,831 lots are eligible for construction. Additionally, lots projected to be developed in single-family zones are included, increasing the total available lots for ADU construction to 3,103.

Commerce recommends estimating the projected number of newly constructed ADUs based on the real-estate market of the jurisdiction[10]. North Bend assumed a 2.5% participation rate, accounting for property owners who lack the financial resources or desire to build ADUs. Estimated participation rate was chosen based on North Bend's history of permitting ADUs and the anticipated increase in ADU development activity that will result from changes implemented by HB 1337. North Bend assumed an average of 1.25 ADUs per lot and while there are no lots identified in North Bend that have more than one ADU currently, when factoring in the new requirements of HB 1337 lots with two ADUs could exist in the future. Applying this analysis, North Bend has capacity for 97 ADUs on 78 lots.

ADU Development Capacity				
Available Lots	Participation Rate	Potential ADU Lots	ADUs per Lot	2044 ADU Capacity
3,103	2.50%	78	1.25	97

Table 8 - ADU Development Capacity

Emergency Housing Capacity (House Bill 1220)

HB 1220 includes requirements for Emergency Needs Housing capacity. These requirements are applicable to all jurisdictions that have been assigned Emergency Needs Housing targets, of which North Bend has been assigned 334 beds. The bill requires that jurisdictions allow for siting of indoor emergency housing or indoor emergency housing shelters where hotels are allowed or within "a majority of zones within a one-mile proximity to transit.".

At time of writing, North Bend allows hotels as a permitted use in the NMU, IC, IMU, NBU, EP zoning districts and is required to demonstrate land capacity for emergency housing in addition to permanent housing if emergency housing is not allowed outright in all these zones. As of the writing of this analysis, North Bend has land use regulations for Emergency Housing "Indoor Emergency Shelter" and "Indoor Emergency Housing" and requires both uses to obtain a Conditional Use Permit for their operation.

Based on the City's current development regulations and developable land identified in this LCA, Emergency Housing capacity was assessed through an Emergency Housing Land Capacity Analysis (EHLCA). In an EHLCA, land for capacity is identified based on the zoning use code table found in NMBC 18.10.030; due to the uncertainty of the Conditional Use process, only zones where the above listed emergency housing uses are outright permitted will be considered to have capacity for these housing needs. Additionally, residential and non-residential capacity are treated differently in an EHLCA; land identified for permanent residential development capacity can also be counted for emergency housing capacity but land identified for emergency housing capacity in commercial zones must be removed from the non-residential capacity in those zones. This difference is due to the assumptions behind the creation of the permanent and emergency housing targets which assume that if all permanent housing needs are met emergency housing should no longer be necessary and could be re-purposed.

[10] Guidance for Updating your Housing Element (Book 2) - p. 28. Washington State Department of Commerce. https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/updating-gma-housing-elements/

Table 9 shows all zones evaluated in the EHLCA, their use code table level of permit approval, and any emergency housing capacity identified in them and compares the total identified emergency housing capacity to the City's emergency housing target.

Emergency Housing Capacity									
Zone	EH Use Code Table	Residential EH Acres	Commercial EH Acres	Total EH Acres	Density (beds/acre)	Capacity (beds)	Total Capacity	Total Need	Capacity Surplus (or Deficit)
CLDR	No	0.00	0.00	0.00	0	0	0	334	(334)
LDR - Constrained	No	0.00	0.00	0.00	0	0			
LDR	No	0.00	0.00	0.00	0	0			
MDR	No	0.00	0.00	0.00	0	0			
HDR	Conditional Use	0.00	0.00	0.00	0	0			
NMU-MPOD	Conditional Use	0.00	0.00	0.00	0	0			
NMU	Conditional Use	0.00	0.00	0.00	0	0			
NMU - Redevelopable	Conditional Use	0.00	0.00	0.00	0	0			
DC	*	0.00	0.00	0.00	0	0			
BP	No	0.00	0.00	0.00	0	0			
EP	No	0.00	0.00	0.00	0	0			
IC	Conditional Use	0.00	0.00	0.00	0	0			
IMU	Conditional Use	0.00	0.00	0.00	0	0			
NB	Conditional Use	0.00	0.00	0.00	0	0			
POSPF	Conditional Use	0.00	0.00	0.00	0	0			

Table 9 - Emergency Housing Capacity

The initial EHLCA based on existing conditions identified no capacity for emergency housing uses, leaving a total capacity deficit of 334 beds. To address this deficit, North Bend needs to plan for an additional 334 beds by 2044 to meet emergency housing needs.

Housing Capacity Subtotal

Housing capacity by zoning, pipeline projects, and ADU construction contributes toward North Bend's total housing target of 1,748 residential units by 2044. Without factoring in housing needs by income brackets, North Bend has capacity for 1,8829 residential units providing a surplus of 134 units of residential capacity.

Housing Capacity Subtotal	**Units**
Target 2020-2044	*1,748*
2020-2023 Permitted Growth	772
Pipeline projects	40
Zoned Housing capacity	973
ADU Capacity	97
Total Housing Capacity	**1,882**
Housing Capacity Surplus (or deficit)	**134**

Table 10 – Housing Capacity Subtotal

2. Categorize zones by allowed housing types and density level

Commerce has established a framework to assess potential housing affordability. This involves compiling permitted housing types and maximum allowed densities for each zone, categorizing them into "Zone Categories." These categories help gauge how effectively the identified capacity in the LCA serves the housing needs of all demographics.

Housing costs and affordability can vary significantly by housing type, and housing types and densities are determined in part by zoning and other local development regulations. For example, subsidized affordable housing projects are most feasible to produce in low-rise or mid-rise multifamily zones that allow for multi-unit housing production, such as apartment buildings. [11]

The Zone Categories table (Table 11) shows zone categories from Commerce guidance that are applicable to zones in North Bend.

Zone Category	**Typical Housing Types Allowed**
Low Density	Detached single-family homes
Moderate Density	Townhomes, duplex, triplex, quadplex
Low-Rise Multifamily	Walk-up apartments or condominiums (2 to 3 floors)

Table 11 - Zone Categories

[11] Guidance for Updating your Housing Element (Book 2) - p. 30. Washington State Department of Commerce. https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/updating-gma-housing-elements/

Based on this framework, North Bend's residential zones can be classified into the following categories:

North Bend Residential Zone Density Categories			
Zone	Housing Types Allowed	Max Density Allowed	Assigned Zone Density Category
HDR	Detached single-family homes, Townhomes, Duplexes, Triplexes, Fourplexes, Apartments	21 du/ac	Low-Rise Multifamily
NMU	Apartments	15 du/ac	Low-Rise Multifamily
NMU - Redevelopable	Apartments	15 du/ac	Low-Rise Multifamily
DC	Apartments	32 du/ac	Low-Rise Multifamily
IC	Apartments	15 du/ac	Low-Rise Multifamily
IMU	Apartments	32 du/ac	Low-Rise Multifamily
MDR	Detached single-family homes, Duplexes, Cottages	14 du/ac	Moderate Density
NMU-MPOD	Detached single-family homes	4 du/ac	Low Density
CLDR	Detached single-family homes	2 du/ac	Low Density
LDR - Constrained	Detached single-family homes, Cottages	2 du/ac	Low Density
LDR	Detached single-family homes, Cottages	4 du/ac	Low Density

Table 12 - North Bend Residential Zone Density Categories

3. Relate zone categories to potential income levels and housing types served

The types of housing allowed in a zone can influence which income levels' housing needs are met. The Zone Category Incomes Served table (Table 14) shows the potential income levels served by different housing types, whether market rate or subsidized, based on a standard table from Commerce[12]. Income levels are determined by the Area Median Income (AMI). Income levels are based on the Area Median Income (AMI), see Income Levels based on AMI table (Table 13) for details.

Income Levels	
Income Level	**Relative AMI**
Extremely Low Income	<=30% AMI
Very Low Income	>30% and <=50% AMI
Low Income	>50% and <=80% AMI
Moderate Income	>80% and <=120% AMI
High Income	>120% AMI

Table 13 - Income Levels based on AMI

Zone Category Incomes Served				
Zone Category	Housing Types Served	Lowest Potential Income Level Served		Assumed Affordable Income Level for LCA
		Market Rate	With Subsidies	
Low Density	Single-Family Detached	High Income	Not feasible at scale	High Income
Moderate Density	Townhomes, duplex, triplex, quadplex	High Income	Not feasible at scale	High Income
Low-Rise Multifamily	Walk-up apartments, condominiums, PSH (2-3 floors)	Low Income	Extremely Low - Very Low Income	Low - Extremely Low Income and PSH
ADUs (all zones)	ADUs on developed residential lots	Moderate Income	N/A	Moderate Income

Table 14 - Zone Category Incomes Served

[12] Guidance for Updating your Housing Element (Book 2) - Exhibit 13, p. 33. Washington State Department of Commerce. https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/updating-gma-housing-elements/

4. Summarize capacity by zone category

Zoned Capacity

Zoned capacity is derived from developable or redevelopable land as identified in the LCA. The Zoned Capacity by Density table (Table 15) shows zoned capacity from the LCA, compiled based on the density category.

Zoned Capacity by Density			
Zone	Capacity (LCA)	Zone Density Category	Capacity in Zone Density Category
HDR	10	Low-Rise	360
NMU	80		
DC	270		
IC	0		
IMU	0		
MDR	340	Moderate Density	340
NBU-MPOD	7	Low Density	273
LDR	208		
LDR - Constrained	37		
CLDR	21		
ADUs (any zone)	97	ADUs	97
Total	**1,167**		

Table 15 - Zoned Capacity by Density

Permitted Housing Growth

Housing development projects completed between 2019 and 2023 are included as permitted capacity. The units developed from these projects are the most reliable measure of North Bend's progress toward its housing targets. Units are categorized by their development form and affordability. Two of the included projects provided income-restricted units (two at <50% AMI and 30 at <80% AMI). Although some units were provided as townhomes[13], all these units are categorized in the "Low-rise Multifamily" density category for this analysis. The 2019-2023 Permitted Housing Growth table (Table 16) shows permitted housing growth used in the LCA, compiled by density category.

2019-2023 Permitted housing Growth			
Type	Permitted Units	Density Category	Capacity Built Density Category
Income Restricted (<50% AMI)	2	Low-Rise Multifamily	2
Income Restricted (<80% AMI)	30	Low-Rise Multifamily	30
Multi-Family	199	Low-Rise Multifamily	199
Duplex	4	Moderate Density	148
Townhouse	144		
Cottage	3	Low Density	392
Single-Family Detatched	389		
ADU	1	ADU	1
Total	**772**		

Table 16 - 2019-2023 Permitted housing Growth

[13] See River Run Apartments and Habitat for Humanity - Tyler Town development.

Pipeline Capacity

Pipeline projects are not included in this categorization. Detailed information about the built condition or proposed pipeline projects provides a more accurate measure of the income levels being served. At the time of this LCA, one residential development in the permitting pipeline planned to provide 40 single-family detached units, categorized as Low Density units.

North Bend's projected housing needs by income bracket were compared to the LCA findings to determine if there is sufficient capacity to accommodate needs at all income levels. The first two columns in the Income Housing Target Capacity table (Table 17) transpose data from the tables on the previous pages (Table 15 and Table 16); the remaining columns show calculations based on the category capacity established on the previous page. Some of the income categories are served by more than one Zone Category. Since zone density assumptions are based on the lowest potential income served, zoned density is assumed to serve the highest income bracket with a deficit first; this is expressed through math included in parentheses with each zoned capacity numbered combined from more than one Zone Category.

Income Housing Target Capacity Summary							
Income Level	Projected Housing Need	Aggregated Housing Needs	Zone Categories Serving These Needs	2020-2023 Permitted Growth	Total Pipeline Capacity	Total Zoned Capacity	Capacity Surplus (or Deficit)
0 - 30% PSH	228	782	Low-Rise Multifamily	2	0	169	**(611)**
0 - 30% Non-PSH	433						
>30 - 50%	121						
>50 - 80%	221	221	Low-Rise Multifamily	30	0	191	**0**
>80 - 100%	98	209	Low-Rise Multifamily and ADUs	200	0	97	**88**
>100 - 120%	111						
>120%	536	536	Moderate and Low Density	540	40	613	**657**
Total	**1,748**			**772**	**40**	**1,070**	

Table 17 - Income Housing Target Capacity Summary

Sufficient Capacity

The current zoned and pipeline capacity is sufficient to meet the needs of low to high-income households (incomes greater than 80% AMI). This capacity is primarily achieved through the substantial area of moderate-density developable land and the significant number of single-family residential units permitted since 2019.

Insufficient Capacity

Current housing capacity falls short of meeting the needs of very low and extremely low-income households (both PSH and non-PSH). Between 2019 and 2023, the city did not experience any non-market or subsidized

housing development. Additionally, the land zoned for densities that support affordable housing development is in short supply, making it infeasible to meet the projected needs of all households earning less than 50% AMI.

Income Level	Extremely Low Income (PSH)	Extremely Low Income (Non-PSH)	Very Low Income
Capacity Surplus (or Deficit)	**(611)**		

Table 18 – Housing Capacity Deficit

The surplus of residential units for high income households does not alleviate the shortfall in housing capacity for other income brackets. To address this shortfall, North Bend needs to plan for an additional 611 residential units by 2044 to meet the housing needs of very low and extremely low-income households (both PSH and non-PSH).

Additionally, the EHLCA summarized on pages 11-12 did not identify any emergency housing capacity resulting in a deficit of the total target of 334 beds by 2044.

5. (If deficit is found) Implement actions to increase capacity for one or more housing needs. Then re-assess capacity (Step 1) based on actions.

North Bend has demonstrated sufficient capacity to meet its 2044 housing target for high-to-low-income households but falls short of its target for very low and extremely low-income households as well as emergency housing. To address these housing capacity deficits, North Bend has planned zoning changes. The following section outlines the changes and assesses their impacts on housing and employment capacity.

- Alternative Zoning on next page -

Alternative Zoning

The alternative zoning changes were comprehensively evaluated for every base parcel in North Bend. Similar to the base LCA, the land capacity designations from the 2021 UGCR remain unchanged, but new zoning designations are applied according to the changes. The Zoned Acres – Alternative Summary table (Table 19) illustrates the changes to the gross acreage of each zone as implemented by the alternative zoning.

Zoned Acres - Alternative Summary			
Zone	Area (Acres)		
	Base Zoning	Alternative Zoning	
		Total Acres	Change Addition or (Reduction)
CLDR	374.8	359.3	(15.47)
LDR - Constrained	176.5	175.2	(1.33)
LDR	964.6	941.7	(22.82)
MDR	60.4	56.3	(4.11)
HDR	37.1	51.9	14.75
NMU-MPOD	10.4	0.0	(10.36)
NB	101.5	101.5	0.00
NMU	53.1	124.2	71.18
DC	66.7	81.9	15.19
BP	312.2	186.2	(125.99)
EP	145.1	132.2	(12.86)
IC	76.8	73.5	(3.25)
IMU	39.7	39.7	0.00
POSPF	727.7	822.7	95.06
ROW	13.8	13.8	0.00
Total	**3,160.3**	**3,160.3**	

Table 19 - Zoned Acres - Alternative Summary

The alternative zoning primarily focuses on increasing development capacity in North Bend's mixed-use zones. This includes reducing areas designated as low-density residential and purely commercial zones, while enhancing a few zones with higher density residential and commercial development standards. As part of these changes, land previously in the NMU-MPOD zone has been rezoned to LDR to better align with neighborhood priorities within that special planning area. Additionally, parcels dedicated to open space have been rezoned to the POSPF zone to better reflect planned land use in North Bend.

The alternative zoning includes adjustments to the zoning use code table and dimensional regulations. Zoning code changes to the use code table were proposed to address the emergency housing capacity deficit identified in the initial LCA. These changes include allowing emergency housing uses as a permitted use in the EP, IC, IMU, and NB zones.

Proposed amendments to dimensional regulations were aimed at better facilitating residential development in the IC and IMU zones. Previously, the IC zone prohibited nearly all residential land uses and the IMU zone allows multi-family but limits building height to 30 feet. To address these limitations on residential development, North Bend will implement code revisions to allow second floor residential and mixed-use development in the IC zone and an increased height limit in the IMU zone. These revisions are

intended to promote multi-family and mixed use development that is able to serve lower income households. Considering these revisions, analysis of the alternative zoning includes revised assumptions including a mixed-use approach for the IC and IMU zones; revisions are documented in Table 32 of the revised LCA assumptions.

- Alternative Zoning Results on next page -

Alternative Zoning Results

In this analysis, the capacity of the alternative zoning is summarized and presented in a format consistent with how housing and employment capacity were presented in the LCA. This comparison will assess the capacity outcomes of the alternative zoning against those determined under previous zoning in the LCA.

Employment Capacity

The employment capacity identified in the LCA exceeded North Bend's employment growth targets. However, the alternative zoning plan included reducing the area designated for BP, EP, IC, and IMU zones to accommodate housing capacity needs and revised assumptions for emergency housing development in EP, IC, IMU, and NB zones. These zoning adjustments resulted in changes to the projected employment capacity. The Employment Capacity – Alternative Zoning Summary table (Table 20) provides a summary of these capacity changes and compares them against the employment growth target.

Employment Capacity - Alternative Zoning Summary			
Zone	Base Zoning	Alternative Zoning	
		Total Jobs	Change Addition or (Reduction)
NMU-MPOD	-3[14]	0	3
NB	328	328	0
NMU	333	1163	830
NMU - Redevelopable	493	625	132
DC	614	1223	609
BP	782	85	(697)
EP	1353	1153	(200)
IC	970	357	(613)
IMU	408	79	(329)
Total	**5,278**	**4,964**	**(314)**
2019-2023 Permitted Growth	406	406	
Pipeline projects	1,265	1,265	
Total Employment Capacity	**6,949**	**6,635**	
(Employment Target)	(2,218)	(2,218)	
Employment Capacity Surplus (or deficit)	**4,731**	**4,417**	

Table 20 - Employment Capacity - Alternative Zoning Summary

Although the area of the IMU zone remained unchanged and the IC zone was reduced by only 3.25 acres, both zones experienced significant reductions in capacity due to the mixed-use split outlined in the new zoning assumptions (Table 27). While the alternative zone boundaries resulted in a net increase of job capacity of approximately 21 jobs, overall job capacity decreased a net 314 due to a 10% reduction of developable land in the EP, IC, IMU, and NB zones due to the allowance of emergency housing in those zones. Under the alternative zoning there is still a substantial surplus of employment capacity.

[14] Negative values represent existing commercial buildings that are on land identified as redevelopable but redevelopment assumes 100% residential.

Housing Capacity

To demonstrate housing capacity for the alternative zoning, it should encompass affordable housing options for all economic segments. The evaluation of housing capacity will follow the LCA process using assumptions and guidance from Commerce. The alternative involves changes to the zoning map without altering existing zone regulations, thereby obviating the need to re-evaluate Steps 2 and 3 for capacity demonstration. Step 6 was addressed in this memo's analysis of growth targets for the alternative. The analysis of housing capacity for growth alternatives will include the following steps:

1. Summarize land capacity by zone.
4. Summarize capacity by zone category.
5. Compare projected housing needs to capacity.

1. Summarize land capacity by zone

The alternative resulted in different outcomes for zoned, ADU, and emergency housing capacity.

Zoned Capacity

The Housing Capacity – Alternative Zoning Summary table (Table 21) summarizes zoned housing capacity identified from the alternative zoning comparing it to the capacity identified in the LCA. Zoned capacity represents the net result of initial units minus displaced units.

Housing Capacity - Alternative Zoning Summary			
Zone	Base Zoning	Alternative Zoning	
		Total Units	Change Addition or (Reduction)
CLDR	21	21	0
LDR - Constrained	37	37	0
LDR	208	245	37
MDR	340	340	0
HDR	10	10	0
NMU-MPOD	7	0	(7)
NMU	76	267	191
NMU - Redevelopable	4	5	1
DC	270	472	202
BP	0	0	0
EP	0	0	0
IC	0	134	134
IMU	0	136	136
Total	**973**	**1,667**	**694**
2019-2023 Permitted Growth	772	772	
Pipeline projects	40	40	
ADU Capacity	97	98	
Total Housing Capacity	**1,882**	**2,577**	
(Housing Target)	(1,748)	(1,748)	
Housing Capacity Surplus (or deficit)	**134**	**829**	

Table 21 - Housing Capacity - Alternative Zoning Summary

Accessory Dwelling Unit Capacity (HB 1337)

Projected ADU capacity fluctuated due to rezones affecting the future production of single-family lots which could potentially develop with ADUs. The alternatives analysis utilized the same assumptions as the LCA: 2.5% participation factor for available lots and 1.25 ADUs constructed per participating lot. The ADU Development Capacity – Alternative Summary table (Table 22) outlines ADU capacity for each alternative.

ADU Development Capacity - Alternative Summary		
	Base Zoning	Alternative Zoning
Available Lots	3,103	3,144
Potential ADU Lots	78	79
2044 ADU Capacity	**97**	**98**

Table 22 - ADU Development Capacity - Alternative Summary

Emergency Housing Capacity (House Bill 1220)

The Emergency Housing Capacity – Alternative Zoning table (Table 23) summarizes emergency housing capacity identified from the alternative zoning. Proposed changes to the zoning use code table have allowed emergency housing uses to be outright permitted in the EP, IC, IMU, and NB zones and removed development regulations on emergency housing restricting its occupancy and spacing.

The portion of land considered developable for residential development in these zones is entered in the "Residential EH Acres" column and the portion of land considered developable for non-residential development that was removed from non-residential capacity in these zones is entered in the "Commercial EH Acres". Based on examples provided by Commerce, land that was identified to have capacity for emergency housing was assumed to be developed at a density of 18 beds per acre; this is a conservative assumption that could fit the form of many emergency housing types including:

- Emergency congregate shelters
- Hotel conversions
- Tiny home villages

- Table 23 on next page -

Emergency Housing Capacity – Alternative Zoning									
Zone	EH Use Code Table	Residential EH Acres	Commercial EH Acres[15]	Total EH Acres	Density (beds/acre)	Capacity (beds)	Total Capacity	Total Need	Capacity Surplus (or Deficit)
CLDR	No	0.00	0.00	0.00	0	0	378	334	44
LDR - Constrained	No	0.00	0.00	0.00	0	0			
LDR	No	0.00	0.00	0.00	0	0			
MDR	No	0.00	0.00	0.00	0	0			
HDR	Conditional Use	0.00	0.00	0.00	0	0			
NMU-MPOD	No	0.00	0.00	0.00	0	0			
NMU	No	0.00	0.00	0.00	0	0			
NMU - Redevelopable	No	0.00	0.00	0.00	0	0			
DC	*	0.00	0.00	0.00	0	0			
BP	No	0.00	0.00	0.00	0	0			
EP	Permitted	0.00	6.25	6.25	18	112			
IC	Permitted	8.96	0.90	9.86	18	177			
IMU	Permitted	4.26	0.18	4.44	18	80			
NB	Permitted	0.00	0.50	0.50	18	9			
POSPF	Conditional Use	0.00	0.00	0.00	0	0			

Table 23 - Emergency Housing Capacity – Alternative Zoning

Utilizing reasonable assumptions, the alternative zoning increased emergency housing capacity sufficiently to meet the emergency housing target of 334 beds by 2044.

Housing Capacity Subtotal

Housing capacity provided by zoning, pipeline projects, and ADU construction contributes toward the City's total housing target of 1,748 residential units by 2044. Without considering housing needs for income brackets, total housing capacity provided by alternative zoning exceeds housing targets by 829 units.

Housing	Base Zoning	Alternative Zoning
2019-2044 Housing Target	*1,748*	*1,748*
2019-2023 Permitted Growth	772	772
Pipeline projects	40	40
Zoned Housing capacity	973	1,667
ADU Capacity	97	98
Total Housing Capacity	**1,882**	**2,577**
Housing Capacity Surplus (or deficit)	**134**	**829**

Table 24 - Housing - Base and Alternative Zoning

[15] Includes 10% of developable non-residential land in zones with emergency housing capacity.

4. Summarize capacity by zone category

Zone density categories identified in the LCA are applicable in the analysis of the alternatives. Zoned, pipeline, and built capacity were totaled by zone density category; zoned capacity had different quantities than were presented in the LCA; built and pipeline capacity were not affected by the zoning changes.

The Zoned Capacity by Density – Alternative Comparison table (Table 25) shows zoned capacity from the alternative LCA and compiles them based on the zone density category.

Zoned Capacity by Density - Alternative Comparison						
Zone Density Category	Zone	Base Zoning		Alternative Zoning		
		Zoned Capacity	Capacity in Zone Density Category	Zoned Capacity	Capacity in Zone Density Category	Change Addition or (Reduction)
Low-Rise Multifamily	DC	10	360	10	1,024	664
	NMU	80		272		
	HDR	270		472		
	IC	0		134		
	IMU	0		136		
Moderate Density	MDR	340	340	340	340	0
Low Density	NMU-MPOD	7	273	0	303	30
	LDR	208		245		
	LDR - Constrained	37		37		
	CLDR	21		21		
ADUs	ADUs (any zone)	97	97	98	98	1
	Total	**1,167**		**1,864**		

Table 25 - Zoned Capacity by Density - Alternative Comparison

The alternative zoning significantly increased housing capacity in the "Low-Rise Multi-family" density category. It more than doubled the projected housing capacity in the NMU zone, nearly doubled the capacity in the DC zone, and introduced 270 units of mixed-use development potential between the IC and IMU zones, resulting in a total increase of 664 units over the base zoning in that category. Moderate changes in unit projections were observed in the Low Density category and for ADUs, while no change was projected for the Moderate Density category.

5. Compare projected housing needs to capacity

The alternative zoning analysis compared capacity projections to projected housing needs to assess the impact of changes on North Bend's overall housing capacity relative to its projected needs. The first two columns in the Income Housing Target Capacity Summary – Alternative Zoning table (Table 26) transpose data from the table on the previous page (Table 25), while the remaining columns present calculations based on the category capacity established earlier.

Income Housing Target Capacity Summary - Alternative Zoning							
Income Level	Projected Housing Need	Aggregated Housing Needs	Zone Categories Serving These Needs	2020-2023 Permitted Growth	Total Pipeline Capacity	Total Zoned Capacity	Capacity Surplus (or Deficit)
0 - 30% PSH	228	782	Low-Rise Multifamily	2	0	833	**53**
0 - 30% Non-PSH	433						
>30 - 50%	121						
>50 - 80%	221	221	Low-Rise Multifamily	30	0	191	**0**
>80 - 100%	98	209	Moderate Density and ADUs	200	0	98	**89**
>100 - 120%	111						
>120%	536	536	Low Density	540	40	643(340+303)	**687**
Total	**1,748**			**772**	**40**	**1,765**	

Table 26 - Income Housing Target Capacity Summary - Alternative Zoning

The alternative zoning significantly increased housing capacity in the Low-Rise Multifamily zone density category by expanding the DC and NMU zones and revising the IC and IMU zones to promote residential development. The additional capacity provided by the alternative is adequate to meet North Bend's affordable housing targets.

The Affordable Housing Target Capacity – Alternative Comparison table (Table 27) presents the final affordable housing target results from both the base zoning and the alternative for comparison. The alternative offers ample capacity to meet all of North Bend's projected affordable housing needs without reducing housing capacity in any income category. While it does not fully meet the projected housing need, the alternative enhances the availability of developable land capable of supporting affordable housing.

Affordable Housing Target Capacity - Alternative Comparison					
Income Levels	Aggregated Housing Needs	Base Capacity		Alternative Zoning	
		Total Capacity	Capacity Surplus (or Deficit)	Total Capacity	Capacity Surplus (or Deficit)
0 - 50% PSH & Non-PSH	782	158	**(611)**	835	**53**
>50 - 80%	221	221	**0**	221	**0**
>80 - 120%	209	297	**88**	298	**89**
>120%	536	1,193	**657**	1,223	**687**
	1,748	**1,882**		**2,577**	

Table 27 - Affordable Housing Target Capacity - Alternative Comparison

Sufficient Capacity

Both the base capacity and the alternative zoning meet the projected needs for low-to-moderate income households and emergency housing needs. The alternative zoning performed better than the base zoning in every income category except for low-income, where both provided the minimum necessary to meet projected needs. Specifically, the alternative zoning added 664 more units of Low-Rise Multifamily housing capacity, which is adequate to address North Bend's affordable housing needs for households with incomes less than 50% AMI. Additionally, the alternative increased low density and ADU housing capacity by replacing the NMU-MPOD zone with LDR.

Insufficient Capacity

Analysis of the alternative zoning identified sufficient affordable housing capacity for the 2044 housing targets, no shortfalls were identified in this analysis.

- Adequate Provisions on next page -

Adequate Provisions

GMA requirements for housing elements include a demonstration of adequate provisions for needed housing development which involves a broad review of development regulations, zoning, funding gaps, and comprehensive plan policies.

RCW 36.70A.070(2)(d) *"Makes adequate provisions for existing and projected needs of all economic segments of the community, including:*
(i) Incorporating consideration for low, very low, extremely low, and moderate-income households;
(ii) Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
(iii) Consideration of housing locations in relation to employment location; and
(iv) Consideration of the role of accessory dwelling units in meeting housing needs;"

Commerce has prepared a checklist to assist cities in identifying and addressing this requirement of the GMA called "Appendix B: Adequate provisions checklists"; this checklist reviews many subjects in housing policy and development regulations within the following categories:

- Moderate Density Housing Barriers
- Low-Rise or Mid-Rise Housing Barriers
- PSH and Emergency Housing Barriers
- Accessory Dwelling Unit (ADU) Barriers
- Addressing Affordable Housing Funding Gaps

The following narrative has been prepared to summarize the findings of LDC's assessment of the City of North Bend's development code for barriers to housing availability and the programs or actions needed to overcome these barriers within the categories outlined in the "Appendix B: Adequate provisions checklists".

Moderate Density Housing Barriers

North Bend's zoning ordinance includes provisions for Moderate Density Housing in its residential and commercial zones. The City's use code table permits Cottages, Townhomes, Duplexes, Triplexes, and Fourplexes in their residential zones; many of these uses are permitted in only the HDR and IMU zones which does limit development potential for moderate density housing in other residential zones. The City's low density residential zones (LDR, CLDR, and MR) have relatively large minimum lot sizes typical of residential development on the edges of small cities, but the HDR and IMU zones have small minimum lot sizes and have maximum lot sizes as well which is favorable for the development of moderate density housing types. Setbacks and impervious cover limits are generally accommodating to moderate density housing types and provide options for developers. Definitions for some moderate density housing types are missing or overlap; townhome is not defined within NMBC 18.06 and the only building with multiple units permitted to be on separate lots per this chapter is a duplex. The maximum building height for residential development in the IMU zone is five feet less than in most residential zones which the City has observed noticeably restricts development in this zone. Parking requirements for multifamily uses not in the DC zone require two parking spaces per each unit with two or more beds which may pose a barrier to moderate density housing development. All new residential development in the City is subject to design standards in NMBC 18.34; while necessary, design standards like these can often complicate the development process and could disincentivize denser development. Additionally, since townhomes are not clearly defined in NMBC 18.06 it is difficult to determine how to apply these design standards to their development.

An increase to the maximum building height in the IMU zone was outlined in the above-described alternative zoning changes and the City plans to adopt these changes before the end of 2024. To address the remaining potential barriers to moderate density housing development, the City could consider

amending its minimum parking requirements for Multifamily units outside the DC zone (found in NBMC 18.16.090) and revising its Design Standards to accommodate smaller scale multifamily developments such as Duplexes and Triplexes independent of the existing standards for multifamily developments.

Low-Rise or Mid-Rise Housing Barriers

North Bend's zoning ordinance includes provisions for Low-rise Housing in its residential and commercial zones. In addition to the multifamily housing types listed above, multifamily housing structures greater than four units are permitted in the HDR, DC, and IMU zones and residential over commercial apartments are permitted in the NB zone in addition to the previously listed zones. Development in the DC zones utilizes a form-based code that permits a wide range of development potential and is composed of clear standards and guidelines. The same design review mentioned in moderate density housing above is applicable to low-rise housing but is better suited to the scale of development and would likely not pose as a barrier to low-rise housing development. The same issue with the maximum building height in the IMU zone impacting moderate density housing also impacts low-rise housing development potential. Additionally, multifamily structures in the HDR, NB, and IMU zones are limited to 10 units per structure which could limit low-rise housing development on smaller in-fill parcels.

An increase to the maximum building height in the IMU zone was outlined in the above-described alternative zoning changes and the City plans to adopt these changes before the end of 2024. No other potential barriers to Low-rise development were identified; the City is not required to identify barriers to Mid-rise housing development.

PSH and Emergency Housing Barriers

HB 1220 introduced new Emergency Needs Housing Requirements applicable to all jurisdictions with assigned Emergency Needs Housing targets. The City has been allocated a target of 334 emergency beds. The bill mandates that jurisdictions must allow indoor emergency housing or shelters where hotels are permitted or within "a majority of zones within a one-mile proximity to transit.".

At time of writing, North Bend's land use regulations allow for certain emergency housing types, such as "Indoor Emergency Shelter", "Indoor Emergency Housing", and "Permanent Supportive Housing" but only as a conditional use in some of their zones. Additionally, these supportive housing types are subject to special performance standards in NMBC 18.10.050 that substantially restrict supportive housing developments through limitations of occupancy and buffers from other supportive housing uses.

To address these barriers to emergency housing development, the City has proposed amendments to its zoning use code table to allow emergency housing uses as an outright permitted use in the EP, IC, IMU, and NB zones as well as remove the restrictive performance standards from emergency housing development in those zones. The City is also has proposed revisions to the use code table to allow permanent supportive housing as an outright permitted use in residential zones as well as remove the restrictive performance standards from permanent supportive housing development in those zones.

Accessory Dwelling Unit (ADU) Barriers

HB 1337 is a Washington State law aimed at increasing housing availability by streamlining the development of Accessory Dwelling Units (ADUs) and aims to reduce barriers to ADU development, promoting more flexible zoning and permitting processes to help address the housing crisis in the state.

North Bend's municipal code outlines clear regulations for developing Accessory Dwelling Units (ADUs) within the City's Low-Density Residential (LDR) zoning. The code also allows for smaller setback requirements and flexibility in placing accessory structures.

While North Bend's regulations do not hinder ADU development, other city code requirements do create barriers. The Land Use Performance Standards section conflicts with HB 1337, which mandates that

jurisdictions allow two ADUs per lot in urban growth areas and set a minimum size of 1,000 square feet for each ADU. In contrast, North Bend permits only one ADU and limits its size to 10% of the lot area or 800 square feet. Additionally, the city lacks clear and accessible information about the permitting process and associated fees. Although there are guidelines for permit submissions, more straightforward details about the overall process and timelines are needed.

The City's off-street parking requirements also present additional barriers for ADUs. While the code clearly outlines the number of parking spaces and their locations, it does not address lot size or proximity to transit. To comply with HB 1337, the city needs to incorporate these provisions into the code.

Addressing Affordable Housing Funding Gaps

In addressing affordable housing funding gaps, North Bend provides two funding options within their municipal code. First, under the affordable housing property tax levy (RCW 84.52.105), the City of North Bend provides Sales and Use Tax for Affordable Housing (Chapter 3.10 NBMC) which establishes sales and use tax specifically for funding affordable housing initiatives. This chapter outlines the authority for the city to impose an additional sales tax of 0.1% on retail sales and use within the city limits. The revenue generated is designated for projects that create or improve affordable housing options, supporting efforts to address housing shortages and enhance housing stability for residents.

Second, within the provisions of the Multifamily Tax Exemption (MFTE) program under RCW 84.14, Chapter 3.78 of the North Bend Municipal Code outlines the Multifamily Property Tax Exemption program in which provides tax incentives for the development of multifamily housing that includes affordable units. This chapter specifies eligibility criteria for developers, including the requirement to designate a percentage of units as affordable for low- and moderate-income households. The exemption can last for up to 12 years, encouraging the construction of more multifamily housing and helping to address local housing needs.

The City should continue to search for additional affordable housing funding solutions and consider adopting impact fees or fees in-leu-of provision of affordable housing for market rate development.

Conclusion

In collaboration with LDC, North Bend has conducted an analysis of development capacity for the 2024-2044 planning period following the King County UGCR methodology and Commerce guidance, incorporating new State regulations under HB 1220. This LCA updates the capacity reported in the 2021 UGCR and documents North Bend's progress towards its Housing and Employment growth targets.

The LCA determined that North Bend has adequate employment capacity for the 2024-2044 period but lacked sufficient capacity to meet the projected housing needs for very low and extremely low-income households and emergency housing needs. To address this housing capacity deficit, North Bend planned zoning changes including changes to the zoning map and development regulations. These changes added 664 units of housing capacity to the Low-Rise Multifamily density category, which is sufficient to accommodate the City's affordable housing needs for households with incomes less than 50% AMI, as well as all other income categories, an additional 378 beds of emergency housing capacity was identified from the changes. With the chosen alternative zoning, the City has demonstrated sufficient capacity for development of jobs and housing and adequate provisions for housing development consistent with RCW 36.70A.070(2).

Table 28 - North Bend 2024 Base LCA Zone Assumptions

North Bend 2024 LCA Base Zone Assumptions											
Old Zone Names	New Zone Names	Zone Type	Residential		Employment				Plat Deductions (%)		Market Factor
			Mixed-Use Split	Density (Du/ac)	Mixed-Use Split	Density (FAR)	Density (SF/Jobs)	Emergency Housing Deduction	Right of Way	Public Purpose	
CLDR	**CLDR**	RES	100%	2	0%	0	0	0%	10%	12%	30%
LDR - Constrained	**LDR - Constrained**	RES	100%	2	0%	0	0	0%	10%	12%	10%
LDR	**LDR**	RES	100%	4	0%	0	0	0%	10%	12%	10%
CR	**MDR**	RES	100%	14	0%	0	0	0%	10%	12%	4%
HDR	**HDR**	RES	100%	21	0%	0	0	0%	0%	5%	10%
NB-MPOD	**NMU-MPOD**	MIX	100%	4	0%	0	500	0%	10%	12%	10%
NB	**NMU**	MIX	50%	15	50%	0.75	500	0%	8%	8%	16%
NB - Redevelopable	**NMU - Redevelopable**	MIX	5%	15	95%	0.75	500	0%	8%	8%	16%
DC	**DC**	MIX	70%	32	30%	1.5	300	0%	8%	8%	16%
EP-1	**BP**	NON-RES	0%	0	100%	0.3	800	0%	8%	8%	16%
EP-2	**EP**	NON-RES	0%	0	100%	0.3	600	0%	8%	8%	16%
IC	**IC**	NON-RES	0%	0	100%	0.4	350	0%	8%	8%	16%
IMU	**IMU**	NON-RES	0%	0	100%	0.75	450	0%	8%	8%	16%
NB-2	**NB**	NON-RES	0%	0	100%	0.75	500	0%	8%	8%	16%
POSPF	**POSPF**	NON-RES	0%	0	0%	0	0	0%	0%	0%	0%
ROW	**ROW**	NON-RES	0%	0	0%	0	0	0%	0%	0%	0%

Table 29 - North Bend 2024 Alternative LCA Zone Assumptions

North Bend 2024 LCA Alternative Zone Assumptions											
Old Zone Names	New Zone Names	Zone Type	Residential		Employment				Plat Deductions (%)		Market Factor
			Mixed-Use Split	Density (Du/ac)	Mixed-Use Split	Density (FAR)	Density (SF/Jobs)	Emergency Housing Deduction	Right of Way	Public Purpose	
CLDR	**CLDR**	RES	100%	2	0%	0	0	0%	10%	12%	30%
LDR - Constrained	**LDR - Constrained**	RES	100%	2	0%	0	0	0%	10%	12%	10%
LDR	**LDR**	RES	100%	4	0%	0	0	0%	10%	12%	10%
CR	**MDR**	RES	100%	14	0%	0	0	0%	10%	12%	4%
HDR	**HDR**	RES	100%	21	0%	0	0	0%	0%	5%	10%
NB-MPOD	**NMU-MPOD**	MIX	100%	4	0%	0	500	0%	10%	12%	10%
NB	**NMU**	MIX	50%	15	50%	0.75	500	0%	8%	8%	16%
NB - Redevelopable	**NMU - Redevelopable**	MIX	5%	15	95%	0.75	500	0%	8%	8%	16%
DC	**DC**	MIX	70%	32	30%	1.5	300	0%	8%	8%	16%
EP-1	**BP**	NON-RES	0%	0	100%	0.3	800	0%	8%	8%	16%
EP-2	**EP**	NON-RES	0%	0	100%	0.3	600	10%	8%	8%	16%
IC	**IC**	MIX	50%	15	50%	0.4	350	10%	8%	8%	16%
IMU	**IMU**	MIX	70%	32	30%	0.75	450	10%	8%	8%	16%
NB-2	**NB**	NON-RES	0%	0	100%	0.75	500	10%	8%	8%	16%
POSPF	**POSPF**	NON-RES	0%	0	0%	0	0	0%	0%	0%	0%
ROW	**ROW**	NON-RES	0%	0	0%	0	0	0%	0%	0%	0%

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 (both Land Use and Housing Element)

CHAPTER 1: LAND USE ELEMENT

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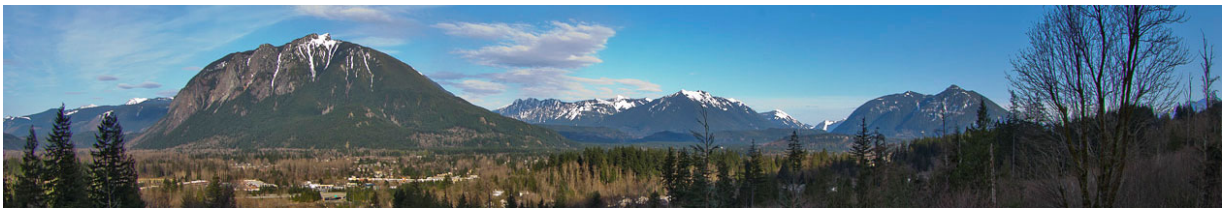
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CHAPTER 1: LAND USE ELEMENT



A. INTRODUCTION

A.1 Land Acknowledgement

The foundation of this community began a very long time before the municipal incorporation of the City of North Bend. Recognizing this long and deep history is important in putting into context North Bend's culture and identity and our relationship to the land and to those around us. A land acknowledgement helps to set this context and to guide the City's efforts as we work to protect the environment, steward our collective resources, preserve our history, and plan for our future, as articulated in this Comprehensive Plan.

> *The City of North Bend is located on the ancestral indigenous land of the Coast Salish people who have sovereign, inherent Tribal rights across this land, specifically the Snoqualmie Indian Tribe (sduk^{w}albix^{w}). We thank these caretakers of this land who have lived and continue to live here since time immemorial and share with them a commitment to steward this land and its natural resources for future generations.*

A.~~1~~ 2 Purpose and Intent

The Land Use Element provides a long-range guide to the development of North Bend and its Urban Growth Area (UGA). Its purpose is to ensure that an adequate supply of land, a desired mix of uses, and employment opportunities are available for the successful implementation of the other elements of the Comprehensive plan. The element translates the vision of the City into a plan and directs development in North Bend over the next twenty years by introducing strategies that will retain and enhance small-town character, environmental health, and cultural and economic sustainability.

The Land Use Element of the Comprehensive Plan examines the character and quality of existing development in both the City limits and the unincorporated areas of the UGA. It identifies, trends, and projects potential growth within recognized opportunity areas. It also proposes the distribution, location, and extent of land used for various land use classifications. It considers both the state mandates of the Growth Management Act (GMA) as well as appropriate Countywide Planning Policies in King County. It presents the community's principal themes of preservation of its small town character with its desire to protect environmentally sensitive lands as growth occurs. Finally, it formulates the guiding goals and policies designed to shape the community into its acknowledged vision.

The Land Use Element sets general land use designations for the City and its UGA. Land use designations are intended to provide predictability to residents and property owners about the nature of land use within North Bend and provide the necessary planning tools to decision makers to make decisions about development applications. As mandated by the GMA, the Land Use Element accommodates the Growth Management Planning Council population and employment targets assigned to North Bend.

~~The Land Use Element is the result of a series of planning efforts first started in 1988. Subsequent community forums sponsored by the City's Planning Commission, and the City's adoption in 1993 of principles found in the *North Bend Vision Plan* (see Appendix 10-1) all led to the first Land Use Element adopted in 1995. The Land Use Element was subsequently revised in 2002, 2004 and 2007.~~

A.~~3~~2 North Bend's Vision

The community of North Bend wants to preserve its ~~rural character,~~ environment, natural beauty~~,~~ and small town scale and character. The residents of the community also desire to enhance the built environment of the downtown, the riverfront and community parks, new and existing residential neighborhoods, and the community's gateways.

A.~~4~~3 VISION ~~2040~~ 2050

The Puget Sound Regional Council (PSRC) VISION ~~2040~~ 2050 is a regional strategy for accommodating the growth expected to happen in the region by ~~2040~~2050. VISION ~~2040~~2050 is a long-range plan for maintaining a healthy

region while promoting the well-being of the citizens and communities, economic vitality, equity, affordability, and a healthy environment. ~~VISION 2040 identifies ways to reduce greenhouse gas emissions and requires no net loss of critical areas. VISION 2040 includes provisions that ensure that a healthy environment remains available for future generations in our city.~~ Vision 2050 is disseminated from PSRC to member counties (including King County) through Multicounty Planning Policies (MPPs).

The North Bend Comprehensive Plan Elements address each of the policy areas in VISION ~~2040~~2050. VISION ~~2040~~2050 has policies that ~~address habitat protection, water conservation, air quality, and climate change~~provide a unified framework for counties to collaboratively address regional issues including: population growth, housing affordability and displacement, transportation, climate change impacts, environmental protection, and ~~many~~ others. North Bend's Comprehensive Plan has been updated based on residential and employment targets that align with VISION 2050~~2040~~. Chapter 3 of the North Bend Comprehensive Plan, the Housing Element, identifies the number of housing units in the City for the year ~~2031~~2044, and also includes affordable housing goals. North Bend's Comprehensive Plan supports a sustainable approach to growth and future development.

The Comprehensive Plan and North Bend Municipal Code (NBMC) support low-impact development techniques for landscaping and stormwater. The Comprehensive Plan calls for urban development in the downtown core and includes design guidelines for mixed-use and transit-oriented development. The Housing Element commits to expanding housing options to meet the diverse needs of both current and future residents of all incomes ~~at multiple income brackets~~ consistent with the~~King County Countywide Planning Policy~~ City's adopted affordable housing targets as outlined in the King County Countywide Planning Policies (CPPs) ~~for North Bend~~. The Economic Development Element in the Plan supports creating jobs and maintaining a high quality of life. The Transportation and Sustainability Elements advance cleaner and more sustainable mobility, with provisions for complete streets and green streets. In addition, the City has programs and strategies that support multimodal travel.

B. REGULATORY SETTING

B.1 Growth Management

Under the Growth Management Act (RCW 36.70A.070) a Land Use Element is required to address the following:

- distribution/location/extent of land uses (agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities and other land use);
- population densities, building intensities and estimates of future population growth;
- protection of the quality and quantity of ground water used for public water supplies; and
- drainage, flooding and stormwater runoff within and nearby the jurisdiction as well as guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.

B.2 Countywide Planning Policies

The King County Countywide Planning Policies (CPP's) provide a countywide vision and serve as a framework for each jurisdiction to develop a comprehensive plan consistent with the overall vision for the future of King County. North Bend is located outside the larger metropolitan UGA to the west, which includes nearby cities such as Issaquah, Bellevue, Kirkland, Redmond and Woodinville; however the City has its own designated UGA boundary. Within the designated UGA, North Bend shall provide urban services, residential densities, and a mix of land uses that will provide for residential and economic growth for the next twenty years. The full list of CPP's is available on King County's website at: https://kingcounty.gov/en/dept/executive/governance-leadership/performance-strategy-budget/regional-planning/cpps~~http://www.kingcounty.gov/property/permits/codes/growth/GMPC/CPPs.aspx~~.

The Land Use Element also recognizes the Growth Management Planning Council (GMPC) growth and employment targets for the City as a key component to its direction. The GMPC, working with all metropolitan jurisdictions, identified household and job growth targets based on the land capacity of each city and its identified UGA that would accommodate its portion of the State Office of Financial Management's (OFM) projected growth for the region.

B.3 Tribal Coordination

Multiple Puget Sound area tribes have federally adjudicated treaty rights in the North Bend vicinity. These treaties protect traditional ways of life through preserving the right of tribes to fish at all usual and accustomed stations and hunt and gather in all open and unclaimed land. The Snoqualmie Tribe additionally has reservation land and significant facilities, investments, and services in close proximity to the City of North Bend's jurisdictional area. RCW 36.70A.040 outlines a voluntary coordination approach for tribes as a part of planning for the update of Comprehensive Plans. The City of North Bend will work to actively solicit input and participation by local tribes when updating the City's Comprehensive Plan, as well as to increase communication, collaboration, and consultation with tribes on issues of mutual interest and concern and on actions that may impact tribal interests or treaty rights.

C. LAND USE

C.1 History and Existing Development Patterns

North Bend's development pattern is the result of its spectacular setting in the upper Snoqualmie Valley between Mount Si and Rattlesnake Ridge, at the foothills of the Cascades. The Snoqualmie River defines a rich and environmentally sensitive river valley. The Snoqualmie Tribe and its ancestors recognized this ideal natural context, establishing settlements and managing a broad, open prairie ideal for building and sustaining community life. Later ~~The historic~~ development activities of farms, pasture lands and timber harvesting, and the existing built environment including the Interstate 90 interchanges, are all influences molding the City's present and future development.

The river valley floor is relatively flat and has developed with the most intensive land uses such as those located in downtown, east of downtown along North Bend Way, and the freeway interchanges at Exit 31 and Exit 34. These areas contain the heart of the City's retail, ~~manufacturing~~ employment park and commercial districts, as well as the highest density residential developments. Lower density residential, protected open space and rural pasture lands comprise the balance of land activities within the City, its UGA, and surrounding unincorporated lands.

~~This~~ The rich and long history of life of the Snoqualmie Tribe and its ancestors here and early settler reliance on the area's abundant natural resources is a guide to defining the City's future, where the natural setting of North Bend continues as the key component to the City's identity and heritage.

C.2 Natural Features

The natural setting of North Bend within the broad Snoqualmie Valley allows ample opportunities for residential living with a small town feel, supportive services, and sub-regional employment centers. At the same time, development constraints such as aquifer recharge areas, rivers, streams, floodplains, wetlands, steep slopes, and geologically unstable soil define the existing development limits and predict the shape of future development activity along key corridors.

The North Bend UGA occupies a very small percentage of the entire upper Snoqualmie River basin (above the falls), but its location on the valley floor close to the outlet for the upper Snoqualmie basin makes it vulnerable to major flooding, which can damage residences or other property. Implementing development and management practices that acknowledge the impact of the river and its tributaries is critical for the health and safety of existing and future residents. Associated wetlands are key natural resource areas for enhancing water quality, providing important fish and wildlife habitat, and serving as water retention and flood storage areas. They provide opportunities to maintain the natural geologic systems of the area and their related habitat functions.

Additional information on the City's predominant natural features and their importance to the future development of the City is given in detail in the Critical Areas Element and the Shoreline Element. Review of drainage, flooding, and stormwater run-off in North Bend, as well as protection of the quality and quantity of groundwater intended for public use is addressed in the Critical Areas Element of the North Bend Comprehensive plan. To the extent necessary to comply with RCW 36.70A.070(1), the Critical Areas Element is incorporated by reference in this Land Use Element. ~~North Bend's Shoreline Master Program (SMP) was most recently amended in 2012~~. Shoreline designations shall coordinate future land development and permitted uses with the Shoreline designations identified in the Shoreline Master Plan.

In addition to the City's geographic features, the City's existing tree canopy and many mature and significant trees serve as a significant natural asset that contributes to the livability of the community through stormwater mitigation, cooling, and other climate resilient benefits. Planning for protection of the City's tree canopy is provided in the Urban Forestry section of the Energy and Sustainability Element.

Also notable with North Bend's natural and forested surroundings is an increased risk of wildfire and an associated need to plan accordingly. Addressing this risk and the risks of other natural hazards are policies within the City's Energy and Sustainability Element.

C.3 Built Environment

The historic development pattern of the City is along its east-west spine. The City's downtown commercial area developed along the old east-west SR-10 corridor (also known as the ~~'Old State Highway' or~~ 'Sunset Highway'). In part, this 'Sunset Highway' first came to North Bend via Snoqualmie on the Boalch road alignment. The original route was subsequently moved to the present alignment of SR-202 then replaced with the old east-west SR-10 corridor now called North Bend Way. When Interstate 90 was completed in 1973 south of downtown North Bend, the original SR 10 assumed the function of a local access arterial route. Early residential neighborhoods clustered around the downtown employment node and were generally platted along the grid system, which gave definition and form to the urban

environment. Other, typically rural land uses were scattered throughout the Upper Valley and are still evident today along the minor and major arterials as a mix of large lot rural residences with small commercial and industrial land uses.

The completion of the I-90 interchanges propelled new land uses forward by the mid-1980s in response to the commercial opportunities created by interstate transportation access. The principal impact at the Exit 31 South Fork interchange was the emergence of retail sales outlets and services that cater to both the visitor population and to the City and the surrounding area. With the distribution center for Nintendo at Exit 31 and the Genie facility at Exit 34, and the zoning of additional Employment Park lands for similar uses, the City has additional employment opportunities in the South Fork Neighborhood, as well as the vacant lands along North Bend Way in the Tanner and Edgewick Neighborhoods. The I-90 corridor is a Designated National Scenic Byway which gets international tourism promotion from the Federal Scenic Byways Program. The Mountains to Sound Greenway Trust (MTSGT) and City of North Bend work together on enhancement projects throughout the City primarily funded through the Snoqualmie Watershed Forum by the King County Flood Control District. The MTSGT strives to protect and enhance the I-90 corridor greenway. The City of North Bend received 'Tree City USA'[1] in 2011 and has reached certification every year since.

Many of the existing, older commercial and residential structures show signs of age, particularly in the downtown neighborhood area. Maintaining the City's charm and appeal as a vital rural center will require additional attention to the rehabilitation and maintenance of its existing developed areas and structures. In part, the maintenance and repair of the City's infrastructure forms the foundation for this work.

C.4 Historic and Cultural Preservation

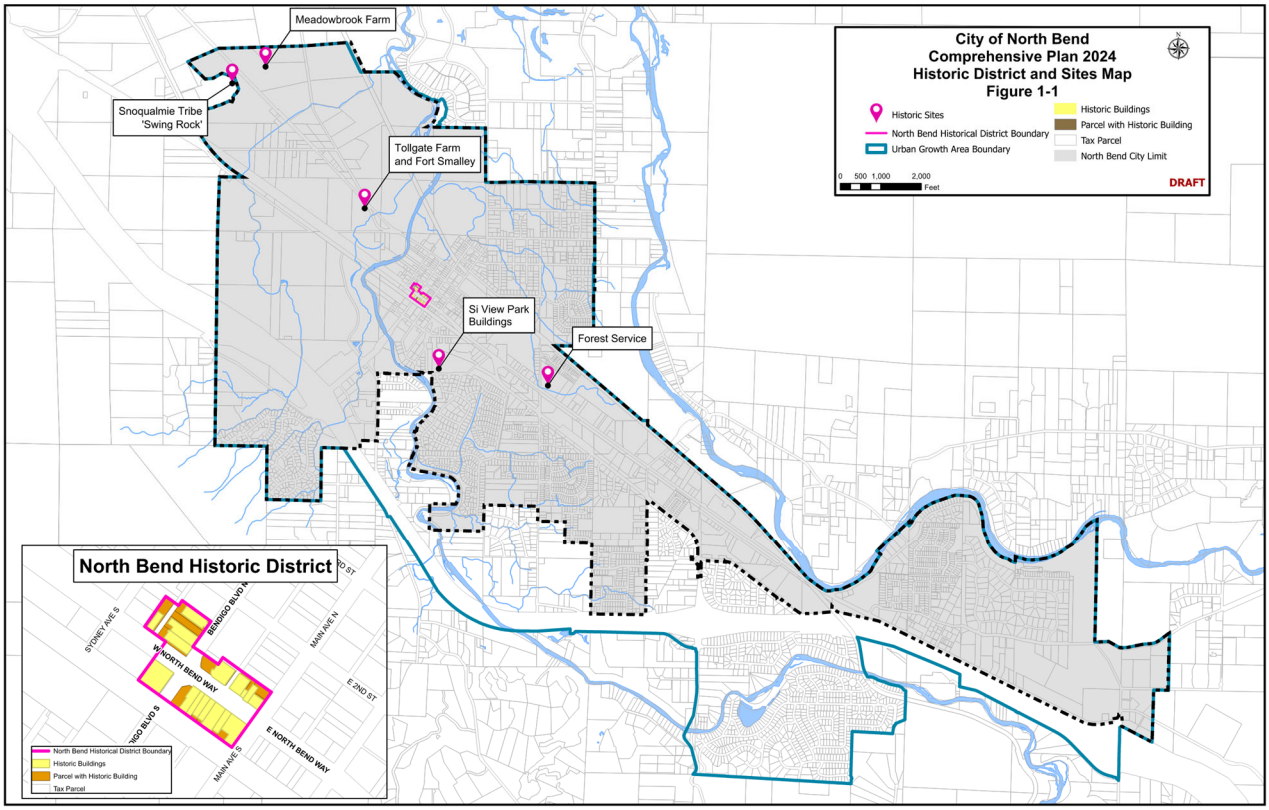
One of the goals of the Comprehensive Plan is to help promote historic and cultural preservation within the City. Several sections of the Land Use Element reference key historic sites (see **Table C.4**) that deserve public intervention for protection. Some examples include the historic Tollgate and Meadowbrook Farms which are now in public ownership, and the historic downtown commercial district which was formally designated in 2000. Preservation of heritage sites helps to maintain the City's aesthetic and cultural diversity and provides continuity with its past. Heritage sites include buildings, properties, natural areas, and structures of cultural significance. Identifying heritage resources and determining appropriate measures for their protection, preservation, or restoration is an ongoing process involving the King County Landmarks Commission, the City of North Bend, the Snoqualmie Tribe, and state and federal agencies. **(See Figure 1-14)**

TABLE C.4 INVENTORY OF HISTORIC SITES

Name	Location	King County Survey File Number
Tollgate Farm	North Bend	0740
Si View Park Buildings	North Bend	0848
Fort Smalley	Tollgate Farm on SR-202	0015
Meadowbrook Farm	North Bend and Snoqualmie	N/A*
Milwaukee Railroad Bridge (since removed)	North of North Bend on South Fork of Snoqualmie River	0018
Downtown Commercial Historic District	Downtown North Bend	HRI#1567
Snoqualmie Tribe "Swing Rock"	Highway 202	N/A*
Forest Service Complex	North Bend Way	N/A*

* Sites not included in King County's historic survey designation but are important to the identity of North Bend.

[1] Tree City USA is a national program that acknowledges cities who meet four standards of sound urban forestry management: maintaining a tree board or department; having a community tree ordinance; spending at least $2 per capita on urban forestry; and celebrating Arbor Day.



In order to facilitate the City's continued preservation of key area landmarks, the City will support the development of a process that identifies, evaluates, and protects its local historic and cultural resources.

The City works closely with the King County Historic Preservation Program to implement the City's historic preservation ordinance. This may include entering into an interlocal agreement with the County to provide for the designation of a commission of landmarks within the City. The City should also work closely with Mountains to Sound Greenway to support its efforts to create a network of greenway buffers and interpretative signs which inform and celebrate the local history. Opportunities for interpretive facilities for existing designated historic sites and structures should be pursued, as well as the opportunity to work with the City of Snoqualmie and Snoqualmie Tribe on the Meadowbrook Farm property for significant interpretative venues. Local historic and interpretive avenues are greatly fostered within the City of North Bend through its support of the efforts of the Snoqualmie Valley Historical Museum. This support should continue and expand as the museum considers future plans to restore or expand its facility in North Bend. The museum offers an accessible and unique avenue for retaining and expanding the community's awareness of its historic and cultural roots.

In addition to historic sites, it is important to protect Critical Cultural Resources. Critical Cultural Resources are archaeological objects of high cultural significance to the Snoqualmie people and/or other Tribes. Critical Cultural Resources as trees are often western red cedar; however, historical and traditional practices include other species, such as big-leaf maple or cottonwood. Archaeologists use the phrase Culturally Modified Tree, but it is not the preferred term for the Snoqualmie Tribe. The defining characteristic of a Critical Cultural Resource is the visibility of past human modification. Typical modifications on Critical Cultural Resources include tree branches, bark and even tree clusters. These living historical markers and resources are an identifiable connection to locations and places of cultural/historical/archaeological significance for Tribes.



Historic Images of North Bend (left to right): Log trucks going through downtown and a Historic Downtown Building.

C.5 Land Use Types
The Land Use Element identifies the type, location, and intensity of the following distinct land uses and includes discussion of mixed uses among these categories.

- ***Residential Land Uses:*** Residential land uses include low- to high-density housing and cottage housing.
- ***Commercial Land Uses:*** Commercial land uses include retail, services and office.
- ***Employment Park Land Uses:*** Office parks, high technology business parks, warehouses, heavy industrial, and manufacturing businesses are included in the discussion of employment-generating land uses.
- ***Parks, Open Space, and Public Facilities Land Uses:*** These areas include recreational open space, active and passive parks uses, and publicly owned facilities.
- ***Mixed-Use:*** Mixed-use refers to the combining of retail/commercial/office and/or service uses with residential use in the same building or on the same site. Typically this is accomplished in the following way; 1) A structure with ground floor retail/commercial or service uses and the above floors occupied by residential use; 2) A structure which provides retail/commercial or service use in the portion fronting the public street with attached residential or office uses behind; and 3) Multiple structures on one site which provide retail/commercial or service uses in the structure(s) fronting the public street or public realm, and residential and/or office uses in separate structure(s) behind. Mixed-use development opportunities are recognized as a key plan component in creating revitalization of the existing built environment and spurring new development opportunities. Benefits of mixed use developments include but are not limited to: 1) allowing citizens to live, work and shop within a close proximity to each use; 2) creating activity within the district or neighborhood during longer periods of the day; 3) creating housing options and housing diversity; 3) promoting pedestrian activity and reduced auto dependency and 4) creating a sense of place.

C.6 Community Design and Mixed Use
Traditional zoning separated homes from employment, shopping and commercial spaces. Commercial and industrial spaces were concentrated in large centers oriented towards the freeway and the automobile. Population growth and traffic congestion created a need to accommodate a better mix of uses where people can live, work and shop. Mixed-use development can provide a better jobs to housing balance and provide citizens with the option to live closer to work, thus making walking, biking and transit choices more abundant. Mixed-use buildings as described under C.5 above are a combination of retail/commercial/office and/or service uses with residential use in the same building or on the same site. Mixed use is permitted and encouraged in the Downtown Commercial (DC) zone, Neighborhood Business Zones (NB) and through ~~Planned Neighborhood Development Review in the Employment Park I (EP-1) zone~~Master Plans developed consistent with City regulations governing such process.

LU - Goal 1: ***Preserve North Bend's small town qualities and its natural environment, while allowing for growth and development.***

Policies:

LU - 1.1 Ensure consistency with applicable requirements of the Growth Management Act, Multicounty Planning Policies, and Countywide Planning Policies when updating the Land Use Element and other relevant elements of the Comprehensive Plan.

LU – 1.2 Ensure opportunity for tribal collaboration and participation when updating the City's Comprehensive Plan and in other land use planning processes, and increase communication and consultation with tribes on issues that may impact tribal interests and treaty rights.

LU - 1.3 Accommodate the City's required residential and employment growth targets and ensure a well-planned balance of residential and commercial growth that can support a jobs-housing balance, and amend land use and zoning designations when necessary to accommodate such targets.

LU – 1.4 Encourage infill residential development within the existing incorporated area in an effort to reduce sprawl and create more housing options.

LU - 1.~~2~~5 Allow development to occur within the identified Urban Growth Area as City services become available and adopted annexation policies are met when it is consistent with adopted population and employment growth targets.

LU - 1.~~3~~6 Locate new residential land uses in environmentally unconstrained areas where public services are available or nearby to increase walkability and reduce greenhouse gas emissions.

LU - 1.~~4~~7 Encourage retention of natural habitat in residential developments by providing sustainable landscaping, making Low Impact Development the preferred stormwater approach for site development, requiring set-asides for connecting open spaces, and by creating zoning incentives.

LU - 1.8 Plan for wildlife habitat linkages and wildlife-conscious development practices in land use and development patterns.

LU – 1.~~5~~9 Develop a Citywide Gateway Plan, and associated regulations, to create attractive City entrances that highlight the community's small town character.

LU – 1.10 Plan for development patterns that minimize pollution and greenhouse gas emissions and increase physical activity by facilitating bicycle and pedestrian mobility and supporting increased densities in areas accessible to transit.

~~LU – 1.6 Revise the zoning map for Parks, Open Space or Public Facilities Zoned properties to reflect the primary use of the property as either Parks/Open Space or Public Facilities.~~

LU - Goal 2: Protect, conserve and enhance the historic and cultural heritage of North Bend.

Policies:

LU - 2.1 Coordinate and cooperate with local, state and national historic and cultural preservation organizations, and the Snoqualmie Tribe, in order to promote and protect historic and cultural preservation within the City.

LU – 2.2 Develop criteria to establish a system of priorities for the preservation of historic, archeological and culturally significant properties and Critical Cultural Resources.

LU – 2.3 Work with the Snoqualmie Valley Historical Society to make historic and cultural resources available in order to raise awareness of the richness of cultural diversity and to encourage retention of personal and community heritage.

LU – 2.4 Promote a mutually supportive relationship between historic and cultural preservation and economic development.

LU – 2.5 Incorporate the preservation of sites and structures of historic, cultural, and archeological significance as a part of the aesthetic and environmental consideration in site design and subdivision plan reviews.

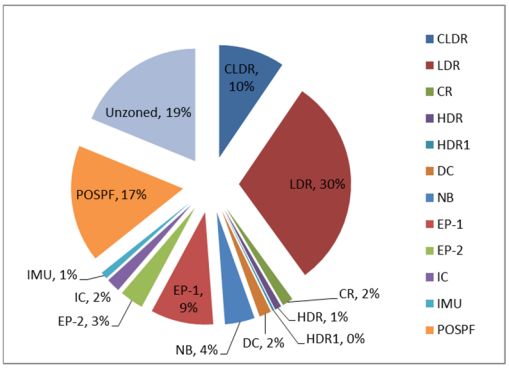
LU – 2.6 Consult with the King County Historic Preservation Program and the Snoqualmie Tribe to determine and implement appropriate levels of archaeological review for development proposals to ensure the protection of cultural resources.

D. LAND USE CHARACTERISTICS, DISTRIBUTION AND LOCATION OF LAND USES

D.1 Distribution of Land Use Designations

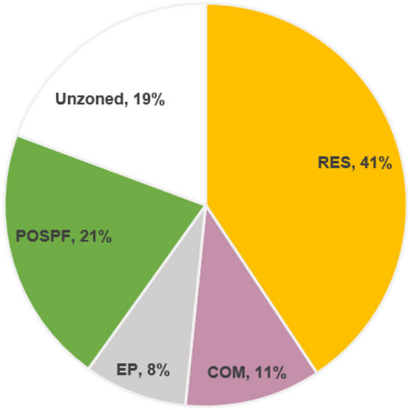
~~Table D.1.A Distribution of Land Uses – 2015~~

~~LAND AREA BY ZONING (City and UGA)~~			
~~Abbrv.~~	~~Zoning District~~	~~Acres~~	~~Total (%)~~
~~CLDR~~	~~Constrained Low Density Residential~~	~~368~~	~~10%~~
~~CR~~	~~Cottage Residential~~	~~61~~	~~2%~~
~~LDR~~	~~Low Density Residential~~	~~1177~~	~~30%~~
~~HDR~~	~~High Density Residential (HDR)~~	~~37~~	~~1%~~
~~HDR~~	~~High Density Residential with Density Restrictions~~	~~10~~	~~0%~~
~~DC~~	~~Downtown Commercial~~	~~67~~	~~2%~~
~~IC~~	~~Interchange Commercial~~	~~77~~	~~2%~~
~~IMU~~	~~Interchange Mixed-Use~~	~~40~~	~~1%~~
~~NB~~	~~Neighborhood Business~~	~~167~~	~~4%~~
~~EP-1~~	~~Employment Park – 1~~	~~350~~	~~9%~~
~~EP-2~~	~~Employment Park – 2~~	~~133~~	~~3%~~
~~POSPF~~	~~Park / Open Space / Public Facilities~~	~~652~~	~~17%~~
~~Un-zoned~~	~~Un-Zoned Areas (right of way / river)~~	~~728~~	~~19%~~
	~~TOTAL~~	~~3866~~	~~100%~~
	~~Source: City of North Bend GIS (Geographic Information System)~~		

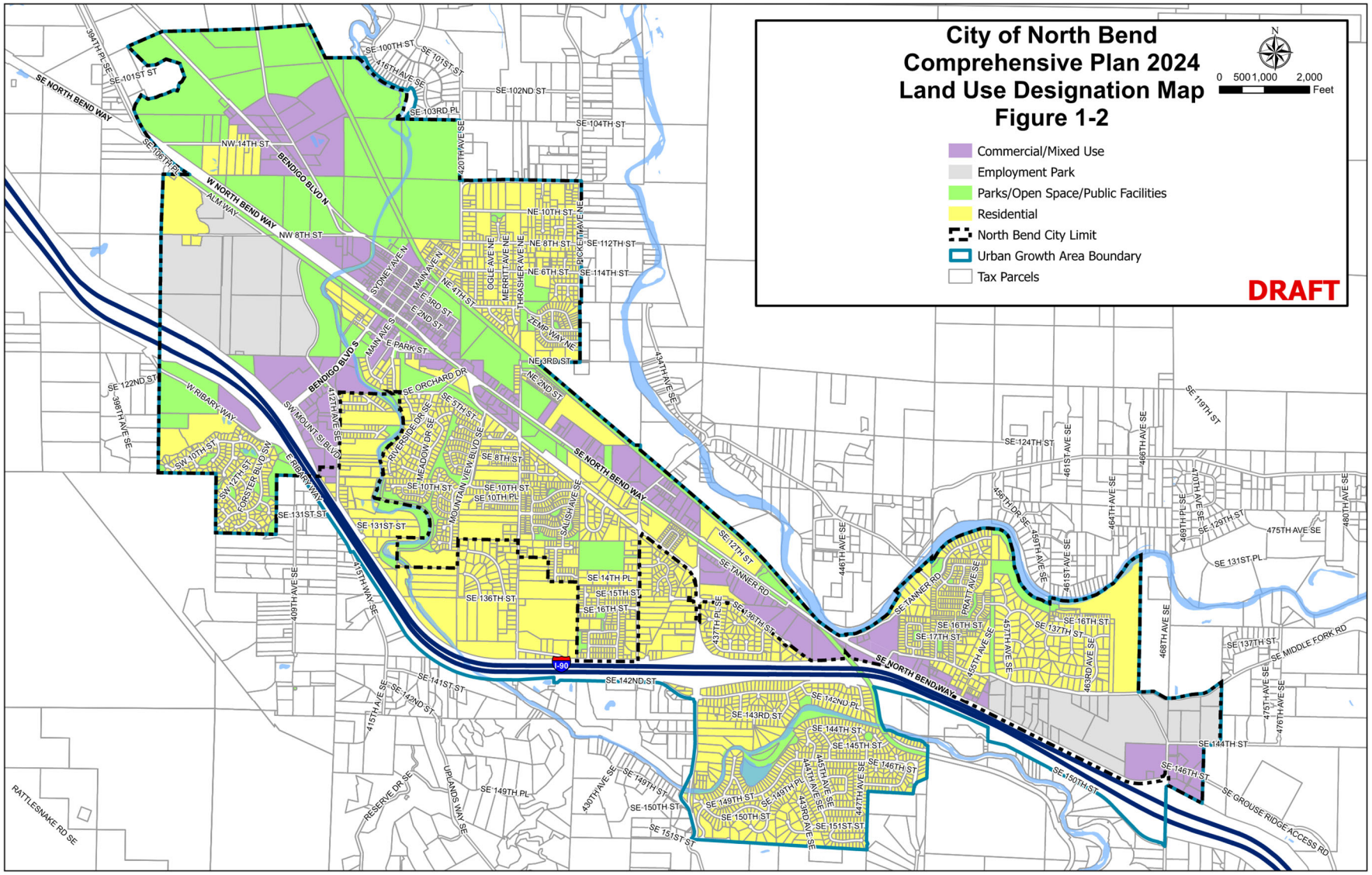


Land Area by Land Use Designation (City Limits and UGA)			
Abbreviation	**Land Use Designation**	**Acres**	**Total (%)**
RES	Residential	1565	41%
COM	Commercial/Mixed Use	421	11%
EP	Employment Park	318	8%
POSPF	Park/Open Space / Public Facility	799	21%
Unzoned	Unzoned/ROW/Waterbody	744	19%
	Total	**3847**	**100%**

Land Area by Land Use Designation (City Limits and UGA)



The City of North Bend with its UGA is approximately 3,868 acres in size. The predominant land use activities, as classified on the current ~~zoning~~ land use designation map, are residential uses. **(See Figure 1-~~2~~1)**


City of North Bend
Comprehensive Plan 2024
Land Use Designation Map
Figure 1-2
N
0 500 1,000 2,000
Feet
Commercial/Mixed Use
Employment Park
Parks/Open Space/Public Facilities
Residential
North Bend City Limit
Urban Growth Area Boundary
Tax Parcels
DRAFT
SE NORTH BEND WAY
W NORTH BEND WAY
BENDIGO BLVD N
BENDIGO BLVD S
SE 100TH ST
SE 101ST ST
SE 102ND ST
SE 103RD PL
SE 104TH ST
NW 14TH ST
NW 8TH ST
NE 10TH ST
NE 8TH ST
NE 6TH ST
NE 4TH ST
NE 3RD ST
NE 2ND ST
SE 112TH ST
SE 114TH ST
E 3RD ST
E 2ND ST
E PARK ST
SE ORCHARD DR
SE 5TH ST
SE 8TH ST
SE 10TH ST
SE 10TH PL
SE 122ND ST
SE 124TH ST
SE 129TH ST
SE 131ST ST
SE 131ST PL
SE 136TH ST
SE 12TH ST
SE TANNER RD
SE 14TH PL
SE 15TH ST
SE 16TH ST
SE 17TH ST
SE 137TH ST
SE 141ST ST
SE 142ND ST
SE 142ND PL
SE 143RD ST
SE 144TH ST
SE 145TH ST
SE 146TH ST
SE 149TH ST
SE 149TH PL
SE 150TH ST
SE 151ST ST
SE MIDDLE FORK RD
SE GROUSE RIDGE ACCESS RD
I-90
394TH PL SE
398TH AVE SE
409TH AVE SE
412TH AVE SE
415TH AVE SE
420TH AVE SE
430TH AVE SE
434TH AVE SE
436TH AVE SE
437TH PL SE
442ND AVE SE
443RD AVE SE
444TH AVE SE
445TH AVE SE
446TH AVE SE
447TH AVE SE
457TH AVE SE
461ST AVE SE
463RD AVE SE
464TH AVE SE
466TH AVE SE
468TH AVE SE
475TH AVE SE
476TH AVE SE
480TH AVE SE
SW 10TH ST
SW 12TH ST
FORSTER BLVD SW
SW MOUNTAIN SIDE BLVD
W RIBARY WAY
E RIBARY WAY
ALM WAY
SYDNEY AVE N
MAIN AVE N
MAIN AVE S
OGLE AVE NE
MERRITT AVE NE
THRASHER AVE NE
BIG KETTLE AVE NE
ZEMPEL WAY NE
SAMISH AVE SE
MOUNTAIN VIEW BLVD SE
RIVERRIDGE DR SE
MEADOW DR SE
RESERVE DR SE
URBANOS WAY SE
RATTLESNAKE RD SE

D.2 Parks, Open Space and Public Facilities

The City identifies land useful for public purposes within the Parks, Open Space, and Public Facilities Land Use Designation and zone. About ~~17~~21% percent of the UGA land area~~, or 652 acres,~~ is now used for parks, open space and public facilities, a relatively high percentage compared with most communities, but consistent with the high priority residents have placed on maintaining the City's rural and small town character. This zone also includes City offices and properties, schools, Si View Park, the City's wastewater treatment plant, and the fire station, as well as designated tracts for the protection of critical areas, public lands for future levy setbacks, and other public purposes. Other key components of open space include the Meadowbrook and Tollgate Farms, which together have been designated by North Bend to serve as an urban separator between the Cities of North Bend and Snoqualmie. The preservation of land identified as environmentally critical areas, open space, and parks provides a variety of functions such as: providing access to the Snoqualmie River and its tributaries; providing visual relief from the built environment; retaining areas for wildlife habitat and stormwater retention; creating opportunities for study of the natural environment; supporting recreation opportunities; and linking the City with its historic past.

To adequately protect such critical land uses, the North Bend Municipal Code has specific zoning categories to identify and retain areas which function as either parks or open space. The Parks Element identifies recreational resources and provides specific policies, while establishing level of service standards for this important component of North Bend's amenities. (See the Parks Element of the Comprehensive Plan for more information.)

The City is well served by a diverse range of public facilities developed to meet the needs of its residents as well as the needs of those living in adjacent unincorporated King County. Facilities include: a King County public library (1994), a post office (1994), a public works Complex (2002), ~~and~~ a ~~new~~ fire station (2012), and a city hall (2018).

North Bend has a variety of public programs offered at public facilities. The North Bend Depot and associated historic train activities link North Bend to the City of Snoqualmie. In addition, the historic train provides tourist activities, which help generate economic activity. The Senior Center has a rich variety of programs and activities. The Si View Park complex has the only public pool in the Upper Valley and offers many classes and camps year round. The Snoqualmie Valley Historical Museum has a depth of high quality programs, resources, and displays. (See the Capital Facilities Element and Parks Element for more information on parks, open space and public facilities.)

D.3 Residential Land Use

The majority of the land area within the City of North Bend has been designated for residential land uses, ranging from constrained low-density residential areas to high-density residential. For further information on population growth projections and planning for and accommodating residential growth targets, see section H of this Element, Growth Targets. ~~According to the 2010 Census, 5,731 people live in North Bend in a total of 2,348 housing units, an increase of 459 housing units since 2000. The 2013 population estimate is 6,236 (a 7.1% increase from 2010).[2] The City has continued to see a steady rise in development since 2013 and expects the population within the City could increase another 7% with the projects currently under review.~~

~~The 2010 Census shows that 471 homes (24% of the existing housing stock) in the City were constructed prior to 1959. Between 1960 and 1989 493 homes (25% of the existing housing stock) were constructed. Half of the existing housing stock in the City was constructed since 1990 (990 units, or 51%). Nearly all units in the City are served by public water systems, while only 75% are served with public sewer. (See the Housing Element for more information and Table H.2.A below for a summary of residential and permit plat activity.)~~

D.4 Commercial Districts and Employment Centers

North Bend offers a variety of jobs to persons residing both inside and outside the City limits. Commercial Districts and Employment Centers are predominately concentrated along Bendigo Boulevard and North Bend Way and Boalch Avenue NW, as well as on the east and west side of the City in lands zoned ~~EP-1 and EP-2.~~Business Park and Employment Park.

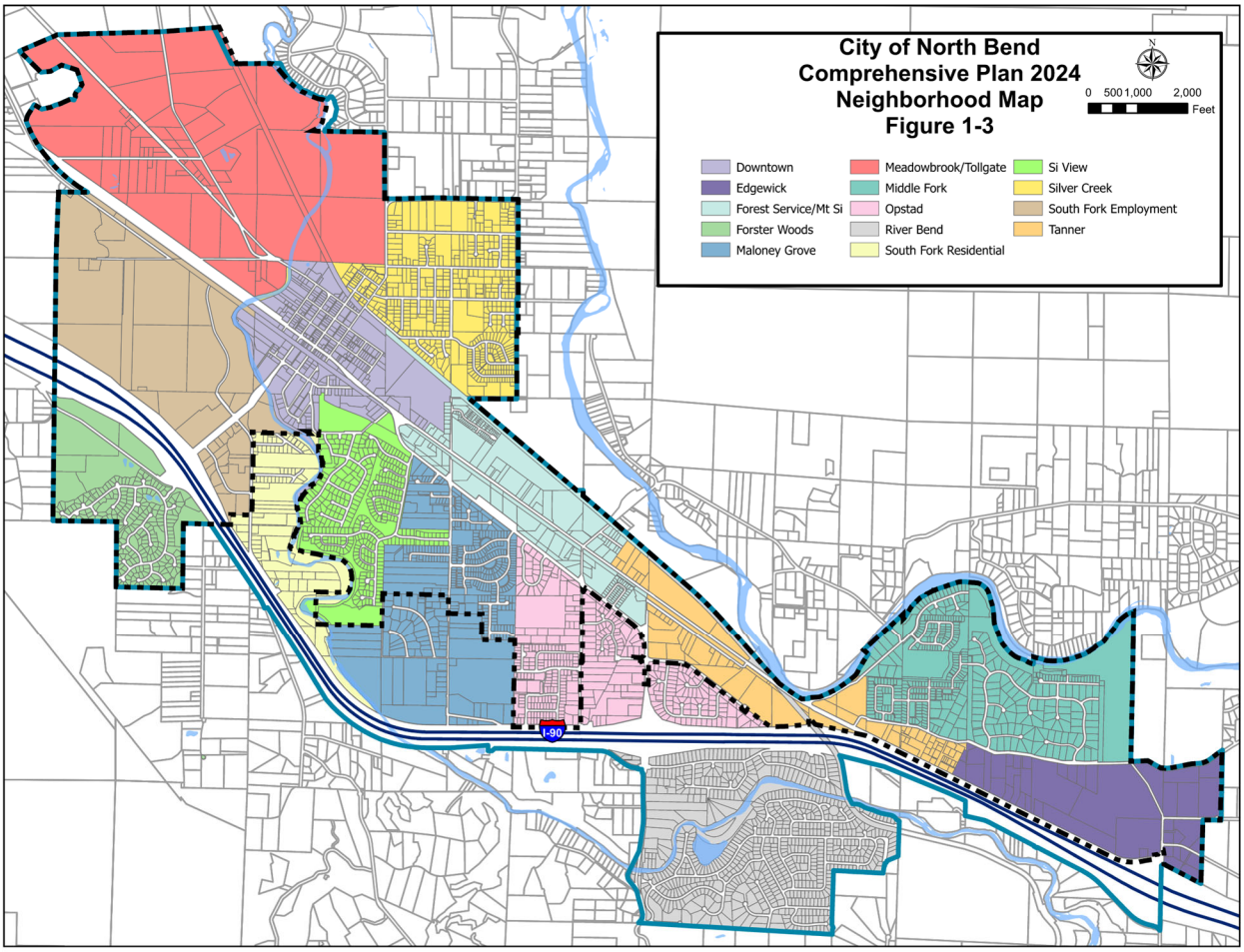
D.5 Neighborhood Planning Areas

For Comprehensive Plan purposes, the City has been divided into fourteen neighborhood planning areas identified in **Figure 1-3.** These neighborhoods have been established to create land use patterns that will help the City maintain its existing rural character, natural beauty and small town scale, as well as to identify neighborhood-specific planning and design issues and establish policies that help create identity, community, and a sense of place. These neighborhoods are characterized by pedestrian orientation and are linked by the City's existing and planned network of pedestrian and bicycle trails.

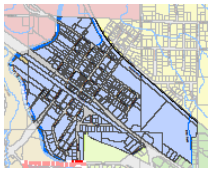
~~[2] United State Census Bureau 2009-2013 American Community Survey.~~

The potential for the creation of future neighborhood-specific plans will enable neighborhood residents to have a voice in the direction their neighborhood may take. Anything from the identification of needed neighborhood amenities to the development of neighborhood signage programs can be explored within the context of the neighborhood planning process.

Figure 1-3 shows all of the City's neighborhoods as currently designated. In concert with the Transportation Element and the Parks Element, the City should strive to seek land to accommodate neighborhood greenways and bike paths that both connect and articulate each neighborhood's identity. Development of future comprehensive neighborhood signage programs may help distinguish the neighborhoods' unique characteristics.



Downtown Neighborhood



The Downtown Neighborhood includes the historic commercial downtown and the original town plat of North Bend, with a mix of commercial and residential uses. The Downtown Neighborhood contains several areas of vacant and re-developable land envisioned for infill projects and is one of the City's key employment centers for future commercial growth. The City has encouraged investment and improvement in the downtown through a number of ways.

Neighborhood size is generally defined by the walking distance to the neighborhood center. The Downtown Neighborhood has been designated in such a way that jobs, housing and services may be readily available to the local residents, often within walking distance. By encouraging a walkable downtown, a sense of community is affirmed, automotive pollutants are reduced, healthy lifestyles are encouraged, and human interaction is fostered. In addition, the City seeks to reduce urban sprawl as it encourages compact development, helping preserve the natural lands adjacent to the City.

The identification and development of the Downtown Neighborhood within the City occurred with several goals in mind. First, the downtown can be compact and comprised of structures of varying scale. Clustering is to be encouraged to help minimize impacts of conflicting land uses while enhancing the natural features or open spaces within a proposed development. Second, development within the downtown must respect the historic and architectural styles and patterns of development. Streetscape and pedestrian scale are some of the additional components required by the Residential, Commercial, Mixed-Use and Industrial Design Standards adopted May 18, 2010.

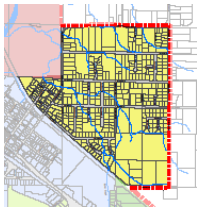
In 2000, the City established the Downtown Commercial Historic District, covering seventeen historic buildings. This designation, administered through an interlocal agreement with the King County Historic Preservation Program, is intended to preserve and restore the historic character of the District. The Downtown Commercial Historic District is supported by several programs designed to stimulate maintenance and redevelopment of the designated structures.

In 2008, the City adopted a Downtown Master Plan. This plan identifies key development opportunity sites, specific infrastructure improvements, traffic and parking recommendations, and regulatory measures to help achieve the plan goals. In addition to the recommendations in the Downtown Master Plan, a future city hall, civic center, and plaza are envisioned in the downtown core, which can serve as a catalyst for further economic development and as a venue for community events. The Downtown Master Plan also recommends gateway features that are intended to draw people in and establish a sense of arrival. The City has achieved many of the Near-Term Projects and Actions identified in the Implementation Timeline of the Downtown Master Plan. These include projects such as: a roundabout at North Bend Way/Cedar Falls; way-finding signs; invasive vegetation removal at Riverfront Park; Downing Avenue Extension; intersection control at Park and North Bend Way; and garbage screening along McClellan, In addition, a new Visitor Information Center (VIC) was built in 2014 at the corner of Bendigo Blvd and Park Street.

The City also supports further investment in its downtown core through economic development strategies that foster a synergistic mix of retail, restaurant, nightlife, and service uses, clear and concise guidelines for development, and by developing incentives for infill and redevelopment such as expedited permit processes and reduced impact fees.

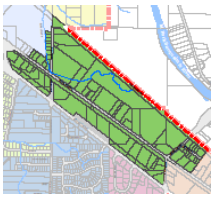
In other areas of the Downtown Neighborhood, infill and redevelopment of underutilized properties is expected to occur as property values increase relative to the value of existing structures. Supporting higher-density residential in the Downtown Neighborhood is key to fostering both pedestrian-oriented development and additional market support for further commercial uses. Mixed-use developments are particularly suitable for the Downtown Neighborhood and should be supported and encouraged through appropriate policies.

Silver Creek Neighborhood



The Silver Creek Neighborhood is characterized by predominately single-family development, and further development should be limited to low-density residential in recognition of the established neighborhood character, its location within the floodplain, and the proximity of a number of floodway channels and critical areas associated with Silver Creek. Effort should be made to secure additional park land adjoining to E.J. Roberts Park as development is proposed. The additional park land will serve the growing number of residents using the park facilities in the Silver Creek Neighborhood.

Forest Service/Mount Si Neighborhood



The Forest Service/Mount Si Neighborhood is a residential and commercial mixed neighborhood located southeast of downtown. The neighborhood is bisected by North Bend Way and the vacant Burlington Northern Railroad corridor/Tanner Trail, with residential uses predominantly south of North Bend Way and commercial uses north of North Bend Way. Primary existing public uses include the US Forest Service Ranger Station Complex, the City of North Bend Public Works site, and Fire Station 87.

Formerly Highway 10, this area developed along its length as an auto-oriented commercial strip, with motels, service stations, restaurants, and mobile home parks. As such, it exhibits the effect of auto-oriented "strip commercial" development with numerous egress and ingress points from North Bend Way. These multiple curb cuts are detrimental to public safety, impede the smooth flow of traffic, discourage walking and bicycling, and should be reduced over time through shared-driveways required as a part of redevelopment. Effort should also be made to ensure protection of significant trees located between North Bend Way and Cedar Falls Way, which form a distinct part of the neighborhood's character.

The neighborhood contains significant vacant and redevelopable areas which are envisioned for the development of cottage and medium density housing south of North Bend Way, and commercial and mixed use development ~~a mix of commercial and residential uses~~ north of North Bend Way.

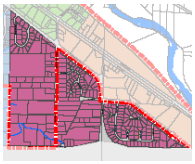
A key intersection within this neighborhood is at East North Bend Way and SE Mount Si Road. This intersection provides access to the Mt. Si Trailhead. Because this trailhead is a regional draw, attracting over one hundred thousand people each year, retail and commercial opportunities are abundant. This neighborhood will see a demand for Neighborhood Business type uses, serving both the recreationalists and local clientele, and serving as a future neighborhood center. Retail and commercial uses should be pedestrian friendly, concentrated at the intersection, with parking located to rear. Mixed-use development consisting of retail/commercial and residential is encouraged. ~~Residential uses on the north side of North Bend Way at this intersection should be limited to the second story and/or located to the rear of the retail uses.~~

Riverbend Neighborhood



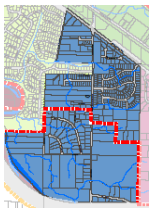
The Riverbend Neighborhood is a residential neighborhood in the Urban Growth Area south of I-90 Exit 32. The neighborhood has been largely built-out, with remaining single-family residential infill and redevelopment potential on existing larger residential lots off 436th Ave. SE. Private parks within the Riverbend neighborhood provide gathering places, and a golf course with associated restaurant and commercial uses provide additional services just outside the UGA. The Snoqualmie Valley Trail provides an important pedestrian and bicycle link under I-90 from the Riverbend Neighborhood to downtown and other parts of the City.

Opstad Neighborhood



The Opstad Neighborhood is a residential neighborhood located southeast of downtown and directly south of the Mount Si Neighborhood. The neighborhood contains lower density single-family homes, Opstad Elementary School, and areas of vacant and redevelopable land. Much of the neighborhood has been "established" by existing residential subdivision patterns and should remain as low-density residential.

Maloney Grove Neighborhood



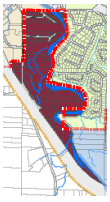
The Maloney Grove Neighborhood is a residential neighborhood located southeast of downtown and directly west of the Opstad Neighborhood. The southern edge of the neighborhood is bounded by the I-90 right-of-way. The area contains lower density single-family residences. This neighborhood contains areas of vacant and redevelopable land envisioned for low-density residential development. Southern areas of the neighborhood are constrained by the floodplain and floodway. Development of trails along the South Fork levee as redevelopment of these properties occur would provide important extensions of the City's trail network and enable a safe pedestrian and bicycle connection to other areas of the City.

Si View Neighborhood



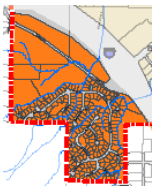
The Si View Neighborhood is a residential neighborhood located south of downtown and northwest of the Maloney Grove Neighborhood. The western edge of the neighborhood is defined by the South Fork of the Snoqualmie River. The neighborhood has been largely built-out, and contains minimal area of vacant or redevelopable land, which is envisioned for single family residential use. Portions of the neighborhood are constrained by the floodplain and floodway. The neighborhood center is identified as Si View Park.

South Fork Residential



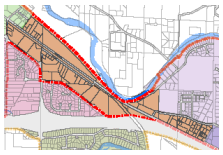
The South Fork Neighborhood is a residential neighborhood located in the City's UGA, south of downtown and east of the South Fork Interchange area. It contains the existing subdivisions of Shamrock Park and Berry Estates. The neighborhood is bounded to the east by the South Fork of the Snoqualmie River. The neighborhood center is identified as the Exit 31 interchange commercial area within the South Fork Neighborhood to the west. Future development in the neighborhood is constrained by its location within the floodplain, some portions of which are in the floodway. ~~Zoning in the neighborhood should be limited to low-density residential to be compatible with the established development pattern and constraints of the floodplain.~~

Forster Woods Neighborhood



The Forster Woods Neighborhood is a residential neighborhood located southwest of downtown and southwest of the I-90 Exit 31 interchange. The area contains the Forster Woods subdivision, both single-family and multi-family, Tennant Trailhead Park, and additional vacant ~~residential and~~ commercial land with moderate development constraints. Adjacent to the freeway intersection, vacant parcels would be developed as land uses suitable to the interchange~~, such as mixed use designations to be compatible with adjoining residential areas. Existing environmental constraints must be addressed in any future development that occurs here. The remaining undeveloped lands in the Forster Woods Neighborhood area is proposed at LDR 4 (gross) units per acre on the south side of W. Ribary Way and HDR with a density restriction covenant on the north side of W. Ribary Way~~.

The Tanner Neighborhood

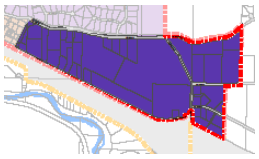


The Tanner Neighborhood is a predominantly ~~light industrial~~ commercial neighborhood located southeast of the Forest Service/Mt. Si Neighborhood and the Edgewick Interchange.

The neighborhood contains significant vacant and redevelopable land suitable for commercial and light-industrial uses and is an area anticipated to accommodate additional employment growth. Special overlay districts within areas of this neighborhood recognize unique site characteristics such as the presence of the Snoqualmie Valley Trail and the King County Tanner Landing Park, and ~~therefore~~ could allow for a mix of residential and commercial/light industrial uses that wouldn't otherwise be permitted (see Overlay Districts section below).

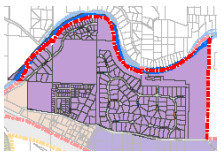
The King County Snoqualmie Valley Trail provides an important pedestrian link through this neighborhood, connecting multiple parts of the City and encouraging bicycle and pedestrian transportation. The future Tanner Trail, within the Burlington Northern Railroad corridor, will provide a similar link along North Bend Way, and future developments that abut or contain this corridor should be constructed to align with and incorporate the trail into the design of the development. The area also has important scenic qualities with views of the Middle Fork of the Snoqualmie River and Mount Si. Interpretive or historic signage would be appropriate, located in key areas along the corridor to give perspective on the natural and human histories of the area, including that of the Tanner Mill and the former Northern Pacific (Burlington Northern) and Milwaukee Road Railroad Lines.

The Edgewick Neighborhood



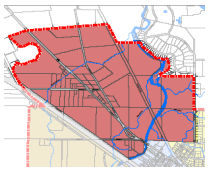
The Edgewick Neighborhood is a predominantly light-industrial neighborhood between SE 140th Street and North Bend Way at the eastern end of the City, and is one of the City's key employment areas anticipated to accommodate future employment growth. The neighborhood contains significant vacant and redevelopable land suitable for light-industrial and office park development. This area has great potential for increased job development due to its flat topography and excellent freeway access, and proximity to the Seattle metropolitan area. Attention to the most appropriate zoning classifications and land uses is also a significant issue, as the *North Bend Vision Plan* clearly articulates the City's desire to manage new commercial development with attention to the scale and intensity suitable for a small city. Employment-generating uses should be given preference over larger-scale warehousing and storage uses. The East North Bend Master Plan Overlay District provides additional planning and land use guidance to ensure a well-coordinated mix of office, employment park, research and industrial, and light manufacturing uses, and to coordinate vehicular circulation and site design to minimize adverse impacts to adjacent residential areas and nearby schools. The commercial areas at the Exit 34 interchange form the neighborhood center. Because 468th Ave. SE serves as the gateway to the popular Middle Fork recreation area, special attention should be paid to ensure that building and site design within this area—although it may be light industrial—retains a small town character and scale consistent with the City's vision statement.

The Middle Fork Neighborhood



The Middle Fork Neighborhood is a residential neighborhood bounded to the north by the Middle Fork of the Snoqualmie River. The City will require that future development of this area provide public access to the Middle Fork of the Snoqualmie River with pedestrian trails that connect residential areas to the river where possible. Remaining development within the Middle Fork Neighborhood should remain as low-density residential.

Meadowbrook/Tollgate Neighborhood

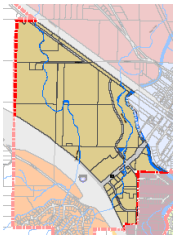


The Meadowbrook/Tollgate Neighborhood is chiefly characterized by the preserved Meadowbrook and Tollgate Farms~~, and is designated as an urban separator~~. Both Meadowbrook Farm and Tollgate Farm are managed consistent with master plans that were developed for each property, as public park and open space areas intended to preserve scenic, historic, and cultural resources, and to be developed for lower intensity recreational activities, with a portion of Tollgate Farm also being developed for active recreation. (See the master plan for each property for more information.)

~~The retention of open space and passive and active recreation within the Meadowbrook/Tollgate Urban Separator is an important priority for the City. The urban separator designation has been supported by designating the neighborhood as a development rights transfer sending zone.~~

The Meadowbrook neighborhood contains some housing units as well as limited commercial and manufacturing land uses. The neighborhood contains areas of vacant and redevelopable land, and is envisioned as a mix of low-density~~of~~ residential uses and lower-intensity commercial uses. ~~Much of the area outside of the publicly owned properties remains vacant. However, t~~This neighborhood is not anticipated to accommodate higher-intensity commercial growth, ~~based on the objectives of the Urban Separator Overlay Zone~~to ensure compability with the adjacent agricultural and open space uses at Tollgate Farm and Meadowbrook Farm. Future development in the neighborhood is also constrained by wetland, stream and floodplain critical areas.

South Fork Employment



A commercial and light-industrial neighborhood, the South Fork neighborhood includes the Exit 31 interchange commercial area and the large vacant and redevelopable properties between I-90 and North Bend Way in the western end of the City. This neighborhood is one of the City's primary employment centers and is anticipated to accommodate much of the City's future employment growth. Key existing uses include Nintendo and North Bend Premium Outlets to the west of Bendigo Boulevard, and the Mountain Valley Center east of Bendigo Boulevard. The neighborhood also serves as a primary gateway into the rest of the City. Maintaining and enhancing the streetscape along Bendigo Boulevard with landscape, lighting, signage, and sidewalk improvements consistent with recommendations in the Downtown Master Plan will help draw people from this area into downtown.

Policies for light industrial lands are intended to provide guidance toward identifying adequate land area for job growth and creation, developing parameters to help reduce conflicts between adjoining land uses and providing direction for new development to exhibit sensitivity to the natural environment. Uses in the Interchange Mixed-Use zone are to be limited to less intensive commercial activities that will be more compatible with the residential zoning district surrounding the interchange.

D.6 INCOMPATIBLE LAND USES

The City of North Bend's Comprehensive Plan and development regulations need to reduce incompatibility between residential and commercial or industrial land uses in the North Bend UGA. Reducing and/or mitigating compatibility of land uses between adjacent residential and non-residential properties is fundamental to sound land use planning. To improve compatibility between residential and non-residential properties, the City development code shall include enhanced setbacks, additional landscaping, and enhanced design guidelines as well as limitation on permitted uses in specified locations. The objective of the development code will be to provide buffering as necessary to preserve and enhance the character of residential zoning districts. ~~Establishment of the Interchange Mixed Use (IMU) zoning district and a Transitional Landscape Area (TLA), will achieve the reduction of incompatibility between residential and commercial or industrial uses. (See Section F below for a further description of these overlay zones.)~~

LU - Goal 3: ***Maintain residential quality and neighborhood livability suitable for residents of North Bend.***

Policies:

LU - 3.1 Encourage the development of human-scale neighborhoods planned to be easily accessed by pedestrians, bicycles, and transit ~~for civic, cultural and/or recreational activities~~to increase walkability and reduce greenhouse gas emissions.

LU - 3.2 Encourage retention of existing open spaces and the creation of a citywide, linked open space network that integrates neighborhoods, provides access for all to clean healthy environments, ~~in order to retain the existing rural character within residential neighborhoods~~ protects natural resources and increases resilience to climate change impacts. Prioritize acquisitions and improvements in neighborhoods with historical underinvestment and disproportionally impacted communities.

LU - 3.3 Utilize adopted multi-family and single family design guidelines which help to promote high quality residential development.

LU - 3.4 Protect neighborhoods from adverse impacts such as junk vehicles or other nuisances by actively enforcing City codes.

LU - 3.5 Support new transit opportunities linked to residential growth.

LU – 3.6 As needed work with neighborhood residents to help define each neighborhood's character and address each neighborhood's challenges.

LU – 3.7 Promote walkways and bikeways within new residential developments that can be linked to existing or proposed trails and walkways.

LU – 3.8 Reduce sprawl by creating development regulations that allow smaller lot infill development at a scale and intensity that ~~preserves~~ complements existing neighborhoods.

LU – 3.9 Protect residential zoning districts from adverse impacts created by land uses permitted in adjoining commercial or industrial zoning districts.

~~LU – 3.10 Preserve the "established" character in existing neighborhoods that are significantly built out by zoning for infill development to occur at densities that are consistent with the existing development pattern.~~

~~LU – 3.11 Protect the public health and safety by limiting single-family residential infill development in floodplain areas outside of the downtown commercial zone to Low Density Residential and Constrained Low Density Residential zones.~~

LU – 3.10~~12~~ Limit new multi-family dwellings constructed in the Downtown Commercial zone to the second story or above when constructed in the downtown core.

D.7 EQUITY IN LAND USE

Historic and traditional land use practices, policies, and zoning can impact the ability of individuals and households to access housing and services, participate in land use decision making, and remain within their homes and communities, often disproportionally affecting marginalized populations. Such populations include people with low incomes, people with language access needs, Black, Indigenous, and People of Color (BIPOC) communities, and people with disabilities. Intentional policies and programs are necessary to address such impacts and counter intentional and unintentional biases against such populations. Additional policies addressing equity are found in the Housing Element and the Energy and Sustainability Element.

LU Goal 4 Foster equity in land use development and decision making.

LU – 4.1 Ensure that all residents, regardless of race, social, or economic status, have a clean and healthy environment. Identify, mitigate, and correct for unavoidable negative impacts of public actions that disproportionally affect residents and neighborhoods impacted by existing and historical racial, social, environmental and economic inequities, and who have limited resources or capacity to adapt to a changing environment.

LU – 4.2 Develop and use tools that consider equity impacts when establishing plans or policies for outcomes that might disproportionally impact marginalized populations.

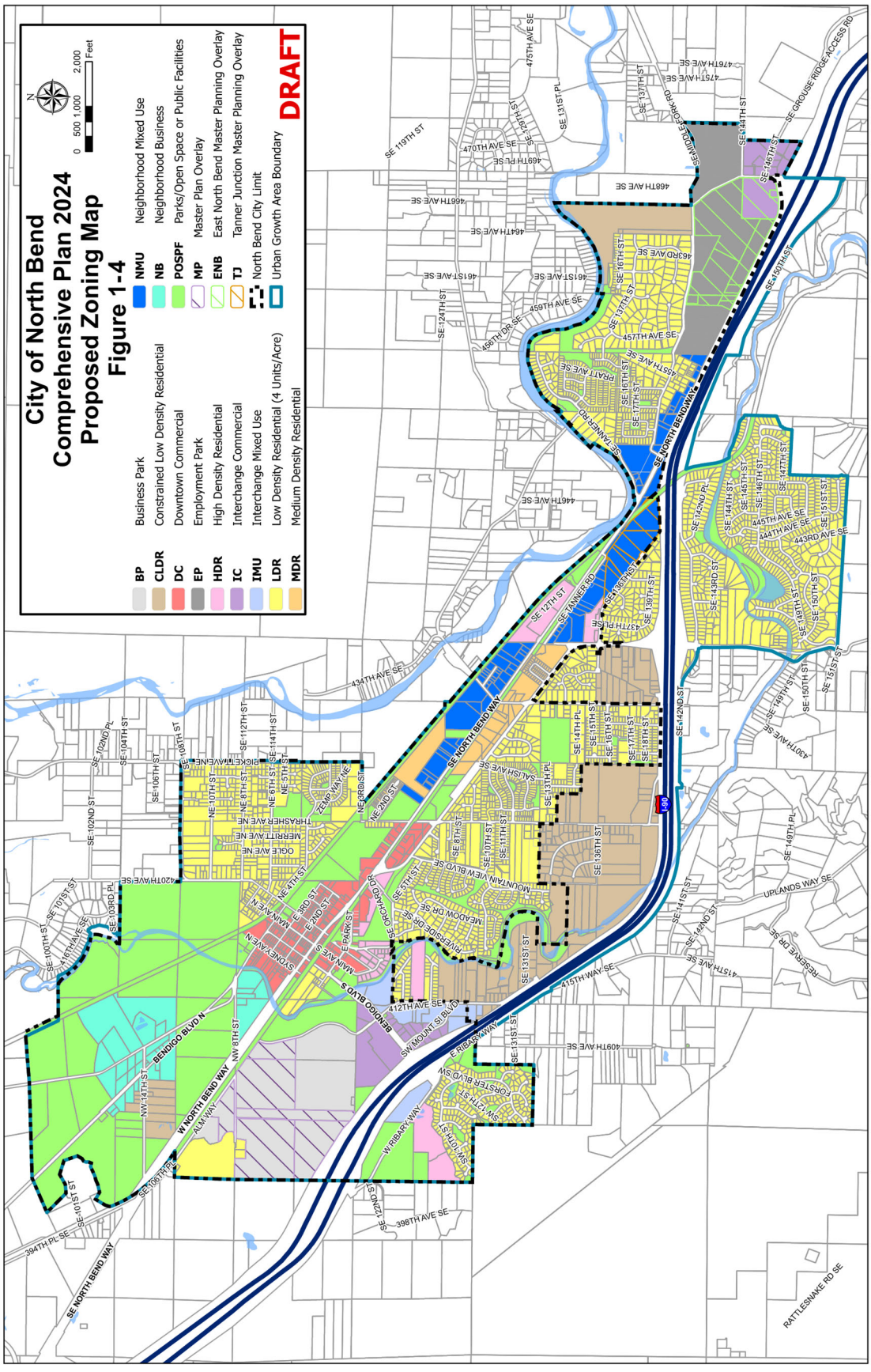
LU – 4.3 Promote land use development patterns that support the equitable siting of, and access to, services and community facilities.

LU – 4.4 In outreach and education activities and in the public process for land use decision making, strive to reach underrepresented and marginalized populations, including Tribes, and encourage their participation.

E. LAND USE AND ZONING DESIGNATIONS

How the City classifies uses of land within its incorporated boundary and its growth areas is important to the way the City will develop over the next twenty years. The ~~present~~ zoning code is designed to implement the principles of the *North Bend Vision Plan* by promoting neighborhoods that are pedestrian-scale, predominately residential areas with mixed commercial and residential uses permitted in the commercial and industrial core of the City.

A general description of the City of North Bend's zoning code classifications are provided in the following sections. The zones provide the direction necessary to fulfill the City's vision for greater choice and expanded opportunity for residents and businesses, while also allowing the City to meet the population, employment, and affordable housing targets mandated by Countywide Planning Policies.


City of North Bend
Comprehensive Plan 2024
Proposed Zoning Map
Figure 1-4
DRAFT
0 500 1,000 2,000 Feet
BP Business Park
CLDR Constrained Low Density Residential
DC Downtown Commercial
EP Employment Park
HDR High Density Residential
IC Interchange Commercial
IMU Interchange Mixed Use
LDR Low Density Residential (4 Units/Acre)
MDR Medium Density Residential
NMU Neighborhood Mixed Use
NB Neighborhood Business
POSPF Parks/Open Space or Public Facilities
MP Master Plan Overlay
ENB East North Bend Master Planning Overlay
TJ Tanner Junction Master Planning Overlay
North Bend City Limit
Urban Growth Area Boundary

E.1 Residential Land Use

Much of North Bend is identified as Residential Neighborhoods (see **Map 1-34~~)~~**. Residential zones provide for both single-family and multi-family housing with a range of densities while also accommodating appropriately scaled commercial nodes within proximity to residential areas. Locating these uses in a "mixed-use core" within walking distance of the neighborhoods in a deliberate, pedestrian-scaled pattern, encourages people to walk and bicycle and makes for a safer and more vibrant neighborhood. New residential development is encouraged to evolve according to traditional settlement patterns, with higher densities concentrated in the "unconstrained" areas and the "mixed use core" area, and gradually diminishing at the neighborhood's edges. All residential zones (definitions below) create attractive and satisfying environments for family and household life, ensure adequate services are provided, and provide for public amenities such as passive and active recreation areas, open space, and trails, and promote the opportunity for area-wide coordination and continuity of pedestrian, bicycle, and greenbelt corridors. In addition, these zones promote a traditional neighborhood development pattern and scale which serves to maintain and enhance the existing character and pedestrian orientation.

Low-Density Residential (LDR)

Low-Density Residential designations provide for neighborhoods of predominately single-family structures at a maximum density of four dwelling units per acre. This zoning designation can accommodate for other uses that are compatible with single-family residences, including accessory dwelling units and some percentage of cottage housing within a planned neighborhood district.

Constrained Low Density Residential (CLDR)

Constrained Low Density Residential is a ~~portion of the Low-Density Residential~~ designation for single-family residential use that is recognized for having larger lots or development constraints, such as frequently flooded areas, geologically hazardous areas, river and stream corridors, channel migration areas, wetlands, and native wildlife and fish habitat. Density in this area is expected to reach a maximum of two dwelling units per acre. The CLDR area includes properties located within the floodplain and floodway areas adjacent to the South Fork of the Snoqualmie River, and includes properties within the UGA, characterized by larger lot sizes and in keeping with the ~~rural~~small town and natural character recognized as important in the city's vision statement.

~~***Cottage Residential (CR)***~~***Medium Density Residential (MDR)***

~~Cottage Residential~~The Medium Density Residential zoning designation provides for innovative housing types on smaller lot sizes with increased densities to create greater diversity for residents of North Bend. MDR~~CR~~ is comprised of predominately single-family smaller detached housing in the form of cottages, ~~though some attached housing is allowed~~ as well as attached housing within smaller-scale buildings consistent with single-family neighborhood character at densities between Low Density Residential and High Density Residential.

High-Density Residential (HDR)

High-Density Residential zoning designations provides for attractive and satisfying pedestrian-friendly neighborhoods and/or areas of predominantly multi-family structures allowing for a mix of housing types, including affordable housing.

E.2 Parks, Open Space, and Public Facilities

Parks / Open Space or Public Facilities (POSPF)

The Parks Open Space or Public Facilities designation will include all public parks, schools and community facilities, as well as developed trails and other public recreational corridors and lands, and privately owned open space lands such as homeowners association parks, stormwater, and critical area tracts. Through the City's Parks and Open Space Element, property to be acquired for future parks or trails may be designated "future" Parks, Open Space, and Public Facilities. The "future" Park's designation may be applied without changing the underlying zoning.

The POSPF zoning may be segregated to distinguish lands designated primarily for parks and open space from lands designated primarily for public facilities. Agriculture, forestry, galleries, gardens and museums, cemeteries, as well as governmental offices are permitted.

E.3 Employment

~~***Employment Park (EP-1 & EP-2)***~~

The Employment Park and Business Park designations include areas where the future employment growth for North Bend will occur. The~~i~~s~~e~~ designation~~s~~ provide~~s~~ for development of large and small business to meet the twenty-year job target identified for North Bend by the Growth Management Planning Council. An important consideration for the development regulations is the need for parcels of sufficient size, with few constraints, that can provide efficient use of

land to meet job targets. Activities promoted in this designation could include indoor fabrication, research and development, finance and other service-related businesses, and distribution facilities. ~~Typical heavier industrial uses will be accommodated here as well.~~

Business Park
The Business Park designation located on the west end of North Bend is intended to provide areas for light industrial and limited commercial uses that are compatible with adjoining land use districts, including offices, light manufacturing, warehouse and distribution and research and development. The business park zone is constrained by the presence of floodplain along the valley floor as well as topography and critical areas that may limit larger-scale development opportunities. A Master Plan Overlay District covers much of the Business Park designation reflecting the need to carefully plan the mix of uses in consideration of environmental constraints, traffic circulation, adjacent uses, and other factors.

Employment Park
The Employment Park designation located on the east end of North Bend is also intended light industrial and commercial uses that are compatible with adjoining land use districts, however some heavier industrial uses and retail uses will be accommodated here as well. An East North Bend Master Plan Overlay District covers much of the Employment Park designation reflecting the need to carefully plan the mix of uses in consideration of traffic circulation, adjacent uses, and the geographical context of the proximity to Interstate 90 and the entrance to the Middle Fork recreational area,

E.4 Commercial

Downtown Commercial (DC)
The Downtown Commercial designation will be the focus of services, entertainment, specialty retail, and mixed-use development. Development will be encouraged to conform to traditional northwest vernacular architecture and color palette, front onto streets, include pedestrian amenities, promote alternative transportation by providing bicycle racks and facilities, and develop shared parking facilities. Multi-storied development will be permitted to include residential and/or professional office uses above the street level. By promoting and enhancing commercial land uses within the historic, or traditional downtown area, redevelopment activities are encouraged which can prepare the North Bend downtown for the opportunities of the next century.

Interchange Commercial (IC)
The Interchange Commercial designation provides for business activities that typically serve the travel and tourist trade while also supplying goods and services in larger scale commercial development.

The Interchange Commercial zone provides for services to the traveling public, as well as larger scale commercial activities.

Interchange Mixed-Use (IMU)
The Interchange Mixed-Use zoning designation provides a modified set of permitted “interchange commercial” activities to protect residential uses adjacent to Interchange Commercial zoning districts.

The Interchange Mixed-Use occurs where Interchange Commercial (IC) zoning is near residential (LDR, HDR) zoning. The purpose of this zoning is to provide a transitional zoning district to act as a buffer between Interchange Commercial and Residential zoning. The transitional area provides for a limited set of interchange commercial uses that are more compatible with adjacent residentially zoned parcels.

Neighborhood ~~Business (NB)~~Mixed Use (NMU)
The Neighborhood ~~Business zone~~Mixed Use zone is a commercial zoning district intended to allow a variety of small-scale retail centers for shops providing goods to serve the everyday needs of the surrounding population, where residential ~~mixed use~~ ~~where mixed use~~ development can be encouraged.

Neighborhood Business (NB)
The Neighborhood Business zone is intended to allow a variety of retail and service uses at a scale and intensity compatible with environmental constraints including floodplain and critical areas, and adjacency to agricultural and park uses at Tollgate Farm Park and Meadowbrook Farm.

LU - Goal 4: ***Focus future employment growth in designated economic opportunity areas including the downtown, the South Fork interchange and employment park area and the East North Bend Way to Edgewick corridor.***

Policies:

LU - 4.1 Implement a high level of design and retention of the City's unique visual quality to areas zoned for commercial or industrial land uses through review and implementation of the adopted Commercial and Industrial Design Standards.

LU – 4.2 Promote pedestrian-scale development by utilizing shared driveways or existing roads and providing pedestrian-level amenities.

F. MASTER PLAN OVERLAY DISTRICTS (MPODs)

The North Bend Municipal Code (NBMC) Master Plan Overlay Districts (MPODs) provide a process by which a specific planned mix of uses and layout may be provided through a master plan to address unique site-specific opportunities and constraints. The underlying ~~zoning~~ land use designation for these areas has not changed but in most cases they have been given special considerations for types of uses, approximate locations for open spaces, public streets and access points. The Planning Commission or property owner may docket consideration of an overlay zone. The first and initial land use development application for any parcel within an MPOD shall show consistency with the overlay district.

~~***Urban Separator Overlay District***~~
~~The City has established an Urban Separator Overlay District (USOD) **(Figure 1-2)** for the land enclosed by the Meadowbrook and Tollgate Farms including the "constrained" land lying east of the Tollgate Farm and west of the South Fork of the Snoqualmie River between SR-202 and West North Bend Way. Urban Separators are corridors of land that define community or municipal identities and boundaries, provide visual breaks in the urban landscape, and link parks and open space within and outside the North Bend UGA. (See the NBMC for more information.)~~

~~**Transitional Landscape Area**~~
~~*The Transitional Landscape Area (TLA) includes specific locations along I-90 and key arterials and collector streets within North Bend and its UGA, which, require appropriate landscape transitions to buffer incompatible uses and sustain the City's natural assets for continued economic prosperity and quality of life and support the regional efforts along the I-90 corridor to maintain it as a National Scenic Byway. (See the NBMC for more information.)*~~

~~***Planned Neighborhood District***~~
~~The Planned Neighborhood Overlay District (PND) encourages a variety of residential housing types, sizes, and pricing. It provides flexibility to bulk and dimensional standards (except density).The PND applies to all Cottage Residential (CR) development; LDR development that proposes any cottage homes; and in any zone where a mix of residential housing types is proposed. (See the NBMC for more information.)~~

~~***Additional MPOD***~~
Additional MPODs may be adopted over time and incorporated into the NBMC and zoning map amendments. ~~Currently, the NBMC has three additional MPOD: Limited Commercial Overlay District (LCOD), the Tanner Landing Master Plan Overlay District (Tanner Landing MPOD), and the East North Bend Master Plan Overlay District (ENB MPOD). (See the NBMC for more information.)~~

~~**LU - Goal 5: Maintain an Urban Separator Overlay District in the Meadowbrook / Tollgate Neighborhood.**~~

~~**Policies:**~~

~~LU – 5.1 Support the Urban Separator Overlay District (area and boundaries), to include the Meadowbrook / Tollgate Neighborhood to protect the resource land uses occurring there, protect the neighborhood as a corridor of land that defines the municipal identity and boundaries, provide a visual break in the urban landscape, and link parks and open space within and outside the North Bend UGA.~~

~~LU – 5.2 Design the Urban Separator Overlay District covering the Meadowbrook / Tollgate Neighborhood to include and link parks and other lands that contain significant environmentally sensitive features, provide wildlife habitat or critical resource protection, contain defining physical features, and contain historic resources.~~

~~LU – 5.3 The residential density for residential zoned land designated in the Urban Separator Overlay District covering the Meadowbrook / Tollgate Neighborhood should be consistent with minimum build-out in the zoning district.~~

~~LU – 5.4 The level of density for assignment of Transfer of Development Rights should be the minimum in the zoning build-out.~~

~~***LU – Goal 6: Maintain a Transitional Landscape Area.***~~

~~**Policies:**~~

~~LU – 6.1 Maintain a Transitional Landscape Area which requires enhanced landscaping to help buffer incompatible uses.~~

~~LU – 6.2 Sustain the City's natural assets for continued economic prosperity and quality of life.~~

~~LU – 6.3 Support the regional efforts along the I-90 corridor, a designated National Scenic Byway, which gets international tourism promotion from the Federal Scenic Byways Program.~~

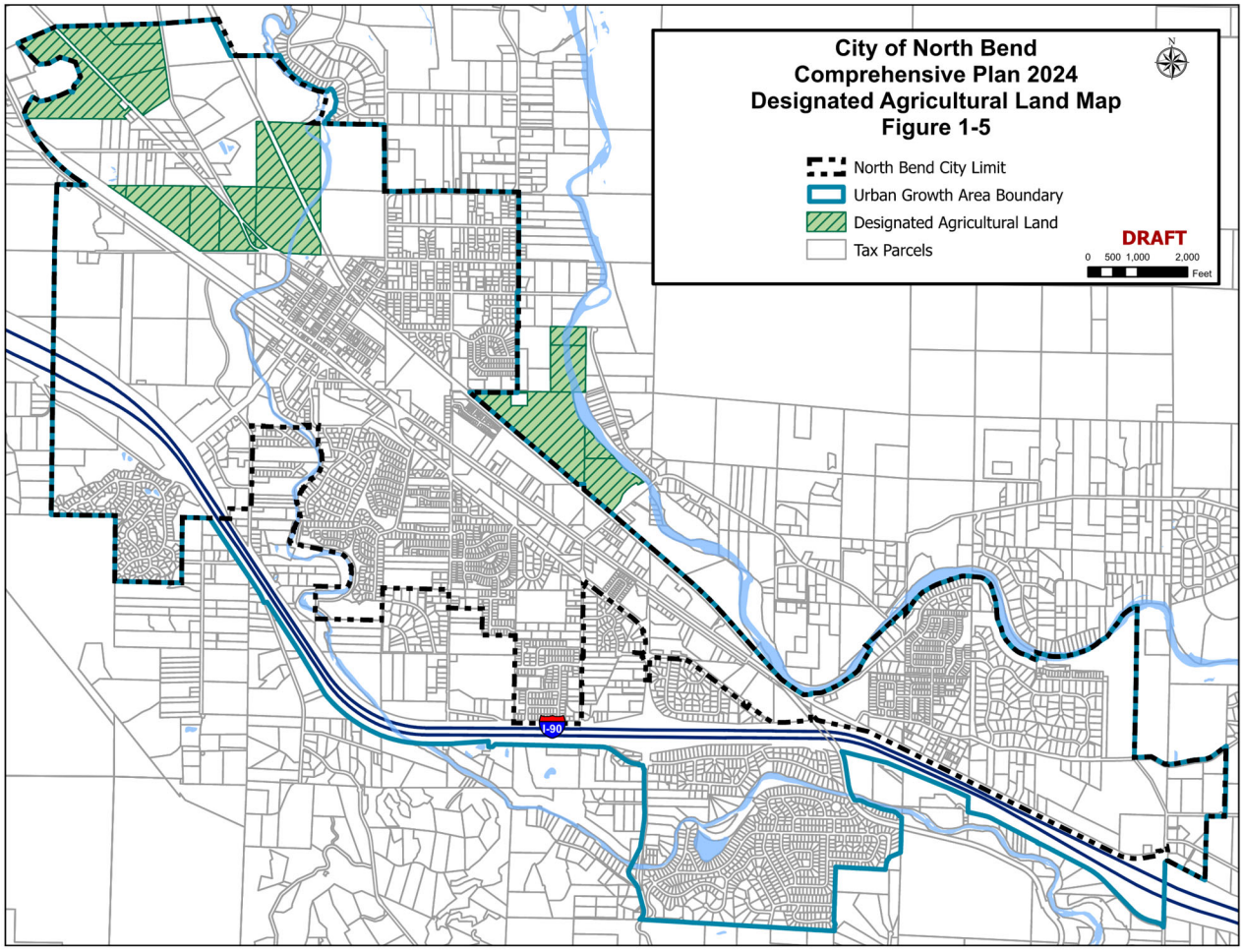
G. NATURAL RESOURCE LANDS

The protection and management of natural resource lands both inside and outside the North Bend Urban Growth Area (UGA) is a concern of the City of North Bend. Both forestry and agriculture play a large role in North Bend's history, helping to form a part of its identity and character. Within City Limits, ongoing agriculture exists at Tollgate Farm, and to a limited extent at Meadowbrook Farm, both public properties purchased with King County Conservation Futures Tax grant funding and protected for permanent open space, passive outdoor recreation and agricultural use under deed restrictions on the properties. Immediately outside of City Limits and the City's Urban Growth Area, ongoing agriculture exists on the Stringfellow Farm just east of the Snoqualmie Valley Trail. The Growth Management Act (GMA) in RCW 36.70A.020(8) addresses Natural Resource Industries in planning goal # 8 in order to:

> Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

The City can help protect and sustain agricultural uses consistent with WAC 365-196-480 by requiring notices on title on property adjacent to designated agricultural lands to caution potential buyers that they may experience noise, dust, odors and other inconveniences due to farming and/or forestry operations, encouraging the development of small-scale agricultural uses at Tollgate Farm and other areas as appropriate, and ensuring appropriate land use transitions adjacent to agricultural lands, including permitted uses and intensities, buffers, and other measures.

Figure 1-5 depicts designated Agricultural Lands within and adjacent to the City of North Bend.



LU Goal 5: Protect existing resource lands and support agricultural uses important to the history and character of North Bend.

Policies:

LU – 5.1 Support the development of small-scale agricultural uses at Tollgate Farm to preserve the history of agriculture in the Snoqualmie Valley.

LU – 5.2 Maintain Right-to-Farm and Forestry regulations to support maintenance of natural resource lands within and around the North Bend UGA and protect farm and forestry operations from nuisance laws.

LU – 5.3 Require Notice on Title of residential properties adjacent to designated agricultural lands to notify owners of potentially incompatible activities at the time of development approval.

LU – 5.4 Require landscape buffers for development on properties adjacent to certain designated agricultural lands to protect agricultural activities from impacts from potentially incompatible future urban land uses.

LU - 5.5 Seek opportunities for City-County cooperative acquisition, development or shared maintenance of key sites that provide scenic and recreational benefits for City Residents.

~~G. TRANSFER OF DEVELOPMENT RIGHTS~~

~~A Transfer of Development Rights (TDR) program provides a means to purchase and sell residential development credits from lands that provide public benefit. The TDR program is voluntary – property owners may choose not to participate in the program. Landowners receive the financial benefit from selling development rights without having to develop or sell the land itself. The landowner retains all other rights of title and private use of the property, subject to conformance with the TDR agreement in place. Permanently preserved land is established through a conservation easement without cost to taxpayers or added regulations to landowners, and public access is not required. The credits are transferred from the property that is preserved, known as the "sending site," to a "receiving site."~~

~~The adopted TDR program for North Bend will allow individuals to purchase and sell development credits from lands that provide a public benefit. In North Bend, the lands that can transfer development rights presently include properties in an Urban Separator Overlay District and specified environmentally sensitive lands including the floodway, channel migration areas, wetlands, streams, and their buffers. Designated receiving sites are currently focused in the Downtown Commercial. Through TDR, landowners can receive financial compensation without developing or selling their land and the public can receive permanent preservation of the land. Specific sending site areas and receiving site areas for the transfer of development rights are designated in the development regulations.~~

~~***LU - Goal 7: Maintain and Promote the Transfer of Development Rights Program.***~~

~~*Policies:*~~

~~***LU – 7.1 Maintain a Transfer of Development Rights program to create the opportunity for preservation of selected urban separator, resource, and sensitive area land from development and redirect development to the appropriate land areas.***~~

~~***LU – 7.2 Adopt regulatory incentives to encourage Transfer Development Rights from sending site areas and purchase of development rights in receiving site areas.***~~

H. GROWTH TARGETS AND POPULATION PROJECTION ~~AND BUILDABLE LANDS~~

H.1 Growth Targets

The Growth Management Act[3] requires Washington cities and counties to measure their land supply (in acres) and land capacity for both housing units and jobs in order to ensure these cities and counties have sufficient capacity to accommodate forecasted growth for a 20~~-~~year period. North Bend has analyzed preceding years and forecasted capacity for the future anticipated growth~~,~~ and found there is adequate land available for housing and employment target numbers. Future development and build-out analysis assumes highest and best use of lands, which is not always achievable or realized with each individual development.

The current targets established by the Growth Management Planning Council (GMPC) are for the planning period 2019-2044. The Growth Management Act requires cities to plan for sufficient areas and densities for growth anticipated to occur in a twenty~~-~~year period. By adopting this plan in the year 2024, the City is fulfilling the GMA requirement.

The ~~2014~~ King County ~~Buildable Lands Report~~Countywide Planning Policies identifies a **housing target of 1,748~~665~~ net new dwelling units** and **employment target of 2,218~~1,050~~ net new jobs** for North Bend for the years 2019~~06~~–2044~~31~~. ~~S As shown in Table H.1, s~~ince 2019~~06~~, North Bend has permitted 772~~234~~ total ~~net~~ new ~~housing~~ dwelling units and established approximately 406 jobs through commercial and residential developments; an additional 976 dwelling units and 1,812 jobs are needed ~~, requiring an additional 431 units by 2031~~ to reach the ~~target housing units~~adopted housing and employment targets. ~~As shown in Table H.4.B, the 2035 analysis found that North Bend has the **capacity for 2,331 new housing units, exceeding the target with a surplus of 1,666 units**.~~ A 2024 Land Capacity Analysis (LCA) was performed by LDC, Inc. (appendix ~~X~~1), ~~As shown in Table H.5, the analysis also~~ which~~and~~ found that North Bend has the **capacity for 1,207~~7,092~~ new ~~jobs~~ dwelling units and 6,543 new jobs ~~within the boundaries of~~on developable land in the city based on the City's existing 2021 zoning map, therefore exceeding the adopted targets by 231 units and ~~target with a surplus of~~ 4,731~~6,042~~ jobs respectively**.

In the LCA, additional analysis to satisfy GMA housing element requirements[4] revealed housing capacity deficits for households with incomes less than 50% of the Area Median Income (AMI).based on the City's then-current 2021 zoning map. The City of North Bend proposed an alternative zoning map which resulted in projected housing and employment capacity increasing by 697 units and 21 jobs respectively. The proposed alternative zoning was adopted ~~on XX/XX/XXXX.~~
as a part of the 2024 Comprehensive Plan amendments.

2024 LCA Housing and Employment Capacity Alternate Zoning Comparison

-	Housing (units)		Employment (jobs)	
	2023 Base Zoning	2024 Proposed Alternative Zoning	2023 Base Zoning	2024 Proposed Alternative Zoning
2019-2044 Target	*1,748*	*1,748*	*2,218*	*2,218*
2019-2023 Permitted Growth	772	772	406	406
Remaining Target	**976**	**976**	**1,812**	**1,812**
2024 LCA capacity	1,207	1,904	6,543	6,564
Capacity Surplus (or deficit)	**231**	**928**	**4,731**	**4,752**

[3] The Washington Legislature enacted the Growth Management Act (GMA) in 1990 to guide planning for growth and development. It has been regularly amended to further define requirements and to advance coordination among local governments.
[4] RCW 36.70A.070(2)(a)

The current targets established by the Growth Management Planning Council (GMPC) are for the planning period 2006-2031. The Growth Management Act requires cities to plan for sufficient areas and densities for growth anticipated to occur in a twenty year period. In order to plan for the twenty year period, 2015-2035, the housing and employment growth targets have been extended to 2035. North Bend's **housing target for 2006-2035 is 771 new units** (subtracting the 234 new houses constructed since 2006 makes the target 537), and **employment target is 1,218**. As shown in Table H.5, the 2035 analysis found that North Bend has capacity for 2,331 new housing units and capacity for 7,092 new jobs, therefore North Bend **exceeds the 2035 household targets with a surplus of 1,560 units and exceeds the employment targets with a surplus of 5,874 jobs**.

H.1 ResidentialGrowth Target Progress

From 2006 to 2014, 234 net new units were permitted in the City of North Bend.

Total Net New Units:
234

H.2 Residential Development Activity

Table H.2 shows the residential permit and plat activity, and densities achieved, from 1996 to 2014. The densities that were achieved in past developments are shown in **Table H.2** and are used to predict future residential densities (see **Table H.8.A**).

Table H.2 Residential Permit and Plat Activity 1996-2014

	Residential Permit Activity						Residential Plat Activity					
Year	Single-Family Zones			Multi-Family and Mixed Use Zones			Single-family Zones			Multi-Family and Mixed Use Zones		
	Net Acres Permitted	Total Number of Units	Avg. Permit Density (net) (du / acre)	Net Acres Permitted	Total Number of Units	Avg. Permit Density (du / acre)	Net Acres Platted	Total Number of Lots	Avg. Plat Density (lots / acre)	Net Acres Platted	Total Number of Lots	Avg. Plat Density (lots / acre)
1996-2000	69.01	287.00	4.20	8.95	233.00	26.00	4.35	16.00	3.70	N/A	0	N/A
2001-2005	3.44	15	4.36	N/A	0	N/A	1.95	6	3.08	N/A	0	N/A
2006-2014	40.40	245	6.06	1.36	7	5.14	47.96	262	5.47	0.68	4	5.91

H.3 Residential Land Supply 2015

As shown in Table H.3, before deducting constraints, the City of North bend has about 558 gross acres of vacant and redevelopable residential land within its current city limits. There are also approximately 263 gross acres of land available in the UGA. Altogether there are about 822 gross acres potentially available for residential development within the City and its UGA. Once deductions for critical areas and public purpose are accounted for, there are approximately 320 net acres in the City and 138 net acres in the UGA for residential land supply.

A market factor is the assumption for the variability of land that will not be on the market at any given time. There is not enough data or a high degree of variability to provide a solid market factor at this time. If a 5% market factor were applied, residential land supply would go from 459 total adjusted net acres to 436 total adjusted net acres, a reduction of 23 acres. The 5% assumption used in this example is based on development trends observed recently in North Bend.

Table H.3: Residential Land Supply – 2015

Residential Land Supply – 2015						
		Deductions				
Land Characteristics	Gross Acres	Critical Areas Acres	Public Purpose %	Net Acres	Market Factor %	Adjusted Net Acres
SF Vacant	228.138	39.25	33%	126.557	0%	126.557
SF Redevelopable	276.472	42.335	33%	156.874	0%	156.874

MF Vacant	11.135	1.265	33%	6.613	0%	6.613
MF Redevelopable	1.482	0	33%	0.993	0%	0.993
Mixed Use Vacant	23.704	NOTE 1	10-20%	16.924	0%	16.924
Mixed Use Redevelopable	18.014	NOTE 1	0-20%	12.507	0%	12.507
Sub Total: Current City Land Supply	**558.945**	**82.850**	-	**320.467**	-	**320.467**
UGA SF Vacant	51.962	20.773	33%	20.897	0%	20.897
UGA SF Redevelopable	211.541	35.803	33%	117.745	0%	117.745
Sub Total: Current UGA Land Supply	263.503	56.576	-	138.641	-	138.641
Total: Residential Land Supply	***822.448***	***139.426***	-	***459.108***	-	***459.108***

Note 1
All deductions for Critical Areas, Public Purpose (ROW, Parks, Utilities), and Buildable Areas with a "No Change" assumption have been applied before division into commercial/residential acres. This has been done due to the development assumptions applied in conjunction with North Bend Zoning and Overlay District specifics.

H.4 Residential Capacity

The 2014 King County Buildable Lands Report identifies a housing target of 665 additional units in North Bend for the years 2006–2031. North Bend has achieved 35% of this with a remaining target of 431 net new households (see **Table H.4.B**). Per **Table H.4.A**, the 2015 Comprehensive Plan zoning 2035 analysis found that North Bend has the capacity for 2,009 new housing units within the current City boundaries and is therefore able to accommodate the 2031 target of 665 new units as well as the 2035 target of 771 new units. There is an additional capacity of 322 units in the UGA based on North Bend's planned zoning after annexation to the City. The total capacity in North Bend and its UGA is 2,331 units.

Table H.4.A: Summary of Development Capacity (2015)

Residential Development Capacity – 2015			
Zoning	**Housing Capacity (Units) on:**		
	Vacant Land	**Redevelopable Land**	**Total**
Single Family			
LDR - City	413	554	997
LDR - UGA	11	153	164
Constrained LDR - City	62	15	77
Constrained LDR - UGA	37	121	159
CR - City	239	121	360
ADU's @ 5% in City	21	29	50
Units lost in commercial redevelopment	0	0	0
Subtotal - City	**734**	**749**	**1484**
Subtotal - UGA	**49**	**274**	**322**

-	-	-	-
Multifamily			
HDR - City	6	11	17
HDR w/density restrictions - City	45	0	45
Units lost in commercial development	0	0	0
Subtotal - City	**51**	**11**	**62**
-	-	-	-
Mixed - Use			
DC - City	105	1	104
NB - City	146	82	228
EP-1 Tanner Landing Overlay - City	0	58	58
EP-1 Tanner Junction Overlay - City	99	0	99
DC/NB/EP-1 Zones - City Units lost in commercial redevelopment	0	-22	-22
IC/IMU/EP-2 Zones – City Units lost in commercial redevelopment	0	-5	-5
Subtotal - City	**350**	**112**	**463**
Total - City	***1136***	***873***	***2009***
Total - UGA	***49***	***274***	***322***
Grand Total - City and UGA	**1185**	**1147**	**2331**

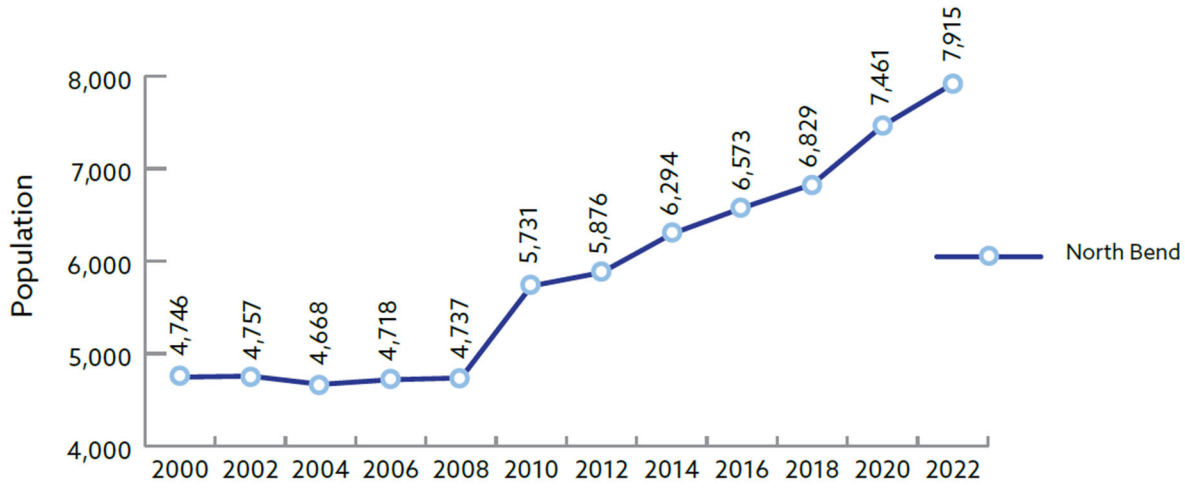
As shown in Table H.4.B, the city has achieved 35% of its target due to the 234 new housing units permitted since 2006. As of May 8, 2015 North Bend has approximately 700 single-family, cottage and multi-family units in the pipeline under review, which means that the City should reach the housing target well ahead of the twenty-five year projection.

H.2. Population growth and 2044 projection

The overall population in North Bend has increased significantly over the past twenty years, as demonstrated in Figure H.2.A, below. The population remained stable between 2000 and 2008 before steadily increasing from 2008-2022. The annual population growth rate since 2010 for the City of North Bend is 3.18% per year, which outpaces King County's growth rate of 2.39%. In 2022, the population was 7,915, which increased by 13% since 2019 and 67% since 2000. Additional data on the City's population growth and associated demographic information can be found in the City of North Bend Housing Needs Assessment (Blueline, March 2023), included as an appendix to the Housing Element.

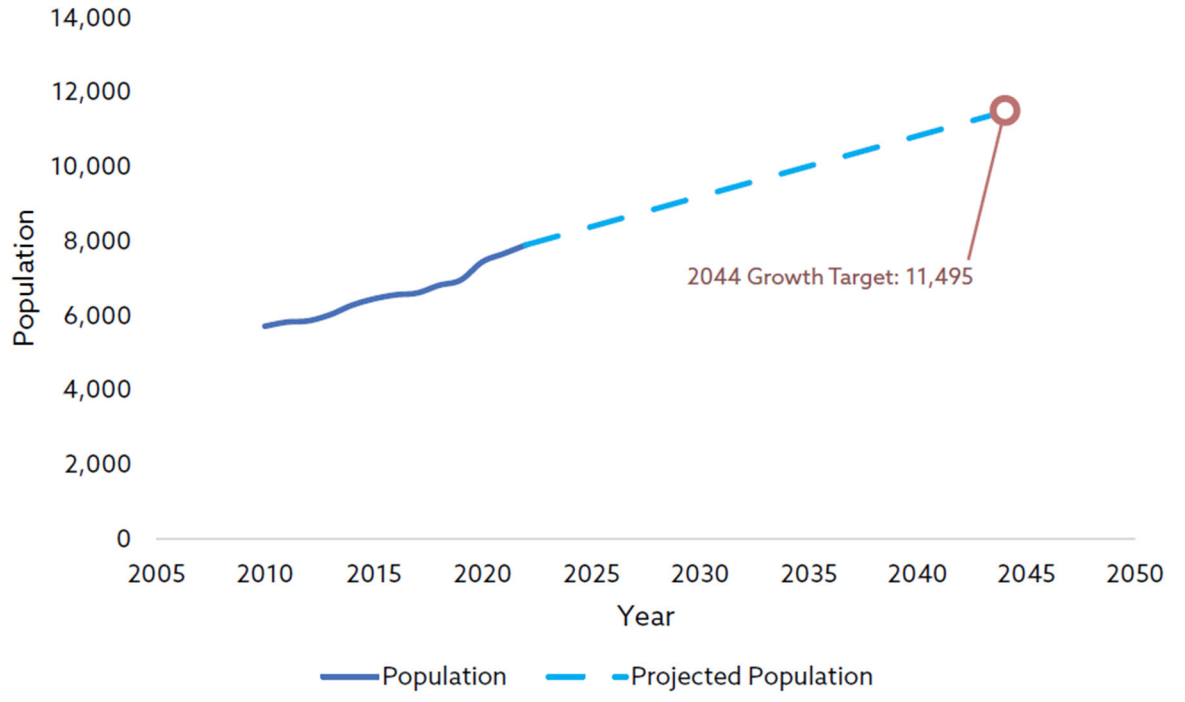
Based on North Bend's average household size of 2.67 people and OFM's 2018 population estimates, North Bend's projected 2044 population will be 11,495 people, assuming the average household size remains the same, as illustrated in Figure H.2.B, below.

Figure H.2.A North Bend Population Growth 2000-2022



Source: OFM, 2021. Postcensal Estimates of April 1 Population, 1960 to Present. OFM, 2020. Intercensal Estimate of April 1 Population, 2010-2020. OFM, 2020. Intercensal Estimate of April 1 Population, 2000-2010.

Figure H.2.B North Bend 2044 Population Projection



Source: OFM. (2021). Postcensal Estimates of April 1 Population, 1960 to Present; OFM. (2021). Intercensal Estimates of April 1 Population, 1960 to Present; Puget Sound Regional Council, 2017; King County, 2021.

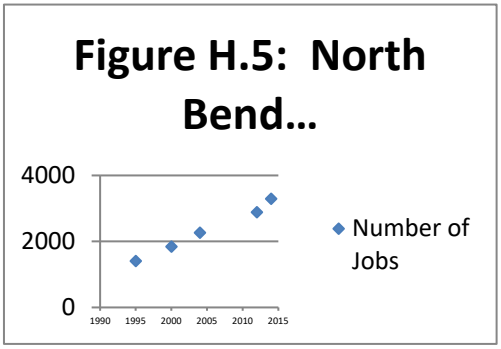
Population projections for City and UGA in 2035 are estimated to be 14,401. This is based on an additional 2,808 units at 2.22 people per renter-occupied household and 2.8 people per owner-occupied household[5]. According to the 2010 Decennial census North Bend is currently at a ratio of 60.8% owner-occupied to 39.2% renter-occupied. Using this ratio it is assumed that the City in 2035 (2,331 units) would have 1,417.248 owner-occupied units and 913.752 renter-occupied units. Using the estimate household size of 2.22 people per renter-occupied and 2.8 people per owner-occupied household, this adds an additional 5,978 people to North Bend's estimated 2010 City and UGA population estimate of 8,423 people, totaling 14,401 people. (Note this does not take into account potential units lost to commercial redevelopment)

Table H.4.B: Residential Capacity to Growth Targets – 2015

Residential Capacity in Relation to Target					
Net New Units:2006-2015	25-Year Housing Target	Percent Achieved	Remaining Target	**Current Capacity (units)**	Surplus or (Deficit) in Relation to Target
219	665	33%	446	**2,331**	1,885

H.5 Job Capacity Analysis and Employment in Relation to Target

The Growth Management Planning Council (GMPC) assigned Job Growth Target for North Bend is 1,050 net new jobs. As shown in Table H.5, the 2015 Comprehensive Plan zoning 2035 analysis found that North Bend has the capacity for 7,092 new jobs within the current City boundaries as of 2015, therefore exceeding both the 2031 and 2035 targets. All potential employment zones are within the current city limits, no employment zones remain within the UGA. Under the current zoning there is surplus of 6,042 jobs for the 2031 employment target and a surplus of 2,689 for the 2035 employment target. A history of North Bend Employment is shown in **Figure H.5.**[6]



Employment population projections for the City and UGA in 2035 are assumed to be 7,122. The 2010 Decennial US Census Data reports 3,191 persons over the age of 16 are employed in the labor force (the data does not show if employed inside or outside the City, but the average travel time to work is 26.2 minutes,[7] so it is assumed a large number do not work in North Bend). Assuming 1.4 persons per household over the age of 16 are employed[8] and 2,808 housing units are added in the planning period, there would be an additional 3,931 employed residents for a total employed population in 2035 of 7,122. The capacity of 7,092 new jobs, in addition to the existing 3,191 jobs (totaling 10,283 jobs), is enough to accommodate the future employment needs of the City in 2035 using current trends.

[5] Source: 2010 U.S. Decennial Census Data Report.
[6] PSRC derives the Employment numbers from the Quarterly Census of Employment and Wages (QCEW) that employers report, by law, to the Washington State Employment Security Department.
[7] Source: 2010 U.S. Decennial Census Data Report
[8] Number derived from the 2009-2013 American Community Survey (ACS) 5-Year Estimates which reports 3,191 people over 16 years of age to be in the labor force (employed). Taking this number and dividing it by the number of 2,257 estimated households in North Bend (2009–2013 ACS 5-Year Estimates) there are an average 1.4 persons per household, above 16, in the labor force.

Table H.5: Job Capacity 2015

Job Capacity – 2015			
Zoning	Employment Capacity (Jobs) on: Vacant Land	Redevelopable Land	Total
Commercial			
IC – City	489	0	489
IMU – City	331	0	331
Subtotal – City	**820**	**0**	**820**
Industrial			
EP-1 – City	2452	458	2910
EP-2 – City	1377	142	1518
Subtotal - City	**3829**	**600**	**4428**
Mixed-Use			
DC – City	319	34	353
NB – City	553	325	877
EP-1 Tanner Landing Overlay – City	0	183	183
EP-1 Tanner Junction Overlay – City	430	0	430
Subtotal – City	**1301**	**542**	**1843**
Grand Total – City	***5950***	***1142***	***7092***

H.6 Commercial and Industrial Development

As shown in **Table H.6,** North Bend had 15.63 acres developed for commercial and industrial development between 2006 and 2014 (with an achieved floor area ratio (FAR)[9] of 0.08). This is a 41% decrease from 26.50 acres in 2001 to 2005 (with an achieved FAR of 0.13).

Table H.6: Commercial and Industrial Development Activity 2001-2014

	Commercial and Industrial Development Activity:						
Years		Gross Site Area	Constraints	Net Site Area	Net Site Area	Floor Area	Achieved FAR
		Acres	Acres	Acres	Square Feet	Square Feet	Floor Area / Net Site Area in Sq. Ft.
2001 – 2005	Commercial	21.20	14.03	7.17	312,499	59,782	.19
	Industrial (Tanner Electric Substation)	5.30	2.04	3.26	142,006	-	-
	Total Commercial & Industrial Development	**26.50**	**16.07**	**10.43**	**454,505**	**59,782**	**.13**
2006 – 2014	Commercial	11.51	0.0	11.51	501,325	53,563	0.11
	Industrial	4.12	0	4.12	179,467	1,200	0.01
	Total Commercial & Industrial Development	**15.63**	**0**	**15.63**	**680,792**	**54,763**	**0.08**

H.7 Commercial and Industrial Land Supply

As shown in Table H.7 after deducting constraints, the City of North Bend has 250 net acres of vacant and redevelopable commercial, industrial, and mixed-use land within the current City boundaries. A market factor is the

[9] A floor area ratio (FAR) is the ratio of a building's total floor area to the size of the piece of land it is built on.

assumption for the variability of land that will not be on the market at any given time. There is not enough data or a high degree of variability to provide a solid market factor at this time. If a 10% market factor were applied, commercial and industrial land supply would go from 250 total adjusted net acres to 225 total adjusted net acres, a reduction of 25 acres. A 10% market factor is used for this example based on recently development trends observed by the City of North Bend.

Table H.7: Commercial and Industrial Land Supply – 2015

Commercial And Industrial Land Supply – 2015						
		Deductions				
Land Characteristics	Gross Acres	Critical Area Acres	Public Purpose (ROW, Parks/OS, Utilities) %	Net Acres	Market Factor %	Adjusted Net Acres
Commercial Vacant	41.865	14.965	20%	21.521	0%	21.521
Commercial Redevelopable	0.000	0.000	20%	0.000	0%	0.000
Industrial Vacant	258.837	56.694	20%	161.715	0%	161.715
Industrial Redevelopable	55.345	24.211	20%	24.909	0%	24.909
Mixed-Use Vacant	65.114	NOTE 1	10–20%	28.951	0%	28.951
Mixed-Use Redevelopable	19.509		0–20%	13.549	0%	13.549
Total: City Current Land Supply	**440.670**	**95.870**		**250.645**		**250.645**

Note 1
All deductions for Critical Areas, Public Purpose (ROW, Parks, Utilities), and Buildable Areas with a "No Change" assumption have been applied before division into commercial/residential acres. This has been done due to the development assumptions applied in conjunction with North Bend Zoning and Overlay District specifics.

H.8 Future Achieved and Assumed Development

Tables below represent the assumed densities North Bend used to calculate capacity within the current City limits. As shown in Table H.8.A, the LDR zone achieved a higher net density than assumed before the zoning regulations were modified. As shown in Table H.8.B, there has not been significant development to back up the assumed and achieved densities.

Table H.8.A: Assumed Future Residential Densities – 2015

Zoning	Achieved DUs/Acre (net)	Assumed DUs/Acre	Reasons/Documentation for Differences Between Achieved and Assumed DU/Acre
LDR	5.47	4	Majority of development has been in new plats. Zoning regulations have been modified to increase the minimum lot size and average lot size to reduce density. Assumed density is the gross density allowed by the zoning district.
CR	6.6	8	Only 2 projects have received preliminary approval to date, mid-range was chosen for assumptions. A 37 lot project has received preliminary plat approval at 6.43 DU per gross acre density. A 55 lot project has received preliminary plat approval at 6.8 DU per gross acre density.
CLDR	No Activity	2	No Activity.
HDR	No Activity	12	No Activity. No pipeline projects to date.
DC	5.91	16	Minimal Activity. Duplex and single family units. One mixed use development in the pipeline.

NB	No Activity	16	No Activity. One 12-unit project in the pipeline.

Table H.8.B: Assumed Future Non-Residential Densities

Zoning	Achieved FAR	Assumed FAR	Reasons/Documentation for Differences Achieved and Assumed FAR
DC (Total)	0.32	1.5	Minimal Activity. Three projects since 2005. FAR is the baseline allowed in the Development Standards regulations.
EP-1	0.01	.40	Minimal Activity. One permit that is not representative of zoning district potential.
EP-2	No Data	0.50	No Activity. Baseline maximum calculated.
IC	0.14	0.35	Minimal Activity that added additional footprint to an existing developed site. Not representative development that is allowed in the zone.
MU	0.08	0.35	Minimal Activity that added a small % of additional space to the Mountain Valley Center. Binding Site Plan.
NB	0.68	0.75	Minimal Activity – One permit for a two story office building.
PCSPF (Total)	0.13	None	No development assumed in this category with the exception of public infrastructure.

H.9 Methodology for Calculation

The following section describes the methodology used to calculate capacity for housing units and jobs.[10]

H.9.A Definition of Vacant and Redevelopable Land (North Bend)

Table H.9 summarizes the technical definitions used by all jurisdictions in the Buildable Lands Program to identify vacant and redevelopable parcels of land. Multiple columns reflect different methods used to screen for redevelopable land. Further detail about the methodologies employed by individual jurisdictions can be obtained by contacting the planning department for King County or the City of North Bend.

Table H.9.A: Definition of Vacant and Redevelopable Land – 2006

Vacant Land	Single-Family Redevelopable	Multi-Family Redevelopable	Mixed-Use Redevelopable	Commercial/Industrial Development
"Vacant" per city LU inventory	Parcel area > 0.5 acres	Existing use is SF residential	% of parcels where existing use is SF residential	All single family usage goes away

Refer to the 2024 LCA (Appendix X) for a detailed review analysis of methodology, assumptions, and results.

H.9.B Deductions for Critical Areas, ROWs, Public Purposes, and Market Factors (North Bend)

Table H.9.B summarizes the methodology used by most jurisdictions through buildable lands to account for several factors that were assumed to reduce the supply of land that is theoretically developable.

Critical areas includes streams and rivers (ST), wetlands (WL), slopes and slide and erosion hazards (SL), flood hazards (FH), seismic hazards (SM), wildlife habitat (WH), and shorelines (SH). The data was derived from the City Critical Area's map. A GIS overlay analysis was used to deduct the Critical Areas.

Future Right-of-Way & Public Purposes are shown as percentages and are assumptions about the proportion of land, which is not constrained by critical areas that will likely be needed for future rights-of-way and land that will likely be needed for future public uses, such as drainage facilities and parks. For single family zones a 33% deduction was applied, and for all other zones a 20% deduction was applied.

[10] For additional information refer to the 2014 King County Buildable Lands Report, http://www.kingcounty.gov/property/permits/codes/2014%20KC%20Buildable%20Lands%20Report.aspx.

~~Market Factors are shown in percentages and are assumptions about the proportion of land, which is not constrained by critical areas and not needed for future ROWs or public purposes, that is not likely to be available for development during the planning period. A zero percent market factor was applied to all zones.~~

~~H.9.C Assumed Future Square Feet of Floor Area per Employee (North Bend)~~
~~A summary of the assumptions made by the City of North Bend (as shown in Table H.5) about the capability of commercial and industrial space to house future employees:~~
~~500 to 550 square feet of floor area per employee in the commercial/office use category.~~
~~400 to 1000 square feet of floor area per employee in the industrial/warehouse use category.~~

~~The range indicates that different assumptions were made depending on the zone based on King County Buildable Lands reporting of what has occurred in the area.~~

I. Directions for Future Growth

I.1 Urban Growth Area Annexation

The City's UGA offers many opportunities to provide high quality City services to future residents and businesses. Over the next twenty years, the City will entertain a variety of requests for annexation by property owners who value North Bend's services and recognize the need for City utilities and amenities in order to develop or redevelop their properties in an ecologically responsible manner. The purpose of the annexation goals and policies included in this Plan is to establish parameters which facilitate the smooth transition from King County to North Bend jurisdiction when areas within the UGA seek to be annexed by the City.

Annexation of property within the UGA should benefit the City, its residents, and property owners. The City benefits by its ability to hold new development to City standards, to extend its boundary in a logical manner, to expand its economic tax base, and to provide opportunities for new residential development that meet the needs of underserved populations. Property owners and new residents gain the ability to participate in local government, which directly impacts their lives and property. They also gain access to local services including building and land use controls and City water and sewer systems.

Annexation which occurs before an area is ready to develop can overextend and cause inefficiencies in the provision of City services. Annexation can also act as an impetus for establishing urban densities and may encourage development before it is appropriate. Property owners may seek annexation if they can meet the annexation criteria outlined in Chapter 35A.14 RCW, and if they can establish the merit to their proposal to the satisfaction of the City.

When deciding whether to annex areas of the UGA, the City considers:

- the annexation policies below;
- the City's ability to provide City services;
- consistency with City population and employment targets;
- achievement of logical, regular boundaries;
- development potential of area to be annexed; and
- identification of existing or potential community.

I.1.a Residential

Additional specific measures will be proposed to ensure consistency of new growth with adopted population and employment targets. To comply with concurrency standards and achieve urban densities, extension of water and sewer would be necessary for all new development in the City. The City evaluates the potential to accommodate new residential development by infilling within the current City limits or on case-by-case basis at the time it is presented with an annexation proposal. Before accepting residential annexation proposals, the City will make a determination if required services have been extended to existing areas of the City in sufficient quantity to accommodate remaining growth targets. If the serviced land has not been created inside the City, the annexation shall be subject to compliance with the policies outlined below and with the annexation criteria in Chapter 35A.14 RCW.

LU - Goal ~~68~~: ***Develop agreements with King County to apply City-compatible development standards that will guide UGA land development prior to annexation.***

Policies:

LU - ~~68~~.1 Require that unincorporated land that is adjacent to the City boundary be annexed to the City at the time development is proposed. The extension of City services to an area will not occur without that area first seeking annexation into the City.

LU - ~~68~~.2 ~~Consider allowing~~Encourage the County to allow unincorporated land that is located in the UGA, but is not adjacent to the City boundary and is not practical to annex, to develop subject to compliance with City Comprehensive Plan designations, zoning and other development standards, and impact mitigation requirements.

LU - ~~68~~.3 Include in interlocal agreements provisions regarding protection of sensitive land areas and environmental reviews, transportation system planning, and design and building permits for projects at specified threshold levels.

LU - ~~68~~.4 Pursue interlocal agreements with King County to address issues of potential concern to the City within the Urban Growth Area.

LU – 68.5 Evaluate proposed utility service extensions to ensure that development enabled by the utility extension is consistent with City development standards and policies of the Comprehensive Plan specifically including population and employment growth targets.

LU - Goal 79: ***Annex areas within the Urban Growth Area consistent with the goals and policies of this Plan, the interlocal agreement policies of this Plan, and the general annexation policies listed below.***

Policies:

LU - 79.1 Encourage growth and development consistent with the City's ability to provide adequate and efficient services and facilities and the City's desire to maintain high quality service provisions in areas to be annexed.

LU - 79.2 Encourage economic growth consistent with the long-range financial position of the City and its residents in all annexation considerations.

LU - 79.3 Consider the opportunity to promote a healthy mix of residential, commercial, industrial, and parks and open space land uses when areas seek annexation.

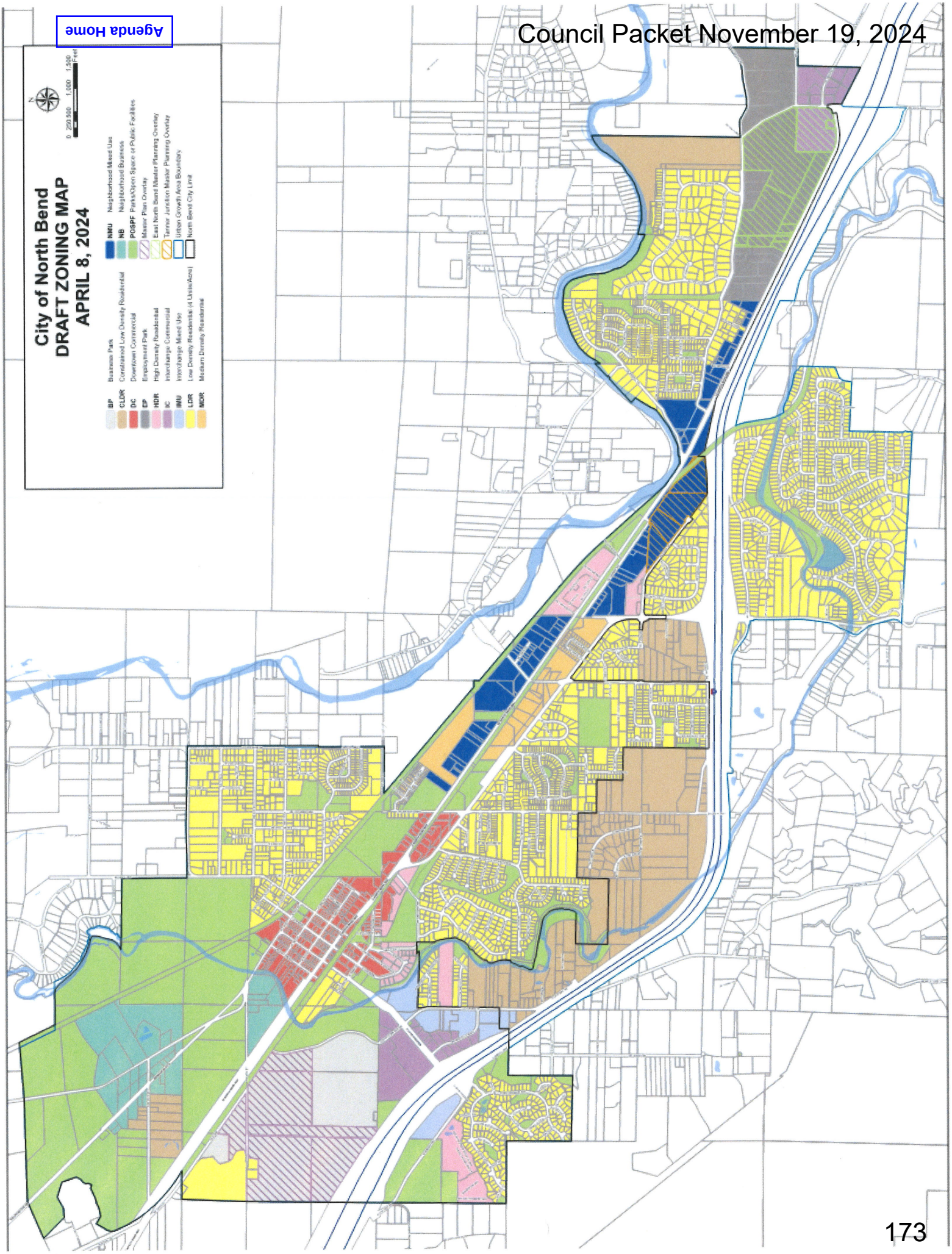
LU - 7.4 Consider the opportunity with the annexation to help address City needs concerning racial and social equity, housing affordability, and access to opportunity.

LU – 7.59.4 ~~Work with property owners to preserve the existing neighborhood character and identity consistent with the goals and policies of the Comprehensive Plan in annexation proposals.~~Ensure outreach to the community concerning annexation proposals and consider the level of community interest before moving forward with annexations.

LU – 7.69.5 Provide for urban services within the City's Urban Growth Boundary at time of annexation.

LU – 7.79.6 Seek to expand the area of annexation proposed when such an expansion is based on natural features, would serve to make the City boundaries more regular, or where the area to be served is a logical extension of City service capabilities and is within the UGA.

LU – 7.8 If an Urban Growth Boundary modification is pursued through King County, analyze and encourage exchange of ecologically sensitive or important areas such as floodplains, critical areas, and wildlife habitat areas, for areas that are not as constrained.


City of North Bend
DRAFT ZONING MAP
APRIL 8, 2024
BP Business Park
CLDR Constrained Low Density Residential
DC Downtown Commercial
EP Employment Park
HDR High Density Residential
IC Interchange Commercial
IMU Interchange Mixed Use
LDR Low Density Residential (4 Units/Acre)
MDR Medium Density Residential
NMU Neighborhood Mixed Use
NB Neighborhood Business
POS/PF Parks/Open Space or Public Facilities
Master Plan Overlay
East North Bend Master Planning Overlay
Tanner Junction Master Planning Overlay
Urban Growth Area Boundary
North Bend City Limit
0 250 500 1,000 1,500 Feet

2024 Land Use and Housing Comments

1. Snoqualmie Tribe, August 9, 2024
2. Puget Sound Regional Council (PSRC), August 15, 2024
3. State of Washington Department of Fish and Wildlife, August 21, 2024
4. Washington Department of Commerce, October 9, 2024
5. A ordable Housing Committee, King County, October 3, 2024
6. Michael Thomas, September 18, 2024
7. Jean Buckner, Friends of the Snoqualmie Valley Trail and River, September 18, 2024
8. North Bend Industrial Park LLC and Crown Lakes LLC c/o Cherie Cooper, September 18, 2024
9. North Bend Industrial Park LLC and Crown Lakes LLC c/o Cherie Cooper, November 5, 2024
10. Graham Rezone, September 18, 2024
11. Washington Department of Natural Resources, July 2, 2024

Docusign Envelope ID: 26EA7E6D-4072-4177-886C-B6BF05EC6366

August 9, 2024

Rebecca Deming,
Community and Economic Development Director
P.O. Box 896
North Bend WA 98045

Re. Snoqualmie Tribe's Review and Feedback on Draft Land Use and Housing Elements

Dear Ms. Deming,

Thank you for the opportunity to participate in the City of North Bend's (City) Comprehensive Plan Update process. The Snoqualmie Tribe's historic and current presence in the Snoqualmie Valley and the current boundaries of the City of North Bend dictate that the Tribe maintains broad interests in the City's planning. Upon our review of the draft Land Use and Housing Elements, we recognize the updates are well thought out and inclusionary of the Tribe. The following feedback includes comments, information, and suggested language to consider for these Elements.

Chapter 1: Land Use Element

A.1 Land Acknowledgement

We would like to commend the City for including a Land Acknowledgement in the Land Use Element. Since we currently share the lands of the Upper Snoqualmie Valley, we offer the following language to better mirror this relationship:

We acknowledge that we are on the Indigenous Land of Coast Salish peoples who have sovereign, inherent Tribal rights to this land, specifically the Snoqualmie Indian Tribe (sduk^{w}albix^{w}). We thank these caretakers of this land who have lived and continue to live here since time immemorial.

B.3 Tribal Coordination

We are especially pleased to see this added section on special coordination with tribes on land use matters. Efforts around protecting significant tribal resources when making land use decisions are of utmost importance, particularly Critical Cultural Resources (CCRs), which includes the resource formerly called Culturally Modified Trees (CMTs). The following is a narrative describing this expanded term to be considered for some inclusion into this Element (perhaps in C4 – Historic and Cultural Preservation).

> A Critical Cultural Resource (CCR) is an archaeological object of high cultural significance to the Snoqualmie people. CCRs as trees are often western red cedar; however, historical and

traditional practices include other species, such as big-leaf maple or cottonwood. Archaeologists use the phrase Culturally Modified Tree (CMT), but it is not the preferred term for the Snoqualmie Tribe.

The defining characteristic of a CCR is the visibility of past human modification. Typical modifications on CCRs include tree branches, bark, and even tree clusters. These living historical markers and resources are an identifiable connection to locations and places of cultural/historical/archaeological significance for the Tribe.

C.2 Natural Features

While noted of the forested surroundings in the context of wildfire risk, there should be an inclusion of the existing tree canopy and mature and significant trees within the City as a valuable natural asset that contributes to the livability of the community through stormwater mitigation, cooling, and other climate resilient benefits.

C.1 History and Existing Development Patterns

Acknowledging the Tribe's relationship with the unique landscape above Snoqualmie Falls, which includes the 6-mile prairie known as *baqwab*, and stating that relationship influences land use decisions, captured in the following new statements, is much appreciated: *"The Snoqualmie Tribe and its ancestors recognized this ideal natural context, establishing settlements and managing a broad, open prairie ideal for building and sustaining community life...The rich and long history of life of the Snoqualmie Tribe and its ancestors here and early settler reliance on the area's abundant natural resources is a guide to defining the City's future, where the natural setting of North Bend continues as the key component to the City's identity and heritage."*

C.4 Historic and Cultural Preservation and C.6 Community Design and Mixed Use

We appreciate the inclusion of the Tribe as an invested party to engage in appropriate cultural preservation efforts, historic site designations, and community design, including the new strategy LU 2.6.

D.7 Equity in Land Use

With "Indigenous" stated as a marginalized population in the introductory paragraph, we would like to see an objective/strategy to seek specific engagement with the Tribe for applicable land use processes. An expansion of LU 4.4 is recommended.

Chapter 3: Housing Element

Docusign Envelope ID: 26EA7E6D-4072-4177-886C-B6BF05EC6366

While the concept of stewardship may be addressed in other Elements, the Tribe encourages that some language be considered for the Housing Element. Our vision is that the Tribe was and will continue to be stewards of the land and work to maintain a harmonious relationship with the land and waters of the Snoqualmie Valley and Salish Sea basin. Continuing that legacy and relationship, it is important to be responsible stewards of natural resources so that future generations enjoy and benefit from them as we do today. It is equally important to recognize that resources exist for the benefit of not only humans, but also for wildlife and the broader ecosystem as well.

Introduction

One statement of note is "The GMA requires a housing element ensuring the vitality and character of established residential neighborhoods." This concept could arguably include mature landscapes and natural features contributing to North Bend's character - and should extend to all new residential development and converted zoning for residential. The key will be striking a balance between meeting the higher density needs and maintaining community character.

Items f and h (displacement) under that statement may impact tribal members in the community. We would like more clarification on how that is addressed in the updated Housing Element.

Again, we appreciate the opportunity to review these proposed updates so early in the process. We are excited to see the City's desire for engagement and collaboration with the Tribe on land use and housing matters and look forward to continuing the dialogue for our shared community.

Sincerely,

DocuSigned by:
Jaime Martin
55ECFF68F5D44FA...

Jaime Martin
Executive Director of Governmental Affairs & Special Projects
Snoqualmie Tribe

Puget Sound Regional Council

1201 Third Avenue, Suite 500, Seattle, WA 98101-3055 | psrc.org | 206-464-7090

August 15, 2024

Mike McCarty, Principal Planner
City of North Bend Community and Economic Development
920 SE Cedar Falls Way
North Bend, WA 98045

Subject: PSRC Comments on City of North Bend Draft Comprehensive Plan

Dear Mr. McCarty,

Thank you for providing an opportunity for the Puget Sound Regional Council (PSRC) to review the City of North Bend draft comprehensive plan. We appreciate that the city has invested a substantial amount of time and effort in developing the draft plan and appreciate the chance to review while in draft form. This timely collaboration provides an opportunity to review plan elements for the 2024 comprehensive plan and prepares the city well for certification by PSRC once the full plan has been adopted.

We suggest the city consider the following comments as further work is completed for the comprehensive plan update to align with VISION 2050 and the Growth Management Act. We previously reviewed the Transportation element and provided comments in November 2022. We appreciate the city's work to address previous comments on this element.

We reviewed the draft plan using the VISION 2050 Consistency Tool. Key sections of the consistency tool are listed below on the left along with relevant comments on the draft plan on the right:

Housing

Plan Review Consistency Tool	PSRC Comment on Draft Plan
Increase housing supply and densities to meet the region's current and projected needs at all income levels	The draft plan should document capacity for emergency housing and emergency shelter. RCW

Plan Review Consistency Tool	PSRC Comment on Draft Plan
consistent with the Regional Growth Strategy (MPP-H-1)	36.70A.070(2)(c) states jurisdictions must ensure sufficient capacity for all housing types, including emergency housing and emergency shelter, and describe it in the housing element. Commerce's Guidance for Updating Your Housing Element (Book 2) is a useful resource on documenting housing capacity.
	The draft plan indicates the city currently lacks sufficient capacity for its housing need allocations. The draft plan includes proposed land use changes to remedy this gap. Following through to provide sufficient capacity for housing will be important in finalizing the plan update.
Address affordable housing needs by developing a housing needs assessment and evaluating the effectiveness of existing housing policies, and documenting strategies to achieve housing targets and affordability goals. This includes documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations (H-Action-4)	The plan should provide documentation of potential regulatory and financial barriers to affordable housing. Commerce's adequate provisions checklist can also help document this work. The city's Housing Action Plan includes important information on existing housing conditions and strategies to support housing development. The draft housing element should incorporate the Housing Action Plan by reference and clearly point to where to find more complete information on GMA requirements, such as the land capacity analysis, displacement risk, racially disparate impacts data, and adequate provisions.

Plan Review Consistency Tool	PSRC Comment on Draft Plan
Identify and begin to undo local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect and areas of disinvestment and infrastructure availability. Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations and work with communities to develop anti-displacement strategies in when planning for growth (MPP-H-12, H-Action-6)	Analysis of policies that may have led to racially disparate impacts, exclusion, and displacement should be included in the draft plan or accompanying housing analysis. Commerce's Racially Disparate Impact Guidance provides additional information on how to approach analysis of exclusion and racially disparate impacts. PSRC's Community Profiles also include data measures to assess racially disparate impacts in housing, and UW's mapping provides a resource on racially restrictive covenants in North Bend. The city should also work to identify more specific policies to address residential displacement.

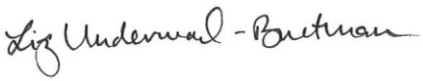
Environment / Climate Change

Plan Review Consistency Tool	PSRC Comment on Draft Plan
Identify and address the impacts of climate change and natural hazards on the region to increase resilience (MPP-CC-7-10, CC-Action-4)	The city should consider identifying specific hazards to the community as well as resilience policies related to climate change. The Puget Sound Hazard map provides information for individual jurisdictions. This identification may be required by HB 1181 in 2029.

PSRC has resources available to assist the city in addressing these comments and inform development of the draft plan. We have provided links to online documents in this letter, and additional resources related to the plan review process can also be found at https://www.psrc.org/planning-2050/vision/vision-2050-planning-resources.

We appreciate all the work the city is doing and the opportunity to review and provide comments. We are happy to continue working with you as the draft progresses through the adoption process. If you have any questions or need additional information, please contact me at 206-464-6174 or LUnderwood-Bultmann@psrc.org.

Sincerely,



Liz Underwood-Bultmann, Growth Management Planning
Puget Sound Regional Council

cc: Review Team, Growth Management Services, Department of Commerce

State of Washington
Department of Fish and Wildlife, Region 4
Region 4 information: 16018 Mill Creek Blvd, Mill Creek, WA 98012 | phone: (425)-775-1311

August 21, 2024

Mike McCarty, AICP, Principal Planner
920 SE Cedar Falls Way
North Bend, WA 98045
Mmccarty@northbendwa.gov

RE: Case # 2022-C-204 WDFW comments regarding North Bend's draft Housing and Land Use elements

Dear Mr. McCarty,

On behalf of the Washington Department of Fish and Wildlife (WDFW), thank you for the opportunity to comment on the draft Land Use and Housing elements of North Bend's Comprehensive Plan as part of the current periodic update. Within the State of Washington's land use decision-making framework, WDFW is considered a technical advisor for the habitat needs of fish and wildlife and routinely provide input into the implications of land use decisions. We provide these comments and recommendations in keeping with our legislative mandate to preserve, protect, and perpetuate fish and wildlife and their habitats for the benefit of future generations – a mission we can only accomplish in partnership with local jurisdictions.

Table 1. Recommended changes to proposed policy language.

Policy Number	Policy Language (with WDFW suggestions in red)	WDFW Comment
Housing		
H – 1.11 Page 14 of 17	Encourage affordable housing near transit and green spaces, as well as commercial spaces, including but not limited to colocation of working-wage housing with job opportunities.	We recommend emphasis be placed on ensuring equity in access to green spaces. This may be addressed by requiring set-asides for open space tracts within all housing project applications. As North Bend's Parks and Open Space (chapter 8) states, "Establish park, recreation, wildlife habitat and open space standards for residential development, including on-site and/or off-site dedication requirements, and adopt them in land use codes. Such standards should require that all new single-family and multi-family developments

		provide a minimum percentage, to be determined, of net site area for appropriate park, recreation, wildlife habitat and open space areas and improvements...". It is important to restate this sentiment within the Housing Element.
H – 2.3 Page 15 of 17	Seek to create or to retain and protect links to a Citywide Trail System that connects neighborhoods with areas of commerce and areas that cross jurisdictional boundaries in an effort to promote alternative transportation systems with the added benefit of supporting habitat corridor linkages to better facilitate wildlife movement throughout North Bend.	To pursue the reduction of wildlife collisions and conflict- a paramount priority in relation to elk within North Bend- it is important to plan for habitat corridor linkages as housing density increases. During redevelopment or new development project planning, we recommend identifying key wildlife movement areas and acquiring these corridors. We also suggest identifying key wildlife collision areas for future roadway improvements. Additionally, open spaces within neighborhoods should be designed to connect with neighboring open spaces, ensuring pedestrian trail linkages and facilitating wildlife movement. Site plans should demonstrate efforts to create interconnected parks, open spaces, and habitat corridors, rather than isolated and disconnected patches of land that offer little recreational or habitat advantages. For resources, see The Washington Wildlife Habitat Connectivity Working Group, WSDOT's Reducing the risk of wildlife collisions website as well as Wildlife Habitat Connectivity Consideration in Fish Barrier Removal Projects, Montana Fish, Wildlife, and Parks' How to Build Fence with Wildlife in Mind, and WDFW's website.
H – 2.4 Page 15 of 17	Ensure infrastructure plans are developed concurrently with adopted housing plans, both of which shall take into consideration future climate-related hazards.	Protecting infrastructure and the services they provide from climate impacts helps ensure community resilience. It is vital to site new infrastructure and housing outside of areas that will be impacted by climate-related stressors. We suggest updating zoning to allow new development only in low-risk areas and assess risk when new infrastructure is proposed. For assessing future conditions, see Climate Mapping for a Resilient Washington, as well as FEMA's Resilience Analysis and Planning Tool (RAPT) for resources in visualizing these hazard areas. For further context, FEMA's Flood Insurance Rate Map (FIRM) modeling does not take climate change projections into consideration. We suggest North Bend supplement FIRM maps with regulations that take climate change projections into consideration. For example, King County

		regulations place 'Flood Protection Elevations' three feet above base flood elevation for development within flood-prone areas.
H – Goal 7 Suggested Policy	Ensure that equitable housing initiatives avoid areas currently experiencing or projected to experience climate-related hazards, such as flooding.	We recommend that current and future climate change hazards be taken into account when planning for equity. Specifically, affordable housing should not be located in areas prone to flooding or other climate-related hazards, as the frequency of these events is likely to increase.
Land Use		
LU - 1.4 Page 8 of 27	Encourage retention of natural habitat in residential developments by providing sustainable landscaping, making Low Impact Development (LID) the preferred and most commonly used approach to site development, requiring set asides for connecting open spaces, and by creating zoning incentives.	See comments related to H – 1.11 Page 14 of 17 above. Additionally, we recommend requiring Low Impact Development (LID) standards for all developments, especially near waterways. North Bend's distinct geographic location along the south fork and middle fork Snoqualmie River underscores the distinct obligation (interlocal agreement) to preserve, rehabilitate, and re-establish salmon habitat. Especially in growing urban setting such as North Bend, LID can provide far-reaching support in attaining salmon recovery goals.
LU-1.6 Page 8 of 27	Plan for development patterns that minimize pollution and greenhouse gas emissions and increase physical activity as well as wildlife habitat linkages by facilitating bicycle and pedestrian mobility and wildlife conscious developmental practices, while also ~~and~~ supporting increased densities in areas accessible to transit.	See comments in relation to H – 2.3 above.
LU-3.1 Page 16 of 27	Encourage the development of human-scale neighborhoods planned to be compatible with wildlife movement and to be easily accessed by pedestrians, bicycles, and transit to increase walkability and reduce greenhouse gas emissions.	See comment above.
LU-3.2 Page 16 of 27	Encourage retention of existing open spaces and the creation of a citywide, linked open space network that integrates	We greatly appreciate the inclusion of this policy and look forward to how it shapes municipal code revisions into the future.

	neighborhoods, provides access for all to clean healthy environments, protects natural resources and increases resilience to climate change impacts. Prioritize acquisitions and improvements in neighborhoods with historical underinvestment and disproportionally impacted communities.	
LU Goal 5 Page 23 of 27 Suggested Policy	Require activities follow Best Management Practices that when used collectively provide riparian protection, source control and filtration to prevent contributing pollutants to surface and ground waters to conserve important habitat areas for salmonids while maintaining working lands.	We suggest the inclusion of the adjacent policy to provide actionable language to protect and sustain critical area value and function adjacent to resource lands. This policy is taken from WDFW's Land Use Planning for Salmon, Steelhead, and Trout. Please see also the guidelines outlined in the document Balancing Fish, Farm, Flood in King County's Snoqualmie Watershed Project. Additional resources to address this policy's goals include the Nature Conservancy's Farming for Wildlife program within the Skagit Delta. This program's intent is to discover how habitat rotation can be compatible with crop rotations. An additional program that addresses similar avenues for sustainable agriculture is the Nature Conservancy's publication, Leading at the Edge.
LU Goal 6 Page 26 of 27 Suggested Policy	If the UGA needs to be modified, analyze and encourage swapping UGA areas in ecologically important areas for those that are not ecologically sensitive.	It is important to prioritize growth in areas that will not result in a loss of critical area ecosystem values and functions. Critical Areas should be subtracted out of UGA expansion areas for future development speculation. This policy suggestion is taken from the Sound Choices Checklist.
LU Goal 6 Page 26 of 27 Suggested Policy	Create a prioritization list for areas that should be considered for Transfer of Development Rights (TDR), conservation easements, or acquisition as a land use development tool to prevent sprawl, preserve rural resource lands, protect intact ecosystems, and meet the vision of the City's designated centers.	It is important to develop incentives and establish programs that will support placing the right growth in the right place. The adjacent policy example suggests methodologies that utilize tools for preserving and protecting habitats and species that currently persist on the landscape while concentrating growth in more suitable locations.

Please see the Sound Choices Checklist for additional guidance for all elements of the Comp Plan.

Thank you for taking time to consider our recommendations to better reflect the best available science for fish and wildlife habitat and ecosystems. We value the relationship we have with your jurisdiction and the opportunity to work collaboratively with you throughout this periodic update cycle. If you have any questions or need our technical assistance or resources at any time during this process, please don't hesitate to contact me or the Region Land Use Lead, Morgan Krueger at morgan.krueger@dfw.wa.gov.

Sincerely,



Timothy Stapleton
Washington Department of Fish and Wildlife
Region 4 – Habitat Program Manager

CC:
Morgan Krueger, Region 4 Land Use Lead (morgan.krueger@dfw.wa.gov)
Kara Whittaker, Land Use Conservation and Policy Section Manager (kara.whittaker@dfw.wa.gov)
Marian Berejikian, Environmental Planner (marian.berejikian@dfw.wa.gov)
Kirk Lakey, Assistant Regional Habitat Program Manager (kirk.lakey@dfw.wa.gov)
Kevin Lee, Habitat Biologist (kevin.lee@dfw.wa.gov)
Region 4 Central District Planning Inbox (R4CPlanning@dfw.wa.gov)
Lexine Long, WA Department of Commerce (lexine.long@commerce.wa.gov)

STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • 360-725-4000
www.commerce.wa.gov

October 9, 2024

Mayor Mary Miller and City Council
City of North Bend
c/o Mike McCarty, AICP, Principal Planner
920 SE Cedar Falls Way
North Bend, WA 98045

Sent via electronic mail: mmccarty@northbendwa.gov

Re: Periodic Update to North Bend City's 60-day Notice of Intent to Adopt Amendment to comply with RCW 36.70A.130 under submittal number 2024-S-7241

Dear Mayor Miller and Council Members:

Thank you for the opportunity to comment on the City of North Bend's draft 2024 comprehensive plan. Growth Management Services received the proposed amendments on July 11, 2024 with subsequent updates, and processed them with material identification number 2024-S-7241.

Your submission represents a great deal of work and substantial progress towards the 2024 periodic update of your comprehensive plan due December 31, 2024. We especially appreciate details of each sub-area and the general readability and flow of each draft element.

We have focused our review on the specific comprehensive plan elements listed below, and have included our comments, recommendations, and corresponding citations from the periodic update and expanded housing checklists (in *italics*) under each section.

1. Critical Areas Element

   The draft Critical Areas Element is required to include provisions for Best Available Science (BAS). The existing wetland mapping references "potential wetlands 1991" as the provisions for BAS, which are outdated. We recommend modifying the draft critical areas element to include reference to updated BAS. See WAC 365-190-080 for additional guidance.

   Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas, and geologically

hazardous areas. In developing these policies, the city must have included the best available science (BAS) to protect the functions and values of critical areas, and give "special consideration" to conservation or protection measures necessary to preserve or enhance anadromous fisheries. RCW 36.70A.030(6), RCW 36.70A.172, WAC 365-190-080

2. Housing Element

Please find our comments below related to the city's Land Capacity Analysis Memo:

a. Within the "Accessory Dwelling Unit Capacity", pp. 8, the assumptions for future ADU development are high given the permitting data provided on pp. 12. We suggest giving special consideration to strategies to incentivize ADU development, given their intended importance in meeting the city's future housing needs, or else considering whether other zoning changes could support development of more housing units affordable at 80-120% AMI.

b. Within the "Emergency Housing Capacity", pp. 8, we thank you for identifying needed updates to the land use table to meet state requirements for emergency housing. Please be aware that updated guidance requires an emergency housing LCA showing sufficient capacity to meet identified needs, regardless of any restrictions on emergency housing and shelter. This analysis should be included as a part of the adopted version of this LCA.

c. Within the "Alternative Zoning Results", pp. 16-21, we thank you for your detailed analysis of alternative zoning to increase housing capacity for the lowest income segments. Please ensure that all necessary amendments to the zoning code needed to implement these changes are adopted prior to or along with the final comprehensive plan (RCW 36.70A.115(1)).

Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing.(see RCW 36.70A.070(2)(c) amended in 2021, WAC 365-196-410(e) and (f)

3. Capital Facilities Plan (CFP) Element

Based on the city's September 27, 2024, response, we understand that the City Council passed a resolution authorizing approval of the Capital Facilities Element on May 7, 2024, and the city indicates it will address the following during the 5-year implementation progress report or sooner:

a. In review of the draft CFP, considerable information is provided on inventory, needs, and level of service. There is limited information or analysis on serving underserved areas. Please consider including policy which addresses planning for facilities and improvements in underserved areas, which is necessary for the comprehensive plan and to improve the Capital Facilities Element.

Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. RCW 36.70A.120

b. During our review we were unable to locate a 6-year Capital Improvement Plan (CIP), as required by the GMA. We recommend including 6-year plans for all forms of capital facilities (city and non-city owned).

A six-year plan (at least) that will finance such capital facilities within projected funding capacities and identify sources of public money to finance planned capital facilities. RCW 36.70A.070(3)(d), RCW 36.70A.120, WAC 365-196

4. Transportation Element

We understand that the City is working to compile both the existing and new and transportation elements into a single new transportation element. We look forward to the opportunity to review your draft transportation element when it is available.

As a friendly reminder, copies of adopted plans shall be submitted to Commerce within ten days after final adoption (RCW 36.70A.106(2)).

Congratulations to you, your planning commission, staff, and involved citizens for the good work represented by your update. If you have any questions about our comments or any other growth management issues, please contact me at carol.holman@commerce.wa.gov or (360) 725-2706.

We extend our continued support to North Bend City in achieving the goals of growth management.

Sincerely,

Carol Holman, MUP
Western Regional Manager
Growth Management Services

cc: David Andersen, AICP, Managing Director, Growth Management Services
Valerie Smith, AICP, Deputy Managing Director, Growth Management Services
Anne Fritzel, AICP, Housing Section Manager, Growth Management Services
Laura Hodgson, Housing Planning and Data Manager, Growth Management Services
King County, Affordable Housing Committee
Erika Harris, AICP, Puget Sound Regional Council

Affordable Housing Committee

KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL

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Thatcher Imboden
Sound Transit

Ryan Makinster
Washington Multi-Family Housing Association

Sunaree Marshall
On behalf of King County Executive Dow Constantine

Ryan McIrvin
Renton Councilmember, Sound Cities Association

Cathy Moore
City of Seattle Councilmember

Teresa Mosqueda
King County Councilmember

Lynne Robinson
Bellevue Mayor, Sound Cities Association

Veronica Shakotko
Master Builders Association of King and Snohomish Counties

Robin Walls
King County Housing Authority

Maiko Winkler-Chin
On behalf of Seattle Mayor Bruce Harrell

October 3, 2024

Jamie Burrell
Senior Planner
City of North Bend
920 SE Cedar Falls Way
North Bend, WA 98045

Dear Ms. Burrell,

Thank you for submitting the City of North Bend's draft 2024 Comprehensive Plan Update to the Affordable Housing Committee's (AHC) Housing-focused Draft Comprehensive Plan Review Program for review on July 26, 2024. On behalf of the AHC, I am sending you this summary of our review and recommendations.

Background

The AHC is a subcommittee of the Growth Management Planning Council (GMPC), consisting of representatives of King County and its cities, housing providers, area employers, and others. By direction of the GMPC, the AHC now conducts a housing-focused review of all King County jurisdictions' draft periodic comprehensive plan updates, assessing the draft plans for alignment with the King County Countywide Planning Policies (CPP) Housing Chapter goals and policies prior to plan adoption.

As you know, our county is experiencing a deep and persistent housing shortage. In 2021, the State of Washington adopted House Bill 1220, which amended the Growth Management Act, requiring local governments to plan for and accommodate housing that is affordable to all income levels, including emergency housing. In response to this state mandate and local interest in improving the effectiveness of local housing plans and policies, the AHC led a two-year process to amend the King County CPPs.

The result was a significant update to the CPP Housing Chapter, which was recommended by the GMPC, adopted by the King County Council, and ratified by the cities in 2023. The goals of both the statute and this implementation work are to encourage cities and King County to work together to provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County.

This review is guided by Housing-focused Comprehensive Plan Review Standards, as adopted by GMPC Motion 23-2. In summary, the AHC review seeks to determine whether each jurisdiction's draft plan and submission materials:

1. address all CPP Housing Chapter policies;
2. articulate implementation strategies for relevant CPP Housing Chapter Policies; and
3. lay out meaningful policies that, taken together, support the jurisdiction's ability to equitably meet housing needs.

This program is still relatively new and evolving, and your engagement helps the AHC understand how jurisdictions are seeking to address their housing needs while aligning with the recent changes at the state, regional, and county levels.

The AHC acknowledges the substantial amount of time and effort that went into North Bend's draft comprehensive plan. During review, the AHC noted that many of North Bend's plans, policies, analyses, and implementation strategies align well with CPP Housing Chapter policies. In particular, North Bend's implementation details describe a Request for Proposals currently open for an organization, entity, or consortium to develop and manage long-term income-restricted rental units on a half-acre publicly owned property in the city's downtown. This project is a concrete demonstration of North Bend's commitment to planning for and accommodating its housing needs and increasing the supply of and prioritizing resources for income-restricted housing, in alignment with CPPs H-1, H-10, and H-14.

Below, the AHC includes recommendations necessary for North Bend to align with the CPP Housing Chapter policies.

Recommendations to Align with the CPP Housing Chapter

The AHC recommends North Bend take the following actions to align its draft comprehensive plan with CPP Housing Chapter goals and policies.

1. Meaningfully plan for and accommodate permanent supportive housing (CPP H-1)

Relevant Countywide Planning Policies

CPP H-1 requires North Bend plan for and accommodate 1,748 net new housing units, including 228 permanent supportive housing units.

North Bend's Proposal and AHC Findings

North Bend's Housing Element policy H-5.4 commits the jurisdiction to encouraging the provision of a sufficient supply of permanent supportive housing. The AHC appreciates North Bend's stated intent to accommodate its permanent supportive housing needs.

However, the AHC is concerned that the City applies a different requirement for permanent supportive housing than it does to housing generally and is therefore not meaningfully planning for and accommodating its permanent supportive housing needs. Specifically, the Housing Action Plan provided to the AHC for review states that permanent supportive housing units within the city are "conditionally permitted in all zones except for Industrial EP-2 and Public Facilities POSPF" (page 294). RCW 36.130.020(1) states that a city "…may not adopt, impose, or enforce requirements on an affordable housing development that are different than the requirements imposed on housing developments generally."[1] The AHC finds that permanent supportive housing is affordable housing and therefore North Bend cannot require conditional use permits if they do not also do so for housing in general.

> **Recommendation 1:** In order to meaningfully plan for and accommodate its permanent supportive housing needs, North Bend should align its development code to comply with RCW 36.130.020(1) to ensure North Bend is not imposing a different set of requirements on permanent supportive housing than housing generally.

[1] RCW 36.130.020. [link]

2. Complete the housing inventory and analysis (CPP H-3)

Relevant Countywide Planning Policies

CPP H-3 directs jurisdictions to conduct a housing inventory and analysis to help identify and address the greatest needs as well as summarize the findings in the Housing Element.

North Bend's Proposal and AHC Findings

While North Bend's submission includes many data points and substantive analysis, the AHC could not find specific information required by H-3(d), (f), (g), and (m). This includes:

d) percentage of residential land zoned for moderate- and high-density housing and accessory dwelling units in the jurisdiction;

f) income (median and by area median income (AMI) bracket) by race/ethnicity;

g) age by race/ethnicity; and

m) the housing needs of communities experiencing disproportionate harm of housing inequities including Black, Indigenous, and People of Color (BIPOC).

This analysis should inform additional comprehensive plan policy responses and strategies. For example, analysis responsive to CPP H-3(m) could help North Bend identify specific solutions to repair harm done to BIPOC households, as required by CPP H-9.

> **Recommendation 2:** North Bend should include all inventory and analysis components as required by H-3 in the comprehensive plan and summarize the findings in the Housing Element. This additional analysis should inform additional comprehensive plan policy responses and strategies.

3. Identify sufficient capacity of land for emergency housing needs (CPPs H-1 and H-11)

Relevant Countywide Planning Policies

CPP H-1 requires North Bend plan for and accommodate 1,748 net new housing units, including 334 emergency housing beds. CPP H-11 requires jurisdictions identify sufficient capacity of land for housing including housing for low-, very low-, and extremely low-income households and emergency housing.

North Bend's Proposal and AHC Findings

The "Direction for Housing Policies" section of North Bend's draft Housing Element commits North Bend to working with King County and providers of "special needs" housing to ensure that housing for persons with special needs, including emergency housing, can be accommodated in North Bend (page 11). Additionally, North Bend's H-Goal 5 states that it will "support and provide for the availability of housing for residents of North Bend with special housing needs, including supportive housing and emergency housing needs." The AHC commends North Bend for its commitment to accommodating emergency housing. However, North Bend did not include an emergency housing capacity analysis. Without this analysis, the AHC cannot determine if North Bend is planning for and accommodating its emergency housing need and has sufficient land capacity to accommodate its emergency housing allocation.

Recommendation 3: To align with CPPs H-1 and H-11, North Bend should show sufficient land capacity for its allocated emergency housing needs. North Bend should follow Washington State Department of Commerce's guidance for completing a land capacity analysis for emergency housing.

Conclusion and AHC Resources

Thank you again for your submission to the Committee's Housing-focused Draft Comprehensive Plan Review Program. AHC members valued the opportunity to review North Bend's draft 2024 Comprehensive Plan Update and related submission materials. North Bend's participation in the plan review program is instrumental in the broader work of the Committee to empower local jurisdictions to address the affordable housing crisis in King County.

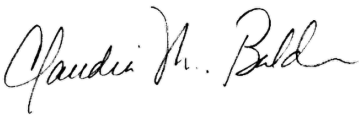
AHC staff are happy to assist North Bend in addressing these recommendations. For immediate resources and guidance on aligning with the CPP Housing Chapter, refer to the:

- Engrossed 2021 King County CPPs;
- AHC Housing-focused Draft Comprehensive Plan Review Program Guide; and
- King County Resources for Documenting the Local History of Racially Exclusive and Discriminatory Land Use and Housing Practices.

The AHC would also like to acknowledge that North Bend may be challenged to address recommendations in this letter before the state-mandated deadline for comprehensive plan adoption of December 31, 2024, and may potentially adopt a comprehensive plan in 2024 that is not in alignment with the CPP Housing Chapter. In that case, the City is encouraged to amend its plan in 2025 to incorporate AHC feedback and bring its plan into alignment with the CPP Housing Chapter policies.

If you have questions or need additional information regarding aligning with the CPP Housing Chapter, please contact lead staff for the AHC plan review program, Carson Hartmann, at AHCplanreview@kingcounty.gov or 206-848-0681.

Sincerely,



Claudia Balducci
Affordable Housing Committee Chair
King County Councilmember, District 6

CC Dow Constantine
Growth Management Planning Council Chair
King County Executive

Laura Hodgson
Senior Planner

Washington State Department of Commerce

Plan Review Team
Puget Sound Regional Council

Plan Review Team
King County Affordable Housing Committee

From:	mthomas bangstick.net
To:	Planning
Cc:	Hannah Thiel; James Boevers; Olivia Moe; Brian Fitzgibbon; Juliano Pereira; Sam White; Stephen Matlock
Subject:	Planning Commission 9/18 Comment-Housing Element
Date:	Wednesday, September 18, 2024 3:58:33 PM

[Some people who received this message don't often get email from mthomas@bangstick.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I have the following comments and/or questions for the housing element.

1. On page 11 & 12 housing outside the city limits but within the UGA should be identified as to key areas, type, and number of housing units.

2. Unclear where to add suggest two policies/statements with respect to increasing ADU stock:

- Pursue working with HOAs to permit ADUs within their communities and assist with planning, parking, stormwater design, sewerage design, and similar

- Pursue sewer subsidies for those adding ADUs; for the unsewered investigate subsidies for sewer extensions, sewerage design, studies, ULID formation, and the like

Thanks

Michael Thomas
1231 LaForest Drive SE

From:	mthomas bangstick.net
To:	Planning
Cc:	Hannah Thiel; James Boevers; Olivia Moe; Brian Fitzgibbon; Juliano Pereira; Sam White; Stephen Matlock
Subject:	Planning Commission 9/18 Comment-Land Use Element
Date:	Wednesday, September 18, 2024 1:58:21 PM

[Some people who received this message don't often get email from mthomas@bangstick.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I have the following comments and/or questions, where there is a question it would be appreciated for the commissioner(s) to ask staff.

1. Propose LU 1.11 Encourage amenities (restaurants, shopping, parks, commercial entertainment, musuems, and the like) to better serve the eastern residents of the city and visitors and give preference to uses that promote North Bend as a nature destination and the gateway to the Middlefork.

2. LU 3.6 add "HOAs as applicable"... eg work with residents and HOAs....

3. Request to strike "heavier industrial uses and" from the paragraph on Employment Park zoning pg. 24

Question:

Does Riverbend (currently outside city limits but inside the UGA) currently count toward housing unit goals? Is it possible to identify residential and jobs outside city limits but within the UGA as potential future growth as part of land use figures?

Thanks

Michael Thomas
1231 LaForest Drive SE

From:	Jean Buckner
To:	Mike McCarty
Cc:	Sam White; Rebecca Deming; Jamie Burrell
Subject:	RE: My Public Comments for Sept 18th PC Meeting/Agenda Items
Date:	Wednesday, September 18, 2024 3:48:17 PM
Attachments:	Resolution 2097 2024 Economic Development Element - comments.pdf Land Use Element 2024 Draft Clean 9-10-2024_20240912100012583O - comments.pdf Public Comments for Land Use and Housing Elements_20240912101645193O - comments.pdf Resolution 2072 - Adoption Parks Element for 2024 Comp Plan- comments.pdf

Sorry about that Mike. I thought I sent them to both CC and PC, but I only sent them to CC. Attached are the relevant highlighted documents. I've highlighted sections I think are important; you can scan the 4 documents quickly by turning on the PDF thumbnail sidebar (you'll see my highlights). The highlighted sections support the comments I sent earlier this afternoon. Also, following are some added Policy language I would also like to add to my public comments. . I'm usually better organized – but have been very busy prepping for the DA vote. Might someone be able to sit down with me to discuss these documents and highlights over the next week or so? It would be optimal to have one more hearing on these elements if possible.

E.g. items in the Parks element, starting on page 17

Policies:

3.1 Require that all new development projects contribute to public open space improvements either on or off-site as identified in the adopted Parks Element.

> a. Establish park, recreation, wildlife habitat and open space standards for residential development, including on-site and/or off-site dedication requirements, and adopt them in land use codes. Such standards should require that all new single-family and multi-family developments provide a minimum percentage, to be determined, of net site area for appropriate park, recreation, wildlife habitat and open space areas and improvements. Standards should address the percentage required for both passive and active uses. Net site area shall be exclusive of street/utility rights of way, setbacks, parking areas, and utility facilities, including but not limited to storm, water, or sewer.

3.2 Evaluate public acquisition of private open spaces as opportunity and funding is available, and pursue the concept of tax incentives for privately held open space.

1. Pursue protection of strategic open space properties by using a variety of protection methods.
2. Methods should include non-regulatory methods (e.g. fee-simple purchase, conservation easements, donations, purchase and leaseback, etc.); regulatory methods (e.g. limited development, land dedication, site design, cluster design, impact-fees); and incentive approaches (e.g. current use taxation; transfer of development rights, land- transfers; user fees).

c. The City and its partners should pursue grants and other outside funding to enable proactive resource protection and development.

On Thu, Sep 12, 2024 at 11:09 AM <jean.buckner@comcast.net> wrote:
See https://northbendwa.gov/238/Comprehensive-Plan

From: Mike McCarty <MMCCARTY@NORTHBENDWA.GOV>
Sent: Wednesday, September 18, 2024 3:22 PM
To: Jean Buckner <jean.buckner@comcast.net>
Cc: Sam White <swhite@northbendwa.gov>; Rebecca Deming <RDeming@northbendwa.gov>; Jamie Burrell <JBURRELL@NORTHBENDWA.GOV>
Subject: RE: My Public Comments for Sept 18th PC Meeting/Agenda Items

Jean,
We do not see any comments associated with your highlights in the attached documents you sent us. Please resend in a format that directly shows comments if you wish to submit this for the hearing.

Sincerely,
Mike

Mike McCarty, AICP
Principal Planner
City of North Bend Community and Economic Development
920 SE Cedar Falls Way
North Bend, WA 98045
(425) 888-7649

From: Sam White <swhite@northbendwa.gov>
Sent: Monday, September 16, 2024 1:52 PM
To: Rebecca Deming <RDeming@northbendwa.gov>; Mike McCarty <MMCCARTY@NORTHBENDWA.GOV>; Jamie Burrell <JBURRELL@NORTHBENDWA.GOV>
Subject: Fw: My Public Comments for Sept 18th PC Meeting/Agenda Items

Hi,

We received public comment for our upcoming Planning Commission meeting (9/18/2024), but city staff was not included.

Thus, I'm forwarding them to you.

Thanks.

Sam

From: Jean Buckner <jean.buckner@comcast.net>
Sent: Monday, September 16, 2024 1:38 PM
To: Brian Fitzgibbon <BFitzgibbon@northbendwa.gov>; Juliano Pereira <JPereira@northbendwa.gov>; Sam White <swhite@northbendwa.gov>; Olivia Moe <OMoe@northbendwa.gov>; James Boevers <JBoevers@northbendwa.gov>; Stephen Matlock <smatlock@northbendwa.gov>; Hannah Thiel <HThiel@northbendwa.gov>
Subject: My Public Comments for Sept 18th PC Meeting/Agenda Items

You don't often get email from jean.buckner@comcast.net. Learn why this is important

Honorable Planning Commission Members, the highlights on the attached Comp Plan Elements and Resolution are relevant to the September 18th Planning Commission Agenda regarding Comp Plan Review. Given the complexity of these issues, I am requesting additional meetings to provide adequate time for community input on these and other Comp Plan elements. To save your time, the highlights can be easily found using the panes that are generally to the left of your screen when documents are opened. I have also included the following email just sent to the City Council regarding a related item that contains information that may also be of interest to Planning Commissioners.

Best,
Jean Buckner, EdD - President of Friends of The Snoqualmie Valley Trail and River
Facebook: **The Friends of The Snoqualmie Valley Trail and River**
Website: http://fosvtr.org/
46226 SE 139th Pl North Bend WA

From: Jean Buckner <jean.buckner@comcast.net>
Sent: Monday, September 16, 2024 1:10 PM
To: 'council@northbendwa.gov' <council@northbendwa.gov>; 'mmiller@northbendwa.gov' <mmiller@northbendwa.gov>
Cc: 'SOPPEDAL@NORTHBENDWA.GOV' <SOPPEDAL@NORTHBENDWA.GOV>; 'jean.buckner@comcast.net' <jean.buckner@comcast.net>
Subject: King County Parcel # 132308-9020 Development Agreement Issues//Comp Plan Inconsistencies

Honorable Mayor Mary Miller and North Bend Council Members, the following and attached regard City Council's September 17th Agenda item # 13.

King County Parcel # 132308-9020 Issues/Comp Plan Inconsistencies
(https://gismaps.kingcounty.gov/parcelviewer2/)
Summary of Key Issues with the Proposed Development Agreement (DA)
Formerly called "The Auto Mall"*

The proposed Development Agreement (DA) (start on page 13 here: https://northbendwa.gov/ArchiveCenter/ViewFile/Item/6635) raises several serious concerns that need to be addressed before the City Council moves forward with approval. These issues impact public health, environmental protections, and compliance with city regulations. The development is also incongruent with attached Comp Plan language (use side panes to quickly find highlighted sections).

1. **Inadequate Application Information**

- Problem: The DA does not comply with North Bend Municipal Code (NBMC) application requirements, which demand details such as permitted uses, protection of critical areas, stormwater management, and more. These elements are missing because no specific project is proposed.
- Why It Matters: Without a clear project plan, approving the DA is premature and leaves too much speculation. The city is being asked to approve and budget around an agreement before knowing the full scope and impact of the development.

2. **Approval Conditions Are Premature**

- Problem: The DA is being brought forward before there is a fully fleshed-out project, violating city code that expects an actual project—complete with site plans and specific uses—before a DA is approved.
- Why It Matters: This is a "cart before the horse" scenario. Approving the DA without concrete details could lock the city into an agreement that doesn't serve the best interests of the community.

3. **Environmental Review Concerns (SEPA)**

- Problem: The DA defers State Environmental Policy Act (SEPA) review, stating that it will occur with the development proposal and master plan, not as part of this agreement.
- Why It Matters: This approach could mean that the DA itself will never undergo a full environmental review, leaving critical environmental impacts unaddressed early in the process.

4. **Public Health and Safety Protections (RCW 36.70B.170(4))**

- Problem: The DA lacks the necessary language to address "serious threats" to public health and safety, as required by state law. The DA instead references a city code that only refers to "imminent" threats—a higher and more difficult standard to meet.
- Why It Matters: Without this important clause, the city may lack authority to enforce new regulations that protect public health and safety in the future.

5. **Absurd Claims Regarding Economic Impact**

- Problem: The DA packet references questionable claims of creating 600 jobs and $74M in increased property value. With no detail outlined in the DA, how accurate can these estimates be? Also, while property value may increase for this parcel, the development may lead to lower property values in nearby neighborhoods. Also, how will the impact of additional built space impact the existing problem of empty buildings in North Bend?
- Why It Matters: These inflated numbers may pressure the City Council into making hasty decisions based on unrealistic projections rather than sound analysis. The decrease in property values of surrounding neighborhoods should also be taken into account.

The DA also does not fit within North Bends Vision and Brand Statements or with key elements of North Bend's Comp Plan (per attached highlighted elements and resolutions):

> **Vision Statement**: The vision for North Bend is centered on preservation and enhancement. The community seeks to preserve its natural beauty and small-town scale while enhancing the built environment of downtown, riverfront, community parks, residential neighborhoods, and the community's gateways.
>
> **Brand Statement**: North Bend presents itself as a highly livable small town that is the premier outdoor recreation destination in the Puget Sound Region, described with the phrase "Easy to Reach...Hard to Leave."
>
> **Comp Plan Elements**: (See 5 highlighted elements and resolutions attached)

- Why It Matters: Developments that fall outside of the City's official Vision and Brand statements and Comp Plan Elements encourage a hodgepodge approach to development that pushes North Bend toward a look and feel of just another disorganized small town and reduce citizens quality of life as well as visitor experience. Most residents of North Bend believe that North Bend can be so much more by promoting and protecting the area's natural beauty and our quality of life.

***

VOTE NO or vote to delay this item until these issues are resolved. The current DA lacks transparency and specificity and does not comply with North Bend Municipal Code (NBMC) application requirements, which demand details such as permitted uses, protection of critical areas, stormwater management, and more. It is also incongruent with North Bend Comp Plan elements per attached.

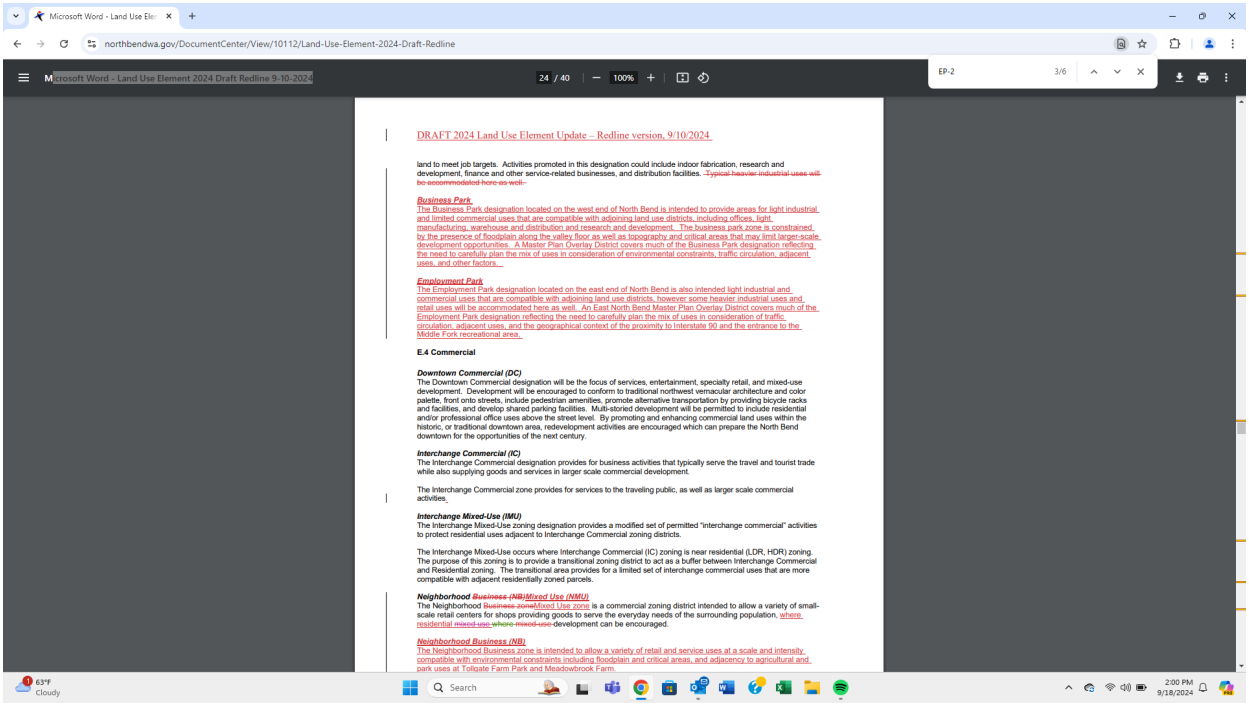
***"The Auto Mall" the term "Auto Mall" was used to describe this project from individuals both inside and outside of the City. The developer claims this is inaccurate and informally mentioned tractor and construction vehicles/equipment sales as a possible component. The DA has no description of what could be included – which is troubling in and of itself.**

Susie, please include tis in the packet as public comment.
Best,
Jean

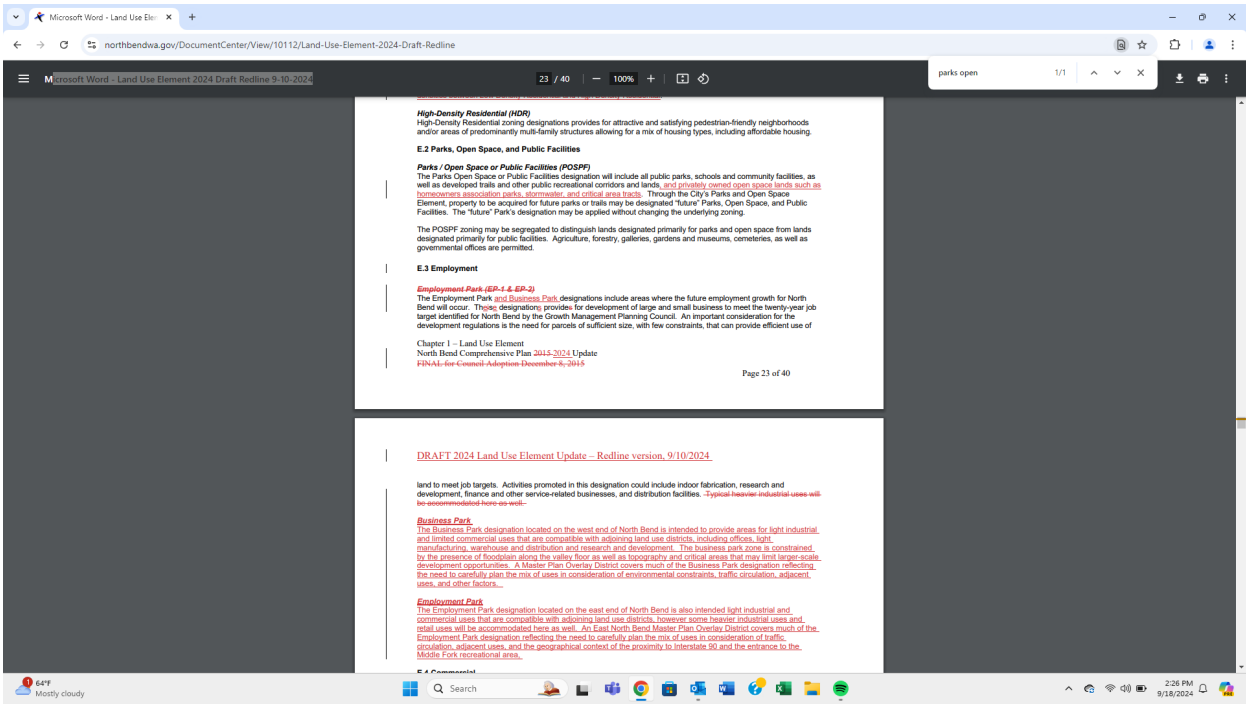
Jean Buckner, EdD - President of Friends of The Snoqualmie Valley Trail and River
Facebook: **The Friends of The Snoqualmie Valley Trail and River**
Website: http://fosvtr.org/
46226 SE 139th Pl North Bend WA

From: jean.buckner@comcast.net
To: Planning; Hannah Thiel; James Bogyera; Olivia Moe; Brian Fitzgibbon; Juliano Pereira; Sam White; Stephen Matlock
Cc: Jamie Burrell; jean.buckner@comcast.net
Subject: Public Comment from Jean Buckner/Friends of the Snoqualmie Valley Trail and River and resident of nearby neighborhood
Date: Wednesday, September 18, 2024 2:57:07 PM
Attachments: image001.png
image002.png
image003.png

The EP -2 designation (on the East side of North Bend) is incongruent with the sections of the Master Plan sent earlier this week and incompatible with the nearby school and neighborhoods. We further find the new language allowing "heavier industrial uses" to be even more incongruent and incompatible and represent a greater environmental risk to the school, neighborhoods and River. See " Employment Park" redline in the screenshot below from page 24 of 40 from the Land Use Element 2024 Draft Redline 9-10-2024). Nearby neighborhoods also stand to have their property values reduced as a function of the inappropriate EP 2 zoning. It may have fit back in 1988 when it was set, but with the addition of the school and neighborhoods, the overall character of the area is no longer congruent with the EP2 designation. A "mixed use" zone is more appropriate for the land now designated as EP-2. We will be submitting paperwork to request a zoning change for the area. Also, see second question below the following screenshot about the meaning of language under "Parks and Open Space" and it's relevance for the Wood River neighborhood / HOA?



Also, please explain the City's intent regarding the addition of the following redlined language from page 23 of the draft (See "Parks/Open Space or Public Facilities(POSPF)" language below.) What is the intent of this language for neighborhood/HOA owned trails etc.?



Best,

Jean Buckner, President – Friends of the Snoqualmie Valley Trail and River
Homeowner – Wood River Neighborhood
46226 SE 139th Pl
North Bend, WA

From: Jamie Burrell <JBURRELL@NORTHBENDWA.GOV>

Sent: Wednesday, September 18, 2024 1:29 PM
To: jean.buckner@comcast.net
Subject: RE: Remote Access to tonight's Planning Commission Meeting

Hi Jean,

Join the zoom link in the invite. We do not allow remote comments, but you can submit something in writing ahead of the meeting.

Thank you,

Jamie Burrell
Senior Planner
City of North Bend
425-888-7642

From: Jean Buckner <jean.buckner@comcast.net>
Sent: Wednesday, September 18, 2024 1:16 PM
To: Jamie Burrell <JBURRELL@NORTHBENDWA.GOV>
Subject: Remote Access to tonight's Planning Commission Meeting

Good afternoon Jamie, I'd like to attend tonight's Planning Commission Meeting remotely. How do I sign up for that?

Best,

Jean

Jean Buckner, EdD - President of Friends of The Snoqualmie Valley Trail and River
Facebook: The Friends of The Snoqualmie Valley Trail and River
Website: http://fosvtr.org/
GoFundMe: https://www.gofundme.com/Friends-of-The-Snoqualmie-Valley-Trail-and-River

From: Cherie Cooper
To: Brian Fitzgibbon; Juliano Pereira; Sam White; Olivia Moe; James Boevers; Stephen Matlock; Hannah Thiel
Cc: Jamie Burrell; James Henderson; Mike McCarty; Victoria Hoenig; Chris Rohrbach
Subject: Wednesday September 18, 2024 Planning Commission Packet, items #4 and #5 on the agenda
Date: Wednesday, September 18, 2024 6:22:57 AM
Attachments: Neighborhoods North Bend, WA - Official Website.pdf
MAPS Hoenig Family 8 parcels zoned EP-1 Planning Commission Email.pdf
20132014 Owner"s Application for The Tanner Junction MPOD PC packet July 2013 with shared access.pdf
Tanner Junction Overlay prior to the 2016 City Council removing the HDR allowance.pdf
072022 City of North Bend Proposal for re-allocation of water service to include the Hoenig Family"s 8 parcels Planning Commission Email.pdf
City of North Bend Parcels zoned EP1 or NB to convert to NMU zoning.pdf

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September 18, 2024

Greetings and Good Day Commissioners,

An aside from the September 18th Planning Commission Packet you have as your guidepost for the task ("asks") that you all have at hand in this evening's Planning Commission Meeting; is this property owner packet as well. If you will please peruse this information to become acquainted with 28.82 acres owned by North Bend Industrial Park LLC and Crown Lakes LLC.

The Property Profile: (Maps attached for reference)

28.82 acres zoned EP-1: Tanner Junction Overlay District. Eight (8) contiguous parcels.

North Bend Way is the northern boundary of roadway frontage. 136th is the southern boundary of roadway frontage.

North Bend Industrial Park LLC owns Five (5) parcels of the 8 in total. Parcel #'s: 1423089184 (5 acres), 1423089183 (5.34 acres), 1423089185 (9.30 acres), 1423089186 (.68 acres), and 142308-9181 (.08 acres)

Crown Lakes LLC owns Three (3) of the 8 in total. Parcel #'s: 1423089188 (.60 acres), 1423089187 (.24 acres), and 1423089073 (7.46 acres)

The City of North Bend requires a Master Plan Development proposal be submitted for Development consideration, in addition to the underlying zone's pre-existing allowances and building restrictions, and in addition to the language of the Tanner Junction Overlay which restricts certain light industrial and manufacturing allowances in EP-1. Tanner Junction Overlay language which reads as follows: "certain light industrial and manufacturing uses permitted by the underlying zone (EP-1) could be inconsistent with the recreational uses and residential character of the immediate area."

Note: "the residential character of the immediate area" includes the residential character that th

is in an Unincorporated King County residential neighborhood adjacent to 136 , as well as two (2) recent build-out projects on property previously owned by the Dahlgren Family (200 HDR units), and Mr. Hibbs (129 MDU's) with some small percentage of the 129 units set aside as "affordable" housing" rentals. Both property owners had the same North Bend City Council approved overlay of HDR/EP-1. Both North Bend City Council approved developments have included to date, "no commercial development (EP-1)" on either build site. Leaving our 28.82 acres in the Tanner Neighborhood, as the "fix-all" or "cure-all" to what is on the table now for the Planning Commission to advise the City's Council how best to proceed with its 2024 Comp Plan in the "elements" of: Land Use and Housing

The property owner names and/or the property advocate's name most familiar to the City are: Gordon and Victoria Hoenig, and Cherie Cooper (the daughter of Gordon and Victoria Hoenig).

A History of the 28.82 since it was purchased in 2003/2004 from Puget Western:

2009: **The City of North Bend annexed 28.82 acres owned by North Bend Industrial Park LLC and Crown Lakes LLC.**

2010: NBIP LLC and Crown Lakes LLC fully supported a (bulk) property owner's approval of ULID #6. ULID #6 assessments began in May of 2012. The property owner's $1M ULID #6 Assessment will be paid in full, no later than May of 2030.

When Gordon and Victoria Hoenig purchased the 28.82 acres in 2003/2004, Sallal Water Association was, and still is the property's Water Service Provider in the City of North Bend, Washington. The City of North Bend would prefer for the property owner to apply through proper channels of the state, to have the City of North Bend be approved as the property's Water Service Provider for whomever will be the Developer/Builder of the 28.82 acres.

2014: Gordon Hoenig applied to the City of North Bend for an HDR/EP-1 Overlay. The Tanner Junction Overlay is still in existence, though in 2016 the City Council of North Bend approved an Ordinance which took away the HDR allowance of residential buildings on the property. Gordon and Victoria Hoenig never received the City's notification that this change in the 2016 Council's mindset was to be inevitable, no matter if the private **landowner** had concerns or **a serious** questioning of such a hasty and blind-side of choice at the City Council level of North Bend City government.

Side Note Interjection: A similar type of "decision" or action plan (be it a subliminal or a deliberate affront to private property rights) is about to occur through the chain of processes the Commissioners have listed as items #4 and #5 on the 9/18/2024 Planning Commission Agenda. Changing an owner's property zoning from EP-1 to NMU, to further along "in

the approval process" the City's requirement of a 2024 Comprehensive Plan submittal to King County. The City of North Bend's 2024 Comprehensive Plan submittal to King County by the end of this year, for the City of North Bend to secure its 2024 King County Comprehensive Plan Certification.

2015: The 28.82 acres (8 parcels) were For Sale by Owner. Plenty of interest. Plenty of Developer/Builder concerns with the City of North Bend.

(*2023): The 28.82 acres are listed with Commercial Brokerage Hughes Marino. The site is still actively listed today.

2021: City Administrator David Miller suggested to Gordon and Victoria Hoenig that they submit a thumbnail Master Plan Development proposal for his and the City's consideration of a potential mixed-use project (a residential and commercial mix – like the 2014 HDR/EP-1 overlay would have allowed for in the form of a pre-existing template/guidepost for a master plan development).

The Hoenig's consulted with and hired a team mix of known and respected professionals in their fields – Architects, Surveyors, Engineers, and Land Use Planners -- to create what some staff at the City are familiar with as the former rendering of a master plan named Alpine Crossing. A master plan rendering as one example of a mixed-use development project, not a Developer or a Builder's proposal.

City Administrator David Miller and Public Works Director Mark Rigos encouraged Gordon and Victoria Hoenig to use the "Alpine Crossing" master plan rendering, to apply to Sallal Water Association for a Certificate of Water "approval or denial". The objective of North Bend's City Staff was to have in writing that Sallal Water Association could not provide water in its service area for a master plan development project that would build out on 28.82 acres on North Bend Way.

2022: In February, Sallal Water Association denied North Bend Industrial Park LLC and Crown Lakes LLC a Certificate of Water. Sallal had no water to service any small, medium or large sized development project in its water service area.

2023: June 6th The City of North Bend and Sallal Water Association mutually agreed to a Water Share Agreement. It is anticipated that by the mid to late summer of 2025, both Sallal Water Association and the City of North Bend will have an adequate water supply and the necessary reserves to service the 28.82 acres.

In the meantime, 28.82 acres zoned EP-1 with "sewer" available has been nearly useless for the property owner to continue to subsidize (responsibly) ULID #6, the years of 2021-2025 at

the owner's expense of $70K in assessment fees per year. No Water. No Sewer.

Some representatives of the City might project as his/her expert counsel, land holding expenses are the typical and normal cost of doing business as a private property owner. That's simple enough to claim in theory, but not as honest or accurate as one might like to assume, if he or she is not the one "walking in the shoes" of a land owner having to take it all in stride whilst 28.82 acres of prime real estate in an exceptional location are in a "time out" until all conditions and terms of engagement are just right by the standards, visions and timeline of a City's government being ready to sit down at the table to welcome, encourage and support a master plan project on North Bend Way that is attractive to the City's residents (8,000 +) in context with what is still missing in North Bend, as far as business/commercial services for the community and good-paying jobs for the community.

In the meantime, Developer and Builder interest in the 28.82 acres via a Brokerage representative and the property's owners engaging with dozens of qualified land Developers has been a mixed bag experience. Each and every time the 2 and 3 way conversations have ended on a same note, with the Developer and/or Builder advising Gordon and Victoria Hoenig that a development/build proposal cannot pencil out to make sense for a Developer/Builder to invest in North Bend considering all of "the asks" from the City (multiple departments and/or the heads of city departments) for a Development Project to be approved on the 28.82 acres zoned EP-1 --- at the City Council's intake for consideration of a development project. Said another way, before a proposal of any Development Project can even get close to the North Bend City Council seeing it or knowing about its existence, the Developer and the Developer's Proposal dies somewhere at some introductory stage in the intake of the pipeline process.

Important for the Planning Commissioners to note is that these veteran and well-known Developer/Builders have gone to other EP-1 zoned sites, to build out a "commercial" project on other "less hassle" sites in the City of North Bend – at the West and the East ends of the City.

Your role as (volunteer) Planning Commissioners is clear to us.

We want you to have all the information possible at your disposal to make an informed and responsible decision for the City.

For the past decade my role as the property owner's daughter has been to advocate for my family who owns 28.82 acres on North Bend Way in North Bend, Washington.

To advocate for our family's property rights and the sale of our property for a development project that is a win-win-win-win --- City of North Bend, Property Owner, Developer, and City of North Bend residents -- is what I have as a work package presentation for you all to review

and examine, in advance of the decision(s) you will make this Wednesday evening.

With respect to a rezone of all EP-1 parcels to NMU in the City of North Bend, what does anyone really know of this "new" zone creation? I know it is a means to an end for the City of North Bend to receive its 2024 Comprehensive Plan Certification. I can guess at what some of the allowances will be for the build and a development plan based upon what I already know of the existing NB zone.

"At a height restriction of 35', residential will be allowed as an approved **build** on only the 2nd floor of a building that will have commercial/retail/restaurant on its ground floor."

We know from the dozens of Developer/Builders we've spoken with over the years that this is not a zone model that they would come back to discuss with us, to potentially reconsider building in the City of North Bend, Washington.

As far as what we know about the "housing" element that the City needs to accommodate per King County's advisement for a King County 2024 Comprehensive Plan Certification, the City needs to show King County where it will be possible inside the City of North Bend, to build an additional 462 units of (affordable, not market rate) residential housing.

I've attached a document wherein I've noted some basic stats for every single parcel in the City of North Bend designated for a rezone to NMU –- aka the potentials of land use and parcels for where 462 residential units would be allowable to build in the City of North Bend.

The particulars of parcels in very close proximity to our 8 undeveloped (vacant land) parcels zoned EP-1, there are already existing buildings/new built structures. How practical or believable is it with construction, to expect that there would be a builder/developer/independent contractor interested to build, "a residential product" on the 2nd floor" of a pre-existing or a finished new construction building?

That said, our 28.82 acres of EP-1 zoning is a blank canvas so to speak. Where we are located with all of the other dark blue patches (soon to be NMU) on the map (see attached map for the quick reference) is the potential of 208/462 residential units.

Limiting residential units to being built on a 2nd floor only (NMU) is yet another incumbrance, covenant, restriction, limitation, challenge or hazard to add to the list of our aforementioned hurdles in owing the property with the City wielding its influence over time in company with the City Council's personal perspectives or objectives also playing a role in determining the property's viability in any sale or no sale to a Developer/Builder.

Commissioners, as the Owners and Owner Representative of Eight (8) parcels of "critical" and

developable acreage in the City of North Bend, we have watched you in 2023-2024 work hand in hand with City Planners and the staff of North Bend's Community and Economic Development Department to achieve the end result of submitting to the Council for its approval, what will be the final work product to submit to King County for North Bend's 2024 Comprehensive Plan Certification.

We value and highly respect the incredible work that all of you do as Planning Commissioners.

At Wednesday Evening's meeting, can the Commissioners and/or staff relay to us the following:

What benefit and/or improvement will it be to our land, its market value, its allowable uses, and its viability of interest to the Development/Builder community; if agenda Items #4 and #5 are approved by the Planning Commission to move forward in process to the City's Council, for the esteemed members of North Bend's City Council to approve a rezone of our 28.82 acres to NMU?

Thank you for your time.

Respectfully,

Gordon and Victoria Hoenig

Cherie Cooper

Note: Cherie Cooper will be present at the Planning Commission meeting this evening via Zoom

From: Chris Rohrbach
To: Planning
Subject: Wednesday September 18, 2024 Planning Commission Meeting, items #4 and #5 on the agenda - Public Comment
Date: Wednesday, September 18, 2024 7:47:47 AM

Some people who received this message don't often get email from chris@hughesmarino.com. Learn why this is important

Dear North Bend Planning Commission,
I hope this message finds you well. My name is Chris Rohrbach, Senior Vice President at Hughes Marino, and I am currently representing the Hoenig family and their partners in the sale of their 28.82-acre property within the City of North Bend.
I have read the owner letter that was sent to the Commissioners, and as the property owners' broker, I would like to echo some of the comments already addressed in the letter.

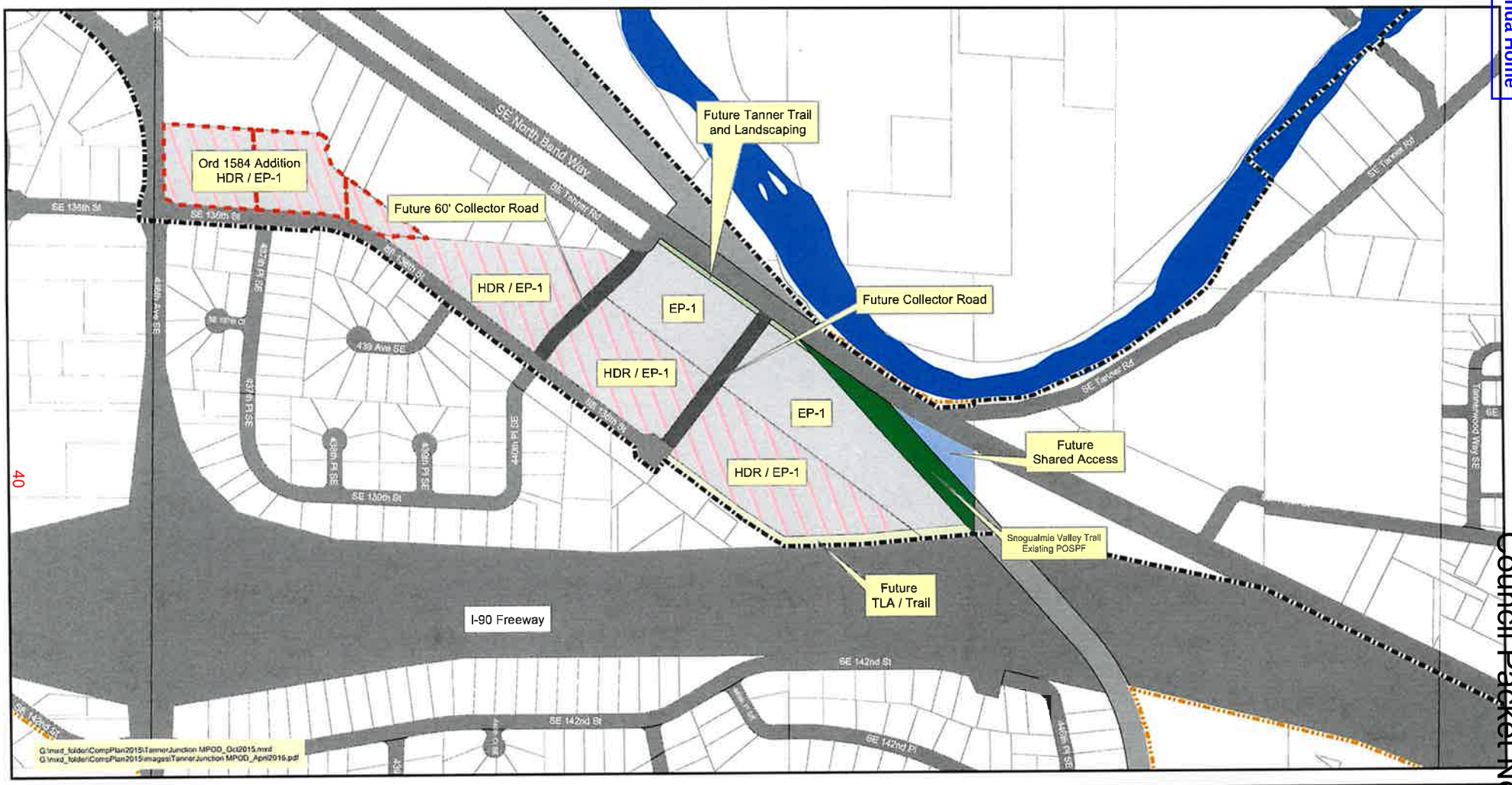
I have concerns regarding the City's restrictive development criteria and permitted use codes as well as the fees associated with development that make developing anything on that site cost prohibitive. These are the main factors which are hindering potential development on this property in my opinion. As a broker, I have witnessed significant interest from developers who are keen to invest in the North Bend market, but many are dissuaded by the current regulatory and financial barriers associated with such development. One such developer said that the fees associated with the traffic studies alone are more than what they can typically underwrite for their entire budget related to costs that go directly to the municipality they are developing in.

I believe that with more realistic zoning and development requirements and competitive fee structures, the City could foster more sustainable growth while benefiting the local economy and community. The restrictive zoning and permitted uses coupled with above "market" fees have been the biggest hurdles to finding a viable developer for the site in question.

Thank you for your time and consideration.

Chris Rohrbach
Senior Vice President
License #117138
+1 206.795.5155 Mobile
+1 844.662.6635 Office

HUGHES MARINO
hughesmarino.com



Legend

- Ordinance 1584 Addition: HDR / EP-1 Overlay Addition

Tanner Junction MPOD

- EP-1
- HDR / EP-1
- HDR
- Future 60' Collector Road Ordinance 1584
- Future Tanner Trail
- TLA / Trail
- Snoqualmie Valley Trail POSPF
- Future Shared Access
- North Bend City Limits
- North Bend Urban Growth Area Boundary
- Streams
- Rivers or Lakes
- Parcels

0 250 500 1,000 Feet

City of North Bend

Tanner Junction Master Planning Overlay District (MPOD)

Figure 18.10.025-3

Map Updated April 25, 2016
Map Produced July 16, 2013

Neighborhoods North Bend, WA - Official Website.pdf

THE TANNER NEIGHBORHOOD

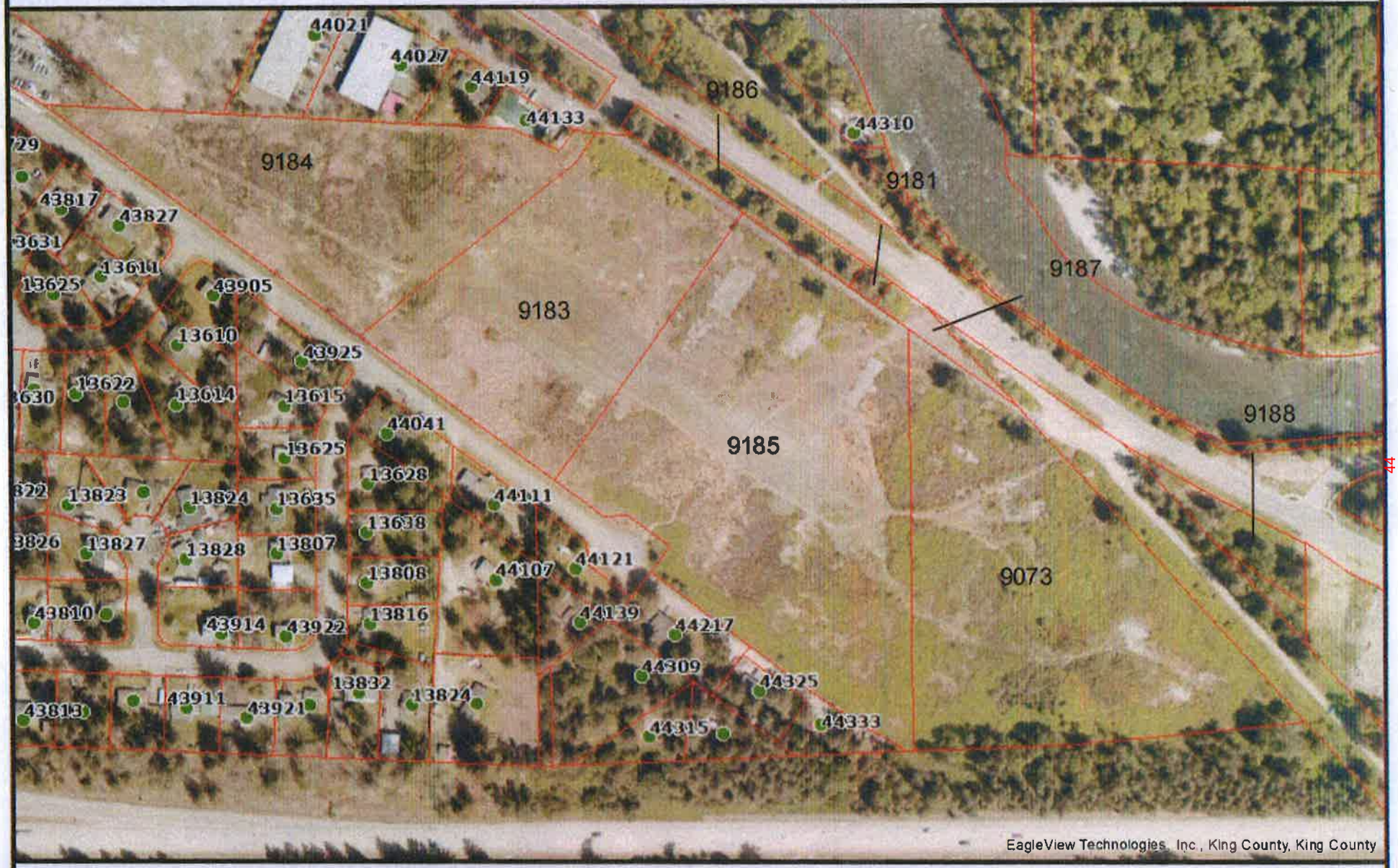
The Tanner Neighborhood is a predominantly light-industrial neighborhood located southeast of the Forest Service/Mt. Si Neighborhood and the Edgewick Interchange.

The neighborhood contains significant vacant and redevelopable land suitable for commercial and light-industrial uses and is an area anticipated to accommodate additional employment growth. Special overlay districts within areas of this neighborhood recognize unique site characteristics such as the presence of the Snoqualmie Valley Trail and the King County Tanner Landing Park, and therefore allow for a mix of residential and commercial/light industrial uses that wouldn't otherwise be permitted (see Overlay Districts section below).

The King County Snoqualmie Valley Trail provides an important pedestrian link through this neighborhood, connecting multiple parts of the City and encouraging bicycle and pedestrian transportation. The future Tanner Trail, within the Burlington Northern Railroad corridor, will provide a similar link along North Bend Way, and future developments that abut or contain this corridor should be constructed to align with and incorporate the trail into the design of the development. The area also has important scenic qualities with views of the Middle Fork of the Snoqualmie River and Mount Si. Interpretive or historic signage would be appropriate, located in key areas along the corridor to give perspective on the natural and human histories of the area, including that of the Tanner Mill and the former Northern Pacific (Burlington Northern) and Milwaukee Road Railroad Lines.

THE MIDDLE FORK NEIGHBORHOOD

Title



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

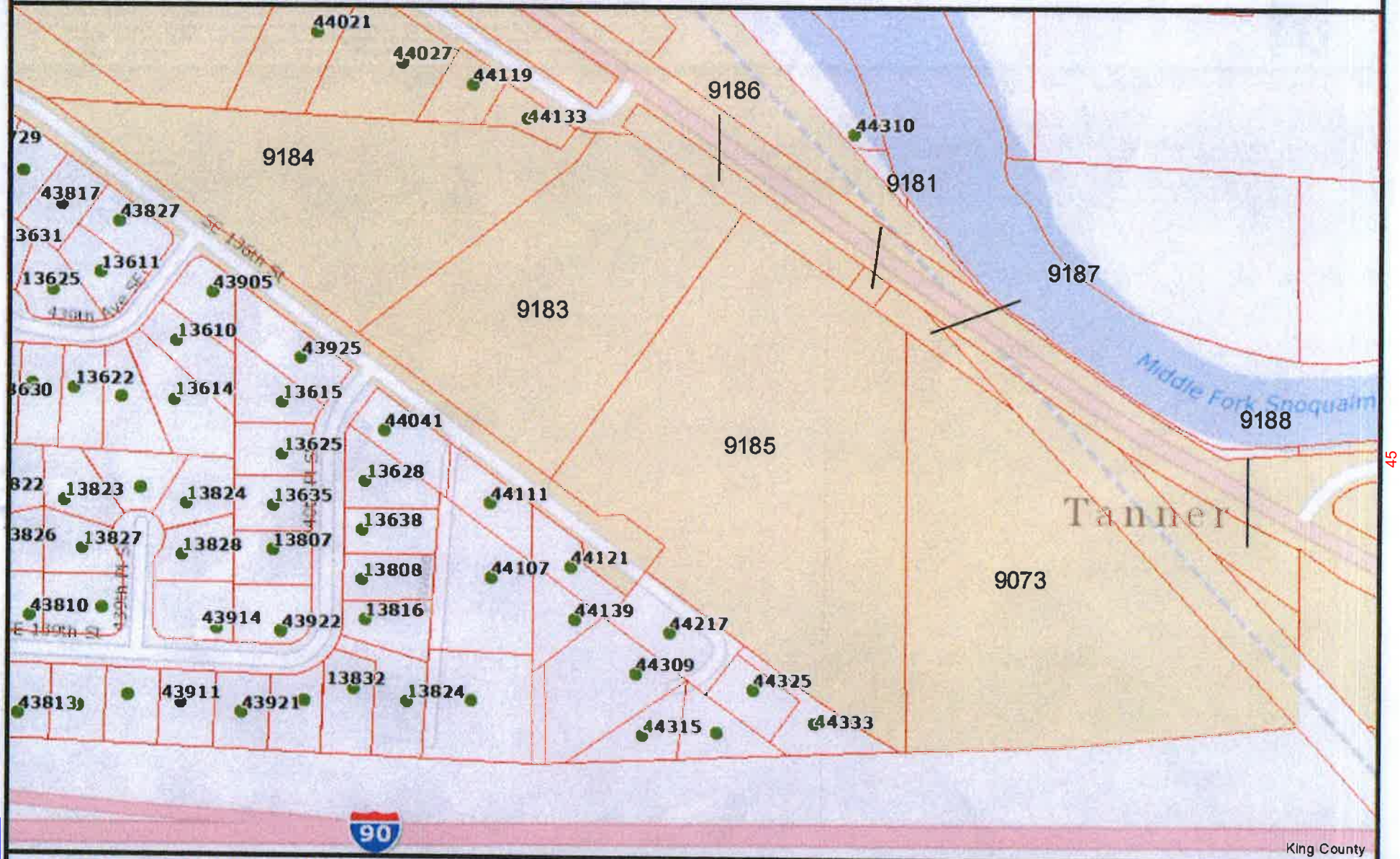
Date: 8/22/2024

N

King County

Agenda Home

Title



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Date: 8/22/2024

N

King County

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City of North Bend
Primary Parcel Address Map

Legend

- City Limits
- Streams
- River, Lake or Pond
- Parcels
- Right of Ways

N W E

0 1,000 2,000 4,000 Feet

Note
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Forster Woods Multi-Family Detail

Stone Brook Drive SW
935 - 1016
962 - 984

SW Jade Ln
903 - 921

SW Granite Ln
901 - 909
902 - 916

Stone Creek Circle SW
1550 - 1620

1525

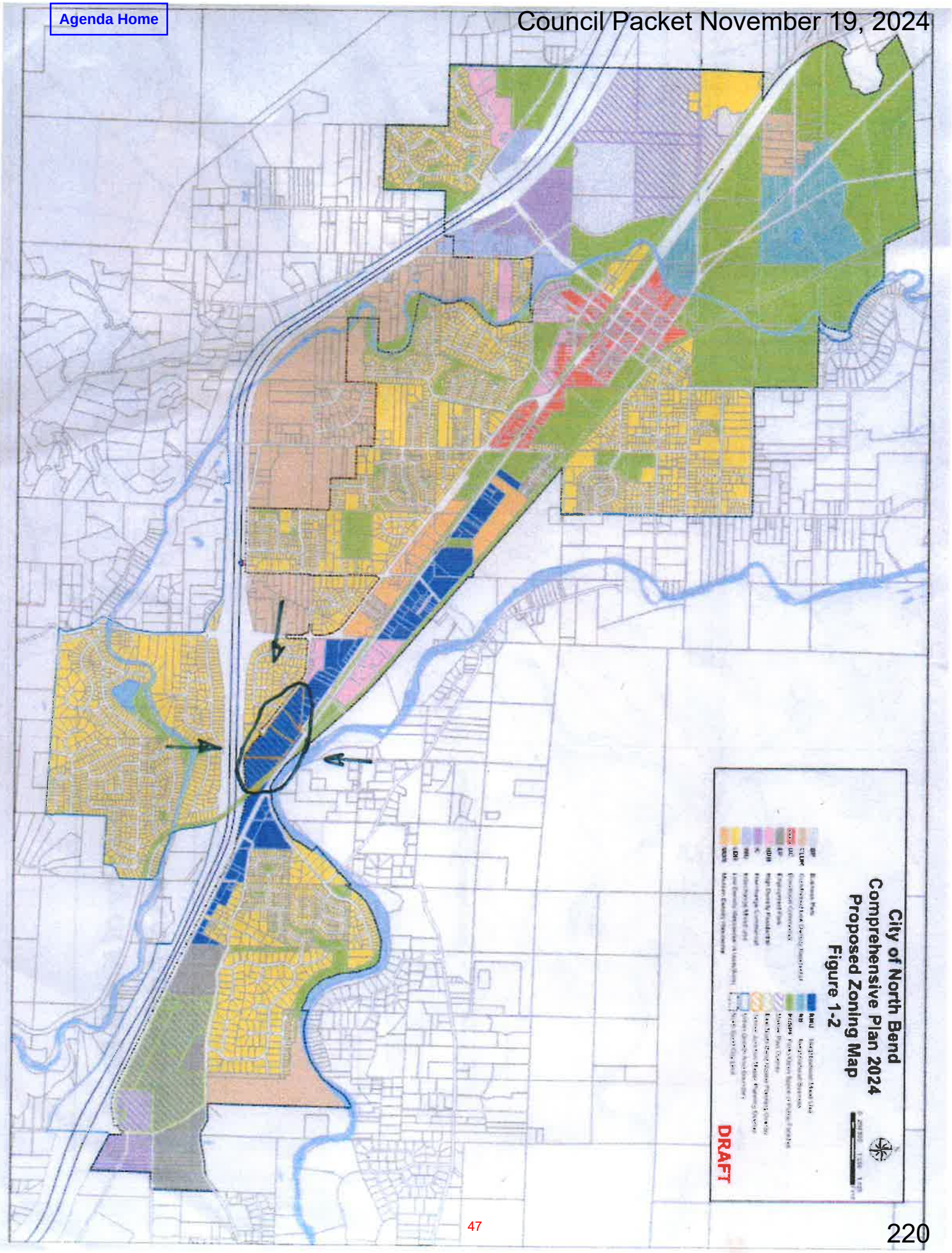
Quartz Drive SW
931 - 979
930 - 990

Rock Creek Ridge Blvd SW
1539 - 1559

Rock Creek Ridge Blvd SW
1560 - 1606

Rock Creek Ridge Blvd SW
1625 - 1653
1646 - 1678

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City of North Bend
Comprehensive Plan 2024
Proposed Zoning Map
Figure 1-2
DRAFT

City of North Bend Parcels with the zoning of EP-1 (#1 - #28) and NB (#29 - #66), identified by the Community and Economic Development Department for NMU rezone (CONB 2024 Comprehensive Plan- Land Use element/Zoning-Housing "new" and/or "affordable")

1) Parcel 1423089137 (EP-1) Chinook Lumber 4.22 acres

2) Parcel 1423089025 (EP-1) Single Family Residence .92 acres

3) Parcel 1423089090 (EP-1) Single Family Residence (mobile home) .97 acres

*4) Parcel 1423089068 (EP-1) Vector/Alpental Logistics 5.40 acres

*5) Parcel 1423089009 (EP-1) 17,600 sq ft Light Industrial Mfg - 5 connected buildings 1 acre (Sallal Water Assoc used to lease space in one of the buildings)

*6) Parcel 1423089060 (EP-1) 13,176 sq ft Light Industrial Mfg - 3 connected buildings 1.02 acres (Fastenal is in one of the buildings)

*7) Parcel 1423089045 (EP-1) Single Family Residence .34 acres

*8) Parcel 1423089039 (EP-1) Cabinetry Business (light industrial mfg. building) .23 acres

* Note 4 - 8 above are parcels previously owned by Gordon and Victoria Hoenig (no partners)

9) our 8 parcels of undeveloped (raw land) (EP-1) 28.82 acres

10) Parcel 1423089032 (EP-1) Tanner Electric Substation 3.42 acres

11) Parcel 1423089038 (EP-1) Upper Skagit Indian Tribe Single Family Residence .49 acres

12) Parcel 1423089061 (EP-1) Upper Skagit Indian Tribe Single Family Residence .48 acres

13) Parcel 1423089084 (EP-1) Upper Skagit Indian Tribe Single Family Residence .37 acres

14) Parcel 1423089155 (EP-1) Upper Skagit Indian Tribe Mini Storage 10.86 acres

15) Parcel 1423089150 (EP-1) Vacant Land (wooded) .79 acres

16) Parcel 1423089074 (EP-1) Vacant Land (not cleared) Proposed Land Use Project 2021-0406 Bio Therapeutic/Micro Current Technology, Inc. 2.40 acres

17) Parcel 1423089065 (EP-1) Single Family Residence .80 acres

18) Parcel 1423089084 (EP-1) CR Construction Storage Bldg. 1.47 acres

19) Parcel 1423089030 (EP-1) 1,272 sq ft Warehouse Office .58 acres

20) Parcel 1523089077 (EP-1) APS Inc. Office/Warehouse .79 acres

21) Parcel 1523089032 (EP-1) Single Family Residence .48 acres

22) Parcel 1523089117 (EP-1) Mt. Si Montessori School .37 acres

23) Parcel 1523089188 (EP-1) Single Family Residential used as an Office Bldg. .75 acres

24) Parcel 1523089109 (EP-1) Fury Construction 2.38 acres

25) Parcel 1523089037 (EP-1) Rainier Asphalt & Concrete 1.60 acres

26) Parcel 1523089157 (EP-1) 5-unit Apartment (4 buildings) .54 acres

27) Parcel 1523089060 (EP-1) Single Family Residence .57 acres

28) Parcel 1523089223 (EP-1) Construction Storage Yard 2 acres

****

29) Parcel 1023089186 (NB) Steven Loo Cascade Heated Storage 2.10 acres

30) Parcel 1023089056 (NB) Richard & Virginia McConkey North Bend Auto Parts NAPA .53 acres

31) Parcel 1023089272 (NB) Karakoram Properties LLC Karakoram Splitboard Bindings 1.33 acres

32) Parcel 1023089270 (NB) Off Camber LLC The Line Bikes Experience .51 acres

33) Parcel 1023089271 (NB) Alpine Fitness .81 acres

34) Parcel 1023089035 (NB) John & Kimberly Graham The Meadows Mobile Home Park 4.08 acres

35) Parcel 1023089052 (NB) Albert Lee III Single Family Residence .43 acres

36) Parcel 1023089032 (NB) Albert Lee III Single Family Residence 1.65 acres

37) Parcel 1023089049 (NB) Albert Lee III Single Family Residence 1.19 acres

38) Parcel 1023089151 (NB) Dennis Lynelle Smitty's Towing .73 acres

39) Parcel 1023089187 (NB) Mt. Si MHP LLC Mt. Si Mobile Home Estates 9.10 acres

40) Parcel 1023089160 (NB) Rowley Enterprises Inc. Vacant Land 1.25 acres

41) Parcel 1023089076 (NB) Rowley Enterprises Inc. North Bend Storage being used as a Mobile Home Park 4.42 acres

42) Parcel 1523089083 (NB) Rowley Enterprises Inc. Parking for a Sales Lot 1.59 acres

43) Parcel 1523089095 (NB) Jason Lee Mt. Si Hotel 1.35 acres

44) Parcel 8621700015 (NB) Michael Sailing vacant lot .19 acres

45) Parcel 8621700070 (NB) Arnold Pena Single Family Residence .50 acres

46) Parcel 8621700020 (NB) Irish Kieran Single Family Residence .18 acres

47) Parcel 8621700010 (NB) Marino Laurel North Bend Sand & Gravel 1.09 acres

48) Parcel 8621700025 (NB) Mountain Rescue Council vacant lot .17 acres

49) Parcel 8621700030 (NB) Mountain Rescue Council Seattle Mountain Rescue Center .19 acres

50) Parcel 8621700065 (NB) Steven Crabb Single Family Residence .29 acres

51) Parcel 8621700060 (NB) Samuel, Jacob and Olivi Snipes .24 acres

52) Parcel 8621700055 (NB) Dan Crocker Single Family Residence .23 acres

53) Parcel 8621700055 (NB) Dan Crocker Timberline Mini Storage & Shop .65 acres

54) Parcel 8621790005 (NB) Pacific Commercial Property Management Bigg Dogg Firearms & North Bend Automotive 1.10 acres

55) Parcel 8621700050 (NB) Western Gateway LLC Wilderness Glass .19 acres

56) Parcel 8621790045 (NB) Debra Bridges-Karolides Single Family Residence .19 acres

57) Parcel 8621700035 (NB) Debra Bridges-Karolides vacant lot .37 acres

58) Parcel 1323089066 (NB) Dan & Leilani Fleming vacant lot .54 acres

59) Parcel 1323089031 (NB) Howard McIntyre Mt. Si Tavern .33 acres

60) Parcel 1323089050 (NB) An-Ying Shun LLC new commercial build project under construction .55 acres

61) Parcel 1323089061 (NB) 45414NE LLC Apartments .33 acres

62) Parcel 1323089077 (NB) 45414NE LLC Single Family Residence .59 acres

63) Parcel 1323089147 (NB) Triple 60 Partners LLC vacant land? 1.55 acres

64) Parcel 1323089047 (NB) Harry & Pauline Buhler vacant land 1.24 acres

65) Parcel 1323089095 (NB) Triple 60 Partners LLC vacant land .22 acres

66) Parcell1323089094 (NB) Triple 60 Partners LLC a boat stored in a carport .25 acres

18.10.025 C.4 TANNER JUNCTION MPOD

4. Tanner Junction Master Plan Overlay District (Tanner Junction MPOD). The Tanner Junction MPOD includes seven commonly owned properties zoned EP-1 that are located between North Bend Way to the north and SE 136th Street and I-90 to the south, and as further depicted on Figure C.

a. Purpose. Due to the proximity of the Snoqualmie Valley Trail that passes through the site and the single-family low-density residential neighborhood immediately across SE 136th Street to the south of the site, certain light industrial and manufacturing uses permitted by the underlying EP-1 zone could be inconsistent with the recreational uses and residential character of the immediate area. A master plan overlay district establishes a site plan and mix of uses more compatible with these adjacencies. Should an applicant wish to propose a site layout or mix of uses alternative to that provided by the MPOD, the applicant may apply for a development agreement pursuant to Chapter 18.27 NBMC. Such development agreement shall not preclude other parcels within the MPOD from achieving conformance to the provisions of the MPOD.

b. Site Circulation. Streets and access locations to be constructed shall at a minimum include the following:

i. There shall be a maximum of two access locations into the primary parcel from North Bend Way, including the collector street described below. The separate triangular shaped eastern parcel ending in 9188 may have shared access with the adjoining parcel to the east onto SE North Bend Way, to allow for adequate separation from Tanner Road. An additional access point may be considered only for emergency access purposes or if warranted by a traffic study. Public and private access locations shall include minimum five-foot-wide sidewalks and minimum five-foot-wide planter strips at the intersection with North Bend Way (or 10' landscape strip and extension of Tanner Trail as described below), and may transition from there to alternative standards within the private development.

ii. A public north-south through street shall bisect the site in the western half of the parcel to connect SE 136th Street with North Bend Way, in the location identified on Figure C.

(A) The north-south through street shall be constructed and dedicated to the city of North Bend with the recording of the final plat, final binding site plan approval (if applicable), prior to final building permit, or other associated permit for a development proposal on the affected property.

1

(B) The north-south through street shall be constructed according to the standard for collector streets in Chapter 19.05 NBMC, Design and Construction Standards for Streets, or as otherwise determined necessary by the City Engineer.

(C) An additional street may be warranted depending on the type of development proposed to bisect the remaining parcel as shown dotted on Figure C and aligning with the proposed access points.

iii. A public trail, constructed per the trail construction standards in NBMC 17.25.065, shall be constructed along the southern boundary of the site, and within the TLA, to connect SE 136th Street to the Snoqualmie Valley Trail. A public access trail easement containing the trail corridor shall be provided to the City, prior to final building permit approval for development on the affected parcel.

iv. A 10' wide paved public trail (Tanner trail) with 10' planter strip area containing street trees and associated turf and/or native shrubs and ground cover plantings, constructed per the trail construction standards in NBMC 17.25.065, built to match existing Tanner Trail section located within downtown North Bend, shall be constructed along the SE North Bend Way frontage to connect with the King County Snoqualmie Valley Trail as shown on Figure C. Existing significant trees shall be retained in this area unless there is conflict with an access point.

c. Any land use permit associated with properties within this overlay zone shall install a pedestrian crossing over North Bend Way providing a connection to Tanner Trail and Snoqualmie Valley Trail. The pedestrian crossing shall include at a minimum: a perpendicular crosswalk at SE North Bend Way with reflective bumps and/or lights. Further safety measures may be determined necessary by the City through the development review process.

i. The applicant shall coordinate with King County Parks and City of North Bend for a safe and efficient at-grade crossing of the Snoqualmie Valley Trail with SE North Bend Way and Tanner Trail.

ii. Trail Parking of not less than 3 spaces shall be provided as part of the any development application and shall be constructed in conjunction with the development. A bike rack is also encouraged.

d. Allowable Uses and Bulk and Dimensional Standards.

i. Uses within the Tanner Junction MPOD are as established in NBMC 18.10.030 based on the corresponding zones identified in Figure C. Approximately 350' feet of the southern half of the Parcels No. 1423089183, 1423089185 and 1423089073 may be

comprised of HDR uses and/or EP-1 uses, except single-family detached, cottage housing and senior housing is not allowed within this overlay. Any EP-1 uses shall provide a 20 foot type I landscape transition area, pursuant to NBMC 18.18 Table 1, when located adjacent to HDR use within the site.

ii. Bulk and dimensional standards applicable to residential uses shall be as established for the HDR zone per NBMC Table 18.10.040, *Bulk and Dimensional Standards*.

iii. Bulk and dimensional standards applicable to commercial and industrial uses shall be as established for the EP-1 zone per NBMC Table 18.10.040, *Bulk and Dimensional Standards*.

d. Building Size and Orientation. In addition to the provisions of the applicable design standards in Chapter 18.34 NBMC, the following standards shall apply to the layout and orientation of buildings within the Tanner Junction MPOD:

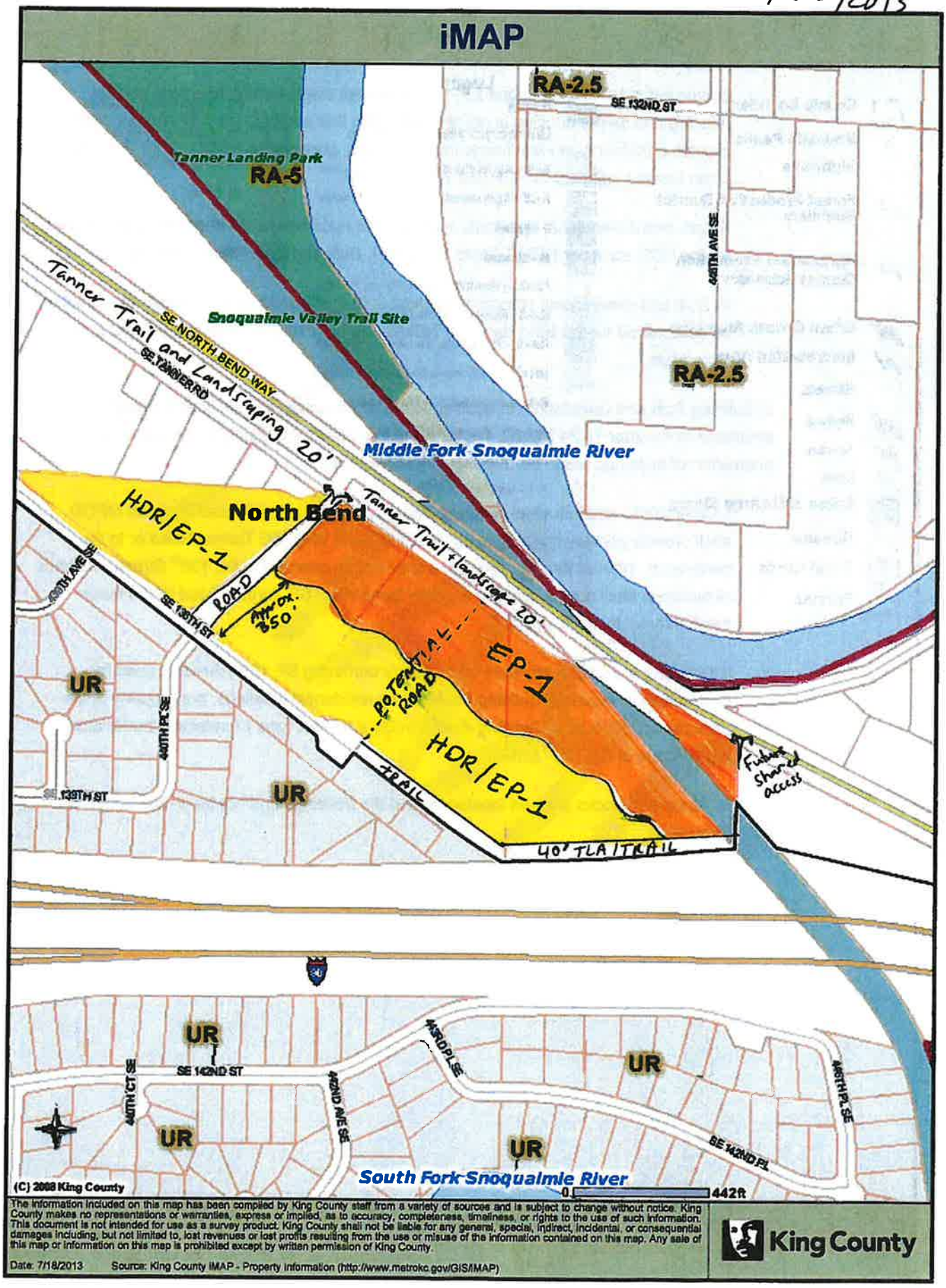
i. Commercial and industrial buildings constructed within the Tanner Junction MPOD shall provide primary frontage to either North Bend Way, SE Tanner Road or to the north-south internal through street, but shall not be oriented to SE 136th Street. The back of buildings shall not be oriented to North Bend Way, SE Tanner Road or the north-south internal through street.

ii. Buffering to LDR. If any area immediately bordering SE 136th Street is used for commercial or industrial buildings rather than residential buildings, the property of the commercial or industrial building shall provide a 30-foot type 1 landscape buffer along the frontage of SE 136th Street.

iii. All loading docks shall be located behind the buildings and not be visible from North Bend Way.

DRAFT

For PC 7/25/2013



From: Cherie Cooper <cheriecooper50@gmail.com>
Sent: Tuesday, November 5, 2024 5:31 PM
To: Council <COUNCIL@northbendwa.gov>
Subject: November 5, 2024 Council Meeting Items #12 & #13 on the Agenda

Some people who received this message don't often get email from cheriecooper50@gmail.com. Learn why this is important

Good Evening Council Members, Mayor Mary Miller, and Staff;

I will be speaking this evening via Zoom with respect to Item #12 (not to exclude Item #13) on the City Council Agenda for November 5, 2024.

This evening, staff is presenting to you for your votes, two (2) elements of the 2024 North Bend Comprehensive Plan: 1) Land Use, and 2) Housing.

Staff has identified 66 parcels within the City for a rezone of NMU – Neighborhood Mixed Use. In doing so, there is the potential of 208 housing units.

The staff was tasked for the 2024 Comp Plan, to find the potential for a total of 462 housing units.

As Council has been advised in previous meetings, and as I was advised by Economic Director Rebecca Deming in an email dated April 18, 2024; the City of North Bend is only required to plan for and accommodate the 462 units. There is no requirement for the units to be built.

Both the Land Use and the Housing Element of the 2024 Comprehensive Plan has our eight (8) parcels (28.82 acres) on North Bend Way in the Blue Zone to be rezoned NMU (Neighborhood Mixed Use). Currently the zoning is EP-1.

Additionally, and already in place for the 28.82 acres is the 2014 Tanner Junction Overlay District. Also, the 28.82 acres requires a Master Plan for Development.

The Developers we are speaking with now are extremely concerned about the rezone of our property to NMU. These are Developers who are currently in the process of building a non-residential project in the City, or they have built a non-residential project in the City of North Bend. I am speaking tonight on their behalf as well as ours.

Is there not a way to exclude our 8 parcels in the rezone of 66 parcels to NMU? It would take nothing away from what Staff has prepared for the Council and the City to submit to King County for an approval of North Bend City's 2024 Comprehensive Plan.

Meaning, I am suggesting that it would take nothing away from the City having met its requirement to "plan for and accommodate 462 units of residential housing".

I don't believe the Council, The Mayor or the Staff's intention would ever be to deter a Development Project (of economic benefit to the City) coming forward for the 28.82 acres on North Bend Way currently zoned EP-1.

Scratch the rezone of NMU and there is still a Master Plan to be approved by the City. There is still the issue of The City of North Bend water vs. Sallal Water Association for a Development Project on the land. We currently are members of Sallal Water Association. There is still some language in the Tanner Junction Overlay that is of concern to Developers. There is still the North Bend Way Streets Corridor Plan that is considered by the last Developer at the table to be above the traditional/typical costs to develop, to now consider. Just another ULID on top of the ULID #6 assessment which the property has now? Already known, there will be some land of the 28.82 acres that the City of North Bend will want a Developer to set aside for parking near the Snoqualmie Valley Trail or another Park amenity within the development project's interior. Perhaps a Development Agreement will be in order as well.

Councilmembers, Mayor and Staff; please consider our reality (and yours also) at this time of there being legitimate and serious Developer's Interest (a plan to go under contract) --- How an approved rezone of the 28.82 acres to NMU, solely for the purpose of the City meeting its 2024 Comprehensive Plan requirements poses the unnecessary of a challenge/obstacle for the Landowner and Developers wanting to be in the City's pipeline with a development project.

Recently this City Council approved a Development Agreement for the potential of Economic Development at the East End of North Bend.

What I am bringing to the attention of the North Bend City Council, the North Bend City Mayor and the Staff this evening is the "so close" potential of an Economic Development Project on 28.82 acres on North Bend Way which needs and deserves your careful consideration as much as the Development Agreement put before you a month or two ago for a project at the east end of town.

Thank you.

Cherie Cooper (The Hoenig Family)
Project Manager
Crown Lakes LLC
North Bend Industrial Park LLC

September 18, 2024

To: Mike McCarty, Principal Planner, City of North Bend

From: Jim Graham , 681 E. North Bend Way (PO Box 724)

My wife and I have owned the above referenced property for 54 years, as well as the adjacent ½ lot fronting on Cedar Falls Way. We object to the proposed rezone from LDR to Downtown Commercial.

Rezoning of neighbor's property is of no concern , but we do not want our property included.. If the City's intent had been to make our area commercial, sewer would have been provided years ago. Instead, we have been single family residential contiguous to Mt Si Development.

We vote NO to rezone of our property

Jim & Linda Graham 425 888-1349, cell 425 890-6668, jgraham454gmail.com



From: Sears, Tricia (DNR)
To: Mike McCarty
Cc: Sears, Tricia (DNR); Vanegas, Ted (COM)
Subject: North Bend's Comprehensive Plan Amendment: WGS comments
Date: Tuesday, July 2, 2024 12:58:49 PM

You don't often get email from tricia.sears@dnr.wa.gov. Learn why this is important

7/2/24

Hello Mike,

In keeping with the interagency correspondence principles, I am providing you with comments on the proposed changes to North Bend's Comprehensive Plan Amendment (Commerce ID# 2024-S-7189).

For this proposal submitted via Planview, I looked at the proposal and focused on areas related to WGS work. Of note, but not limited to, I look for language around the geologically hazardous areas, mineral resource lands, mining climate change, and natural hazards mitigation plans.

Specifically in this proposal, I reviewed the 2024 Draft Land Use Element Update.

On page 4 of the PDF, C.2 Natural Features includes a description of critical areas, and cross references critical areas information.

In the first paragraph, it states a description of some critical areas. In the second paragraph (see below) it directs the reader to other areas for more information. Suggest describing specifically what the critical areas are for North Bend and where the information for those critical areas is located.

"Additional information on the City's predominant natural features and their importance to the future development of the City is given in detail in the Critical Areas Element and the Shoreline Element. Review of drainage, flooding, and stormwater run-off in North Bend, as well as protection of the quality and quantity of groundwater intended for public use is addressed in the Critical Areas Element of the North Bend Comprehensive plan. To the extent necessary to comply with RCW 36.70A.070(1), the Critical Areas Element is incorporated by reference in this Land Use Element. . Shoreline designations shall coordinate future land development and permitted uses with the Shoreline designations identified in the Shoreline Master Plan."

On page 21 of the PDF, there is G. Natural Resource Lands. Good.

Recognizing the limitations of the current proposals, I want to mention that it would be great for you to consider these in future work, be it in your comprehensive plan, development code, and SMP updates, and in your work in general:

- Consider adding a reference to WAC 365-190-120 geologically hazardous areas for definitions in other areas besides the CAO. In addition, consider adding a reference to WAC 365-196-480 for natural resource lands.

- Consider adding a reference to the WGS Geologic Information Portal in other areas besides the CAO. 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 8/30/24.

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

City Council Agenda Bill

SUBJECT:	Agenda Date: November 19, 2024 AB24-125	
Resolution Authorizing Adoption of the Housing Element Update for the 2024 North Bend Comprehensive Plan	Department/Committee/Individual	
	Mayor Mary Miller	
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm & Econ Development – Jamie Burrell	X
Cost Impact: N/A	Finance – Martin Chaw	
Fund Source: N/A	Public Works – Mark Rigos, P.E.	
Timeline: Immediate		

Attachments: Resolution, Draft Element (clean version), Staff Report and Planning Commission Recommendation (containing Redline Version, Zoning Map, Comments Received and Racial Equity & Displacement Analysis)

SUMMARY STATEMENT:

As a part of the major 2024 update to the North Bend Comprehensive Plan, City Staff prepared amendments to the Housing Element. Amendments include updating information addressing recent legislation, and new and revised policies addressing various countywide and multicounty planning policies covering topics related to updated housing and employment growth targets, affordable housing updates including planning housing growth for all income brackets, and new sections on Housing Capacity Analysis and Zoning Updates and History of Discriminatory Practices.

The Planning Commission reviewed the amendments at its August 21, 2024 and September 18, 2024 meetings, including holding a public hearing on September 18, 2024. The Planning Commission provided a recommendation to approve the amendments on September 18, 2024.

A clean version of the draft Housing Element is attached with the Resolution. The Staff Report also provides a redline version (showing all amendments and comments describing changes), together with public comments received.

City Staff recommends approval of the update to the Housing Element 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 the Housing Element.

North Bend City Council considered this Resolution on November 5, 2024. Following discussion, City Council approved a motion to move final action of the Resolution to November 19, 2024, for Council consideration.

APPLICABLE BRAND GUIDELINES: Sustainably managed growth, consistent delivery of quality basic services, and commitment to invest in the City and foster community engagement and pride.

COMMITTEE REVIEW AND RECOMMENDATION: This item was discussed at the October 22, 2024 Council Workstudy.

RECOMMENDED ACTION: **MOTION to approve AB24-125, a resolution authorizing adoption of the Housing Element for the 2024 North Bend Comprehensive Plan.**

City Council Agenda Bill

RECORD OF COUNCIL ACTION		
Meeting Date	***Action***	***Vote***
November 5, 2024	AB24-118 Postponed to 11/19/24 Council Meeting	4-2 (Torguson, Tremolada)
November 19, 2024		

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, AUTHORIZING ADOPTION OF THE HOUSING ELEMENT 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 Plan and development regulations on a periodic basis to ensure the Plan and regulations comply with the GMA and remain up-to-date; and

WHEREAS, the City has prepared a proposed amendment to the Housing Element; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendment to the Housing Element on September 18, 2024; and

WHEREAS, the Planning Commission recommended approval of the amendment to the Housing Element at its September 18, 2024, 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 8, 2024, for a required 60-day review period; and

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

WHEREAS, the public process for the proposed amendment provided for early and continuous public participation opportunities including posting the draft amendment on the City of North Bend website for public review, corresponding with multiple outside agencies for input on the amendments, and holding meetings before the Planning Commission, including a public hearing; and

WHEREAS, the amendment has 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 Amendment: The City Council approves the proposed amendments to the Housing Element, attached hereto as Exhibit A and by this reference incorporated herein.

Section 2. Authorization of Comprehensive Plan Amendments: The City Council hereby directs that the amendment to the Housing Element approved in Section 1 of this Resolution and attached as Exhibit A hereto be included as part of a future ordinance in which all the 2024 Comprehensive Plan amendments are collectively adopted.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 19TH DAY OF NOVEMBER, 2024.

CITY OF NORTH BEND:

_____
Mary Miller, Mayor

APPROVED AS TO FORM:

_____
Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Effective:
Posted:

_____
Susie Oppedal, City Clerk

CHAPTER 3: HOUSING ELEMENT

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CHAPTER 3: HOUSING ELEMENT



INTRODUCTION

The Housing Element of the Comprehensive Plan sets policies that will guide future housing development, by both public and private sectors, to meet the long-range housing needs of the community and to respond to the objectives of the Growth Management Act. The policies are written to support opportunities for developing housing for all income groups and for a variety of lifestyle choices. The plan considers the condition of existing housing stock and the provision of a variety of housing types and densities to meet the needs of the population while seeking to retain the small town lifestyle that is so important to the community. The plan also seeks to develop policies that encourage the development of recognizable neighborhoods with supportive amenities such as parks, trail connections and open space.

It is the intention of the City, through its Housing Plan Element policies, to offer its residents a mix of attractive, safe, and well-maintained neighborhoods which contain a variety of housing options that are available without discrimination. Neighborhoods must be appealing, well kept, safe and close to city services, amenities, schools, jobs, and institutions.

The Housing Element was developed in accordance with the Growth Management Act, RCW 36.70A.070, WAC 365-195-310 (Housing Element Requirements), and the King County Countywide Planning Policies.

The GMA requires a housing element[1] ensuring the vitality and character of established residential neighborhoods, that:

a. Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including:
    i. Units for moderate, low, very low, and extremely low-income households; and
    ii. Emergency housing, emergency shelters, and permanent supportive housing;
b. Includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes;
c. Identifies sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing,

[1] RCW 36.70A.070(2)

and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes;

d. Makes adequate provisions for existing and projected needs of all economic segments of the community, including:
    i. Incorporating consideration for low, very low, extremely low, and moderate-income households;
    ii. Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
    iii. Consideration of housing locations in relation to employment location; and
    iv. Consideration of the role of accessory dwelling units in meeting housing needs;
e. Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:
    i. Zoning that may have a discriminatory effect;
    ii. Disinvestment; and
    iii. Infrastructure availability;
f. Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
g. Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
h. Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

King County Countywide Planning Policies (CPPs) provide local direction to implement the GMA's mandate for consideration of housing for all economic segments of the population. The CPP's housing goals are either directly or indirectly applicable to North Bend. The CPP's are available on the King County Regional Planning website.

The King County CPPs define an overarching goal for housing:

Provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County. All jurisdictions work to:

- preserve, improve, and expand their housing stock;
- promote fair and equitable access to housing for all people; and
- take actions that eliminate race-, place-, ability-, and income-based housing disparities

Community Engagement Findings

As detailed further in the Housing Action Plan and Appendix B of the Plan 435 responses were received from the survey (5.5% of the population). 87% of the survey respondents were white. There was a lack of input received overall and renters were less represented. 17.5% of respondents rent while 63% indicated they owned their home. Community interviews were conducted, and students were engaged with a drawing contest. The City handed out fliers regarding the survey to nearly all business including downtown, grocery stores, fast food, and more. The City received written responses from Senior Center

members, held numerous open houses and attended Kiwanis & Rotary meetings. As shown in the Housing Needs Assessment 47% of renters are cost burdened and 16% of homeowners are. Most of North Bend residents commute out of the City for work and most that work in the City do not live here. Access to affordable housing, help to pay for home repairs, and help to pay for utilities all received interest from 12% of the sample.

Inventory & Analysis

In order to get the most accurate data the city hired blueline to prepare a Housing Needs Assessment for the City of North Bend, and a Regional Housing Needs Assessment for the Snoqualmie Valley. The North Bend Housing Needs Assessment includes Community Overview, Housing Conditions, and Gap Analysis. The North Bend Housing Needs Assessment and Snoqualmie Valley Housing Needs Assessment can be found at the City's Housing Website and included by reference.

The key takeaways of the Housing Needs Assessment include:
Housing Inventory

- North Bend has a total of 2,792 housing units. About 66% are single-family residential units.
- About 36% of North Bend's households are 2-person households
- Approximately 83% of housing was built before 1999 and is at least 20 years old
- About 91% of permits issued since 2010 were for single-family homes, though the number of multifamily permits increased in 2018 and 2019

Housing Ownership

- Of the total housing units, 66% or 1,745, are owner-occupied
- An estimate 100% of the group aged between 75 to 84 years are homeowners
- In 2021, the median home value was $760,430, nearly double the median home value in 2010 of $382,083

Rental Housing

- A third, 34% or 919 units, of North Bend's housing stock is rental units
- The group aged 85 is 86% of renters, and 72% of those under 35 years of age rent.
- In 2020, the median rent in North Bend was $1,424, nearly $270 less than King County median rent of $1,695

Subsidized Housing

- North Bend has three properties that provide subsidized, income-restricted rental units providing 68 units to the elderly and 20 to families.

Housing Needed to Accommodate Future Growth

- In 2018, the City added 51 new housing units
- From 2010 to 2019, the City added an annual average of 67 housing units, on track with the growth rate needed to satisfy the 2044 housing target.

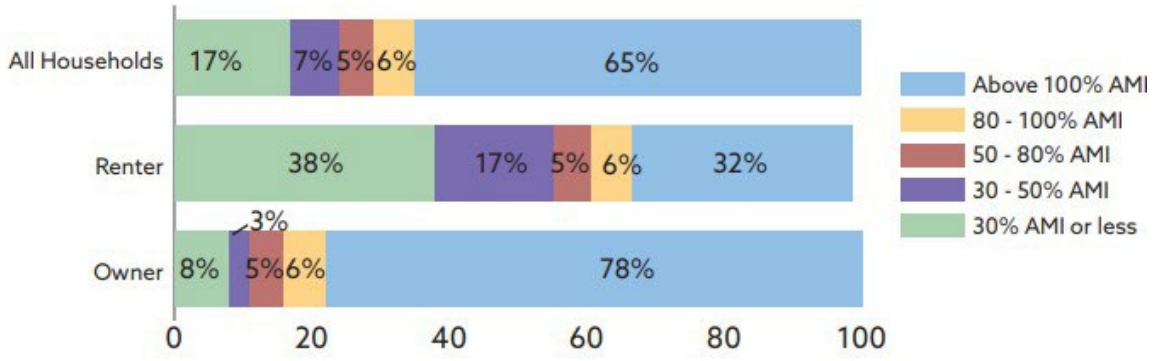
Diversity of Housing Choices

- Most households are occupied by two people (36%)
- Some households are occupied by one person (24%)
- Of the households occupied by one person, 36% are older adults, and 34% are in other, or non-family, non-elderly adult households, including those living alone or with housemates. This makes them the most severely cost burdened.
- Three developments contain 88 units, most of which are one-bedroom units targeted towards families and the elderly.

HUD Location Affordability Index

- A very low-income individual spends 117% of their income on housing and transportation.
- Everyone in North Bend spends at least 30% of their income on housing and transportation.

North Bend currently has 60% of all lands zoned for some type of residential use, with 14% available for moderate to high density in the DC, MDR and HDR NB, IMU and IC. The City allows ADU's on single family lots and will follow state law changes to be consistent with the allowance for 2 per lot. Per Exhibit 4 of the HNA the City 66% (1,745) households are owner occupied and 34% (919) households are renter occupied. Per Exhibit 7 of the HNA median household income for all households is $119,392.00, family income household type is $156,619.00 and non-family household type is $32,217.00. From the data we have it is clear that renter households experience more impact to housing costs and are at a higher risk of displacement. Senior housing has been identified as a need, as well as transitional housing for those that are homeless. Per Exhibit 8 of the HNA cost burdened households are summarized as follows:



Source: HUD Office of Policy Development and Research Comprehensive Housing Affordability Strategy, 2019. Data for North Bend city, Washington. Year Selected: 2015-2019 ACS

The City also completed a Housing Action Plan which includes important additional information on existing housing conditions and strategies to support housing development. A Housing Framework Review located in Appendix D of the Housing Action Plan details regulatory review and consistency with the GMA, King County Countywide Planning Policies and North Bend policies and regulations. Part 3 of the HAP includes Housing Toolkit and Strategies that provide details on how to address displacement risk in particular see Strategy B for preventing displacement to vulnerable communities. To address racially disparate impacts new Goal 7 and related policies including Policy H 7.2 below address the gap identified in the HAP. The HAP can be found at the City's Housing Website.

DIRECTION FOR HOUSING POLICIES

The Housing Element of the Comprehensive Plan outlines the City's direction or response to three basic objectives:

1. The need to provide adequate capacity for residential growth to meet regional growth targets;
2. The need to encourage the development of a wide variety of housing alternatives to meet the needs of a diverse population; and
3. The need to foster opportunities that provide housing of all economic segments of the population, especially affordable housing.

The City can influence the local housing market through a variety of means:

- by directing the location and amount of land available for residential development;

- by amending its ordinances and codes to affect the size, type, and design of new and renovated housing;
- by building amenities that attract quality residential development; and
- by seeking financial resources and partnerships which can help meet the objectives of maintaining the City's existing housing stock and providing affordable housing.

Housing type	**Definition from RCW**
Affordable Housing RCW 84.14.010	"Affordable housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low or moderate-income households.
Permanent Supportive Housing (PSH) RCW 36.70A.030	Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services.
Emergency Housing RCW 36.70A.030	Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

The CPP's require all jurisdictions to have the capacity to accommodate housing and employment targets. North Bend's net housing target for 2024-2044 is 1,748 new houses. While much of the demand for housing will be met by new housing construction, rehabilitation of existing older structures and selective infill development within existing neighborhoods will also help satisfy this future demand.

Some of the future demand for housing will be for persons with special housing needs including those seeking group homes, emergency or transitional housing, senior housing, single room occupancy housing and so on. The City will work with the County to ensure that housing for persons with special needs can be accommodated here. The City will also work with providers of special needs housing to site new facilities or adapt to reuse other residential or non-residential buildings.

Recent State Law changes include updated definitions and requirements for Affordable Housing, Permanent Supportive Housing (PSH), and Emergency Housing. The table below outlines State definitions for these housing types:

King County has distributed growth targets pertaining to these housing types through adoption of the CPPs that were developed in coordination with jurisdictions in the county. King County ordinance 19660, adopted August 15th, 2023, establishes the City's housing growth target allocations; the table below outlines permanent housing targets by income and emergency housing target in beds. Emergency housing and emergency shelters are not subject to restrictive regulations and are outright permitted in zones that allow hotels for the provision of emergency housing capacity.

AMI Income Bracket							Emergency Needs Housing
0 - 30%		30 - 50%	50 - 80%	80 - 100%	100 - 120%	120% Plus	
PSH*	Non-PSH						
228	433	121	221	98	111	536	334 beds

*PSH – Permanent Supportive Housing

The income brackets that these targets are established in are based on the Area Median Income (AMI), as defined by the Department of Housing and Urban Development (HUD).

HUD Income Brackets	
Relative Income	**Income Bracket**
Extremely Low Income	0-30% AMI
Very Low Income	30-50% AMI
Low Income	50-80% AMI
Moderate Income	8-100% AMI
Greater than AMI	>100% AMI

The City can plan to provide housing for households within each income bracket by prioritizing current zoning designations that are likely to support housing types affordable to households in each bracket. In its LCA, the City identified local housing types and zones that provide housing affordable to each income bracket; this was done according to guidance provided by the Washington Department of Commerce[2].

The following table summarizes which income bracket each housing type is likely to provide affordable housing for and which zones those housing types are likely to be constructed in to meet current and future housing needs:

Supported Housing Types		
Income Bracket	**Housing Type**	**Zones supporting this Housing Type**
>120%	Single-Family Detached	CLDR and LDR
>80 - 120%	Townhomes, duplex, triplex, quadplex	MDR

[2] guidance for Housing Element updates

0 - 80% and PSH	Walk-up apartments, condominiums, PSH (2-3 floors)	DC, NMU, and HDR
>50 - 80%	ADUs on developed residential lots	Infill in all zones

The City of North Bend is committed to meeting the future demand for housing through the following strategies:

Expansion of City Limits:

The City of North Bend will accommodate increased population growth through annexations of land within its UGA. The North Bend UGA boundary is shown in Map 1-1 of the Land Use Element, North Bend Land Use Designations. The UGA will permit the City to grow to the south to I-90. These areas contain existing low-density residential and some open rural land uses. The remaining undeveloped land within the UGA will provide additional capacity to meet the City's new housing demand over the next 20 years.

- Acknowledge the growth capacity of potential annexation areas
- Align annexation strategy and growth targets
- Administratively adjust growth targets upon annexation

Infill Housing Within Existing Residential Areas:

This strategy would encourage additional housing on remaining lots within the City limits and existing residential areas. This strategy would permit development of smaller lots that are compatible with the existing neighborhood scale and character, helping to maintain and increase the vitality of these neighborhoods over time. Plats of smaller lots located within the existing city limits could allow for innovative housing types such as cottages, that would blend with surrounding homes and be more affordable, as well as other small, fee-simple units.

Mixed-Use Development:

Mixed-use development is a mix of different land uses in an area, on a property or within a single building such as commercial use first floor with residential above. Redevelopment of existing commercial areas would permit the development of housing over retail shops or adjacent to commercial uses. Mixed-use in the downtown will encourage transit by providing increased density to support alternate modes of transportation.

The City permits the creation of low intensity home businesses that encourages entrepreneurship without changing the character of existing neighborhoods. The City promotes concurrent commercial/residential uses in the DC and NMU zones that do not negatively impact the quality of life of adjacent neighbors. Mixed-use strategies are encouraged within a number of zoning districts through “Planned Neighborhood Development” review.

Mix of Housing Types:

Mixed-use development may also take the form of a mix of housing types within existing or yet-to-be-established neighborhoods. The goal of creating varied residential developments is to provide housing choices, integrate income and age groups, and encourage affordability. A variety in housing types should be permitted when the existing neighborhood character can be maintained or enhanced. An overall objective of the City is to work towards meeting Countywide Planning Policies on affordability by providing a mix of housing types in new and infill development. The City has established a Medium Density Residential (MDR) zone that allows smaller lot sizes at higher densities.

Critical to the success of neighborhoods with mixed housing types is attention to scale and neighborhood character, the provision of adequate parking and the concurrent creation of mini parks supported by the homeowners, expansion of existing City parks, or fee in-lieu option for smaller plats to meet the needs of new residents.



Figure 3-1: New LDR Development with attention to open space, scale, parking and neighborhood character.

As North Bend's population changes, so will its demographic profile. To respond to the expected changes in the population, lifestyles, and the rising cost of housing, the City should provide opportunities for a mix of housing types including townhouses, duplexes, small lot single family innovative housing including cottage housing and other alternative types of housing that would blend with surrounding homes and be more affordable, accessory dwelling units and mixed-use residential and commercial development. All new development should both meet the City's goal of retaining its small town charm and rural appeal and serve the future and current housing needs of all residents regardless of income or race. Accomplishing this objective will be achieved in part by the creation and retention of integrated systems of open spaces, bikeways and pedestrian paths.

Manufactured and Mobile Homes:

North Bend has approximately 113 mobile homes within the city limits based on 2022 Census data. These structures are located primarily in two mobile home parks located along North Bend Way and one on Bendigo Boulevard N. These mobile home parks provide a source of affordable housing, both rental and owner-occupied. Mobile home parks should provide safe and healthy neighborhoods and be adequately served with utilities and city amenities.

Manufactured homes, which are produced in factory-controlled settings and shipped to a housing site for assembly, can provide an affordable alternative to the conventional site-built single family home. By state law the City must permit manufactured housing that conforms to uniform codes in areas of the City with adequate utility service and capacity where they meet city zoning codes and are placed on permanent foundations.

AFFORDABLE HOUSING

"Simply put, the region needs more housing of varied types in all communities. Meeting the housing needs of all households at a range of income levels is integral to promoting health and well-being and

creating a region that is livable for all residents, economically prosperous, and environmentally sustainable. (Puget Sound Regional Council, Vision 2050)

The City of North Bend is committed to providing development opportunities for affordable and low-income housing. Housing is considered affordable when the total housing costs, including basic utilities, does not exceed 30 percent of the household income, this applies to renters and owners. Residents need assistance with the escalating cost of housing to ensure they have access to housing which best meets their needs. At time of plan adoption, the City has already progressed significantly on its housing targets for households with incomes greater than 50% AMI through recent developments. The City has identified sufficient capacity to meet the remaining housing targets (including housing affordable to households making less than 50% AMI) through land use map and development regulation revisions incorporated in this plan, see the Land Use Capacity analysis. for more details.

Concurrent with the need to provide safe, decent, and affordable housing is the need to ensure that lower income residents have equal access to the provision of social, recreational and community services.

Preservation of Existing Affordable Housing:

Older homes in existing neighborhoods, accessory units, mobile homes, shared housing, and existing subsidized housing currently provide affordable housing opportunities for some residents. Preservation of the existing affordable housing stock is critical to maintaining access to those sources. The City will seek ways of maintaining and increasing the availability of low-income housing through pursuit of Grant funds, developing links with affordable housing providers not currently operating in North Bend, and the consideration of developing or partnering with a Housing Authority, either alone or in conjunction with other valley cities, that could be charged with meeting residents' housing needs. The City will also work to enforce its building and maintenance codes to ensure that the existing housing stock provides decent, safe, and sanitary housing.

Subsidized Housing:

The City of North Bend currently has approximately 114 units of subsidized rental housing located in the downtown area. The Sno-Ridge Apartments (39) are exclusively senior housing, the Cascade Park apartments (27) is for seniors and disabled persons under 62, the Si View Court Apartments (20) are exclusively for families, and the River Run Apartments development includes income restricted housing (28). Additionally, Habitat of Humanity built 7 for ownership affordable units. This housing was developed through federal, state, and King County housing assistance programs. The City will continue to seek housing assistance programs to meet the needs of its low-income population while seeking to preserve its existing stock of subsidized housing.



Figure 3-2: Cascade Park Apartments for seniors and disabled persons under 62.

Zoning Incentives:

Zoning incentives are a key mechanism to encourage the development of affordable housing through the private market. Incentives can include density bonuses, forgiveness or reduction of impact fees or permit costs, and streamlined permit and development review processes. Amendments to the zoning codes can also provide new mechanisms for development to contribute to a low-income housing trust fund for future affordable housing production.

Non-Profit Housing Organizations:

Non-profit housing organizations can provide opportunities for developing low-income housing in the communities they serve. These organizations can assist in preservation and rehabilitation of existing housing or construction of new housing and acquisition of property for housing. The City of North Bend will encourage these organizations to become active housing partners in the North Bend community. The City can act as a catalyst to encourage the organization and participation of these groups and as a conduit through which to seek additional government support.

Accessory Housing and Housing Sharing:

Accessory housing is a means of providing additional housing in new and existing neighborhoods. Larger homes can often accommodate a rental unit without causing negative impacts in an existing neighborhood. State Law changes in 2023 require the City to allow up to two ADUs per lot in with the option for separate sale[3]. ADUs can be added to a developed parcel with an existing single-family home, and they may provide a lower cost housing option in areas where housing is typically more expensive, providing a way to help pay for a mortgage.

[3] https://lawfilesext.leg.wa.gov/biennium/2023-24/Pdf/Bills/Session%20Laws/House/1337.SL.pdf?q=20230602124224

Opportunities for shared housing can be encouraged by promoting local recognition of groups or agencies that assist in linking a housing provider with those seeking housing.

HOUSING FOR SPECIAL NEEDS

Federal and State law mandates that cities provide the same residential opportunities to individuals of special needs as are available to single family residences. These individuals may be part of group homes and require some assistance in their day-to-day living, such as the physically or mentally disabled, victims of domestic violence, substance abusers, people living with AIDS, youth at risk, and seniors. Family living situations, institutional settings, social service programs and assisted housing, specifically excluding Secure Community Transition Facilities as defined in Washington State law, all serve a portion of those with special needs. The Federal Fair Housing Act (Chapter 151B) includes all individuals with special needs and states that no individual shall be denied the opportunity for safe and independent living. In addition, the Washington Housing Policy Act states that a "decent home in a healthy, safe environment for every resident of the State" shall be provided (RCW 43.185B.009).

The Housing Element supports goals and policies that provide equal and fair housing access for all residents of North Bend, including special needs residents. In order to provide housing opportunities for residents of special needs, the City shall work with public and private agencies to provide opportunities and services that would not be available otherwise to these residents. In addition, the City shall provide for these residences by continuing to support codes and ordinances which allow for a variety of housing opportunities, as well as encouraging the increase of social support services within the city and surrounding area. Adding flexibility to the City's land use code to allow group homes and home-based care is also a significant opportunity available to the City for meeting the demand for special needs housing.

SENIOR HOUSING AND AGING IN PLACE

The population age distribution in North Bend has fluctuated over the last decade. The median age in North Bend has declined slightly from 42 years in 2010 to 39 years in 2020. Since 2010, the percentage of the population under 19 years of age and between 35 to 54 years of age has declined while the remaining population groups have been increasing. There are more residents aged over 55 years of age in North Bend now than there were in 2010. The City will need to accommodate this growing senior population by enabling the development of additional senior and assisted living housing, and by supporting the uses and needs of those residents. There are a rising number of challenges that communities, families and individuals face as the population over 60 increases. Communities can address these challenges by striving to become elderly-friendly. Elderly-friendly communities address the basic needs, optimize health and well-being, promote social and civic engagement, and increase independence for all people, but especially people who are frail or have disabilities.[4] An aging-friendly community is also a community that is livable for all ages. These communities can be created by improving health care quality for older adults and adults with disabilities, addressing basic needs (education, housing, transportation, financial empowerment, and food security) that improve health and well-being, increase independence for older adults, and promote age readiness.

[4] Center for Home Care Policy and Research/Visiting Nurse Service of New York, *The AdvantAge Initiative.*

HOUSING CAPACITY ANALYSIS AND ZONING UPDATES

The City partnered with LDC, Inc to assess the City's ability to meet its project housing need identified in the HNA and the King County Countywide Planning Policies (CPPs). This assessment was done through a Land Capacity Analysis (LCA) which assesses an inventory of the developable and redevelopable land within a city's jurisdiction and determines whether the city can accommodate its projected growth targets. This assessment allows the city to gain a better understanding of how much land is available for development, how the city can utilize the available land to meet the projected growth targets, and highlights potential changes needed to achieve the land capacity necessary to accommodate all housing and employment needs projected for the city.

This LCA initially identified the City of North Bend's (City) housing capacity was deficient for Households making less than 50% AMI. This shortage was due to the lack of available developable land for low-income serving housing solutions and required the City to adjust the zoning map and development regulations to accommodate an additional 439 residential units by 2044. The City developed plans to revise the zoning map and development regulations to ensure there is sufficient capacity provided for these housing needs. The changes to the zoning map and development regulation implemented as a part of the 2024 Comprehensive Plan Update include:

- Re-zoning of Single-Family Residential Land on North Bend Way to Downtown Commercial.
- Allow a height up to 35 feet for residential development in the IMU zone
- Re-zone a portion of the EP-1 zone along North Bend Way to Neighborhood Mixed Use
- Allow for second story residential development in the IC zone where the Outlet mall is located, through future development of a master plan in partnership with the property owner.
- Allow two Accessory Dwelling units per lot where single Family homes are permitted.

Affordable Housing Capacity-Target Comparison								
	0 - 30%		30 - 50%	50 - 80%	80 - 100%	100 - 120%	120% Plus	Total
	Non-PSH	PSH						
Adopted Targets	433	228	121	221	98	111	536	1,748
Capacity Surplus (or Deficit)	**41**		**0**	**0**			**687**	**829**

HISTORY OF DISCRIMINATORY PRACTICES IN HOUSING

Historically, private property owners, lending institutions, and federal, state, and local governments implemented strategies to restrict access to housing, land, and neighborhoods to people based on their race, nation of origin, and sometimes religion. These strategies perpetuated racial segregation and wealth inequities throughout the country and in North Bend. Some of these policies and practices known to have been enforced or practiced in King County include Indigenous land dispossession, the Alien Land Law, Japanese internment and incarceration, racial restrictive covenants, and discriminatory lending practices

that led to disproportionate access to homeownership. While federal, state, and local governments outlawed many of these overtly racist housing practices in the twentieth century, their legacy lives on through low-density zoning and large minimum lot requirements, lack of affordable housing investment in urban unincorporated areas, and lack of tenant protections. To the past, North Bend's zoning code did not prioritize types of high- and middle-density housing types, which limits housing supply and housing choice and leads to unaffordable housing prices that disproportionately impact low-income communities, of which Black, Indigenous, and People of Color are most overly represented in. However recent changes have encouraged more mixed use and higher density housing, especially in the downtown near services.

GOALS AND POLICIES

H - Goal 1: ***Encourage a variety of housing types and densities compatibly located to meet the demands of a diverse population.***

Policies:

H - 1.1 Encourage the development of single-family residential infill that would blend with surrounding homes and be more affordable and be compatible with existing neighborhoods within the city limits.

H - 1.2 Encourage the provision of a diversity of housing types including income-restricted housing and sizes to meet the needs of a wide range of economic levels, age groups and household make-up.

H - 1.3 Encourage a mix of housing types, models and densities, including but not limited to income levels outlined in the countywide policy.

H - 1.4 Create incentives for developers to include affordable housing voluntarily in new developments. Including but not limited to investigating the feasibility of incentive-based zoning schemas for affordable housing.

H - 1.5 Encourage non-profit housing providers to pursue housing development opportunities that supply affordable housing while providing a high-quality residential living environment.

H - 1.6 Work with King County to develop affordable housing opportunities within the Snoqualmie Valley communities.

H - 1.7 Reduce impact fees for residential developments that include affordable housing for those with low or very low-incomes.

H – 1.8 Seek housing assistance programs to meet the needs of low-income or other special-needs city residents, while seeking to preserve the existing subsidized housing currently located within the city.

H - 1.9 Work with the King County Housing Authority and other low-income housing providers to provide affordable units to households at or below 80% of median income by the end of the target period.

H – 1.10 Work with other governmental agencies to develop methods that can streamline the residential permit review process to reduce the impact on affordable housing development.

H – 1.11 Encourage affordable housing near transit and green spaces, as well as commercial spaces, including but not limited to colocation of working-wage housing with job opportunities.

H – 1.12 Monitor and assess the City's success in meeting housing needs to accommodate its 20-year population allocation at least every 5 years and revise strategies if projected housing needs are not on target to be met.

H - Goal 2: ***Promote residential neighborhoods that contain the necessary public amenities and support facilities that contribute to a high quality of life for North Bend residents.***

Policies:

H – 2.1 Consider development of parks and recreational facilities jointly with the School District and Si View Metropolitan Park District.

H – 2.2 Encourage the formation of neighborhood or homeowners associations to help develop a sense of community within a particular neighborhood.

H – 2.3 Seek to create or to retain and protect links to a Citywide Trail System that connects neighborhoods with areas of commerce and areas that cross jurisdictional boundaries in an effort to promote alternative transportation systems with the added benefit of supporting habitat corridor linkages to better facilitate wildlife movement throughout North Bend.

H – 2.4 Ensure infrastructure plans are developed concurrently with adopted housing plans, both of which shall take into consideration future climate-related hazards.

H - Goal 3: ***The City should encourage the preservation and rehabilitation of the existing housing stock as a means of providing affordable housing.***

Policies:

H - 3.1 Enforce building maintenance codes, and health and safety codes for the City's housing stock.

H - 3.2 Encourage the preservation of affordable older residential structures to maintain the available housing stock.

H - 3.3 Work to preserve and physically improve existing mobile home parks as a means of preserving affordable housing.

H - 3.4 Seek ways of maintaining and increasing the availability of low-income housing through pursuit of Community Development Block Grant funds for housing repair and maintenance, developing links with affordable housing providers.

H – 3.5 Encourage preservation of the existing stock of mobile home parks as a viable source of affordable and permanent supportive housing.

H – 3.6 Explore and identify opportunities to reutilize and redevelop existing parcels where rehabilitation of the buildings is not cost-effective, provided the same is consistent with the countywide policy on historic, archaeological, and cultural preservation.

H - Goal 4: ***The City of North Bend should provide adequate land capacity for forecasted population and residential growth within its city limits and Urban Growth Area in order to promote stable housing prices, foster affordability and broaden housing choices.***

Policies:

H – 4.1 Allow for flexibility in housing development in order to meet population forecasts.

H – 4.2 Focus efforts to increase moderate- and higher-density housing in or near Downtown and other commercial districts where jobs, supporting services, and multi-modal transportation choices can be provided.

H – 4.3 Provide affordable housing with new housing development by creating incentives in zoning regulations that implement the countywide planning policies

H – 4.4 Provide areas for mixed use and high density housing to support a wide range of housing options at all economic segments for residents.

H – 4.5 Continue to allow cottage housing as infill development at higher densities outside of the established zones" as established in the development standards or consider additional similar policies. .

H – 4.6 Continue to consider mixed use development, which includes either a mix of residential densities or a mix of residential and compatible non-residential land uses through Master Planning and/or Development Agreements.

H – 4.7 Consider the Regional Growth Strategy while managing the City's jobs/housing balance

H – 4.8 Use available reports to identify and update policies which do not effectively help achieve housing targets and goals for affordability.

H – 4.9 Support and allow the development of a variety of housing types including long-term income restricted housing that increases the availability of housing affordable to all economic segments of the city's population.

H- Goal 5: ***Support and provide for the availability of housing for residents of North Bend with special housing needs,, including supportive housing and emergency housing needs.***

Policies

H – 5.1 Support the preservation and development of special needs housing in North Bend that serves both city residents and those in surrounding communities.

H – 5.2 Encourage and promote partnerships with public and private agencies, as well as developers, that provide funding for housing opportunities for those with special needs.

H – 5.3 Evaluate potential regulatory obstacles utilizing Commerce's adequate provisions checklist and adopt necessary amendments to ensure that codes or ordinances do not restrict development of special needs housing within North Bend.

H - 5.4 Encourage the provision of a sufficient supply of permanent supportive housing and special needs housing. Such housing should be dispersed throughout North Bend while avoiding the creation of impacts from inappropriate scale and design. Clustering of special needs housing may be allowed if proximity to public transportation, medical facilities or other essential services is necessary.

H – 5.5 North Bend will prioritize 0-30% AMI Permanent Supportive Housing and facilitate that housing as much as possible.

H-Goal 6: ***Support and provide for the ability to age in place safely, independently and comfortably, regardless of age, income or ability level.***

Policies:

H – 6.1 Empower older adults, their families, and other consumers to make informed decisions and to easily access available services

H – 6.2 Enable older adults to age in their place of choice with appropriate services

H – 6.3 Prepare North Bend for an aging population

H – 6.4 Strive to make the City of North Bend accessible, safe, and inclusive for children, youth, families, adults, and the elderly

H – 6.5 Allow people to age in place, be it in their homes or neighborhoods, by encouraging the development of neighborhoods that provide a mix of housing typologies and sizes to accommodate a broad range of lifestyles and abilities.

H – 6.6 Encourage and support accessible design and housing strategies, such as ADUs, that provide seniors the opportunity to remain in their own neighborhood as their housing needs change.

H – Goal 7: ***Promote social justice and reduce racial disparities through equitable access to housing in North Bend.***

Policies:

H – 7.1 Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability. Demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices.

H – 7.2 Document and recognize historic racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources through support from State planning grants.

H – 7.3 Use periodic housing needs analysis and displacement risk reports to identify and update policies which do not effectively help achieve housing targets and regional goals for affordability, inclusivity, and environmental justice in planning for housing.

H – 7.4 Prevent discrimination and encourage fair and equitable access to housing for all persons in accordance with state and federal law.

H – 7.5 Ensure that equitable housing initiatives avoid areas currently experiencing or projected to experience climate-related hazards, such as flooding and other hazards identified in Washington Department of Ecology's Risk MAP.

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 recommen**ds approval o**f 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 Zoning Map
Exhibit C: Land Capacity Analysis
Exhibit D: Comments Received
Exhibit E: Racial Equity and Displacement Analysis

CHAPTER 3: HOUSING ELEMENT

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CHAPTER 3: HOUSING ELEMENT



INTRODUCTION

The Housing Element of the Comprehensive Plan sets policies that will guide future housing development, by both public and private sectors, to meet the ~~long range~~long-range housing needs of the community and to respond to the objectives of the Growth Management Act. The policies are written to support opportunities for developing housing for all income groups and for a variety of lifestyle choices. The plan considers the condition of existing housing stock and the provision of a variety of housing types and densities to meet the needs of the population while seeking to retain the small town ~~life style~~lifestyle that is so important to the community. The plan also seeks to develop policies that encourage the development of recognizable neighborhoods with supportive amenities such as parks, trail connections and open space.

It is the intention of the City, through its Housing Plan Element policies, to offer its residents a mix of attractive, safe, and well-maintained neighborhoods which contain a variety of housing options that are available without discrimination. Neighborhoods must be appealing, well kept, safe and close to city services, amenities, schools, jobs, and institutions.

The Housing Element was developed in accordance with the Growth Management Act, RCW 36.70A.070, WAC 365-195-310 (Housing Element Requirements), and the King County Countywide Planning Policies.

~~To fulfill requirements set forth by the Washington Growth Management Act, a Housing Element ensuring the vitality and character of established residential neighborhoods includes the following information:~~

~~1. an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;~~, ~~including affordable, emergency, and supportive housing types.~~

~~2. a statement of the goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing including single-family residences;~~

~~3. identification of sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and~~

~~4. provision for existing and projected housing needs of all economic segments of the population.~~

The GMA requires a housing element[1] ensuring the vitality and character of established residential neighborhoods, that:

a. Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including:
   i. Units for moderate, low, very low, and extremely low-income households; and
   ii. Emergency housing, emergency shelters, and permanent supportive housing;
b. Includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes;
c. Identifies sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes;
d. Makes adequate provisions for existing and projected needs of all economic segments of the community, including:
   i. Incorporating consideration for low, very low, extremely low, and moderate-income households;
   ii. Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
   iii. Consideration of housing locations in relation to employment location; and
   iv. Consideration of the role of accessory dwelling units in meeting housing needs;
e. Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:
   i. Zoning that may have a discriminatory effect;
   ii. Disinvestment; and
   iii. Infrastructure availability;
f. Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
g. Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
h. Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

King County Countywide Planning Policies (CPPs) provide local direction to implement the GMA's mandate for consideration of ~~affordable~~ housing for all economic segments of the population. ~~Following~~

[1] RCW 36.70A.070(2)

~~is a paraphrased listing of the CPP's housing goals with direct applicability to North Bend. The number of each referenced goal is cited.~~ The CPP's housing goals are either directly or indirectly ~~Other CPPs may be indirectly~~ applicable to North Bend. The ~~full list of~~ CPP's are~~is~~ available on the King County ~~DDES~~ Regional Planning website.~~http://www.kingcounty.gov/property/permits/codes/growth/GMPC/CPPs.aspx.~~

The King County CPPs define an overarching goal for housing:

Provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County. All jurisdictions work to:

- preserve, improve, and expand their housing stock;
- promote fair and equitable access to housing for all people; and
- take actions that eliminate race-, place-, ability-, and income-based housing disparities

- ~~H-2: Jurisdictions are to address the need for housing affordable to households at less than 30% AMI (very low-income), recognizing that this is where the greatest needs exists, and addressing this need will require funding, policies and collaborative actions by all jurisdictions working individually and collectively.~~
- ~~H-4: Provide zoning capacity within each jurisdiction in the Urban Growth Area for a range of housing types and densities, sufficient to accommodate each jurisdiction's overall housing targets and, where applicable, housing growth targets in designated Urban Centers.~~
- ~~H-5: Adopt policies, strategies, actions and regulations at the local and countywide levels that promote housing supply, affordability, and diversity, including those that address a significant share of the countywide need for housing affordable to very low, low, and moderate income households (refer to CPP document for associated strategies)~~
- ~~H-8: Tailor housing policies and strategies to local needs, conditions and opportunities, recognizing the unique strengths and challenges of different cities and sub-regions.~~
- ~~H-12: Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting active living and by reducing exposure to harmful environments.~~
- ~~H-18: Review and amend, a minimum every five years, the countywide and local housing policies and strategies, especially where monitoring indicates that adopted strategies are not resulting in adequate affordable housing to meet the jurisdiction's share of the countywide need.~~

Community Engagement Findings

As detailed further in the Housing Action Plan and Appendix B of the Plan 435 responses were received from the survey (5.5% of the population). 87% of the survey respondents were white. There was a lack of input received overall and renters were less represented. 17.5% of respondents rent while 63% indicated they owned their home. Community interviews were conducted, and students were engaged with a drawing contest. The City handed out fliers regarding the survey to nearly all business including downtown, grocery stores, fast food, and more. The City received written responses from Senior Center members, held numerous open houses and attended Kiwanis & Rotary meetings. As shown in the Housing Needs Assessment 47% of renters are cost burdened and 16% of homeowners are. Most of North Bend residents commute out of the City for work and most that work in the City do not live here. Access to affordable housing, help to pay for home repairs, and help to pay for utilities all received interest from 12% of the sample.

Inventory & Analysis

Commented [JB1]: Text added to this section per AHC comments related to CPP H-3 (Inventory and Analysis) and CPP H-8 (Community Engagement)0

In order to get the most accurate data the city hired blueline to prepare a Housing Needs Assessment for the City of North Bend, and a Regional Housing Needs Assessment for the Snoqualmie Valley. The

North Bend Housing Needs Assessment includes Community Overview, Housing Conditions, and Gap Analysis. The North Bend Housing Needs Assessment and Snoqualmie Valley Housing Needs Assessment can be found at the City's Housing Website and included by reference.

The key takeaways of the Housing Needs Assessment include:

Housing Inventory

- North Bend has a total of 2,792 housing units. About 66% are single-family residential units.
- About 36% of North Bend's households are 2-person households
- Approximately 83% of housing was built before 1999 and is at least 20 years old
- About 91% of permits issued since 2010 were for single-family homes, though the number of multifamily permits increased in 2018 and 2019

Housing Ownership

- Of the total housing units, 66% or 1,745, are owner-occupied
- An estimate 100% of the group aged between 75 to 84 years are homeowners
- In 2021, the median home value was $760,430, nearly double the median home value in 2010 of $382,083

Rental Housing

- A third, 34% or 919 units, of North Bend's housing stock is rental units
- The group aged 85 is 86% of renters, and 72% of those under 35 years of age rent.
- In 2020, the median rent in North Bend was $1,424, nearly $270 less than King County median rent of $1,695

Subsidized Housing

- North Bend has three properties that provide subsidized, income-restricted rental units providing 68 units to the elderly and 20 to families.

Housing Needed to Accommodate Future Growth

- In 2018, the City added 51 new housing units
- From 2010 to 2019, the City added an annual average of 67 housing units, on track with the growth rate needed to satisfy the 2044 housing target.

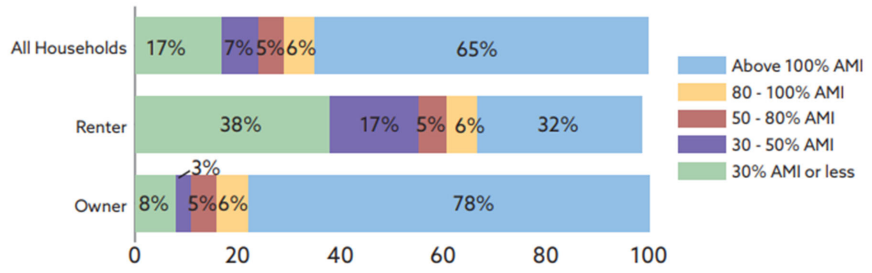
Diversity of Housing Choices

- Most households are occupied by two people (36%)
- Some households are occupied by one person (24%)
- Of the households occupied by one person, 36% are older adults, and 34% are in other, or non-family, non-elderly adult households, including those living alone or with housemates. This makes them the most severely cost burdened.
- Three developments contain 88 units, most of which are one-bedroom units targeted towards families and the elderly.

HUD Location Affordability Index

- A very low-income individual spends 117% of their income on housing and transportation.
- Everyone in North Bend spends at least 30% of their income on housing and transportation.

North Bend currently has 60% of all lands zoned for some type of residential use, with 14% available for moderate to high density in the DC, MDR and HDR NB, IMU and IC. The City allows ADU's on single family lots and will follow state law changes to be consistent with the allowance for 2 per lot. Per Exhibit 4 of the HNA the City 66% (1,745) households are owner occupied and 34% (919) households are renter occupied. Per Exhibit 7 of the HNA median household income for all households is $119,392.00, family income household type is $156,619.00 and non-family household type is $32,217.00. From the data we have it is clear that renter households experience more impact to housing costs and are at a higher risk of displacement. Senior housing has been identified as a need, as well as transitional housing for those that are homeless. Per Exhibit 8 of the HNA cost burdened households are summarized as follows:



Source: HUD Office of Policy Development and Research Comprehensive Housing Affordability Strategy, 2019. Data for North Bend city, Washington. Year Selected: 2015-2019 ACS

The City also completed a Housing Action Plan which includes important additional information on existing housing conditions and strategies to support housing development. A Housing Framework Review located in Appendix D of the Housing Action Plan details regulatory review and consistency with the GMA, King County Countywide Planning Policies and North Bend policies and regulations. Part 3 of the HAP includes Housing Toolkit and Strategies that provide details on how to address displacement risk in particular see Strategy B for preventing displacement to vulnerable communities. To address racially disparate impacts new Goal 7 and related policies including Policy H 7.2 below address the gap identified in the HAP. The HAP can be found at the City's Housing Website.

~~utilized multiple data sources. Where possible the decennial 2010 Census data was used. The decennial Census is conducted in years ending with '0' and provides very accurate detail, but not the range of data needed at times. When data was needed that is not collected in the decennial data the 5-Year American Community Survey (ACS) was utilized. The 5-Year ACS collects data for 60 months to compile precise and reliable data. It is also the only survey that analyzes small communities, with a population less than 20,000.~~

~~According to the 2010 Census the population of North Bend was 5,731, with 2,348 households within the City limits, an increase of 21% from 2000. There was an average household size of 2.57. Of these 2,348 households 2,210 were occupied leaving 138 vacant. In 2010 there were 1,344 (57.2%) owner occupied 866 (36.7%) renter occupied units.~~

~~**Table 3-1: City of North Bend Data**~~

~~Year~~	~~Population~~	~~Number of Households[2]~~	~~# of owner occupied units*~~	~~# of renter occupied units~~
~~**1990**~~	~~2,578~~	~~1,044~~	~~572 (54.8%)~~	~~471 (45.2%)~~
~~**2000**~~	~~4,746~~	~~1,954~~	~~1,079 (57%)~~	~~762 (41%)~~
~~**2010**~~	~~5,731~~	~~2,348~~	~~1,344 (57.2%)~~	~~866 (36.7%)~~

~~*The percentage of owner/renter occupied units does not add up to 100% due to vacant units.~~

~~[2] The Census defines households in two categories: "Family households" consists of a householder and one or more other people related to the householder by birth, marriage or adoption; "Non-family households" consist of people living alone and households which do not have any members related to the householder.~~

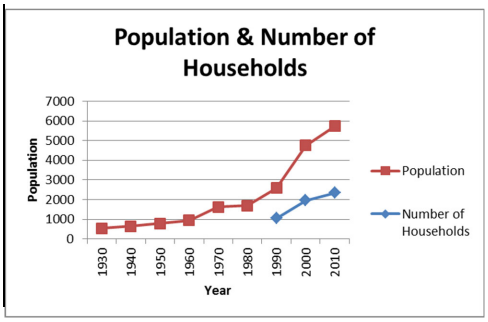


Figure 3-2: Data Source: 2010 U.S. Census

construction. Ten years later the city secured additional water rights and building was allowed to resume.

Much of the City's housing was constructed prior to 1980. As the housing stock ages, the need will increase for rehabilitation of the oldest structures. Table 3-2 shows the age of the housing stock in the City of North Bend.

Between 2010 and 2014 there were 241 new housing units constructed. This is a significant increase in new housing compared to the previous decade (Table 3-2). In 2009 North Bend emerged from a 10 year building moratorium. The moratorium was established in 1999 as part of an agreement with Washington State's Department of Ecology when North Bend learned that the city had exceeded its share of water and to avoid fines the city agreed to not allow new residential

TABLE 3-2. AGE OF HOUSING STOCK*

Year Structure Built	Units Constructed	Percent
2010-2014**	241	8.8%
2000-2009	106	3.9%
1990-1999	990	36.5%
1980-1989	547	20.1%
1970-1979	259	9.5%
1960-1969	125	4.6%
1950-1959	145	5.3%
1940-1949	101	3.7%
1939 or earlier	201	7.4%
Total	2715	

*Data from 2009-2013 ACS 5-Year Survey
**The number of structures from 2010-2014 was derived from building permits issued at North Bend Community and Economic Development Department, therefore it is higher than the 2009-2013 ACS Census that does not include more recent developments.



A ranch house built in the 70's. (Silver Creek Neighborhood)



New single family development built in the late 90's. (New Si View)



Apartment complex built in late 80's.



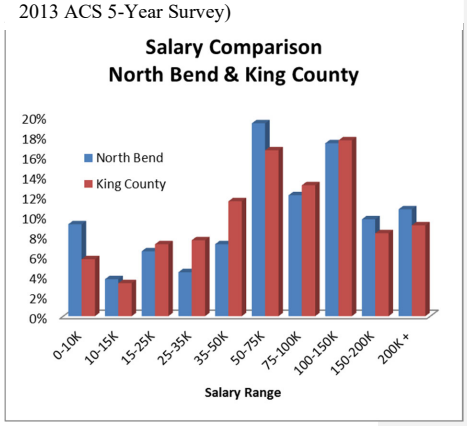
Multi-family housing with variety of housing options (2000). (Rock Creek Development)

Figure 3-3: Typical existing housing in North Bend.

The median household income in North Bend was $74,788 with 11.2 percent of the families or 13.5 percent of the individuals having incomes below the poverty level.[3] This income level indicates that the City must be responsive to the need of its residents to secure safe, decent, and affordable housing. Working with other housing providers including developers, the County, non-profits, State, or other agencies, the City must ensure that adequate provisions are made so that all economic segments of the community can find the housing it needs.

North Bend can meet the housing needs of its low-income residents by working with housing providers to rehabilitate or develop new housing units that are affordable. The adopted Countywide Planning Policies (CPPs) include affordable housing guidelines based on the median income for King County.

Figure 3-4: Salary Comparison between the City of North Bend and King County (Data Source: 2009-2013 ACS 5-Year Survey)



For the planning period, the City will have to develop multiple affordable strategies that can help generate an adequate supply of units affordable to low income city residents.

DIRECTION FOR HOUSING POLICIES

The Housing Element of the Comprehensive Plan outlines the City's direction or response to three basic objectives:

1. The need to provide adequate capacity for residential growth to meet regional growth targets;
2. The need to encourage the development of a wide variety of housing alternatives to meet the needs of a diverse population; and
3. The need to foster opportunities that provide housing of all economic segments of the population, especially affordable housing.

The City can influence the local housing market through a variety of means:

[3] 2009-2013 American Community Survey (ACS) 5-Year Estimates

- by directing the location and amount of land available for residential development;
- by amending its ordinances and codes to affect the size, type, and design of new and renovated housing;
- by building amenities that attract quality residential development; and
- by seeking financial resources and partnerships which can help meet the objectives of maintaining the City's existing housing stock and providing affordable housing.

The CPP's require all jurisdictions to have the capacity to accommodate housing and employment targets. North Bend's net housing target for 2024-2044~~12-2031~~ is ~~649~~1,748 new houses. ~~North Bends net job target for 2006-2031 is 1,050 new jobs.~~ While much of the demand for housing will be met by new housing construction, rehabilitation of existing older structures and selective infill development within existing neighborhoods will also help satisfy this future demand.

Some of the future demand for housing will be for persons with special housing needs including those seeking group homes, emergency or transitional housing, senior housing, single room occupancy housing and so on. The City will work with the County to ensure that housing for persons with special needs can be accommodated here. The City will also work with providers of special needs housing to site new facilities or adapt to reuse other residential or non-residential buildings.

Recent State Law changes include updated definitions and requirements for Affordable Housing, Permanent Supportive Housing (PSH), and Emergency Housing. The table below outlines State definitions for these housing types:

King County has distributed growth targets pertaining to these housing types through adoption of the

Housing type	Definition from RCW
Affordable Housing RCW 84.14.010	"Affordable housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low or moderate-income households.
Permanent Supportive Housing (PSH) RCW 36.70A.030	Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services.
Emergency Housing RCW 36.70A.030	Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

CPPs that were developed in coordination with jurisdictions in the county. King County ordinance 19660, adopted August 15th, 2023, establishes the City's housing growth target allocations; the table below outlines permanent housing targets by income and emergency housing target in beds. Emergency housing and emergency shelters are not subject to restrictive regulations and are outright permitted in zones that allow hotels for the provision of emergency housing capacity.

Commented [JB2]: Added per PSRC comment

AMI Income Bracket							Emergency Needs Housing
0 - 30%		30 - 50%	50 - 80%	80 - 100%	100 - 120%	120% Plus	
PSH*	Non-PSH						
228	433	121	221	98	111	536	334 beds

*PSH – Permanent Supportive Housing

The income brackets that these targets are established in are based on the Area Median Income (AMI), as defined by the Department of Housing and Urban Development (HUD).

HUD Income Brackets	
Relative Income	**Income Bracket**
Extremely Low Income	0-30% AMI
Very Low Income	30-50% AMI
Low Income	50-80% AMI
Moderate Income	8-100% AMI
Greater than AMI	>100% AMI

The City can plan to provide housing for households within each income bracket by prioritizing current zoning designations that are likely to support housing types affordable to households in each bracket. In its LCA, the City identified local housing types and zones that provide housing affordable to each income bracket; this was done according to guidance provided by the Washington Department of Commerce[4].

The following table summarizes which income bracket each housing type is likely to provide affordable housing for and which zones those housing types are likely to be constructed in to meet current and future housing needs:

Supported Housing Types		
Income Bracket	**Housing Type**	**Zones supporting this Housing Type**
>120%	Single-Family Detached	CLDR and LDR
>80 - 120%	Townhomes, duplex, triplex, quadplex	MDR
0 - 80% and PSH	Walk-up apartments, condominiums, PSH (2-3 floors)	DC, NMU, and HDR
>50 - 80%	ADUs on developed residential lots	Infill in all zones

The City of North Bend is committed to meeting the future demand for housing through the following strategies:

Expansion of City Limits:

The City of North Bend will accommodate increased population growth through annexations of land within its UGA. The North Bend UGA boundary is shown in Map 1-1 of the Land Use Element, North Bend Land Use Designations. The UGA will permit the City to grow to the south to I-90. These areas contain existing low-density residential and some open rural land uses. The remaining undeveloped land within the UGA will provide additional capacity to meet the City's new housing demand over the next 20 years.

[4] guidance for Housing Element updates

Infill Housing Within Existing Residential Areas:

This strategy would encourage additional housing on remaining lots within the City limits and existing residential areas. This strategy would permit development of smaller lots that are compatible with the existing neighborhood scale and character, helping to maintain and increase the vitality of these neighborhoods over time. Plats of smaller lots located within the existing city limits could allow for innovative housing types such as cottages, that would blend with surrounding homes and be more affordable, as well as other small, fee-simple units.

Mixed-Use Development:

Mixed-use development is a mix of different land uses in an area, on a property or within a single building such as commercial use first floor with residential above. Redevelopment of existing commercial areas would permit the development of housing over retail shops or adjacent to commercial uses. Mixed-use in the downtown will encourage transit by providing increased density to support alternate modes of transportation.

The City permits the creation of low intensity home businesses that encourages entrepreneurship without changing the character of existing neighborhoods. The City promotes concurrent commercial/residential uses in the DC and ~~NB~~ NMU zones that do not negatively impact the quality of life of adjacent neighbors. Mixed-use strategies are encouraged within a number of zoning districts through "Planned Neighborhood Development" review.

Mix of Housing Types:

Mixed-use development may also take the form of a mix of housing types within existing or yet-to-be-established neighborhoods. The goal of creating varied residential developments is to provide housing choices, integrate income and age groups, and encourage affordability. A variety in housing types should be permitted when the existing neighborhood character can be maintained or enhanced. An overall objective of the City is to work towards meeting Countywide Planning Policies on affordability by providing a mix of housing types in new and infill development. ~~The City is presently at a ratio of 66 percent owner occupied to 34 percent renter occupied. To further encourage diversity, the~~The City has established a ~~Cottage Residential (CR)~~ Medium Density Residential (MDR) zone that allows smaller lot sizes at higher densities.

Critical to the success of neighborhoods with mixed housing types is attention to scale and neighborhood character, the provision of adequate parking and the concurrent creation of mini parks supported by the homeowners, expansion of existing City parks, or fee in-lieu option for smaller plats to meet the needs of new residents.



Figure 3-1: New LDR Development with attention to open space, scale, parking and neighborhood character.

As North Bend's population changes, so will its demographic profile. To respond to the expected changes in the population, lifestyles, and the rising cost of housing, the City should provide opportunities for a mix of housing types including townhouses, duplexes, small lot single family innovative housing including cottage housing and other alternative types of housing that would blend with surrounding homes and be more affordable, accessory dwelling units and mixed-use residential and commercial development. All new development ~~must~~ should both meet ~~the market demand as well as meet~~ the City's goal of retaining its small town charm and rural appeal and serve the future and current housing needs of all residents regardless of income or race. Accomplishing this objective will be achieved in part by the creation and retention of integrated systems of open spaces, bikeways and pedestrian paths.

Manufactured and Mobile Homes:

N~~As of 2022 N~~orth Bend has approximately 113 mobile homes within the city limits based on 2022 Census data. These structures are located primarily in two mobile home parks located along North Bend Way and one on Bendigo Boulevard N. These mobile home parks provide a source of affordable housing, both rental and owner-occupied. Mobile home parks should provide safe and healthy neighborhoods and be ~~must demonstrate that they are safe and have~~ adequately served with utilities and city amenities.

Manufactured homes, which are produced in factory-controlled settings and shipped to a housing site for assembly, can provide an affordable alternative to the conventional site-built single family home. By state law the City must permit manufactured housing that conforms to uniform codes in areas of the City with adequate utility service and capacity where they meet city zoning codes and are placed on permanent foundations.

AFFORDABLE HOUSING

"Simply put, the region needs more housing of varied types in all communities. Meeting the housing needs of all households at a range of income levels is integral to promoting health and well-being and creating a region that is livable for all residents, economically prosperous, and environmentally sustainable. ~~Housing is a basic need for every individual. Our [region's] success depends on ensuring the availability of a variety of housing types and densities, as well as an adequate supply of housing affordable at all income levels, to meet the diverse needs of both current and future residents."~~ (Puget Sound Regional Council, Vision 20~~5~~40)

The City of North Bend is committed to providing development opportunities for affordable and low-income housing. Housing is considered a~~A~~ffordable ~~housing is defined as~~ when the total housing costs, including basic utilities, does not exceed 30 percent of the household income, this applies to renters and owners ~~limit. (for renters, 50 percent or less of the county median family income, adjusted for family size, and for owners, 80 percent or less of the county median family income, adjusted for family size for owners) (WAC 365-196-210(e)(i)(C) (i-v)).~~ Residents need assistance with the escalating cost of housing to ensure they have access to housing which best meets their needs. At time of plan adoption, the City has already progressed significantly on its housing targets for households with incomes greater than 50% AMI through recent developments. The City has identified sufficient capacity to meet the remaining housing targets (including housing affordable to households making less than 50% AMI) through land use map and development regulation revisions incorporated in this plan, see the Land Use Capacity analysis. for more details. ~~North Bend was slightly under the capacity for targeted units for providing housing below 80% Area Medium Income (AMI). North Bend meets and exceeds the goals for 80% and higher AMI.~~

Commented [JB3]: Added per PSRC comment

Concurrent with the need to provide safe, decent, and affordable housing is the need to ensure that lower income residents have equal access to the provision of social, recreational and community services.

Preservation of Existing Affordable Housing:

Older homes in existing neighborhoods, accessory units, mobile homes, shared housing, and existing subsidized housing currently provide affordable housing opportunities for some residents. Preservation of the existing affordable housing stock is critical to maintaining access to those sources. The City will seek ways of maintaining and increasing the availability of low-income housing through pursuit of Grant funds, developing links with affordable housing providers not currently operating in North Bend, and the consideration of developing or partnering with a Housing Authority, either alone or in conjunction with other valley cities, that could be charged with meeting residents' housing needs. The City will also work to enforce its building and maintenance codes to ensure that the existing housing stock provides decent, safe, and sanitary housing.

Subsidized Housing:

The City of North Bend currently has approximately 114 ~~90~~ units of subsidized rental housing located in the downtown area. The Sno-Ridge Apartments (39) are exclusively senior housing, the Cascade Park apartments (27) is for seniors and disabled persons under 62, ~~and~~ the Si View Court Apartments (20) are exclusively for families, and the River Run Apartments development includes income restricted housing (28). Additionally, Habitat of Humanity built 7 for ownership affordable units. This housing was developed through federal, state, and King County housing assistance programs. The City will continue to seek housing assistance programs to meet the needs of its low-income population while seeking to preserve its existing stock of subsidized housing.



Figure 3-2: Cascade Park Apartments for seniors and disabled persons under 62.

Zoning Incentives:

Zoning incentives are a key mechanism to encourage the development of affordable housing through the private market. Incentives can include density bonuses, forgiveness or reduction of impact fees or permit costs, and streamlined permit and development review processes. Amendments to the zoning codes can also provide new mechanisms for development to contribute to a low-income housing trust fund for future affordable housing production.

Non-Profit Housing Organizations:

Non-profit housing organizations can provide opportunities for developing low-income housing in the communities they serve. These organizations can assist in preservation and rehabilitation of existing housing or construction of new housing and acquisition of property for housing. The City of North Bend will encourage these organizations to become active housing partners in the North Bend community. The City can act as a catalyst to encourage the organization and participation of these groups and as a conduit through which to seek additional government support.

Accessory Housing and Housing Sharing:

Accessory housing is a means of providing ~~additional affordable residential units~~additional housing in new and existing neighborhoods. Larger homes can often accommodate a rental unit without causing negative impacts in an existing neighborhood. ~~The City identifies appropriate standards for accessory housing units and has developed the regulatory means to accommodate them.~~ State Law changes in 2023 require the City to allow up to two ADUs per lot in with the option for separate sale[5]. ADUs can be added to a developed parcel with an existing single-family home, and they may provide a lower cost housing option in areas where housing is typically more expensive, providing a way to help pay for a mortgage. Opportunities for shared housing can be encouraged by promoting local recognition of groups or agencies that assist in linking a housing provider with those seeking housing.

HOUSING FOR SPECIAL NEEDS

Federal and State law mandates that cities provide the same residential opportunities to individuals of special needs as are available to single family residences. These individuals may be part of group homes and require some assistance in their day-to-day living, such as the physically or mentally disabled, victims of domestic violence, substance abusers, people living with AIDS, youth at risk, and seniors. Family living situations, institutional settings, social service programs and assisted housing, specifically excluding Secure Community Transition Facilities as defined in Washington State law, all serve a portion of those with special needs. The Federal Fair Housing Act (Chapter 151B) includes all individuals with special needs and states that no individual shall be denied the opportunity for safe and independent living. In addition, the Washington Housing Policy Act states that a "decent home in a healthy, safe environment for every resident of the State" shall be provided (RCW 43.185B.009).

The Housing Element supports goals and policies that provide equal and fair housing access for all residents of North Bend, including special needs residents. In order to provide housing opportunities for residents of special needs, the City shall work with public and private agencies to provide opportunities and services that would not be available otherwise to these residents. In addition, the City shall provide for these residences by continuing to support codes and ordinances which allow for a variety of housing opportunities, as well as encouraging the increase of social support services within the city and

[5] https://lawfilesext.leg.wa.gov/biennium/2023-24/Pdf/Bills/Session%20Laws/House/1337.SL.pdf?q=20230602124224

surrounding area. Adding flexibility to the City's land use code to allow group homes and home-based care is also a significant opportunity available to the City for meeting the demand for special needs housing.

SENIOR HOUSING AND AGING IN PLACE

The population age distribution in North Bend has fluctuated over the last decade. The median age in North Bend has declined slightly from 42 years in 2010 to 39 years in 2020. Since 2010, the percentage of the population under 19 years of age and between 35 to 54 years of age has declined while the remaining population groups have been increasing. There are more residents aged over 55 years of age in North Bend now than there were in 2010. The City will need to accommodate this growing senior population by enabling the development of additional senior and assisted living housing, and by supporting the uses and needs of those residents. There are a rising number of challenges that communities, families and individuals face as the population over 60 increases. Communities can address these challenges by striving to become elderly-friendly. Elderly-friendly communities address the basic needs, optimize health and well-being, promote social and civic engagement, and increase independence for all people, but especially people who are frail or have disabilities.[6] An aging-friendly community is also a community that is livable for all ages. These communities can be created by improving health care quality for older adults and adults with disabilities, addressing basic needs (education, housing, transportation, financial empowerment, and food security) that improve health and well-being, increase independence for older adults, and promote age readiness.

HOUSING CAPACITY ANALYSIS AND ZONING UPDATES

The City partnered with LDC, Inc to assess the City's ability to meet its project housing need identified in the HNA and the King County Countywide Planning Policies (CPPs). This assessment was done through a Land Capacity Analysis (LCA) which assesses an inventory of the developable and redevelopable land within a city's jurisdiction and determines whether the city can accommodate its projected growth targets. This assessment allows the city to gain a better understanding of how much land is available for development, how the city can utilize the available land to meet the projected growth targets, and highlights potential changes needed to achieve the land capacity necessary to accommodate all housing and employment needs projected for the city.

This LCA initially identified the City of North Bend's (City) housing capacity was deficient for Households making less than 50% AMI. This shortage was due to the lack of available developable land for low-income serving housing solutions and required the City to adjust the zoning map and development regulations to -accommodate an additional 611 residential units by 2044. The City developed plans to revise the zoning map and development regulations to ensure there is sufficient capacity provided for these housing needs. The changes to the zoning map and development regulation implemented as a part of the 2024 Comprehensive Plan Update include:

- Re-zoning of Single Family Residential Land on North Bend Way to Downtown Commercial.
- Allow a height up to 35 feet for residential development in the IMU zone
- Re-zone a portion of the EP-1 zone along North Bend Way to Neighborhood Mixed Use
- Allow for second story residential development in the IC zone where the Outlet mall is located, through future development of a master plan in partnership with the property owner.

[6] Center for Home Care Policy and Research/Visiting Nurse Service of New York, *The AdvantAge Initiative.*

- Allow two Accessory Dwelling units per lot where single Family homes are permitted.

Affordable Housing Capacity-Target Comparison								
	0 - 30%		30 - 50%	50 - 80%	80 - 100%	100 - 120%	120% Plus	Total
	Non-PSH	PSH						
Adopted Targets	433	228	121	221	98	111	536	1,748
Capacity Surplus (or Deficit)	**52**		**0**	**89**			**687**	**828**

HISTORY OF DISCRIMINATORY PRACTICES IN HOUSING

Historically, private property owners, lending institutions, and federal, state, and local governments implemented strategies to restrict access to housing, land, and neighborhoods to people based on their race, nation of origin, and sometimes religion. These strategies perpetuated racial segregation and wealth inequities throughout the country and in North Bend. Some of these policies and practices known to have been enforced or practiced in King County include Indigenous land dispossession, the Alien Land Law, Japanese internment and incarceration, racial restrictive covenants, and discriminatory lending practices that led to disproportionate access to homeownership. While federal, state, and local governments outlawed many of these overtly racist housing practices in the twentieth century, their legacy lives on through low-density zoning and large minimum lot requirements, lack of affordable housing investment in urban unincorporated areas, and lack of tenant protections. To~~n~~ the past, North Bend's zoning code did not ~~previously~~ prioritize ~~incentivize allowable~~ types of high- and middle-density housing types, which limits housing supply and housing choice and leads to unaffordable housing prices that disproportionately impact low-income communities, of which Black, Indigenous, and People of Color are most overly represented in. However recent changes has encouraged more mixed use and higher density housing, especially in the downtown near services.

GOALS AND POLICIES

H - Goal 1: ***Encourage a variety of housing types and densities compatibly located to meet the demands of a diverse population.***

Policies:

H - 1.1 Encourage the development of single-family residential infill that would blend with surrounding homes and be more affordable and be compatible with existing neighborhoods within the city limits.

H - 1.2 Encourage the provision of a diversity of housing types including income-restricted housing and sizes to meet the needs of a wide range of economic levels, age groups and household make-up.

Commented [JB4]: Added per AHC comment

H - 1.3 Encourage a mix of housing types, models and densities, including but not limited to income levels outlined in the countywide policy.

H - 1.4 Create incentives for developers to include affordable housing voluntarily in new developments. Including but not limited to investigating the feasibility of incentive based zoning schemas for affordable housing.

H - 1.5 Encourage non-profit housing providers to pursue housing development opportunities that supply affordable housing while providing a high quality residential living environment.

H - 1.6 Work with King County to develop affordable housing opportunities within the Snoqualmie Valley communities.

H - 1.7 Reduce impact fees for residential developments that include affordable housing for those with low or very low-incomes.

H – 1.8 Seek housing assistance programs to meet the needs of low-income or other special-needs city residents, while seeking to preserve the existing subsidized housing currently located within the city.

H - 1.9 Work with the King County Housing Authority and other low income housing providers to provide affordable units to households at or below 80% of median income by the end of the target period ~~(2022)~~.

H – 1.10 Work with other governmental agencies to develop methods that can streamline the residential permit review process to reduce the impact on affordable housing development.

H – 1.11 Encourage affordable housing near transit and green spaces, as well as commercial spaces, including but not limited to colocation of working-wage housing with job opportunities.

Commented [JB5]: WDFW comment

H – 1.12 Monitor and assess the City's success in meeting housing needs to accommodate its 20-year population allocation at least every 5 years and revise strategies if projected housing needs are not on target to be met.

H - Goal 2: ***Promote residential neighborhoods that contain the necessary public amenities and support facilities that contribute to a high quality of life for North Bend residents.***

Policies:

H – 2.1 Consider development of parks and recreational facilities jointly with the School District and Si View Metropolitan Park District.

H – 2.2 Encourage the formation of neighborhood or homeowners associations to help develop a sense of community within a particular neighborhood.

H – 2.3 Seek to create or to retain and protect links to a Citywide Trail System that connects neighborhoods with areas of commerce and areas that cross jurisdictional boundaries in an effort to promote alternative transportation systems with the added benefit of supporting habitat corridor linkages to better facilitate wildlife movement throughout North Bend.

Commented [JB6]: WDFW comment

H – 2.4 Ensure infrastructure plans are developed concurrently with adopted housing plans, both of which shall take into consideration future climate-related hazards.

Commented [JB7]: WDFW comment

H - Goal 3: ***The City should encourage the preservation and rehabilitation of the existing housing stock as a means of providing affordable housing.***

Policies:

H - 3.1 Enforce building maintenance codes, and health and safety codes for the City's housing stock.

H - 3.2 Encourage the preservation of affordable older residential structures to maintain the available housing stock.

H - 3.3 Work to preserve and physically improve existing mobile home parks as a means of preserving affordable housing.

H - 3.4 Seek ways of maintaining and increasing the availability of low-income housing through pursuit of Community Development Block Grant funds for housing repair and maintenance, developing links with affordable housing providers.

H – 3.5 Encourage preservation of the existing stock of mobile home parks as a viable source of affordable and permanent supportive housing.

H – 3.6 Explore and identify opportunities to reutilize and redevelop existing parcels where rehabilitation of the buildings is not cost-effective, provided the same is consistent with the countywide policy on historic, archaeological, and cultural preservation.

H - Goal 4: ***The City of North Bend should provide adequate land capacity for forecasted population and residential growth within its city limits and Urban Growth Area in order to promote stable housing prices, foster affordability and broaden housing choices.***

Policies:

H – 4.1 Allow for ~~density~~ flexibility in housing development in order to meet population forecasts.

H – 4.2 ~~Promote opportunities for infill housing within the downtown area that provide a mix of housing types, prices, and densities.~~ Focus efforts to increase moderate- and higher-density housing in or near Downtown and other commercial districts where jobs, supporting services, and multi-modal transportation choices can be provided.

H – 4.3 Provide affordable housing with new housing development by creating incentives in zoning regulations that implement the countywide planning policies~~Develop zoning regulations that will provide incentives to implement county wide planning policy targets for housing affordability as new housing development is permitted.~~

H – 4.4 Provide areas for mixed use and high density housing to support a wide range of housing options at all economic segments for residents.

H – 4.5 Continue to allow ~~accessory units, shared housing,~~ cottage housing as~~,~~ infill development at higher densities outside of the ~~"~~established zones" as established in the development standards or consider additional similar policies. ~~or "constrained areas" and mixed use development, which includes either a mix of residential densities or a mix of residential and commercial land uses in specifically designated areas~~.

H – 4.6 Continue to consider mixed use development, which includes either a mix of residential densities or a mix of residential and compatible non-residential land uses through Master Planning and/or Development Agreements.

H – 4.7 Consider the Regional Growth Strategy while managing the City's jobs/housing balance

H – 4.8 Use available reports to identify and update policies which do not effectively help achieve housing targets and goals for affordability.

H – 4.9 Support and allow the development of a variety of housing types including long-term income restricted housing that increases the availability of housing affordable to all economic segments of the city's population.

Commented [JB8]: New addition per AHC to meet CPP H-10 and H-14

H- Goal 5: ***Support and provide for the availability of housing for residents of North Bend with special housing needs,~~ excluding Secure Community Transition Facilities as defined in Washington State Law~~, including supportive housing and emergency housing needs.***

Policies

H – 5.1 Support the preservation and development of special needs housing in North Bend that serves both city residents and those in surrounding communities.

H – 5.2 Encourage and promote partnerships with public and private agencies, as well as developers, that provide funding for housing opportunities for those with special needs.

H – 5.3 Evaluate potential regulatory obstacles utilizing Commerce's adequate provisions checklist and adopt necessary amendments to ensure that codes or ordinances do not restrict development of special needs housing within North Bend.

H - 5.4 Encourage the provision of a sufficient supply of permanent supportive housing and special needs housing. Such housing should be dispersed throughout North Bend while avoiding the creation of impacts from inappropriate scale and design. Clustering of special needs housing may be allowed if proximity to public transportation, medical facilities or other essential services is necessary.

H – 5.5 North Bend will prioritize 0-30% AMI Permanent Supportive Housing and facilitate that housing as much as possible.

Commented [JB9]: New policy per AHC

H-Goal 6: ***Support and provide for the ability to age in place safely, independently and comfortably, regardless of age, income or ability level.***

Policies:

H – 6.1 Empower older adults, their families, and other consumers to make informed decisions and to easily access available services

H – 6.2 Enable older adults to age in their place of choice with appropriate services

H – 6.3 Prepare North Bend for an aging population

H – 6.4 Strive to make the City of North Bend accessible, safe, and inclusive for children, youth, families, adults, and the elderly

H – 6.5 Allow people to age in place, be it in their homes or neighborhoods, by encouraging the development of neighborhoods that provide a mix of housing typologies and sizes to accommodate a broad range of lifestyles and abilities.

H – 6.6 Encourage and support accessible design and housing strategies, such as ADUs, that provide seniors the opportunity to remain in their own neighborhood as their housing needs change.

H – Goal 7: ***Promote social justice and reduce racial disparities through equitable access to housing in North Bend.***

Policies:

H – 7.1 Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability. Demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices.

H – 7.2 Document and recognize historic racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources through support from State planning grants.

H – 7.3 Use periodic housing needs analysis and displacement risk reports to identify and update policies which do not effectively help achieve housing targets and regional goals for affordability, inclusivity, and environmental justice in planning for housing.

Commented [JB10]: Added per PSRC comment.

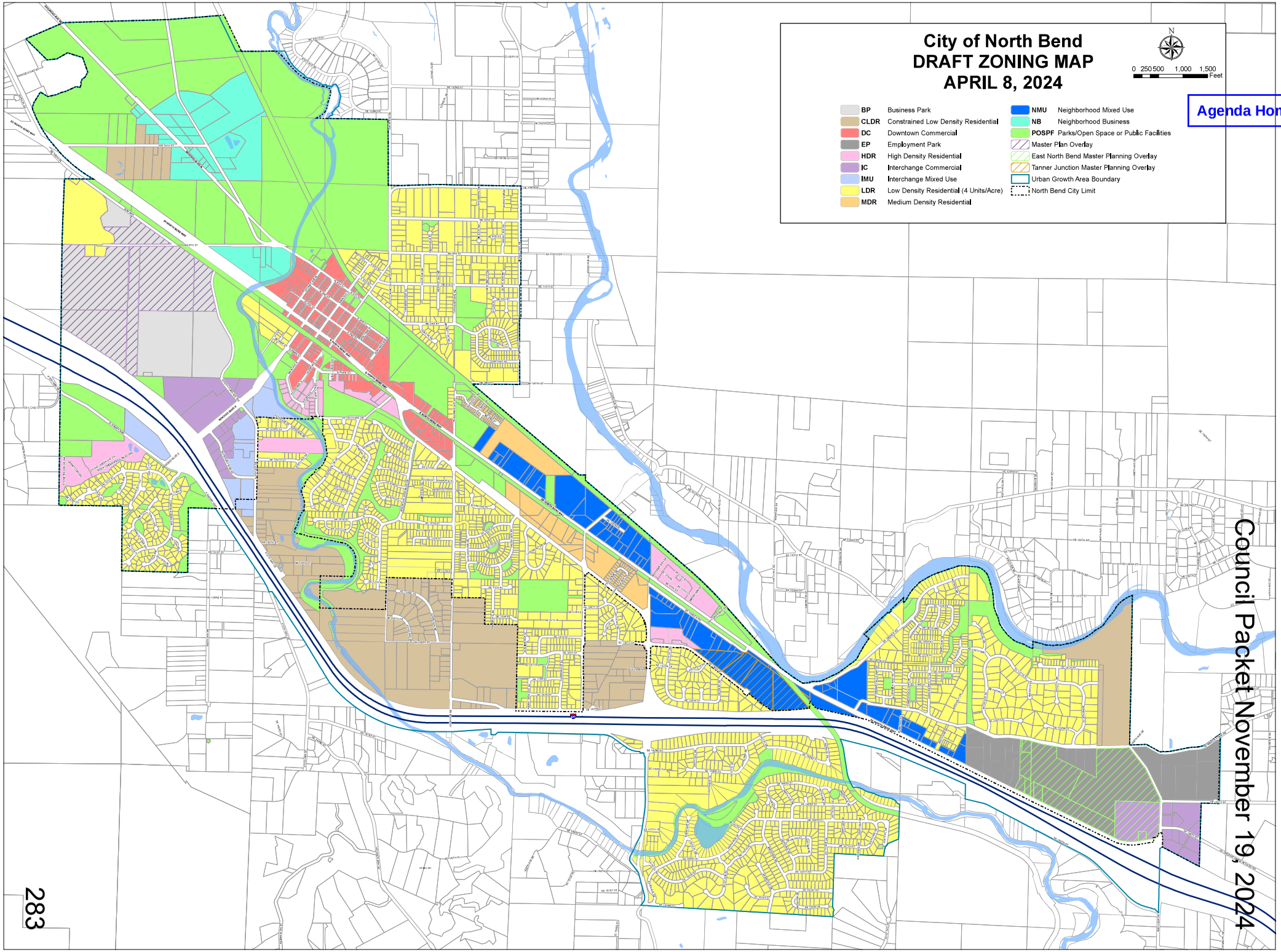
H – 7.4 Prevent discrimination and encourage fair and equitable access to housing for all persons in accordance with state and federal law.

H – 7.5 Ensure that equitable housing initiatives avoid areas currently experiencing or projected to experience climate-related hazards, such as flooding and other hazards identified in Washington Department of Ecology's Risk MAP.

Commented [JB11]: WDFW comment

APPENDICES:

1. Housing Action Plan, https://northbendwa.gov/documentcenter/view/9389
2. Housing Needs Assessment, https://northbendwa.gov/documentcenter/view/8975
3. Land Capacity Analysis
4. Racially Desperate Impacts (RDI) analysis


City of North Bend
DRAFT ZONING MAP
APRIL 8, 2024
N
0 250 500 1,000 1,500
Feet
BP Business Park
CLDR Constrained Low Density Residential
DC Downtown Commercial
EP Employment Park
HDR High Density Residential
IC Interchange Commercial
IMU Interchange Mixed Use
LDR Low Density Residential (4 Units/Acre)
MDR Medium Density Residential
NMU Neighborhood Mixed Use
NB Neighborhood Business
POSPF Parks/Open Space or Public Facilities
Master Plan Overlay
East North Bend Master Planning Overlay
Tanner Junction Master Planning Overlay
Urban Growth Area Boundary
North Bend City Limit

Agenda Hom

2024 Land Use and Housing Comments

1. Snoqualmie Tribe, August 9, 2024
2. Puget Sound Regional Council (PSRC), August 15, 2024
3. State of Washington Department of Fish and Wildlife, August 21, 2024
4. Washington Department of Commerce, October 9, 2024
5. A ordable Housing Committee, King County, October 3, 2024
6. Michael Thomas, September 18, 2024
7. Jean Buckner, Friends of the Snoqualmie Valley Trail and River, September 18, 2024
8. North Bend Industrial Park LLC and Crown Lakes LLC c/o Cherie Cooper, September 18, 2024
9. North Bend Industrial Park LLC and Crown Lakes LLC c/o Cherie Cooper, November 5, 2024
10. Graham Rezone, September 18, 2024
11. Washington Department of Natural Resources, July 2, 2024

Docusign Envelope ID: 26EA7E6D-4072-4177-886C-B6BF05EC6366

August 9, 2024

Rebecca Deming,
Community and Economic Development Director
P.O. Box 896
North Bend WA 98045

Re. Snoqualmie Tribe's Review and Feedback on Draft Land Use and Housing Elements

Dear Ms. Deming,

Thank you for the opportunity to participate in the City of North Bend's (City) Comprehensive Plan Update process. The Snoqualmie Tribe's historic and current presence in the Snoqualmie Valley and the current boundaries of the City of North Bend dictate that the Tribe maintains broad interests in the City's planning. Upon our review of the draft Land Use and Housing Elements, we recognize the updates are well thought out and inclusionary of the Tribe. The following feedback includes comments, information, and suggested language to consider for these Elements.

Chapter 1: Land Use Element

A.1 Land Acknowledgement
We would like to commend the City for including a Land Acknowledgement in the Land Use Element. Since we currently share the lands of the Upper Snoqualmie Valley, we offer the following language to better mirror this relationship:

We acknowledge that we are on the Indigenous Land of Coast Salish peoples who have sovereign, inherent Tribal rights to this land, specifically the Snoqualmie Indian Tribe (sduk^{w}albix^{w}). We thank these caretakers of this land who have lived and continue to live here since time immemorial.

B.3 Tribal Coordination
We are especially pleased to see this added section on special coordination with tribes on land use matters. Efforts around protecting significant tribal resources when making land use decisions are of utmost importance, particularly Critical Cultural Resources (CCRs), which includes the resource formerly called Culturally Modified Trees (CMTs). The following is a narrative describing this expanded term to be considered for some inclusion into this Element (perhaps in C4 – Historic and Cultural Preservation).

> A Critical Cultural Resource (CCR) is an archaeological object of high cultural significance to the Snoqualmie people. CCRs as trees are often western red cedar; however, historical and

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traditional practices include other species, such as big-leaf maple or cottonwood. Archaeologists use the phrase Culturally Modified Tree (CMT), but it is not the preferred term for the Snoqualmie Tribe.

The defining characteristic of a CCR is the visibility of past human modification. Typical modifications on CCRs include tree branches, bark, and even tree clusters. These living historical markers and resources are an identifiable connection to locations and places of cultural/historical/archaeological significance for the Tribe.

C.2 Natural Features

While noted of the forested surroundings in the context of wildfire risk, there should be an inclusion of the existing tree canopy and mature and significant trees within the City as a valuable natural asset that contributes to the livability of the community through stormwater mitigation, cooling, and other climate resilient benefits.

C.1 History and Existing Development Patterns

Acknowledging the Tribe's relationship with the unique landscape above Snoqualmie Falls, which includes the 6-mile prairie known as *baqwab*, and stating that relationship influences land use decisions, captured in the following new statements, is much appreciated: *"The Snoqualmie Tribe and its ancestors recognized this ideal natural context, establishing settlements and managing a broad, open prairie ideal for building and sustaining community life...The rich and long history of life of the Snoqualmie Tribe and its ancestors here and early settler reliance on the area's abundant natural resources is a guide to defining the City's future, where the natural setting of North Bend continues as the key component to the City's identity and heritage."*

C.4 Historic and Cultural Preservation and C.6 Community Design and Mixed Use

We appreciate the inclusion of the Tribe as an invested party to engage in appropriate cultural preservation efforts, historic site designations, and community design, including the new strategy LU 2.6.

D.7 Equity in Land Use

With "Indigenous" stated as a marginalized population in the introductory paragraph, we would like to see an objective/strategy to seek specific engagement with the Tribe for applicable land use processes. An expansion of LU 4.4 is recommended.

Chapter 3: Housing Element

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While the concept of stewardship may be addressed in other Elements, the Tribe encourages that some language be considered for the Housing Element. Our vision is that the Tribe was and will continue to be stewards of the land and work to maintain a harmonious relationship with the land and waters of the Snoqualmie Valley and Salish Sea basin. Continuing that legacy and relationship, it is important to be responsible stewards of natural resources so that future generations enjoy and benefit from them as we do today. It is equally important to recognize that resources exist for the benefit of not only humans, but also for wildlife and the broader ecosystem as well.

Introduction

One statement of note is "The GMA requires a housing element ensuring the vitality and character of established residential neighborhoods." This concept could arguably include mature landscapes and natural features contributing to North Bend's character - and should extend to all new residential development and converted zoning for residential. The key will be striking a balance between meeting the higher density needs and maintaining community character.

Items f and h (displacement) under that statement may impact tribal members in the community. We would like more clarification on how that is addressed in the updated Housing Element.

Again, we appreciate the opportunity to review these proposed updates so early in the process. We are excited to see the City's desire for engagement and collaboration with the Tribe on land use and housing matters and look forward to continuing the dialogue for our shared community.

Sincerely,

DocuSigned by:
Jaime Martin
55ECFF68F5D44FA...

Jaime Martin
Executive Director of Governmental Affairs & Special Projects
Snoqualmie Tribe

Puget Sound Regional Council

1201 Third Avenue, Suite 500, Seattle, WA 98101-3055 | psrc.org | 206-464-7090

August 15, 2024

Mike McCarty, Principal Planner
City of North Bend Community and Economic Development
920 SE Cedar Falls Way
North Bend, WA 98045

Subject: PSRC Comments on City of North Bend Draft Comprehensive Plan

Dear Mr. McCarty,

Thank you for providing an opportunity for the Puget Sound Regional Council (PSRC) to review the City of North Bend draft comprehensive plan. We appreciate that the city has invested a substantial amount of time and effort in developing the draft plan and appreciate the chance to review while in draft form. This timely collaboration provides an opportunity to review plan elements for the 2024 comprehensive plan and prepares the city well for certification by PSRC once the full plan has been adopted.

We suggest the city consider the following comments as further work is completed for the comprehensive plan update to align with VISION 2050 and the Growth Management Act. We previously reviewed the Transportation element and provided comments in November 2022. We appreciate the city's work to address previous comments on this element.

We reviewed the draft plan using the VISION 2050 Consistency Tool. Key sections of the consistency tool are listed below on the left along with relevant comments on the draft plan on the right:

Housing

Plan Review Consistency Tool	PSRC Comment on Draft Plan
Increase housing supply and densities to meet the region's current and projected needs at all income levels	The draft plan should document capacity for emergency housing and emergency shelter. RCW

Plan Review Consistency Tool	PSRC Comment on Draft Plan
consistent with the Regional Growth Strategy (MPP-H-1)	36.70A.070(2)(c) states jurisdictions must ensure sufficient capacity for all housing types, including emergency housing and emergency shelter, and describe it in the housing element. Commerce's Guidance for Updating Your Housing Element (Book 2) is a useful resource on documenting housing capacity.
	The draft plan indicates the city currently lacks sufficient capacity for its housing need allocations. The draft plan includes proposed land use changes to remedy this gap. Following through to provide sufficient capacity for housing will be important in finalizing the plan update.
Address affordable housing needs by developing a housing needs assessment and evaluating the effectiveness of existing housing policies, and documenting strategies to achieve housing targets and affordability goals. This includes documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations (H-Action-4)	The plan should provide documentation of potential regulatory and financial barriers to affordable housing. Commerce's adequate provisions checklist can also help document this work. The city's Housing Action Plan includes important information on existing housing conditions and strategies to support housing development. The draft housing element should incorporate the Housing Action Plan by reference and clearly point to where to find more complete information on GMA requirements, such as the land capacity analysis, displacement risk, racially disparate impacts data, and adequate provisions.

Plan Review Consistency Tool	PSRC Comment on Draft Plan
Identify and begin to undo local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect and areas of disinvestment and infrastructure availability. Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations and work with communities to develop anti-displacement strategies in when planning for growth (MPP-H-12, H-Action-6)	Analysis of policies that may have led to racially disparate impacts, exclusion, and displacement should be included in the draft plan or accompanying housing analysis. Commerce's Racially Disparate Impact Guidance provides additional information on how to approach analysis of exclusion and racially disparate impacts. PSRC's Community Profiles also include data measures to assess racially disparate impacts in housing, and UW's mapping provides a resource on racially restrictive covenants in North Bend. The city should also work to identify more specific policies to address residential displacement.

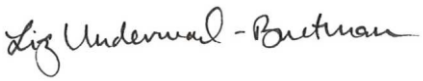
Environment / Climate Change

Plan Review Consistency Tool	PSRC Comment on Draft Plan
Identify and address the impacts of climate change and natural hazards on the region to increase resilience (MPP-CC-7-10, CC-Action-4)	The city should consider identifying specific hazards to the community as well as resilience policies related to climate change. The Puget Sound Hazard map provides information for individual jurisdictions. This identification may be required by HB 1181 in 2029.

PSRC has resources available to assist the city in addressing these comments and inform development of the draft plan. We have provided links to online documents in this letter, and additional resources related to the plan review process can also be found at https://www.psrc.org/planning-2050/vision/vision-2050-planning-resources.

We appreciate all the work the city is doing and the opportunity to review and provide comments. We are happy to continue working with you as the draft progresses through the adoption process. If you have any questions or need additional information, please contact me at 206-464-6174 or LUnderwood-Bultmann@psrc.org.

Sincerely,



Liz Underwood-Bultmann, Growth Management Planning
Puget Sound Regional Council

cc: Review Team, Growth Management Services, Department of Commerce

State of Washington
Department of Fish and Wildlife, Region 4
Region 4 information: 16018 Mill Creek Blvd, Mill Creek, WA 98012 | phone: (425)-775-1311

August 21, 2024

Mike McCarty, AICP, Principal Planner
920 SE Cedar Falls Way
North Bend, WA 98045
Mmccarty@northbendwa.gov

RE: Case # 2022-C-204 WDFW comments regarding North Bend's draft Housing and Land Use elements

Dear Mr. McCarty,

On behalf of the Washington Department of Fish and Wildlife (WDFW), thank you for the opportunity to comment on the draft Land Use and Housing elements of North Bend's Comprehensive Plan as part of the current periodic update. Within the State of Washington's land use decision-making framework, WDFW is considered a technical advisor for the habitat needs of fish and wildlife and routinely provide input into the implications of land use decisions. We provide these comments and recommendations in keeping with our legislative mandate to preserve, protect, and perpetuate fish and wildlife and their habitats for the benefit of future generations – a mission we can only accomplish in partnership with local jurisdictions.

Table 1. Recommended changes to proposed policy language.

Policy Number	Policy Language (with WDFW suggestions in red)	WDFW Comment
Housing		
H – 1.11 Page 14 of 17	Encourage affordable housing near transit and green spaces, as well as commercial spaces, including but not limited to colocation of working-wage housing with job opportunities.	We recommend emphasis be placed on ensuring equity in access to green spaces. This may be addressed by requiring set-asides for open space tracts within all housing project applications. As North Bend's Parks and Open Space (chapter 8) states, "Establish park, recreation, wildlife habitat and open space standards for residential development, including on-site and/or off-site dedication requirements, and adopt them in land use codes. Such standards should require that all new single-family and multi-family developments

		provide a minimum percentage, to be determined, of net site area for appropriate park, recreation, wildlife habitat and open space areas and improvements...". It is important to restate this sentiment within the Housing Element.
H – 2.3 Page 15 of 17	Seek to create or to retain and protect links to a Citywide Trail System that connects neighborhoods with areas of commerce and areas that cross jurisdictional boundaries in an effort to promote alternative transportation systems with the added benefit of supporting habitat corridor linkages to better facilitate wildlife movement throughout North Bend.	To pursue the reduction of wildlife collisions and conflict- a paramount priority in relation to elk within North Bend- it is important to plan for habitat corridor linkages as housing density increases. During redevelopment or new development project planning, we recommend identifying key wildlife movement areas and acquiring these corridors. We also suggest identifying key wildlife collision areas for future roadway improvements. Additionally, open spaces within neighborhoods should be designed to connect with neighboring open spaces, ensuring pedestrian trail linkages and facilitating wildlife movement. Site plans should demonstrate efforts to create interconnected parks, open spaces, and habitat corridors, rather than isolated and disconnected patches of land that offer little recreational or habitat advantages. For resources, see The Washington Wildlife Habitat Connectivity Working Group, WSDOT's Reducing the risk of wildlife collisions website as well as Wildlife Habitat Connectivity Consideration in Fish Barrier Removal Projects, Montana Fish, Wildlife, and Parks' How to Build Fence with Wildlife in Mind, and WDFW's website.
H – 2.4 Page 15 of 17	Ensure infrastructure plans are developed concurrently with adopted housing plans, both of which shall take into consideration future climate-related hazards.	Protecting infrastructure and the services they provide from climate impacts helps ensure community resilience. It is vital to site new infrastructure and housing outside of areas that will be impacted by climate-related stressors. We suggest updating zoning to allow new development only in low-risk areas and assess risk when new infrastructure is proposed. For assessing future conditions, see Climate Mapping for a Resilient Washington, as well as FEMA's Resilience Analysis and Planning Tool (RAPT) for resources in visualizing these hazard areas. For further context, FEMA's Flood Insurance Rate Map (FIRM) modeling does not take climate change projections into consideration. We suggest North Bend supplement FIRM maps with regulations that take climate change projections into consideration. For example, King County

		regulations place 'Flood Protection Elevations' three feet above base flood elevation for development within flood-prone areas.
H – Goal 7 Suggested Policy	Ensure that equitable housing initiatives avoid areas currently experiencing or projected to experience climate-related hazards, such as flooding.	We recommend that current and future climate change hazards be taken into account when planning for equity. Specifically, affordable housing should not be located in areas prone to flooding or other climate-related hazards, as the frequency of these events is likely to increase.
Land Use		
LU - 1.4 Page 8 of 27	Encourage retention of natural habitat in residential developments by providing sustainable landscaping, making Low Impact Development (LID) the preferred and most commonly used approach to site development, requiring set asides for connecting open spaces, and by creating zoning incentives.	See comments related to H – 1.11 Page 14 of 17 above. Additionally, we recommend requiring Low Impact Development (LID) standards for all developments, especially near waterways. North Bend's distinct geographic location along the south fork and middle fork Snoqualmie River underscores the distinct obligation (interlocal agreement) to preserve, rehabilitate, and re-establish salmon habitat. Especially in growing urban setting such as North Bend, LID can provide far-reaching support in attaining salmon recovery goals.
LU-1.6 Page 8 of 27	Plan for development patterns that minimize pollution and greenhouse gas emissions and increase physical activity as well as wildlife habitat linkages by facilitating bicycle and pedestrian mobility and wildlife conscious developmental practices, while also ~~and~~ supporting increased densities in areas accessible to transit.	See comments in relation to H – 2.3 above.
LU-3.1 Page 16 of 27	Encourage the development of human-scale neighborhoods planned to be compatible with wildlife movement and to be easily accessed by pedestrians, bicycles, and transit to increase walkability and reduce greenhouse gas emissions.	See comment above.
LU-3.2 Page 16 of 27	Encourage retention of existing open spaces and the creation of a citywide, linked open space network that integrates	We greatly appreciate the inclusion of this policy and look forward to how it shapes municipal code revisions into the future.

	neighborhoods, provides access for all to clean healthy environments, protects natural resources and increases resilience to climate change impacts. Prioritize acquisitions and improvements in neighborhoods with historical underinvestment and disproportionally impacted communities.	
LU Goal 5 Page 23 of 27 Suggested Policy	Require activities follow Best Management Practices that when used collectively provide riparian protection, source control and filtration to prevent contributing pollutants to surface and ground waters to conserve important habitat areas for salmonids while maintaining working lands.	We suggest the inclusion of the adjacent policy to provide actionable language to protect and sustain critical area value and function adjacent to resource lands. This policy is taken from WDFW's Land Use Planning for Salmon, Steelhead, and Trout. Please see also the guidelines outlined in the document Balancing Fish, Farm, Flood in King County's Snoqualmie Watershed Project. Additional resources to address this policy's goals include the Nature Conservancy's Farming for Wildlife program within the Skagit Delta. This program's intent is to discover how habitat rotation can be compatible with crop rotations. An additional program that addresses similar avenues for sustainable agriculture is the Nature Conservancy's publication, Leading at the Edge.
LU Goal 6 Page 26 of 27 Suggested Policy	If the UGA needs to be modified, analyze and encourage swapping UGA areas in ecologically important areas for those that are not ecologically sensitive.	It is important to prioritize growth in areas that will not result in a loss of critical area ecosystem values and functions. Critical Areas should be subtracted out of UGA expansion areas for future development speculation. This policy suggestion is taken from the Sound Choices Checklist.
LU Goal 6 Page 26 of 27 Suggested Policy	Create a prioritization list for areas that should be considered for Transfer of Development Rights (TDR), conservation easements, or acquisition as a land use development tool to prevent sprawl, preserve rural resource lands, protect intact ecosystems, and meet the vision of the City's designated centers.	It is important to develop incentives and establish programs that will support placing the right growth in the right place. The adjacent policy example suggests methodologies that utilize tools for preserving and protecting habitats and species that currently persist on the landscape while concentrating growth in more suitable locations.

Please see the Sound Choices Checklist for additional guidance for all elements of the Comp Plan.

Thank you for taking time to consider our recommendations to better reflect the best available science for fish and wildlife habitat and ecosystems. We value the relationship we have with your jurisdiction and the opportunity to work collaboratively with you throughout this periodic update cycle. If you have any questions or need our technical assistance or resources at any time during this process, please don't hesitate to contact me or the Region Land Use Lead, Morgan Krueger at morgan.krueger@dfw.wa.gov.

Sincerely,



Timothy Stapleton
Washington Department of Fish and Wildlife
Region 4 – Habitat Program Manager

CC:
Morgan Krueger, Region 4 Land Use Lead (morgan.krueger@dfw.wa.gov)
Kara Whittaker, Land Use Conservation and Policy Section Manager (kara.whittaker@dfw.wa.gov)
Marian Berejikian, Environmental Planner (marian.berejikian@dfw.wa.gov)
Kirk Lakey, Assistant Regional Habitat Program Manager (kirk.lakey@dfw.wa.gov)
Kevin Lee, Habitat Biologist (kevin.lee@dfw.wa.gov)
Region 4 Central District Planning Inbox (R4CPlanning@dfw.wa.gov)
Lexine Long, WA Department of Commerce (lexine.long@commerce.wa.gov)

STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • 360-725-4000
www.commerce.wa.gov

October 9, 2024

Mayor Mary Miller and City Council
City of North Bend
c/o Mike McCarty, AICP, Principal Planner
920 SE Cedar Falls Way
North Bend, WA 98045

Sent via electronic mail: mmccarty@northbendwa.gov

Re: Periodic Update to North Bend City's 60-day Notice of Intent to Adopt Amendment to comply with RCW 36.70A.130 under submittal number 2024-S-7241

Dear Mayor Miller and Council Members:

Thank you for the opportunity to comment on the City of North Bend's draft 2024 comprehensive plan. Growth Management Services received the proposed amendments on July 11, 2024 with subsequent updates, and processed them with material identification number 2024-S-7241.

Your submission represents a great deal of work and substantial progress towards the 2024 periodic update of your comprehensive plan due December 31, 2024. We especially appreciate details of each sub-area and the general readability and flow of each draft element.

We have focused our review on the specific comprehensive plan elements listed below, and have included our comments, recommendations, and corresponding citations from the periodic update and expanded housing checklists (in *italics*) under each section.

1. Critical Areas Element

   The draft Critical Areas Element is required to include provisions for Best Available Science (BAS). The existing wetland mapping references "potential wetlands 1991" as the provisions for BAS, which are outdated. We recommend modifying the draft critical areas element to include reference to updated BAS. See WAC 365-190-080 for additional guidance.

   Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas, and geologically

hazardous areas. In developing these policies, the city must have included the best available science (BAS) to protect the functions and values of critical areas, and give "special consideration" to conservation or protection measures necessary to preserve or enhance anadromous fisheries. RCW 36.70A.030(6), RCW 36.70A.172, WAC 365-190-080

2. Housing Element

Please find our comments below related to the city's Land Capacity Analysis Memo:

a. Within the "Accessory Dwelling Unit Capacity", pp. 8, the assumptions for future ADU development are high given the permitting data provided on pp. 12. We suggest giving special consideration to strategies to incentivize ADU development, given their intended importance in meeting the city's future housing needs, or else considering whether other zoning changes could support development of more housing units affordable at 80-120% AMI.

b. Within the "Emergency Housing Capacity", pp. 8, we thank you for identifying needed updates to the land use table to meet state requirements for emergency housing. Please be aware that updated guidance requires an emergency housing LCA showing sufficient capacity to meet identified needs, regardless of any restrictions on emergency housing and shelter. This analysis should be included as a part of the adopted version of this LCA.

c. Within the "Alternative Zoning Results", pp. 16-21, we thank you for your detailed analysis of alternative zoning to increase housing capacity for the lowest income segments. Please ensure that all necessary amendments to the zoning code needed to implement these changes are adopted prior to or along with the final comprehensive plan (RCW 36.70A.115(1)).

Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing.(see RCW 36.70A.070(2)(c) amended in 2021, WAC 365-196-410(e) and (f)

3. Capital Facilities Plan (CFP) Element

Based on the city's September 27, 2024, response, we understand that the City Council passed a resolution authorizing approval of the Capital Facilities Element on May 7, 2024, and the city indicates it will address the following during the 5-year implementation progress report or sooner:

a. In review of the draft CFP, considerable information is provided on inventory, needs, and level of service. There is limited information or analysis on serving underserved areas. Please consider including policy which addresses planning for facilities and improvements in underserved areas, which is necessary for the comprehensive plan and to improve the Capital Facilities Element.

Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. RCW 36.70A.120

b. During our review we were unable to locate a 6-year Capital Improvement Plan (CIP), as required by the GMA. We recommend including 6-year plans for all forms of capital facilities (city and non-city owned).

A six-year plan (at least) that will finance such capital facilities within projected funding capacities and identify sources of public money to finance planned capital facilities. RCW 36.70A.070(3)(d), RCW 36.70A.120, WAC 365-196

4. Transportation Element

We understand that the City is working to compile both the existing and new and transportation elements into a single new transportation element. We look forward to the opportunity to review your draft transportation element when it is available.

As a friendly reminder, copies of adopted plans shall be submitted to Commerce within ten days after final adoption (RCW 36.70A.106(2)).

Congratulations to you, your planning commission, staff, and involved citizens for the good work represented by your update. If you have any questions about our comments or any other growth management issues, please contact me at carol.holman@commerce.wa.gov or (360) 725-2706.

We extend our continued support to North Bend City in achieving the goals of growth management.

Sincerely,

Carol Holman, MUP
Western Regional Manager
Growth Management Services

cc: David Andersen, AICP, Managing Director, Growth Management Services
Valerie Smith, AICP, Deputy Managing Director, Growth Management Services
Anne Fritzel, AICP, Housing Section Manager, Growth Management Services
Laura Hodgson, Housing Planning and Data Manager, Growth Management Services
King County, Affordable Housing Committee
Erika Harris, AICP, Puget Sound Regional Council

Affordable Housing Committee

KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL

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Thatcher Imboden
Sound Transit

Ryan Makinster
Washington Multi-Family Housing Association

Sunaree Marshall
On behalf of King County Executive Dow Constantine

Ryan McIrvin
Renton Councilmember, Sound Cities Association

Cathy Moore
City of Seattle Councilmember

Teresa Mosqueda
King County Councilmember

Lynne Robinson
Bellevue Mayor, Sound Cities Association

Veronica Shakotko
Master Builders Association of King and Snohomish Counties

Robin Walls
King County Housing Authority

Maiko Winkler-Chin
On behalf of Seattle Mayor Bruce Harrell

October 3, 2024

Jamie Burrell
Senior Planner
City of North Bend
920 SE Cedar Falls Way
North Bend, WA 98045

Dear Ms. Burrell,

Thank you for submitting the City of North Bend's draft 2024 Comprehensive Plan Update to the Affordable Housing Committee's (AHC) Housing-focused Draft Comprehensive Plan Review Program for review on July 26, 2024. On behalf of the AHC, I am sending you this summary of our review and recommendations.

Background

The AHC is a subcommittee of the Growth Management Planning Council (GMPC), consisting of representatives of King County and its cities, housing providers, area employers, and others. By direction of the GMPC, the AHC now conducts a housing-focused review of all King County jurisdictions' draft periodic comprehensive plan updates, assessing the draft plans for alignment with the King County Countywide Planning Policies (CPP) Housing Chapter goals and policies prior to plan adoption.

As you know, our county is experiencing a deep and persistent housing shortage. In 2021, the State of Washington adopted House Bill 1220, which amended the Growth Management Act, requiring local governments to plan for and accommodate housing that is affordable to all income levels, including emergency housing. In response to this state mandate and local interest in improving the effectiveness of local housing plans and policies, the AHC led a two-year process to amend the King County CPPs.

The result was a significant update to the CPP Housing Chapter, which was recommended by the GMPC, adopted by the King County Council, and ratified by the cities in 2023. The goals of both the statute and this implementation work are to encourage cities and King County to work together to provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County.

This review is guided by Housing-focused Comprehensive Plan Review Standards, as adopted by GMPC Motion 23-2. In summary, the AHC review seeks to determine whether each jurisdiction's draft plan and submission materials:

1. address all CPP Housing Chapter policies;
2. articulate implementation strategies for relevant CPP Housing Chapter Policies; and
3. lay out meaningful policies that, taken together, support the jurisdiction's ability to equitably meet housing needs.

This program is still relatively new and evolving, and your engagement helps the AHC understand how jurisdictions are seeking to address their housing needs while aligning with the recent changes at the state, regional, and county levels.

The AHC acknowledges the substantial amount of time and effort that went into North Bend's draft comprehensive plan. During review, the AHC noted that many of North Bend's plans, policies, analyses, and implementation strategies align well with CPP Housing Chapter policies. In particular, North Bend's implementation details describe a Request for Proposals currently open for an organization, entity, or consortium to develop and manage long-term income-restricted rental units on a half-acre publicly owned property in the city's downtown. This project is a concrete demonstration of North Bend's commitment to planning for and accommodating its housing needs and increasing the supply of and prioritizing resources for income-restricted housing, in alignment with CPPs H-1, H-10, and H-14.

Below, the AHC includes recommendations necessary for North Bend to align with the CPP Housing Chapter policies.

Recommendations to Align with the CPP Housing Chapter

The AHC recommends North Bend take the following actions to align its draft comprehensive plan with CPP Housing Chapter goals and policies.

1. Meaningfully plan for and accommodate permanent supportive housing (CPP H-1)

Relevant Countywide Planning Policies

CPP H-1 requires North Bend plan for and accommodate 1,748 net new housing units, including 228 permanent supportive housing units.

North Bend's Proposal and AHC Findings

North Bend's Housing Element policy H-5.4 commits the jurisdiction to encouraging the provision of a sufficient supply of permanent supportive housing. The AHC appreciates North Bend's stated intent to accommodate its permanent supportive housing needs.

However, the AHC is concerned that the City applies a different requirement for permanent supportive housing than it does to housing generally and is therefore not meaningfully planning for and accommodating its permanent supportive housing needs. Specifically, the Housing Action Plan provided to the AHC for review states that permanent supportive housing units within the city are "conditionally permitted in all zones except for Industrial EP-2 and Public Facilities POSPF" (page 294). RCW 36.130.020(1) states that a city "…may not adopt, impose, or enforce requirements on an affordable housing development that are different than the requirements imposed on housing developments generally."[1] The AHC finds that permanent supportive housing is affordable housing and therefore North Bend cannot require conditional use permits if they do not also do so for housing in general.

> **Recommendation 1:** In order to meaningfully plan for and accommodate its permanent supportive housing needs, North Bend should align its development code to comply with RCW 36.130.020(1) to ensure North Bend is not imposing a different set of requirements on permanent supportive housing than housing generally.

[1] RCW 36.130.020. [link]

2. Complete the housing inventory and analysis (CPP H-3)

Relevant Countywide Planning Policies

CPP H-3 directs jurisdictions to conduct a housing inventory and analysis to help identify and address the greatest needs as well as summarize the findings in the Housing Element.

North Bend's Proposal and AHC Findings

While North Bend's submission includes many data points and substantive analysis, the AHC could not find specific information required by H-3(d), (f), (g), and (m). This includes:

d) percentage of residential land zoned for moderate- and high-density housing and accessory dwelling units in the jurisdiction;

f) income (median and by area median income (AMI) bracket) by race/ethnicity;

g) age by race/ethnicity; and

m) the housing needs of communities experiencing disproportionate harm of housing inequities including Black, Indigenous, and People of Color (BIPOC).

This analysis should inform additional comprehensive plan policy responses and strategies. For example, analysis responsive to CPP H-3(m) could help North Bend identify specific solutions to repair harm done to BIPOC households, as required by CPP H-9.

> **Recommendation 2:** North Bend should include all inventory and analysis components as required by H-3 in the comprehensive plan and summarize the findings in the Housing Element. This additional analysis should inform additional comprehensive plan policy responses and strategies.

3. Identify sufficient capacity of land for emergency housing needs (CPPs H-1 and H-11)

Relevant Countywide Planning Policies

CPP H-1 requires North Bend plan for and accommodate 1,748 net new housing units, including 334 emergency housing beds. CPP H-11 requires jurisdictions identify sufficient capacity of land for housing including housing for low-, very low-, and extremely low-income households and emergency housing.

North Bend's Proposal and AHC Findings

The "Direction for Housing Policies" section of North Bend's draft Housing Element commits North Bend to working with King County and providers of "special needs" housing to ensure that housing for persons with special needs, including emergency housing, can be accommodated in North Bend (page 11). Additionally, North Bend's H-Goal 5 states that it will "support and provide for the availability of housing for residents of North Bend with special housing needs, including supportive housing and emergency housing needs." The AHC commends North Bend for its commitment to accommodating emergency housing. However, North Bend did not include an emergency housing capacity analysis. Without this analysis, the AHC cannot determine if North Bend is planning for and accommodating its emergency housing need and has sufficient land capacity to accommodate its emergency housing allocation.

Recommendation 3: To align with CPPs H-1 and H-11, North Bend should show sufficient land capacity for its allocated emergency housing needs. North Bend should follow Washington State Department of Commerce's guidance for completing a land capacity analysis for emergency housing.

Conclusion and AHC Resources

Thank you again for your submission to the Committee's Housing-focused Draft Comprehensive Plan Review Program. AHC members valued the opportunity to review North Bend's draft 2024 Comprehensive Plan Update and related submission materials. North Bend's participation in the plan review program is instrumental in the broader work of the Committee to empower local jurisdictions to address the affordable housing crisis in King County.

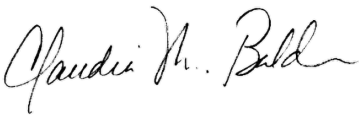
AHC staff are happy to assist North Bend in addressing these recommendations. For immediate resources and guidance on aligning with the CPP Housing Chapter, refer to the:

- Engrossed 2021 King County CPPs;
- AHC Housing-focused Draft Comprehensive Plan Review Program Guide; and
- King County Resources for Documenting the Local History of Racially Exclusive and Discriminatory Land Use and Housing Practices.

The AHC would also like to acknowledge that North Bend may be challenged to address recommendations in this letter before the state-mandated deadline for comprehensive plan adoption of December 31, 2024, and may potentially adopt a comprehensive plan in 2024 that is not in alignment with the CPP Housing Chapter. In that case, the City is encouraged to amend its plan in 2025 to incorporate AHC feedback and bring its plan into alignment with the CPP Housing Chapter policies.

If you have questions or need additional information regarding aligning with the CPP Housing Chapter, please contact lead staff for the AHC plan review program, Carson Hartmann, at AHCplanreview@kingcounty.gov or 206-848-0681.

Sincerely,



Claudia Balducci
Affordable Housing Committee Chair
King County Councilmember, District 6

CC Dow Constantine
Growth Management Planning Council Chair
King County Executive

Laura Hodgson
Senior Planner

Washington State Department of Commerce

Plan Review Team
Puget Sound Regional Council

Plan Review Team
King County Affordable Housing Committee

From:	mthomas bangstick.net
To:	Planning
Cc:	Hannah Thiel; James Boevers; Olivia Moe; Brian Fitzgibbon; Juliano Pereira; Sam White; Stephen Matlock
Subject:	Planning Commission 9/18 Comment-Housing Element
Date:	Wednesday, September 18, 2024 3:58:33 PM

[Some people who received this message don't often get email from mthomas@bangstick.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I have the following comments and/or questions for the housing element.

1. On page 11 & 12 housing outside the city limits but within the UGA should be identified as to key areas, type, and number of housing units.

2. Unclear where to add suggest two policies/statements with respect to increasing ADU stock:

- Pursue working with HOAs to permit ADUs within their communities and assist with planning, parking, stormwater design, sewerage design, and similar

- Pursue sewer subsidies for those adding ADUs; for the unsewered investigate subsidies for sewer extensions, sewerage design, studies, ULID formation, and the like

Thanks

Michael Thomas
1231 LaForest Drive SE

From:	mthomas bangstick.net
To:	Planning
Cc:	Hannah Thiel; James Boevers; Olivia Moe; Brian Fitzgibbon; Juliano Pereira; Sam White; Stephen Matlock
Subject:	Planning Commission 9/18 Comment-Land Use Element
Date:	Wednesday, September 18, 2024 1:58:21 PM

[Some people who received this message don't often get email from mthomas@bangstick.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I have the following comments and/or questions, where there is a question it would be appreciated for the commissioner(s) to ask staff.

1. Propose LU 1.11 Encourage amenities (restaurants, shopping, parks, commercial entertainment, musuems, and the like) to better serve the eastern residents of the city and visitors and give preference to uses that promote North Bend as a nature destination and the gateway to the Middlefork.

2. LU 3.6 add "HOAs as applicable"... eg work with residents and HOAs....

3. Request to strike "heavier industrial uses and" from the paragraph on Employment Park zoning pg. 24

Question:

Does Riverbend (currently outside city limits but inside the UGA) currently count toward housing unit goals? Is it possible to identify residential and jobs outside city limits but within the UGA as potential future growth as part of land use figures?

Thanks

Michael Thomas
1231 LaForest Drive SE

From:	Jean Buckner
To:	Mike McCarty
Cc:	Sam White; Rebecca Deming; Jamie Burrell
Subject:	RE: My Public Comments for Sept 18th PC Meeting/Agenda Items
Date:	Wednesday, September 18, 2024 3:48:17 PM
Attachments:	Resolution 2097 2024 Economic Development Element - comments.pdf Land Use Element 2024 Draft Clean 9-10-2024_20240912100012583O - comments.pdf Public Comments for Land Use and Housing Elements_20240912101645193O - comments.pdf Resolution 2072 - Adoption Parks Element for 2024 Comp Plan- comments.pdf

Sorry about that Mike. I thought I sent them to both CC and PC, but I only sent them to CC. Attached are the relevant highlighted documents. I've highlighted sections I think are important; you can scan the 4 documents quickly by turning on the PDF thumbnail sidebar (you'll see my highlights). The highlighted sections support the comments I sent earlier this afternoon. Also, following are some added Policy language I would also like to add to my public comments. . I'm usually better organized – but have been very busy prepping for the DA vote. Might someone be able to sit down with me to discuss these documents and highlights over the next week or so? It would be optimal to have one more hearing on these elements if possible.

E.g. items in the Parks element, starting on page 17

Policies:

3.1 Require that all new development projects contribute to public open space improvements either on or off-site as identified in the adopted Parks Element.

> a. Establish park, recreation, wildlife habitat and open space standards for residential development, including on-site and/or off-site dedication requirements, and adopt them in land use codes. Such standards should require that all new single-family and multi-family developments provide a minimum percentage, to be determined, of net site area for appropriate park, recreation, wildlife habitat and open space areas and improvements. Standards should address the percentage required for both passive and active uses. Net site area shall be exclusive of street/utility rights of way, setbacks, parking areas, and utility facilities, including but not limited to storm, water, or sewer.

3.2 Evaluate public acquisition of private open spaces as opportunity and funding is available, and pursue the concept of tax incentives for privately held open space.

1. Pursue protection of strategic open space properties by using a variety of protection methods.
2. Methods should include non-regulatory methods (e.g. fee-simple purchase, conservation easements, donations, purchase and leaseback, etc.); regulatory methods (e.g. limited development, land dedication, site design, cluster design, impact-fees); and incentive approaches (e.g. current use taxation; transfer of development rights, land- transfers; user fees).

c. The City and its partners should pursue grants and other outside funding to enable proactive resource protection and development.

On Thu, Sep 12, 2024 at 11:09 AM <jean.buckner@comcast.net> wrote:
See https://northbendwa.gov/238/Comprehensive-Plan

From: Mike McCarty <MMCCARTY@NORTHBENDWA.GOV>
Sent: Wednesday, September 18, 2024 3:22 PM
To: Jean Buckner <jean.buckner@comcast.net>
Cc: Sam White <swhite@northbendwa.gov>; Rebecca Deming <RDeming@northbendwa.gov>; Jamie Burrell <JBURRELL@NORTHBENDWA.GOV>
Subject: RE: My Public Comments for Sept 18th PC Meeting/Agenda Items

Jean,
We do not see any comments associated with your highlights in the attached documents you sent us. Please resend in a format that directly shows comments if you wish to submit this for the hearing.

Sincerely,
Mike

Mike McCarty, AICP
Principal Planner
City of North Bend Community and Economic Development
920 SE Cedar Falls Way
North Bend, WA 98045
(425) 888-7649

From: Sam White <swhite@northbendwa.gov>
Sent: Monday, September 16, 2024 1:52 PM
To: Rebecca Deming <RDeming@northbendwa.gov>; Mike McCarty <MMCCARTY@NORTHBENDWA.GOV>; Jamie Burrell <JBURRELL@NORTHBENDWA.GOV>
Subject: Fw: My Public Comments for Sept 18th PC Meeting/Agenda Items

Hi,

We received public comment for our upcoming Planning Commission meeting (9/18/2024), but city staff was not included.

Thus, I'm forwarding them to you.

Thanks.

Sam

From: Jean Buckner <jean.buckner@comcast.net>
Sent: Monday, September 16, 2024 1:38 PM
To: Brian Fitzgibbon <BFitzgibbon@northbendwa.gov>; Juliano Pereira <JPereira@northbendwa.gov>; Sam White <swhite@northbendwa.gov>; Olivia Moe <OMoe@northbendwa.gov>; James Boevers <JBoevers@northbendwa.gov>; Stephen Matlock <smatlock@northbendwa.gov>; Hannah Thiel <HThiel@northbendwa.gov>
Subject: My Public Comments for Sept 18th PC Meeting/Agenda Items

You don't often get email from jean.buckner@comcast.net. Learn why this is important

Honorable Planning Commission Members, the highlights on the attached Comp Plan Elements and Resolution are relevant to the September 18th Planning Commission Agenda regarding Comp Plan Review. Given the complexity of these issues, I am requesting additional meetings to provide adequate time for community input on these and other Comp Plan elements. To save your time, the highlights can be easily found using the panes that are generally to the left of your screen when documents are opened. I have also included the following email just sent to the City Council regarding a related item that contains information that may also be of interest to Planning Commissioners.

Best,
Jean Buckner, EdD - President of Friends of The Snoqualmie Valley Trail and River
Facebook: **The Friends of The Snoqualmie Valley Trail and River**
Website: http://fosvtr.org/
46226 SE 139th Pl North Bend WA

From: Jean Buckner <jean.buckner@comcast.net>
Sent: Monday, September 16, 2024 1:10 PM
To: 'council@northbendwa.gov' <council@northbendwa.gov>; 'mmiller@northbendwa.gov' <mmiller@northbendwa.gov>
Cc: 'SOPPEDAL@NORTHBENDWA.GOV' <SOPPEDAL@NORTHBENDWA.GOV>; 'jean.buckner@comcast.net' <jean.buckner@comcast.net>
Subject: King County Parcel # 132308-9020 Development Agreement Issues//Comp Plan Inconsistencies

Honorable Mayor Mary Miller and North Bend Council Members, the following and attached regard City Council's September 17th Agenda item # 13.

King County Parcel # 132308-9020 Issues/Comp Plan Inconsistencies
(https://gismaps.kingcounty.gov/parcelviewer2/)
Summary of Key Issues with the Proposed Development Agreement (DA)
Formerly called "The Auto Mall"*

The proposed Development Agreement (DA) (start on page 13 here: https://northbendwa.gov/ArchiveCenter/ViewFile/Item/6635) raises several serious concerns that need to be addressed before the City Council moves forward with approval. These issues impact public health, environmental protections, and compliance with city regulations. The development is also incongruent with attached Comp Plan language (use side panes to quickly find highlighted sections).

1. **Inadequate Application Information**

- Problem: The DA does not comply with North Bend Municipal Code (NBMC) application requirements, which demand details such as permitted uses, protection of critical areas, stormwater management, and more. These elements are missing because no specific project is proposed.
- Why It Matters: Without a clear project plan, approving the DA is premature and leaves too much speculation. The city is being asked to approve and budget around an agreement before knowing the full scope and impact of the development.

2. **Approval Conditions Are Premature**

- Problem: The DA is being brought forward before there is a fully fleshed-out project, violating city code that expects an actual project—complete with site plans and specific uses—before a DA is approved.
- Why It Matters: This is a "cart before the horse" scenario. Approving the DA without concrete details could lock the city into an agreement that doesn't serve the best interests of the community.

3. **Environmental Review Concerns (SEPA)**

- Problem: The DA defers State Environmental Policy Act (SEPA) review, stating that it will occur with the development proposal and master plan, not as part of this agreement.
- Why It Matters: This approach could mean that the DA itself will never undergo a full environmental review, leaving critical environmental impacts unaddressed early in the process.

4. **Public Health and Safety Protections (RCW 36.70B.170(4))**

- Problem: The DA lacks the necessary language to address "serious threats" to public health and safety, as required by state law. The DA instead references a city code that only refers to "imminent" threats—a higher and more difficult standard to meet.
- Why It Matters: Without this important clause, the city may lack authority to enforce new regulations that protect public health and safety in the future.

5. **Absurd Claims Regarding Economic Impact**

- Problem: The DA packet references questionable claims of creating 600 jobs and $74M in increased property value. With no detail outlined in the DA, how accurate can these estimates be? Also, while property value may increase for this parcel, the development may lead to lower property values in nearby neighborhoods. Also, how will the impact of additional built space impact the existing problem of empty buildings in North Bend?
- Why It Matters: These inflated numbers may pressure the City Council into making hasty decisions based on unrealistic projections rather than sound analysis. The decrease in property values of surrounding neighborhoods should also be taken into account.

The DA also does not fit within North Bends Vision and Brand Statements or with key elements of North Bend's Comp Plan (per attached highlighted elements and resolutions):

> **Vision Statement**: The vision for North Bend is centered on preservation and enhancement. The community seeks to preserve its natural beauty and small-town scale while enhancing the built environment of downtown, riverfront, community parks, residential neighborhoods, and the community's gateways.
>
> **Brand Statement**: North Bend presents itself as a highly livable small town that is the premier outdoor recreation destination in the Puget Sound Region, described with the phrase "Easy to Reach...Hard to Leave."
>
> **Comp Plan Elements**: (See 5 highlighted elements and resolutions attached)

- Why It Matters: Developments that fall outside of the City's official Vision and Brand statements and Comp Plan Elements encourage a hodgepodge approach to development that pushes North Bend toward a look and feel of just another disorganized small town and reduce citizens quality of life as well as visitor experience. Most residents of North Bend believe that North Bend can be so much more by promoting and protecting the area's natural beauty and our quality of life.

***

VOTE NO or vote to delay this item until these issues are resolved. The current DA lacks transparency and specificity and does not comply with North Bend Municipal Code (NBMC) application requirements, which demand details such as permitted uses, protection of critical areas, stormwater management, and more. It is also incongruent with North Bend Comp Plan elements per attached.

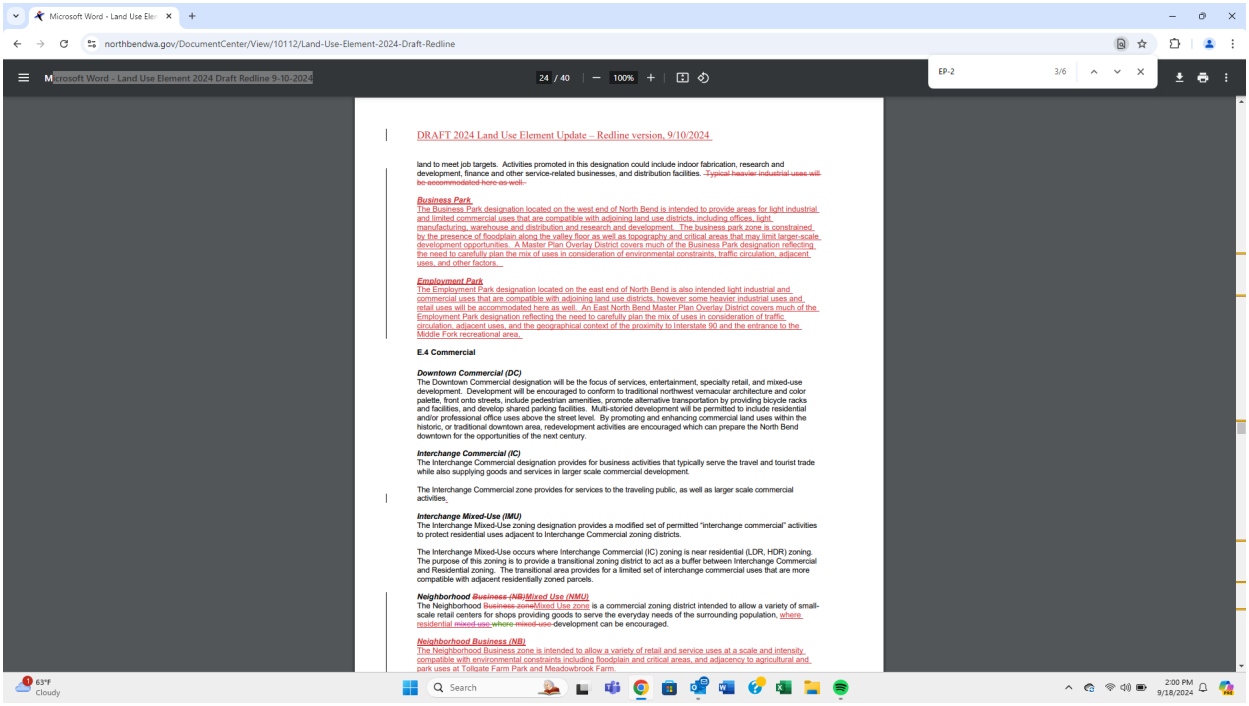
***"The Auto Mall" the term "Auto Mall" was used to describe this project from individuals both inside and outside of the City. The developer claims this is inaccurate and informally mentioned tractor and construction vehicles/equipment sales as a possible component. The DA has no description of what could be included – which is troubling in and of itself.**

Susie, please include tis in the packet as public comment.
Best,
Jean

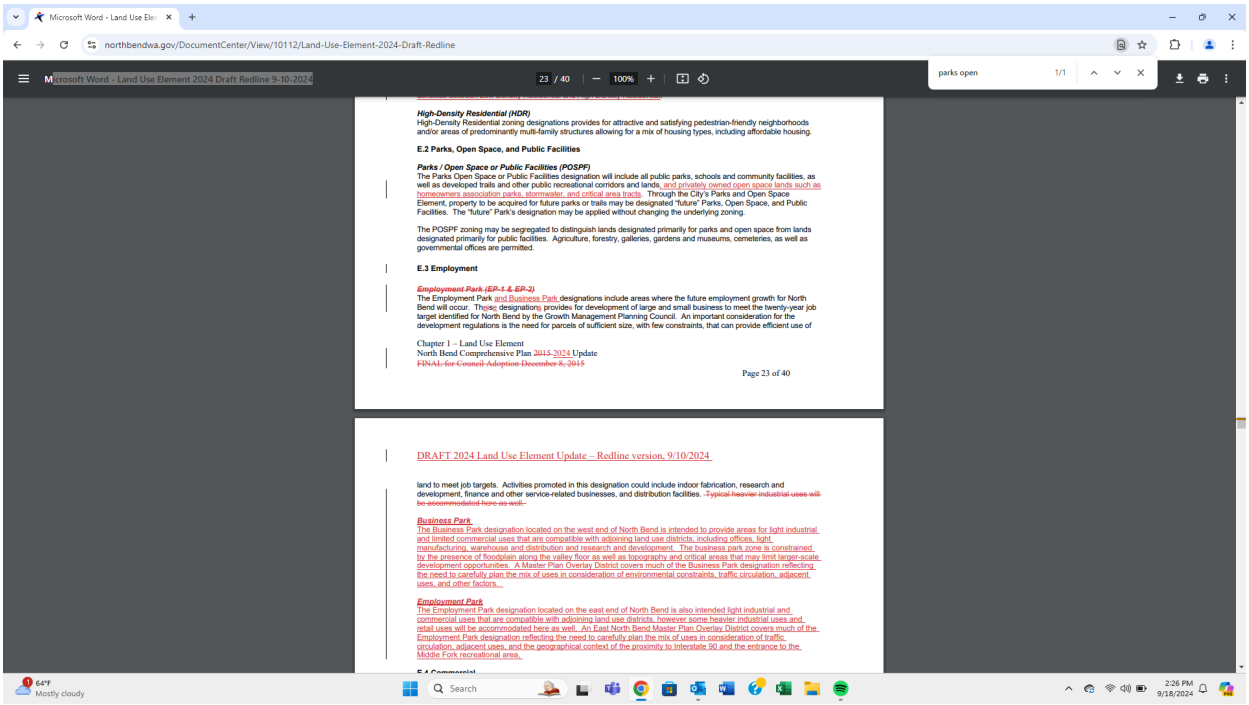
Jean Buckner, EdD - President of Friends of The Snoqualmie Valley Trail and River
Facebook: **The Friends of The Snoqualmie Valley Trail and River**
Website: http://fosvtr.org/
46226 SE 139th Pl North Bend WA

From: jean.buckner@comcast.net
To: Planning; Hannah Thiel; James Bogyera; Olivia Moe; Brian Fitzgibbon; Juliano Pereira; Sam White; Stephen Mattock
Cc: Jamie Burrell; jean.buckner@comcast.net
Subject: Public Comment from Jean Buckner/Friends of the Snoqualmie Valley Trail and River and resident of nearby neighborhood
Date: Wednesday, September 18, 2024 2:57:07 PM
Attachments: image001.png
image002.png
image003.png

The EP -2 designation (on the East side of North Bend) is incongruent with the sections of the Master Plan sent earlier this week and incompatible with the nearby school and neighborhoods. We further find the new language allowing "heavier industrial uses" to be even more incongruent and incompatible and represent a greater environmental risk to the school, neighborhoods and River. See " Employment Park" redline in the screenshot below from page 24 of 40 from the Land Use Element 2024 Draft Redline 9-10-2024). Nearby neighborhoods also stand to have their property values reduced as a function of the inappropriate EP 2 zoning. It may have fit back in 1988 when it was set, but with the addition of the school and neighborhoods, the overall character of the area is no longer congruent with the EP2 designation. A "mixed use" zone is more appropriate for the land now designated as EP-2. We will be submitting paperwork to request a zoning change for the area. Also, see second question below the following screenshot about the meaning of language under "Parks and Open Space" and it's relevance for the Wood River neighborhood / HOA?



Also, please explain the City's intent regarding the addition of the following redlined language from page 23 of the draft (See "Parks/Open Space or Public Facilities(POSPF)" language below.) What is the intent of this language for neighborhood/HOA owned trails etc.?



Best,

Jean Buckner, President – Friends of the Snoqualmie Valley Trail and River
Homeowner – Wood River Neighborhood
46226 SE 139th Pl
North Bend, WA

From: Jamie Burrell <JBURRELL@NORTHBENDWA.GOV>

Sent: Wednesday, September 18, 2024 1:29 PM
To: jean.buckner@comcast.net
Subject: RE: Remote Access to tonight's Planning Commission Meeting

Hi Jean,

Join the zoom link in the invite. We do not allow remote comments, but you can submit something in writing ahead of the meeting.

Thank you,

Jamie Burrell
Senior Planner
City of North Bend
425-888-7642

From: Jean Buckner <jean.buckner@comcast.net>
Sent: Wednesday, September 18, 2024 1:16 PM
To: Jamie Burrell <JBURRELL@NORTHBENDWA.GOV>
Subject: Remote Access to tonight's Planning Commission Meeting

Good afternoon Jamie, I'd like to attend tonight's Planning Commission Meeting remotely. How do I sign up for that?

Best,

Jean

Jean Buckner, EdD - President of Friends of The Snoqualmie Valley Trail and River
Facebook: The Friends of The Snoqualmie Valley Trail and River
Website: http://fosvtr.org/
GoFundMe: https://www.gofundme.com/Friends-of-The-Snoqualmie-Valley-Trail-and-River

From: Cherie Cooper
To: Brian Fitzgibbon; Juliano Pereira; Sam White; Olivia Moe; James Boevers; Stephen Matlock; Hannah Thiel
Cc: Jamie Burrell; James Henderson; Mike McCarty; Victoria Hoenig; Chris Rohrbach
Subject: Wednesday September 18, 2024 Planning Commission Packet, items #4 and #5 on the agenda
Date: Wednesday, September 18, 2024 6:22:57 AM
Attachments: Neighborhoods North Bend, WA - Official Website.pdf
MAPS Hoenig Family 8 parcels zoned EP-1 Planning Commission Email.pdf
20132014 Owner"s Application for The Tanner Junction MPOD PC packet July 2013 with shared access.pdf
Tanner Junction Overlay prior to the 2016 City Council removing the HDR allowance.pdf
072022 City of North Bend Proposal for re-allocation of water service to include the Hoenig Family"s 8 parcels Planning Commission Email.pdf
City of North Bend Parcels zoned EP1 or NB to convert to NMU zoning.pdf

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September 18, 2024

Greetings and Good Day Commissioners,

An aside from the September 18th Planning Commission Packet you have as your guidepost for the task ("asks") that you all have at hand in this evening's Planning Commission Meeting; is this property owner packet as well. If you will please peruse this information to become acquainted with 28.82 acres owned by North Bend Industrial Park LLC and Crown Lakes LLC.

The Property Profile: (Maps attached for reference)

28.82 acres zoned EP-1: Tanner Junction Overlay District. Eight (8) contiguous parcels.

North Bend Way is the northern boundary of roadway frontage. 136th is the southern boundary of roadway frontage.

North Bend Industrial Park LLC owns Five (5) parcels of the 8 in total. Parcel #'s: 1423089184 (5 acres), 1423089183 (5.34 acres), 1423089185 (9.30 acres), 1423089186 (.68 acres), and 142308-9181 (.08 acres)

Crown Lakes LLC owns Three (3) of the 8 in total. Parcel #'s: 1423089188 (.60 acres), 1423089187 (.24 acres), and 1423089073 (7.46 acres)

The City of North Bend requires a Master Plan Development proposal be submitted for Development consideration, in addition to the underlying zone's pre-existing allowances and building restrictions, and in addition to the language of the Tanner Junction Overlay which restricts certain light industrial and manufacturing allowances in EP-1. Tanner Junction Overlay language which reads as follows: "certain light industrial and manufacturing uses permitted by the underlying zone (EP-1) could be inconsistent with the recreational uses and residential character of the immediate area."

Note: "the residential character of the immediate area" includes the residential character that th

is in an Unincorporated King County residential neighborhood adjacent to 136 , as well as two (2) recent build-out projects on property previously owned by the Dahlgren Family (200 HDR units), and Mr. Hibbs (129 MDU's) with some small percentage of the 129 units set aside as "affordable" housing" rentals. Both property owners had the same North Bend City Council approved overlay of HDR/EP-1. Both North Bend City Council approved developments have included to date, "no commercial development (EP-1)" on either build site. Leaving our 28.82 acres in the Tanner Neighborhood, as the "fix-all" or "cure-all" to what is on the table now for the Planning Commission to advise the City's Council how best to proceed with its 2024 Comp Plan in the "elements" of: Land Use and Housing

The property owner names and/or the property advocate's name most familiar to the City are: Gordon and Victoria Hoenig, and Cherie Cooper (the daughter of Gordon and Victoria Hoenig).

A History of the 28.82 since it was purchased in 2003/2004 from Puget Western:

2009: **The City of North Bend annexed 28.82 acres owned by North Bend Industrial Park LLC and Crown Lakes LLC.**

2010: NBIP LLC and Crown Lakes LLC fully supported a (bulk) property owner's approval of ULID #6. ULID #6 assessments began in May of 2012. The property owner's $1M ULID #6 Assessment will be paid in full, no later than May of 2030.

When Gordon and Victoria Hoenig purchased the 28.82 acres in 2003/2004, Sallal Water Association was, and still is the property's Water Service Provider in the City of North Bend, Washington. The City of North Bend would prefer for the property owner to apply through proper channels of the state, to have the City of North Bend be approved as the property's Water Service Provider for whomever will be the Developer/Builder of the 28.82 acres.

2014: Gordon Hoenig applied to the City of North Bend for an HDR/EP-1 Overlay. The Tanner Junction Overlay is still in existence, though in 2016 the City Council of North Bend approved an Ordinance which took away the HDR allowance of residential buildings on the property. Gordon and Victoria Hoenig never received the City's notification that this change in the 2016 Council's mindset was to be inevitable, no matter if the private **landowner** had concerns or **a serious** questioning of such a hasty and blind-side of choice at the City Council level of North Bend City government.

Side Note Interjection: A similar type of "decision" or action plan (be it a subliminal or a deliberate affront to private property rights) is about to occur through the chain of processes the Commissioners have listed as items #4 and #5 on the 9/18/2024 Planning Commission Agenda. Changing an owner's property zoning from EP-1 to NMU, to further along "in

the approval process" the City's requirement of a 2024 Comprehensive Plan submittal to King County. The City of North Bend's 2024 Comprehensive Plan submittal to King County by the end of this year, for the City of North Bend to secure its 2024 King County Comprehensive Plan Certification.

2015: The 28.82 acres (8 parcels) were For Sale by Owner. Plenty of interest. Plenty of Developer/Builder concerns with the City of North Bend.

(*2023): The 28.82 acres are listed with Commercial Brokerage Hughes Marino. The site is still actively listed today.

2021: City Administrator David Miller suggested to Gordon and Victoria Hoenig that they submit a thumbnail Master Plan Development proposal for his and the City's consideration of a potential mixed-use project (a residential and commercial mix – like the 2014 HDR/EP-1 overlay would have allowed for in the form of a pre-existing template/guidepost for a master plan development).

The Hoenig's consulted with and hired a team mix of known and respected professionals in their fields – Architects, Surveyors, Engineers, and Land Use Planners -- to create what some staff at the City are familiar with as the former rendering of a master plan named Alpine Crossing. A master plan rendering as one example of a mixed-use development project, not a Developer or a Builder's proposal.

City Administrator David Miller and Public Works Director Mark Rigos encouraged Gordon and Victoria Hoenig to use the "Alpine Crossing" master plan rendering, to apply to Sallal Water Association for a Certificate of Water "approval or denial". The objective of North Bend's City Staff was to have in writing that Sallal Water Association could not provide water in its service area for a master plan development project that would build out on 28.82 acres on North Bend Way.

2022: In February, Sallal Water Association denied North Bend Industrial Park LLC and Crown Lakes LLC a Certificate of Water. Sallal had no water to service any small, medium or large sized development project in its water service area.

2023: June 6th The City of North Bend and Sallal Water Association mutually agreed to a Water Share Agreement. It is anticipated that by the mid to late summer of 2025, both Sallal Water Association and the City of North Bend will have an adequate water supply and the necessary reserves to service the 28.82 acres.

In the meantime, 28.82 acres zoned EP-1 with "sewer" available has been nearly useless for the property owner to continue to subsidize (responsibly) ULID #6, the years of 2021-2025 at

the owner's expense of $70K in assessment fees per year. No Water. No Sewer.

Some representatives of the City might project as his/her expert counsel, land holding expenses are the typical and normal cost of doing business as a private property owner. That's simple enough to claim in theory, but not as honest or accurate as one might like to assume, if he or she is not the one "walking in the shoes" of a land owner having to take it all in stride whilst 28.82 acres of prime real estate in an exceptional location are in a "time out" until all conditions and terms of engagement are just right by the standards, visions and timeline of a City's government being ready to sit down at the table to welcome, encourage and support a master plan project on North Bend Way that is attractive to the City's residents (8,000 +) in context with what is still missing in North Bend, as far as business/commercial services for the community and good-paying jobs for the community.

In the meantime, Developer and Builder interest in the 28.82 acres via a Brokerage representative and the property's owners engaging with dozens of qualified land Developers has been a mixed bag experience. Each and every time the 2 and 3 way conversations have ended on a same note, with the Developer and/or Builder advising Gordon and Victoria Hoenig that a development/build proposal cannot pencil out to make sense for a Developer/Builder to invest in North Bend considering all of "the asks" from the City (multiple departments and/or the heads of city departments) for a Development Project to be approved on the 28.82 acres zoned EP-1 --- at the City Council's intake for consideration of a development project. Said another way, before a proposal of any Development Project can even get close to the North Bend City Council seeing it or knowing about its existence, the Developer and the Developer's Proposal dies somewhere at some introductory stage in the intake of the pipeline process.

Important for the Planning Commissioners to note is that these veteran and well-known Developer/Builders have gone to other EP-1 zoned sites, to build out a "commercial" project on other "less hassle" sites in the City of North Bend – at the West and the East ends of the City.

Your role as (volunteer) Planning Commissioners is clear to us.

We want you to have all the information possible at your disposal to make an informed and responsible decision for the City.

For the past decade my role as the property owner's daughter has been to advocate for my family who owns 28.82 acres on North Bend Way in North Bend, Washington.

To advocate for our family's property rights and the sale of our property for a development project that is a win-win-win-win --- City of North Bend, Property Owner, Developer, and City of North Bend residents -- is what I have as a work package presentation for you all to review

and examine, in advance of the decision(s) you will make this Wednesday evening.

With respect to a rezone of all EP-1 parcels to NMU in the City of North Bend, what does anyone really know of this "new" zone creation? I know it is a means to an end for the City of North Bend to receive its 2024 Comprehensive Plan Certification. I can guess at what some of the allowances will be for the build and a development plan based upon what I already know of the existing NB zone.

"At a height restriction of 35', residential will be allowed as an approved **build** on only the 2nd floor of a building that will have commercial/retail/restaurant on its ground floor."

We know from the dozens of Developer/Builders we've spoken with over the years that this is not a zone model that they would come back to discuss with us, to potentially reconsider building in the City of North Bend, Washington.

As far as what we know about the "housing" element that the City needs to accommodate per King County's advisement for a King County 2024 Comprehensive Plan Certification, the City needs to show King County where it will be possible inside the City of North Bend, to build an additional 462 units of (affordable, not market rate) residential housing.

I've attached a document wherein I've noted some basic stats for every single parcel in the City of North Bend designated for a rezone to NMU –- aka the potentials of land use and parcels for where 462 residential units would be allowable to build in the City of North Bend.

The particulars of parcels in very close proximity to our 8 undeveloped (vacant land) parcels zoned EP-1, there are already existing buildings/new built structures. How practical or believable is it with construction, to expect that there would be a builder/developer/independent contractor interested to build, "a residential product" on the 2nd floor" of a pre-existing or a finished new construction building?

That said, our 28.82 acres of EP-1 zoning is a blank canvas so to speak. Where we are located with all of the other dark blue patches (soon to be NMU) on the map (see attached map for the quick reference) is the potential of 208/462 residential units.

Limiting residential units to being built on a 2nd floor only (NMU) is yet another incumbrance, covenant, restriction, limitation, challenge or hazard to add to the list of our aforementioned hurdles in owing the property with the City wielding its influence over time in company with the City Council's personal perspectives or objectives also playing a role in determining the property's viability in any sale or no sale to a Developer/Builder.

Commissioners, as the Owners and Owner Representative of Eight (8) parcels of "critical" and

developable acreage in the City of North Bend, we have watched you in 2023-2024 work hand in hand with City Planners and the staff of North Bend's Community and Economic Development Department to achieve the end result of submitting to the Council for its approval, what will be the final work product to submit to King County for North Bend's 2024 Comprehensive Plan Certification.

We value and highly respect the incredible work that all of you do as Planning Commissioners.

At Wednesday Evening's meeting, can the Commissioners and/or staff relay to us the following:

What benefit and/or improvement will it be to our land, its market value, its allowable uses, and its viability of interest to the Development/Builder community; if agenda Items #4 and #5 are approved by the Planning Commission to move forward in process to the City's Council, for the esteemed members of North Bend's City Council to approve a rezone of our 28.82 acres to NMU?

Thank you for your time.

Respectfully,

Gordon and Victoria Hoenig

Cherie Cooper

Note: Cherie Cooper will be present at the Planning Commission meeting this evening via Zoom

From: Chris Rohrbach
To: Planning
Subject: Wednesday September 18, 2024 Planning Commission Meeting, items #4 and #5 on the agenda - Public Comment
Date: Wednesday, September 18, 2024 7:47:47 AM

Some people who received this message don't often get email from chris@hughesmarino.com. Learn why this is important

Dear North Bend Planning Commission,

I hope this message finds you well. My name is Chris Rohrbach, Senior Vice President at Hughes Marino, and I am currently representing the Hoenig family and their partners in the sale of their 28.82-acre property within the City of North Bend.

I have read the owner letter that was sent to the Commissioners, and as the property owners' broker, I would like to echo some of the comments already addressed in the letter.

I have concerns regarding the City's restrictive development criteria and permitted use codes as well as the fees associated with development that make developing anything on that site cost prohibitive. These are the main factors which are hindering potential development on this property in my opinion. As a broker, I have witnessed significant interest from developers who are keen to invest in the North Bend market, but many are dissuaded by the current regulatory and financial barriers associated with such development. One such developer said that the fees associated with the traffic studies alone are more than what they can typically underwrite for their entire budget related to costs that go directly to the municipality they are developing in.

I believe that with more realistic zoning and development requirements and competitive fee structures, the City could foster more sustainable growth while benefiting the local economy and community. The restrictive zoning and permitted uses coupled with above "market" fees have been the biggest hurdles to finding a viable developer for the site in question.

Thank you for your time and consideration.

Chris Rohrbach
Senior Vice President
License #117138
+1 206.795.5155 Mobile
+1 844.662.6635 Office

HUGHES MARINO
hughesmarino.com

Future Shared Access
Snoqualmie Valley Trail Existing POSPF
Future Collector Road
Future TLA / Trail
Future Tanner Trail and Landscaping
EP-1
HDR / EP-1
Future 60' Collector Road
Ord 1584 Addition HDR / EP-1
I-90 Freeway
SE North Bend Way
Tanner Junction MPOD
Legend
Ordinance 1584 Addition: HDR / EP-1 Overlay Addition
EP-1
HDR / EP-1
HDR
Future 60' Collector Road Ordinance 1584
Future Tanner Trail
TLA / Trail
Snoqualmie Valley Trail POSPF
Future Shared Access
North Bend City Limits
North Bend Urban Growth Area Boundary
Streams
Rivers or Lakes
Parcels
0
250
500
1,000
Feet
City of North Bend
Tanner Junction Master Planning Overlay District (MPOD)
Figure 18.10.025-3
Map Updated April 25, 2016
Map Produced July 16, 2013

Neighborhoods North Bend, WA - Official Website.pdf

THE TANNER NEIGHBORHOOD

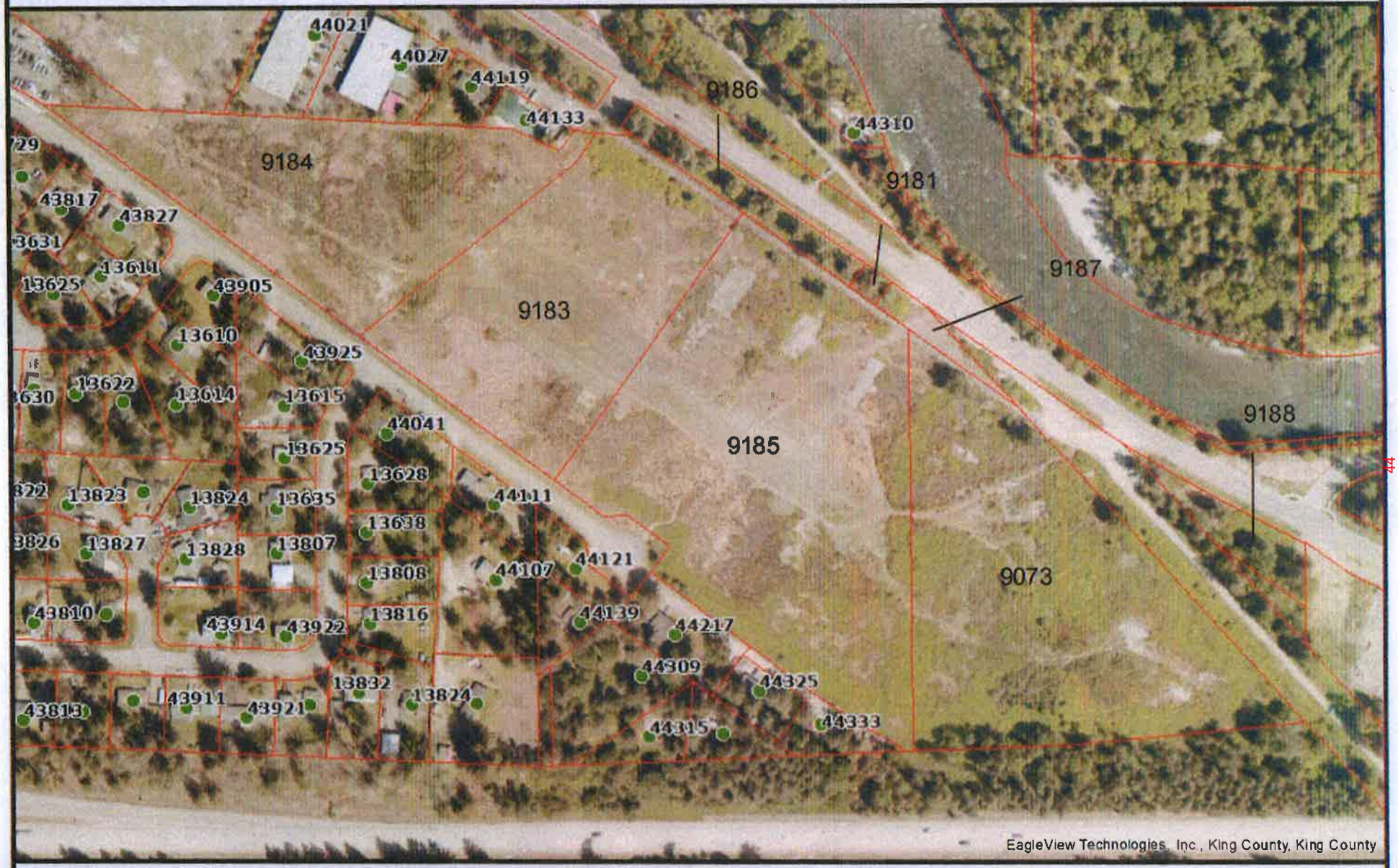
The Tanner Neighborhood is a predominantly light-industrial neighborhood located southeast of the Forest Service/Mt. Si Neighborhood and the Edgewick Interchange.

The neighborhood contains significant vacant and redevelopable land suitable for commercial and light-industrial uses and is an area anticipated to accommodate additional employment growth. Special overlay districts within areas of this neighborhood recognize unique site characteristics such as the presence of the Snoqualmie Valley Trail and the King County Tanner Landing Park, and therefore allow for a mix of residential and commercial/light industrial uses that wouldn't otherwise be permitted (see Overlay Districts section below).

The King County Snoqualmie Valley Trail provides an important pedestrian link through this neighborhood, connecting multiple parts of the City and encouraging bicycle and pedestrian transportation. The future Tanner Trail, within the Burlington Northern Railroad corridor, will provide a similar link along North Bend Way, and future developments that abut or contain this corridor should be constructed to align with and incorporate the trail into the design of the development. The area also has important scenic qualities with views of the Middle Fork of the Snoqualmie River and Mount Si. Interpretive or historic signage would be appropriate, located in key areas along the corridor to give perspective on the natural and human histories of the area, including that of the Tanner Mill and the former Northern Pacific (Burlington Northern) and Milwaukee Road Railroad Lines.

THE MIDDLE FORK NEIGHBORHOOD

Title



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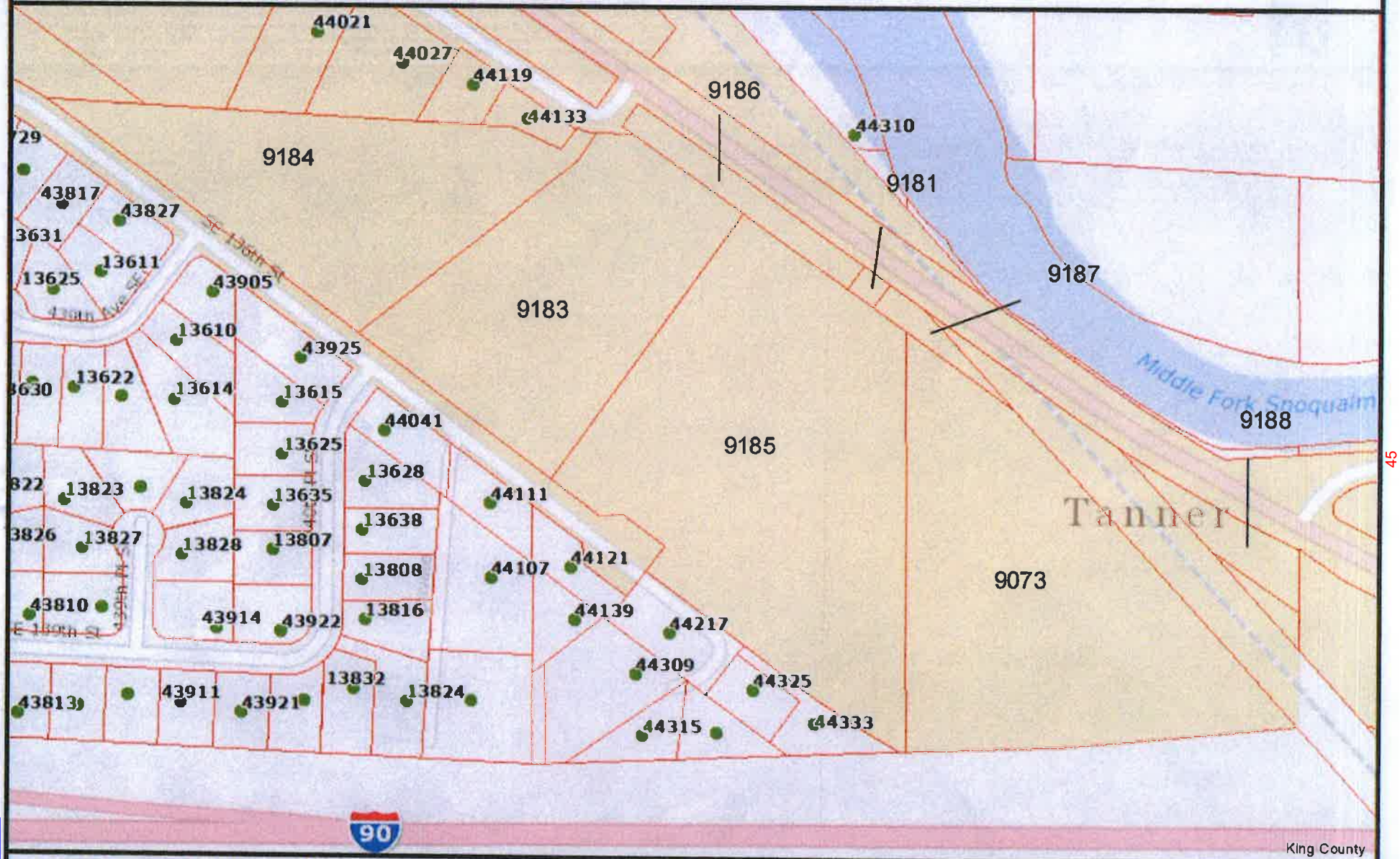
Date: 8/22/2024

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Date: 8/22/2024

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King County

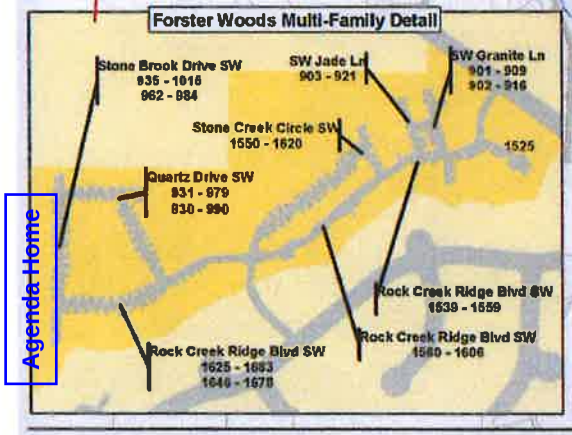
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City of North Bend
Primary Parcel Address Map

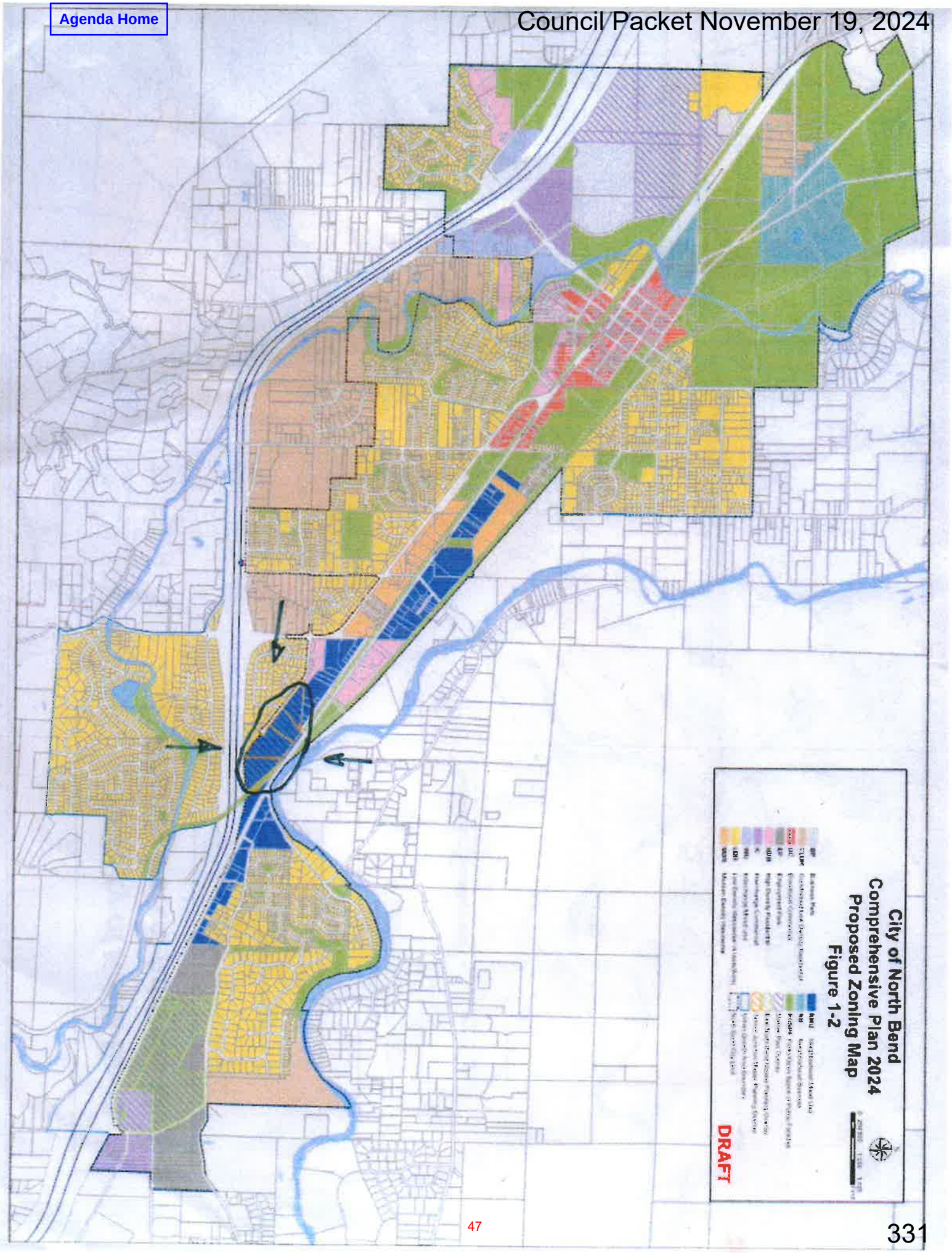
Legend

- City Limits
- Streams
- River, Lake or Pond
- Parcels
- Right of Ways

0 1,000 2,000 4,000 Feet



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City of North Bend
Comprehensive Plan 2024
Proposed Zoning Map
Figure 1-2
DRAFT

City of North Bend Parcels with the zoning of EP-1 (#1 - #28) and NB (#29 - #66), identified by the Community and Economic Development Department for NMU rezone (CONB 2024 Comprehensive Plan- Land Use element/Zoning-Housing "new" and/or "affordable")

1) Parcel 1423089137 (EP-1) Chinook Lumber 4.22 acres

2) Parcel 1423089025 (EP-1) Single Family Residence .92 acres

3) Parcel 1423089090 (EP-1) Single Family Residence (mobile home) .97 acres

*4) Parcel 1423089068 (EP-1) Vector/Alpental Logistics 5.40 acres

*5) Parcel 1423089009 (EP-1) 17,600 sq ft Light Industrial Mfg - 5 connected buildings 1 acre (Sallal Water Assoc used to lease space in one of the buildings)

*6) Parcel 1423089060 (EP-1) 13,176 sq ft Light Industrial Mfg - 3 connected buildings 1.02 acres (Fastenal is in one of the buildings)

*7) Parcel 1423089045 (EP-1) Single Family Residence .34 acres

*8) Parcel 1423089039 (EP-1) Cabinetry Business (light industrial mfg. building) .23 acres

* Note 4 - 8 above are parcels previously owned by Gordon and Victoria Hoenig (no partners)

9) our 8 parcels of undeveloped (raw land) (EP-1) 28.82 acres

10) Parcel 1423089032 (EP-1) Tanner Electric Substation 3.42 acres

11) Parcel 1423089038 (EP-1) Upper Skagit Indian Tribe Single Family Residence .49 acres

12) Parcel 1423089061 (EP-1) Upper Skagit Indian Tribe Single Family Residence .48 acres

13) Parcel 1423089084 (EP-1) Upper Skagit Indian Tribe Single Family Residence .37 acres

14) Parcel 1423089155 (EP-1) Upper Skagit Indian Tribe Mini Storage 10.86 acres

15) Parcel 1423089150 (EP-1) Vacant Land (wooded) .79 acres

16) Parcel 1423089074 (EP-1) Vacant Land (not cleared) Proposed Land Use Project 2021-0406 Bio Therapeutic/Micro Current Technology, Inc. 2.40 acres

17) Parcel 1423089065 (EP-1) Single Family Residence .80 acres

18) Parcel 1423089084 (EP-1) CR Construction Storage Bldg. 1.47 acres

19) Parcel 1423089030 (EP-1) 1,272 sq ft Warehouse Office .58 acres

20) Parcel 1523089077 (EP-1) APS Inc. Office/Warehouse .79 acres

21) Parcel 1523089032 (EP-1) Single Family Residence .48 acres

22) Parcel 1523089117 (EP-1) Mt. Si Montessori School .37 acres

23) Parcel 1523089188 (EP-1) Single Family Residential used as an Office Bldg. .75 acres

24) Parcel 1523089109 (EP-1) Fury Construction 2.38 acres

25) Parcel 1523089037 (EP-1) Rainier Asphalt & Concrete 1.60 acres

26) Parcel 1523089157 (EP-1) 5-unit Apartment (4 buildings) .54 acres

27) Parcel 1523089060 (EP-1) Single Family Residence .57 acres

28) Parcel 1523089223 (EP-1) Construction Storage Yard 2 acres

****

29) Parcel 1023089186 (NB) Steven Loo Cascade Heated Storage 2.10 acres

30) Parcel 1023089056 (NB) Richard & Virginia McConkey North Bend Auto Parts NAPA .53 acres

31) Parcel 1023089272 (NB) Karakoram Properties LLC Karakoram Splitboard Bindings 1.33 acres

32) Parcel 1023089270 (NB) Off Camber LLC The Line Bikes Experience .51 acres

33) Parcel 1023089271 (NB) Alpine Fitness .81 acres

34) Parcel 1023089035 (NB) John & Kimberly Graham The Meadows Mobile Home Park 4.08 acres

35) Parcel 1023089052 (NB) Albert Lee III Single Family Residence .43 acres

36) Parcel 1023089032 (NB) Albert Lee III Single Family Residence 1.65 acres

37) Parcel 1023089049 (NB) Albert Lee III Single Family Residence 1.19 acres

38) Parcel 1023089151 (NB) Dennis Lynelle Smitty's Towing .73 acres

39) Parcel 1023089187 (NB) Mt. Si MHP LLC Mt. Si Mobile Home Estates 9.10 acres

40) Parcel 1023089160 (NB) Rowley Enterprises Inc. Vacant Land 1.25 acres

41) Parcel 1023089076 (NB) Rowley Enterprises Inc. North Bend Storage being used as a Mobile Home Park 4.42 acres

42) Parcel 1523089083 (NB) Rowley Enterprises Inc. Parking for a Sales Lot 1.59 acres

43) Parcel 1523089095 (NB) Jason Lee Mt. Si Hotel 1.35 acres

44) Parcel 8621700015 (NB) Michael Sailing vacant lot .19 acres

45) Parcel 8621700070 (NB) Arnold Pena Single Family Residence .50 acres

46) Parcel 8621700020 (NB) Irish Kieran Single Family Residence .18 acres

47) Parcel 8621700010 (NB) Marino Laurel North Bend Sand & Gravel 1.09 acres

48) Parcel 8621700025 (NB) Mountain Rescue Council vacant lot .17 acres

49) Parcel 8621700030 (NB) Mountain Rescue Council Seattle Mountain Rescue Center .19 acres

50) Parcel 8621700065 (NB) Steven Crabb Single Family Residence .29 acres

51) Parcel 8621700060 (NB) Samuel, Jacob and Olivi Snipes .24 acres

52) Parcel 8621700055 (NB) Dan Crocker Single Family Residence .23 acres

53) Parcel 8621700055 (NB) Dan Crocker Timberline Mini Storage & Shop .65 acres

54) Parcel 8621790005 (NB) Pacific Commercial Property Management Bigg Dogg Firearms & North Bend Automotive 1.10 acres

55) Parcel 8621700050 (NB) Western Gateway LLC Wilderness Glass .19 acres

56) Parcel 8621790045 (NB) Debra Bridges-Karolides Single Family Residence .19 acres

57) Parcel 8621700035 (NB) Debra Bridges-Karolides vacant lot .37 acres

58) Parcel 1323089066 (NB) Dan & Leilani Fleming vacant lot .54 acres

59) Parcel 1323089031 (NB) Howard McIntyre Mt. Si Tavern .33 acres

60) Parcel 1323089050 (NB) An-Ying Shun LLC new commercial build project under construction .55 acres

61) Parcel 1323089061 (NB) 45414NE LLC Apartments .33 acres

62) Parcel 1323089077 (NB) 45414NE LLC Single Family Residence .59 acres

63) Parcel 1323089147 (NB) Triple 60 Partners LLC vacant land? 1.55 acres

64) Parcel 1323089047 (NB) Harry & Pauline Buhler vacant land 1.24 acres

65) Parcel 1323089095 (NB) Triple 60 Partners LLC vacant land .22 acres

66) Parcell1323089094 (NB) Triple 60 Partners LLC a boat stored in a carport .25 acres

18.10.025 C.4 TANNER JUNCTION MPOD

4. Tanner Junction Master Plan Overlay District (Tanner Junction MPOD). The Tanner Junction MPOD includes seven commonly owned properties zoned EP-1 that are located between North Bend Way to the north and SE 136th Street and I-90 to the south, and as further depicted on Figure C.

a. Purpose. Due to the proximity of the Snoqualmie Valley Trail that passes through the site and the single-family low-density residential neighborhood immediately across SE 136th Street to the south of the site, certain light industrial and manufacturing uses permitted by the underlying EP-1 zone could be inconsistent with the recreational uses and residential character of the immediate area. A master plan overlay district establishes a site plan and mix of uses more compatible with these adjacencies. Should an applicant wish to propose a site layout or mix of uses alternative to that provided by the MPOD, the applicant may apply for a development agreement pursuant to Chapter 18.27 NBMC. Such development agreement shall not preclude other parcels within the MPOD from achieving conformance to the provisions of the MPOD.

b. Site Circulation. Streets and access locations to be constructed shall at a minimum include the following:

i. There shall be a maximum of two access locations into the primary parcel from North Bend Way, including the collector street described below. The separate triangular shaped eastern parcel ending in 9188 may have shared access with the adjoining parcel to the east onto SE North Bend Way, to allow for adequate separation from Tanner Road. An additional access point may be considered only for emergency access purposes or if warranted by a traffic study. Public and private access locations shall include minimum five-foot-wide sidewalks and minimum five-foot-wide planter strips at the intersection with North Bend Way (or 10' landscape strip and extension of Tanner Trail as described below), and may transition from there to alternative standards within the private development.

ii. A public north-south through street shall bisect the site in the western half of the parcel to connect SE 136th Street with North Bend Way, in the location identified on Figure C.

(A) The north-south through street shall be constructed and dedicated to the city of North Bend with the recording of the final plat, final binding site plan approval (if applicable), prior to final building permit, or other associated permit for a development proposal on the affected property.

1

(B) The north-south through street shall be constructed according to the standard for collector streets in Chapter 19.05 NBMC, Design and Construction Standards for Streets, or as otherwise determined necessary by the City Engineer.

(C) An additional street may be warranted depending on the type of development proposed to bisect the remaining parcel as shown dotted on Figure C and aligning with the proposed access points.

iii. A public trail, constructed per the trail construction standards in NBMC 17.25.065, shall be constructed along the southern boundary of the site, and within the TLA, to connect SE 136th Street to the Snoqualmie Valley Trail. A public access trail easement containing the trail corridor shall be provided to the City, prior to final building permit approval for development on the affected parcel.

iv. A 10' wide paved public trail (Tanner trail) with 10' planter strip area containing street trees and associated turf and/or native shrubs and ground cover plantings, constructed per the trail construction standards in NBMC 17.25.065, built to match existing Tanner Trail section located within downtown North Bend, shall be constructed along the SE North Bend Way frontage to connect with the King County Snoqualmie Valley Trail as shown on Figure C. Existing significant trees shall be retained in this area unless there is conflict with an access point.

c. Any land use permit associated with properties within this overlay zone shall install a pedestrian crossing over North Bend Way providing a connection to Tanner Trail and Snoqualmie Valley Trail. The pedestrian crossing shall include at a minimum: a perpendicular crosswalk at SE North Bend Way with reflective bumps and/or lights. Further safety measures may be determined necessary by the City through the development review process.

i. The applicant shall coordinate with King County Parks and City of North Bend for a safe and efficient at-grade crossing of the Snoqualmie Valley Trail with SE North Bend Way and Tanner Trail.

ii. Trail Parking of not less than 3 spaces shall be provided as part of the any development application and shall be constructed in conjunction with the development. A bike rack is also encouraged.

d. Allowable Uses and Bulk and Dimensional Standards.

i. Uses within the Tanner Junction MPOD are as established in NBMC 18.10.030 based on the corresponding zones identified in Figure C. Approximately 350' feet of the southern half of the Parcels No. 1423089183, 1423089185 and 1423089073 may be

comprised of HDR uses and/or EP-1 uses, except single-family detached, cottage housing and senior housing is not allowed within this overlay. Any EP-1 uses shall provide a 20 foot type I landscape transition area, pursuant to NBMC 18.18 Table 1, when located adjacent to HDR use within the site.

ii. Bulk and dimensional standards applicable to residential uses shall be as established for the HDR zone per NBMC Table 18.10.040, *Bulk and Dimensional Standards*.

iii. Bulk and dimensional standards applicable to commercial and industrial uses shall be as established for the EP-1 zone per NBMC Table 18.10.040, *Bulk and Dimensional Standards*.

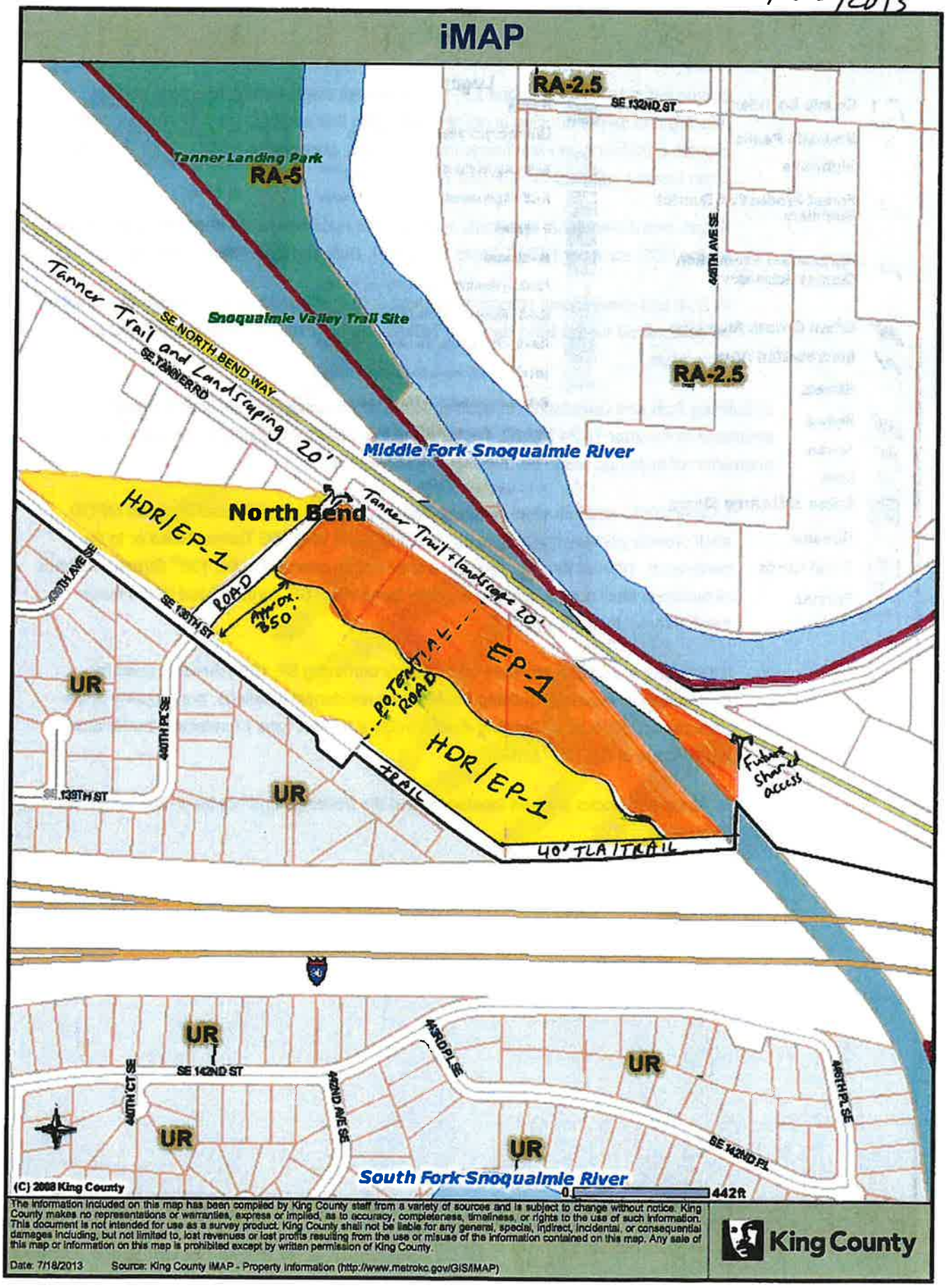
d. Building Size and Orientation. In addition to the provisions of the applicable design standards in Chapter 18.34 NBMC, the following standards shall apply to the layout and orientation of buildings within the Tanner Junction MPOD:

i. Commercial and industrial buildings constructed within the Tanner Junction MPOD shall provide primary frontage to either North Bend Way, SE Tanner Road or to the north-south internal through street, but shall not be oriented to SE 136th Street. The back of buildings shall not be oriented to North Bend Way, SE Tanner Road or the north-south internal through street.

ii. Buffering to LDR. If any area immediately bordering SE 136th Street is used for commercial or industrial buildings rather than residential buildings, the property of the commercial or industrial building shall provide a 30-foot type 1 landscape buffer along the frontage of SE 136th Street.

iii. All loading docks shall be located behind the buildings and not be visible from North Bend Way.

For PC 7/25/2013



From: Cherie Cooper <cheriecooper50@gmail.com>
Sent: Tuesday, November 5, 2024 5:31 PM
To: Council <COUNCIL@northbendwa.gov>
Subject: November 5, 2024 Council Meeting Items #12 & #13 on the Agenda

Some people who received this message don't often get email from cheriecooper50@gmail.com. Learn why this is important

Good Evening Council Members, Mayor Mary Miller, and Staff;

I will be speaking this evening via Zoom with respect to Item #12 (not to exclude Item #13) on the City Council Agenda for November 5, 2024.

This evening, staff is presenting to you for your votes, two (2) elements of the 2024 North Bend Comprehensive Plan: 1) Land Use, and 2) Housing.

Staff has identified 66 parcels within the City for a rezone of NMU – Neighborhood Mixed Use. In doing so, there is the potential of 208 housing units.

The staff was tasked for the 2024 Comp Plan, to find the potential for a total of 462 housing units.

As Council has been advised in previous meetings, and as I was advised by Economic Director Rebecca Deming in an email dated April 18, 2024; the City of North Bend is only required to plan for and accommodate the 462 units. There is no requirement for the units to be built.

Both the Land Use and the Housing Element of the 2024 Comprehensive Plan has our eight (8) parcels (28.82 acres) on North Bend Way in the Blue Zone to be rezoned NMU (Neighborhood Mixed Use). Currently the zoning is EP-1.

Additionally, and already in place for the 28.82 acres is the 2014 Tanner Junction Overlay District. Also, the 28.82 acres requires a Master Plan for Development.

The Developers we are speaking with now are extremely concerned about the rezone of our property to NMU. These are Developers who are currently in the process of building a non-residential project in the City, or they have built a non-residential project in the City of North Bend. I am speaking tonight on their behalf as well as ours.

Is there not a way to exclude our 8 parcels in the rezone of 66 parcels to NMU? It would take nothing away from what Staff has prepared for the Council and the City to submit to King County for an approval of North Bend City's 2024 Comprehensive Plan.

Meaning, I am suggesting that it would take nothing away from the City having met its requirement to "plan for and accommodate 462 units of residential housing".

I don't believe the Council, The Mayor or the Staff's intention would ever be to deter a Development Project (of economic benefit to the City) coming forward for the 28.82 acres on North Bend Way currently zoned EP-1.

Scratch the rezone of NMU and there is still a Master Plan to be approved by the City. There is still the issue of The City of North Bend water vs. Sallal Water Association for a Development Project on the land. We currently are members of Sallal Water Association. There is still some language in the Tanner Junction Overlay that is of concern to Developers. There is still the North Bend Way Streets Corridor Plan that is considered by the last Developer at the table to be above the traditional/typical costs to develop, to now consider. Just another ULID on top of the ULID #6 assessment which the property has now? Already known, there will be some land of the 28.82 acres that the City of North Bend will want a Developer to set aside for parking near the Snoqualmie Valley Trail or another Park amenity within the development project's interior. Perhaps a Development Agreement will be in order as well.

Councilmembers, Mayor and Staff; please consider our reality (and yours also) at this time of there being legitimate and serious Developer's Interest (a plan to go under contract) --- How an approved rezone of the 28.82 acres to NMU, solely for the purpose of the City meeting its 2024 Comprehensive Plan requirements poses the unnecessary of a challenge/obstacle for the Landowner and Developers wanting to be in the City's pipeline with a development project.

Recently this City Council approved a Development Agreement for the potential of Economic Development at the East End of North Bend.

What I am bringing to the attention of the North Bend City Council, the North Bend City Mayor and the Staff this evening is the "so close" potential of an Economic Development Project on 28.82 acres on North Bend Way which needs and deserves your careful consideration as much as the Development Agreement put before you a month or two ago for a project at the east end of town.

Thank you.

Cherie Cooper (The Hoenig Family)
Project Manager
Crown Lakes LLC
North Bend Industrial Park LLC

September 18, 2024

To: Mike McCarty, Principal Planner, City of North Bend

From: Jim Graham , 681 E. North Bend Way (PO Box 724)

My wife and I have owned the above referenced property for 54 years, as well as the adjacent ½ lot fronting on Cedar Falls Way. We object to the proposed rezone from LDR to Downtown Commercial.

Rezoning of neighbor's property is of no concern , but we do not want our property included.. If the City's intent had been to make our area commercial, sewer would have been provided years ago. Instead, we have been single family residential contiguous to Mt Si Development.

We vote NO to rezone of our property

Jim & Linda Graham 425 888-1349, cell 425 890-6668, jgraham454gmail.com



From: Sears, Tricia (DNR)
To: Mike McCarty
Cc: Sears, Tricia (DNR); Vanegas, Ted (COM)
Subject: North Bend's Comprehensive Plan Amendment: WGS comments
Date: Tuesday, July 2, 2024 12:58:49 PM

You don't often get email from tricia.sears@dnr.wa.gov. Learn why this is important

7/2/24

Hello Mike,

In keeping with the interagency correspondence principles, I am providing you with comments on the proposed changes to North Bend's Comprehensive Plan Amendment (Commerce ID# 2024-S-7189).

For this proposal submitted via Planview, I looked at the proposal and focused on areas related to WGS work. Of note, but not limited to, I look for language around the geologically hazardous areas, mineral resource lands, mining climate change, and natural hazards mitigation plans.

Specifically in this proposal, I reviewed the 2024 Draft Land Use Element Update.

On page 4 of the PDF, C.2 Natural Features includes a description of critical areas, and cross references critical areas information.

In the first paragraph, it states a description of some critical areas. In the second paragraph (see below) it directs the reader to other areas for more information. Suggest describing specifically what the critical areas are for North Bend and where the information for those critical areas is located.

"Additional information on the City's predominant natural features and their importance to the future development of the City is given in detail in the Critical Areas Element and the Shoreline Element. Review of drainage, flooding, and stormwater run-off in North Bend, as well as protection of the quality and quantity of groundwater intended for public use is addressed in the Critical Areas Element of the North Bend Comprehensive plan. To the extent necessary to comply with RCW 36.70A.070(1), the Critical Areas Element is incorporated by reference in this Land Use Element. . Shoreline designations shall coordinate future land development and permitted uses with the Shoreline designations identified in the Shoreline Master Plan."

On page 21 of the PDF, there is G. Natural Resource Lands. Good.

Recognizing the limitations of the current proposals, I want to mention that it would be great for you to consider these in future work, be it in your comprehensive plan, development code, and SMP updates, and in your work in general:

- Consider adding a reference to WAC 365-190-120 geologically hazardous areas for definitions in other areas besides the CAO. In addition, consider adding a reference to WAC 365-196-480 for natural resource lands.

- Consider adding a reference to the WGS Geologic Information Portal in other areas besides the CAO. 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 8/30/24.

Cheerio,
Tricia

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LDC Surveying Engineering Planning

Racial Equity and Displacement Analysis

CITY OF NORTH BEND

November 2024

Prepared for:

City of North Bend
Community & Economic Development – Planning Department

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1. Introduction

In partnership with LDC, the City of North Bend (City) conducted a Racial Equity and Displacement Analysis as a part of its 2024 periodic update to its Comprehensive Plan. This report is intended to identify any communities that may be at risk of racial discrimination or displacement and any City policies that should be revised to begin to undo racially disparate impacts, displacement, and exclusion in housing.

In 2021, the Washington State Legislature amended the Housing Element requirements of the Growth Management Act (GMA) through House Bill 1220. The amendment strengthened the GMA Housing Element in a variety of ways. This includes modifying language from encouraging the availability of affordable housing to a requirement to plan and accommodate affordable housing to all economic segments of the population. This puts a greater responsibility on local government to plan for housing for low- and moderate-income households.

Housing Element amendments also include new requirements to analyze racially disparate impacts (RDI), displacement, and exclusion in housing. This report is focused on providing the City with initial information on each of these issues as it pertains to the City. The report's findings can then be utilized as part of the comprehensive plan update to assist in meeting new Housing Element requirements. North Bend is taking the opportunity to address current challenges and proactively plan for the future as the community grows.

Excerpt from GMA Housing - Element RCW 36.70A.070(2)

(e) Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:

(i) Zoning that may have a discriminatory effect;

(ii) Disinvestment; and

(iii) Infrastructure availability;

(f) Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;

(g) Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and

(h) Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

Figure 1 - Excerpt from GMA Housing Element (RCW 36.70A.070(2))

2. Report Purpose

The Racial Equity and Displacement Analysis Report addresses housing element requirements found in RCW 36.70A.070(2)(e-h). This analysis has been prepared according to guidance provided by the Washington State Department of Commerce[1]; the primary categories of the analysis include:

1. Racially Disparate Impacts Assessment
2. Exclusion in Housing Assessment
3. Displacement Assessment
4. Displacement Risk Assessment
5. Housing Policy Assessment

The findings of this analysis, and specific policy recommendations from the housing policy assessment, will be used to inform updates to the City of North Bend's Housing Element in its 2024 Comprehensive Plan update.

3. Background

Land Use Regulation & Relationship to Racial Inequity

Institutional racism can be defined as, "The perpetuation of discrimination on the basis of "race" by political, economic, or legal institutions and systems … institutional racism reinforces inequalities between groups – e.g., in wealth and income, education, health care, and civil rights – on the basis of the groups' perceived racial differences"[2]. Harmful beliefs, policies, and regulations of the 20th century political environment influenced the practice of urban planning in the United States, which was another avenue through which discriminatory ideologies materialized. Two of these practices are discussed below.

In the early 20th century, before the Supreme Court's Buchanan v. Warley decision in 1917, local ordinances in many communities explicitly prohibited black people from buying homes or occupying blocks where the majority of residents were white. Exclusionary zoning also promoted the segregation of income levels and spread quickly across the country after the first zoning ordinances were established in the Northeast and Midwest. Suburbs developed in the post-World War II era were primarily occupied by wealthy white families, and, due to racially restrictive covenants, redlining, and other institutional practices, it was exceedingly difficult if not impossible for other racial and ethnic groups to achieve homeownership and build household wealth in the same way. Requirements for large minimum lot and building footprint sizes, single residence per lot regulations, and the geographic separation and dependence on cars made the suburbs an expensive and exclusive place to live. Racial and economic discrimination often function as one in the same, as minority groups are more likely to be living in poverty when compared against white populations.

Redlining was a practice established by the Roosevelt administration in 1934 through the Federal Housing Administration (FHA) and Homeowner's Loan Coalition (HOLC) and was ultimately institutionalized through the development of the FHA's underwriting manual. According to the Fair Housing Center of Greater Boston, "Redlining is the practice of denying or limiting financial services to certain neighborhoods based on racial or ethnic composition without regard to the residents' qualifications or creditworthiness"[3]. The Fair Housing Act of 1968 prohibited discrimination based on race, color, national

[1] WA Commerce, HB 1220 Book 3 Guidance to Address Racially Disparate Impacts (April 2023)
[2] Britannica, The Editors of Encyclopedia. "institutional racism". Encyclopedia Britannica, 20 Feb. 2023, https://www.britannica.com/topic/institutional-racism. Accessed 18 April 2023.
[3] "The Federal Housing Administration (FHA) Institutionalizes Racism." *1934–1968: FHA Mortgage Insurance Requirements Utilize Redlining*, https://www.bostonfairhousing.org/timeline/1934-1968-FHA-Redlining.html.

origin, sex, ability, and familial status; however, it did not make discrimination based on class illegal. As communities of color had been the target of harmful practices and policies up until this point, they were unable to build household wealth through housing security and real property ownership to the same degree as the white population and thus disproportionately fell into lower economic classes. This left them unprotected by the Fair Housing Act. Regulations like large minimum lot and building footprint sizes, limiting lots to one residence, and enforced car dependency put large swaths of communities functionally out of reach for communities of color. While these regulations do not explicitly mention race or ethnicity, the effect was the same due to economic class disparities.

There were other significant ways racial discrimination shaped the field of urban planning. Ultimately the political, economic, and environmental landscapes of U.S. cities had lasting, generational impacts. Cities across the U.S., including in Washington State, have since recognized these impacts and have begun working towards reconciliation.

Even today, there are subdivisions and properties that have race-based restrictions. According to the University of Washington, there are 501 subdivisions and 44,000 properties with such restrictions in King County; a relic of past practices which excluded housing opportunities for non-white people. Today housing exclusion is manifested in concentrations of lower income housing types in areas where investments in schools, parks, and infrastructure may be less than in more affluent areas.

In the above-mentioned study, there are 74 parcels in one subdivision in the City that still contain racially restrictive language. While these restrictions are not legally valid and do not directly impact equitable access to the City today, they do speak to the City's personal history of racial restrictions that have led to racially disparate impacts.

The Puget Sound Region has experienced population and employment growth that has created a challenging housing environment. It is important for the City of North Bend to address these issues and plan proactively for the future. This study is meant to identify if racial exclusion, disparate impacts, and displacement risks exist and to suggest policies to address these issues as the City plans for future growth and change.

Displacement

The Washington State Department of Commerce defines Displacement as:

"The process by which a household is forced to move from its community because of conditions beyond their control." [4]

This is a different phenomenon than when property owners voluntarily sell their interests out of personal choice. There are several types of displacement, including:

- Physical displacement - Households are directly forced to move for reasons such as eviction, foreclosure, natural disaster or deterioration in housing quality.
- Economic displacement - Households are compelled to move by rising rents or costs of home ownership like property taxes.
- Cultural displacement – Residents are compelled to move because the people and institutions that make up their cultural community have left the area.

[4] WA Commerce, HB 1220 Book 3 Guidance to Address Racially Disparate Impacts (April 2023)

Household Income

The Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs including the Public Housing, Section 8 project-based, Section 8 Housing Choice Voucher, Section 202 housing for the elderly, and Section 811 housing for persons with disabilities programs. HUD defines limits for Low, Very Low, and Extremely Low incomes relative to the HUD Area Median Family Income (HAMFI), which varies by county or metro area. In this report, the analysis will use the income brackets to the right to summarize data including household incomes greater than the HUD Low bracket.

HUD uses HAMFI defined for the Seattle-Bellevue metro area to calculate income limits for the City of North Bend. Figure 4 is a breakdown of the income limits based on family size.

Label	HUD Definition
Extremely Low Income	<=30% HAMFI
Very Low Income	>30% HAMFI and <=50%
Low Income	>50% HAMFI and <=80%
Moderate Income	>80% HAMFI and <=100%
Greater than HAMFI Median	>100% HAMFI

Figure 2 - HUD Income Categories

FY 2022 Income Limit Area	Median Family Income	FY 2022 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Seattle-Bellevue, WA HUD Metro FMR Area	$134,600	Low (80%) Income Limits ($)	66,750	76,250	85,800	95,300	102,950	110,550	118,200	125,800
		Very Low (50%) Income Limits ($)	45,300	51,800	58,250	64,700	69,900	75,100	80,250	85,450
		Extremely Low Income Limits*	27,200	31,050	34,950	38,800	41,950	45,050	48,150	51,250

Figure 3 - HUD Income Limits, Seattle-Bellevue Metro FMR Area

Source: HUD Annual Fiscal Year Income Limits Determination

Cost Burden

HUD considers a household to be cost burdened if they spend more than 30 percent of their income on housing costs, which can include mortgage payments and property taxes (for owner households), rent (for renter households), and utilities (for all households). A household is severely cost burdened if they spend more than 50 percent of their income on housing costs. Cost-burdened households often are forced to make tradeoffs in other areas of their spending, such as food, transportation, health care, or childcare. Excessive housing cost burden contributes to economic displacement pressures, to which households with lower incomes are especially vulnerable.

4. Community Profile

A community profile outlines existing conditions in the City to help analyze equity and displacement risk. This includes community demographics and current housing affordability information. The Housing Action Plan (HAP) created for the City in 2023 included detailed documentation of the community profile covering community populations and households as well as a workforce profile; a summary of these findings has been included here for context.

Populations

- The overall population had increased in the City with the average growth rate between 2000-2021 at 2.39%. North Bend's residential population stands at a median age of 39, slightly higher than King County's median age of 37.
- North Bend is predominately a white (71%) community with a higher ratio of Hispanic or Latino (19%) and lower ratio of Asian (4%) and Black or African Americans (1%) compared to the overall County.
- In North Bend, families primarily speak English at home (87%). Of the 13% that do not speak primarily speak English at home, nearly 10% speak Spanish, 2% speak other Indo-European languages, and 1% speak Asian or Pacific Islander.

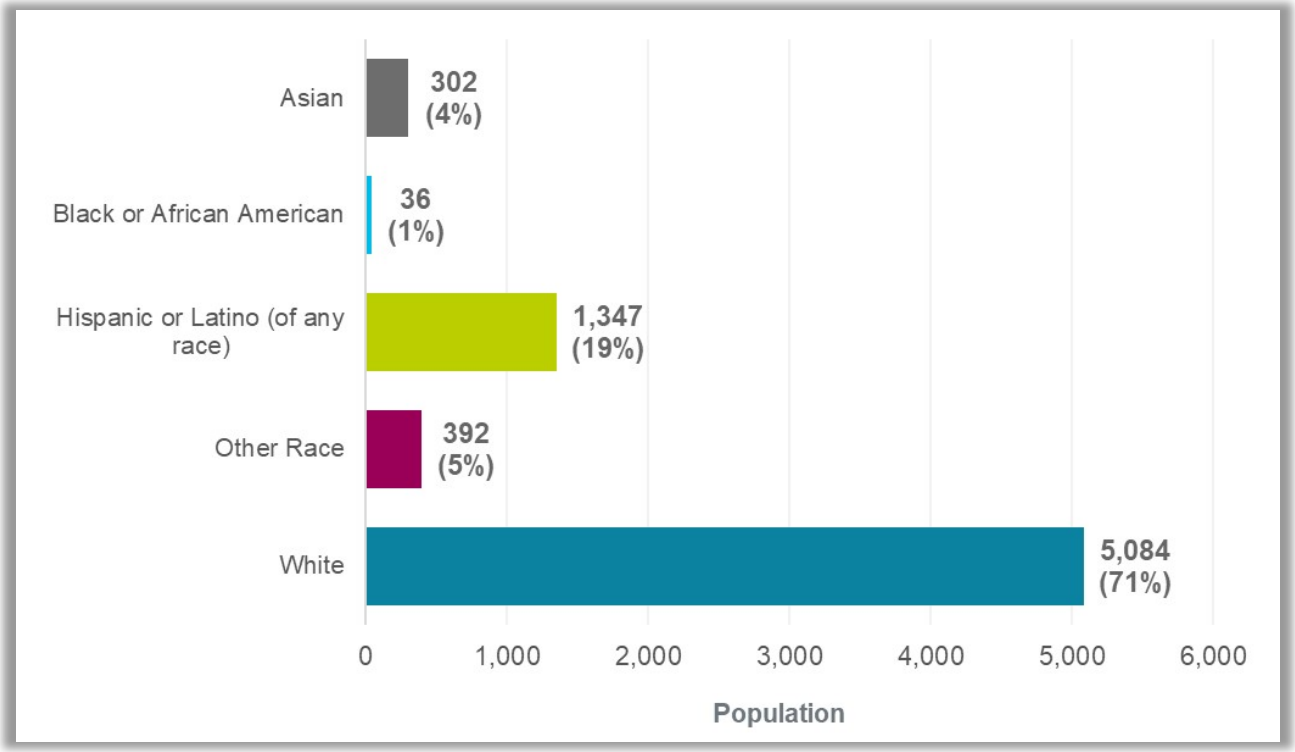


Figure 4 - North Bend population by race and Hispanic or Latino ethnicity, 2020

Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

Households

- North Bend is primarily a home-owner community with 66% of dwelling units being owner-occupied and 34% being renter-occupied. There is a low vacancy rate (5%) indicating a high demand for housing.
- In 2020, North Bend's average household size was 2.67 residents, higher than King County's average of 2.43 residents. The City saw an increase in average household size since 2010 with 2.36 residents.

- North Bend households had a median income of $119,392 in 2020, which was higher than the median County household earns. Nonfamily households' average income was $32,217, less than half of the county's nonfamily household average of $64,480.
- Renters experience the most financial strain. Out of the 34% of renters, over 13% make less than 30% of the city's AMI.
- PSRC determined the city falls under the low displacement risk category.

Workforce Profile

- With a total of 3,465 jobs in 2019, PSRC identified North Bend's largest employment sectors were in services (39%) and retail (22%).
- The jobs-to-housing ratio is 1.24 and indicates there are more jobs than homes. North Bend has a lower jobs-to-housing ratio compared to King County.
- 91.1% of residents live in North Bend and works outside of the city.
- 89% of North Bend's workforce lives outside the City and are most likely living in Seattle, Bellevue, or Kirkland.

5. Assessments

In this report the following assessments have been prepared based on guidance from the Washington Department of Commerce[5] and the requirements listed in RCW 36.70A.070(2):

- Racially Disparate Impacts Assessment
- Exclusion in Housing Assessment
- Displacement Assessment
- Displacement Risk Assessment
- Housing Policy Assessment

Each assessment will include analysis for multiple indicators derived from publicly available data sources and recommendations based on the identified findings.

Racially Disparate Impacts Assessment

There are many indicators that can reveal possible racially disparate impacts. Some displacement indicators that were utilized in assessment of racially disparate impacts were:

- Home Ownership
- Housing Cost Burden

Home Ownership (RDI)

How this indicator relates to RDI

Home ownership is a privilege that offers increased stability of housing and a reliable way to build inter-generational wealth. Due to past patterns of racial discrimination and segregation, many households in BIPOC[6] communities are unable to own homes; this is a pattern seen across the United States, but local conditions can reveal the unique needs of the community.

Analysis

Figure 5 (next page) shows the percentage of households that own the home they live in compared to households that rent in the City of North Bend. Most North Bend residents own their homes with minor variation between the various racial and ethnic backgrounds. The average rate of home ownership for the whole City is 71%. Some of the data presented in Figure 5 is less reliable due to HUD standards for handling small populations; this includes data for Black or African American, Asian, and other race households, an indication of RDI cannot be inferred from the data presented for these populations.

[5] WA Commerce, HB 1220 Book 3 Guidance to Address Racially Disparate Impacts (April 2023)
[6] Black, Indigenous, and People of Color

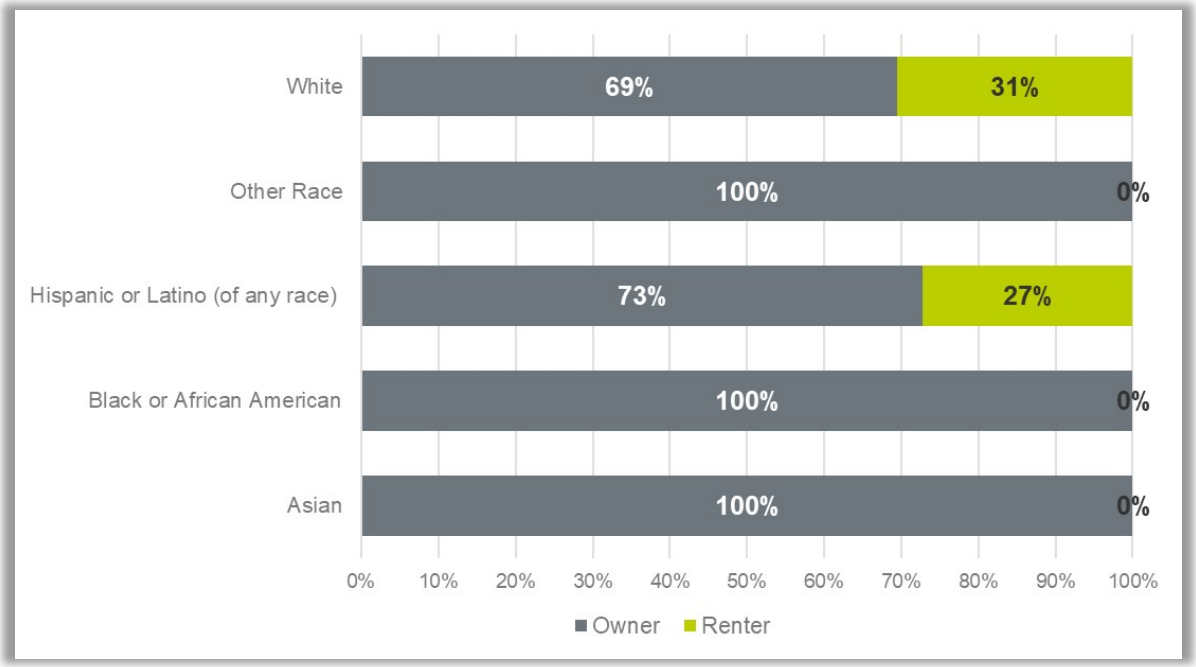


Figure 5 - North Bend percent owner and renter households by race and ethnicity, 2019

Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

The rates of homeownership between White and Hispanic or Latino households is very close, with Hispanic or Latino households having a slightly higher rate. This is a good indicator of the integration of the Hispanic and Latino community in North Bend; households who own their home benefit from greater financial stability and participate in their community more which further contributes to the wellness of the City as a whole.

Findings

- Hispanic or Latino households and households of other races have home ownership rates consistent with the average in the City indicating an equitable distribution of housing stability few Racially Disparate Impacts

Housing Cost Burden

How this indicator relates to RDI

In Washington cities and counties, comprehensive plan housing elements are required to inventory existing housing needs, project future housing needs, and identify land for capacity for those housing needs[7]. Affordable housing needs are based on housing cost burden and housing cost burden is a direct indicator of hardship that is often disproportionately distributed among communities racial and ethnic groups. For these reasons, disproportionate levels of housing cost burden across race and/or ethnicity are considered an indicator of racially disparate impacts.

Analysis

Housing cost burden applies equally to owner and renter households but the source of the excess burden varies between the two groups as well as the impact of the burden. In this analysis, all households (owner and renter) were evaluated first.

Figure 6 shows housing cost burden for all households. Approximately 25% of all North Bend residents are either cost burdened or severely cost burdened, with 11% being cost burdened (30-50% of income

[7] RCW 36.70A.070(2)(a&c)

on housing) and 13% severely cost burdened (greater than 50% of income spent on housing). Rates of housing cost burden are mostly consistent with the average for White and Asian households, but housing cost burden impacts more than one third of households of other races and over half Hispanic or Latino households.

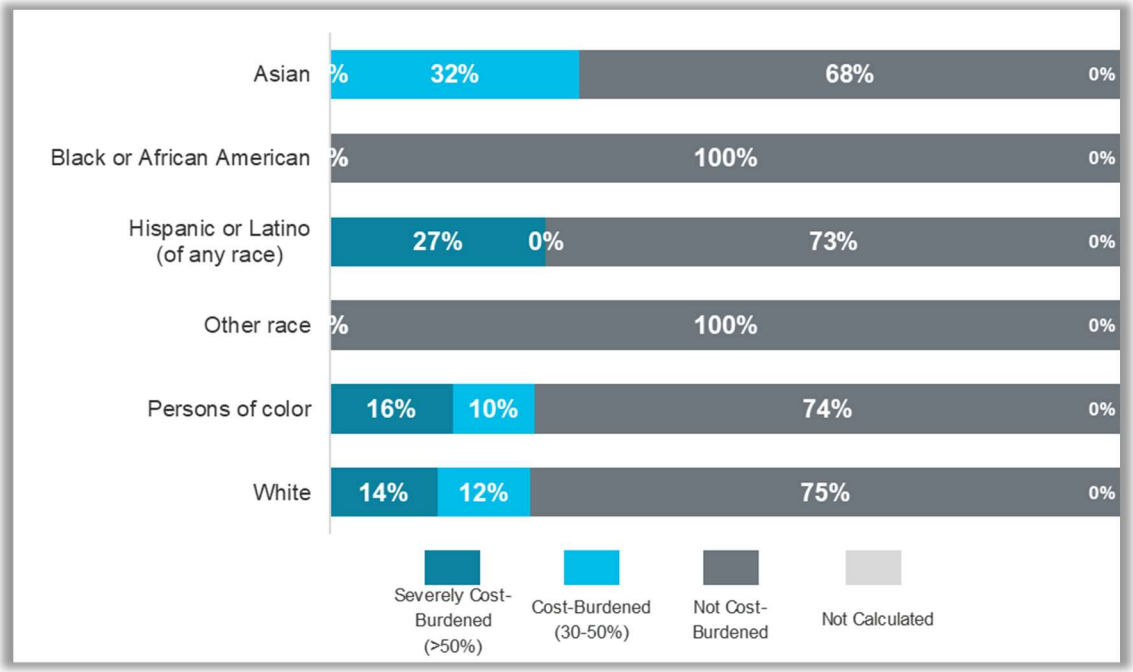


Figure 6 - North Bend percent of all households experiencing housing cost burden, 2019

Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Figure 7 (next page) shows housing cost burden for owner households. Since the majority of households in North Bend are owner households, there is little difference in distribution of housing cost burden for just owner households to the point the graphs appear identical.

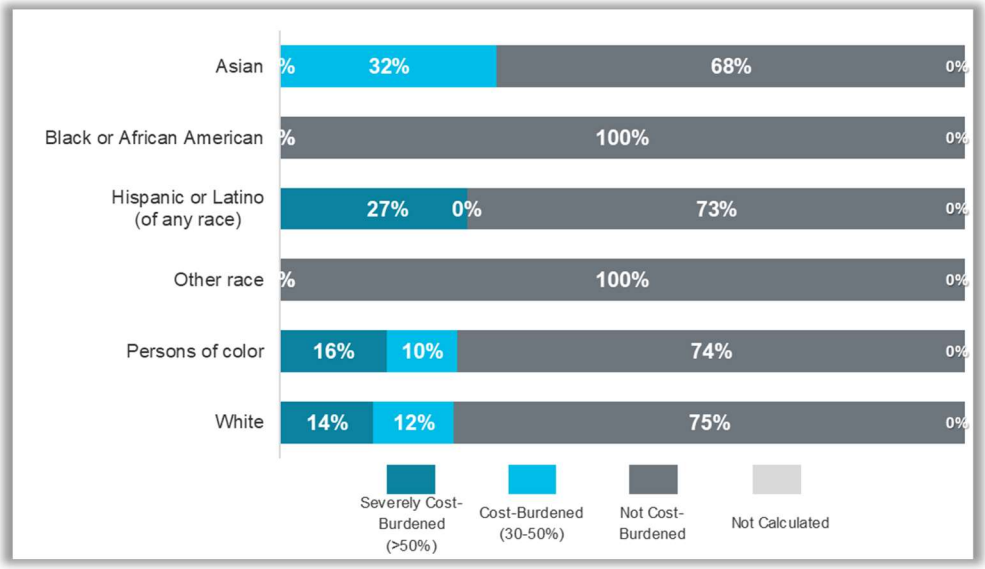


Figure 7 - North Bend percent owner households experiencing housing cost burden, 2019
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Figure 8 shows housing cost burden for renter households. Housing cost burden for renter households is significantly different than for owner households, but covers a smaller portion of the community since fewer residents rent. Of the approximately 750 renter households in North Bend, 47% of them experience some form of housing cost burden, with 16% being cost burdened (30-50% of income on housing) and 31% severely cost burdened (greater than 50% of income spent on housing). The data shows a range of housing cost burden impacts across race and ethnicity, but the exact distribution of housing cost burden within renting households cannot be determined from this data as the margin of error for the 750 renter households is too high due to HUD standards for handling small populations. The analysis does indicate that many renter households experience housing cost and that it likely impacts all races and/or ethnicities some.

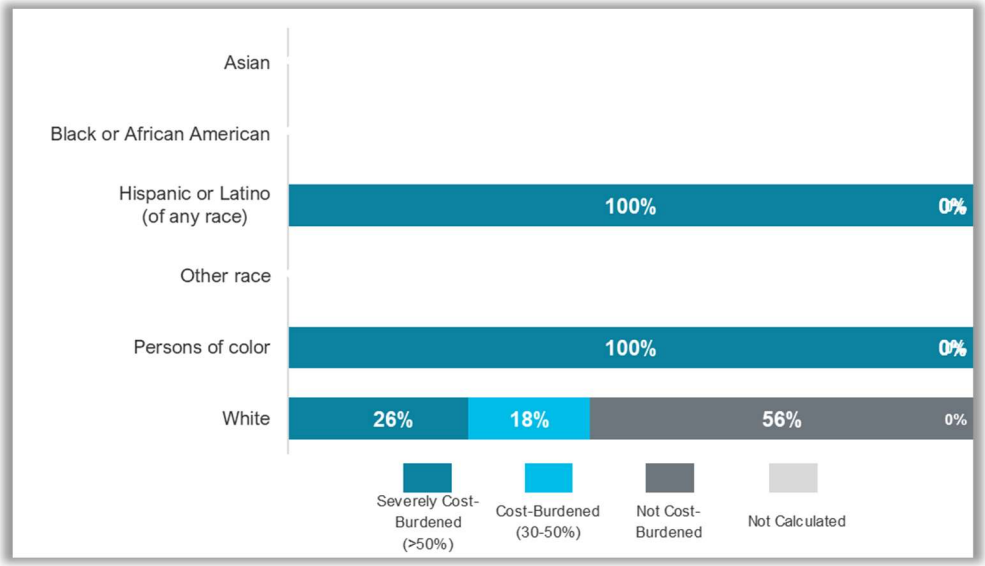


Figure 8 - North Bend percent rent households experiencing housing cost burden, 2019
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Findings

- Approximately 25% of all North Bend residents experience housing cost burden
- Hispanic or Latino and Persons of color households in North Bend appear are disproportionately impacted by housing cost burden

Exclusion in Housing Assessment

Commerce defines exclusion in housing as,

"...the act or effect of shutting or keeping certain populations out of housing within a specified area, in a manner that may be intentional or unintentional."

In the past, exclusion was explicitly expressed through redlining and racially restrictive covenants, however, exclusion did not end when federal courts found restrictive covenants unconstitutional. Throughout the United States, patterns of exclusion that were previously established have been perpetuated through regulations such as large lot zoning and lending practices, among other local, state and federal policies that limit housing opportunities for disadvantaged populations.

In this analysis, Racial Composition was used to assess for exclusion in North Bend.

Racial Composition (Exclusion)

How this indicator relates to exclusion

A city's racial composition relative to a greater area reveals local populations that are not represented in the community, potentially due to exclusion.

Analysis

Figure 9 compares the relative populations of households by race and ethnicity in North Bend to that of King County which includes the population of the unincorporated county as well as all incorporated cities within it. Proportionately, there are more White and Hispanic or Latino households in North Bend than in King County but fewer Asian and Black or African American households. Hispanic or Latino households are the third largest group identified in King County but the second largest group in North Bend.

In isolation, the data in Figure 9 does not indicate exclusion. The notable lack of Black or African American households in North Bend could suggest racial exclusion; Figure 10 (next page) shows a map of the percentage of Black residents in the area surrounding North Bend. Relative to the areas surrounding North Bend, there is no evidence of racial exclusion specific to Black or African American persons. That being said, the City should still take steps to increase the inclusivity and equity in its planning.

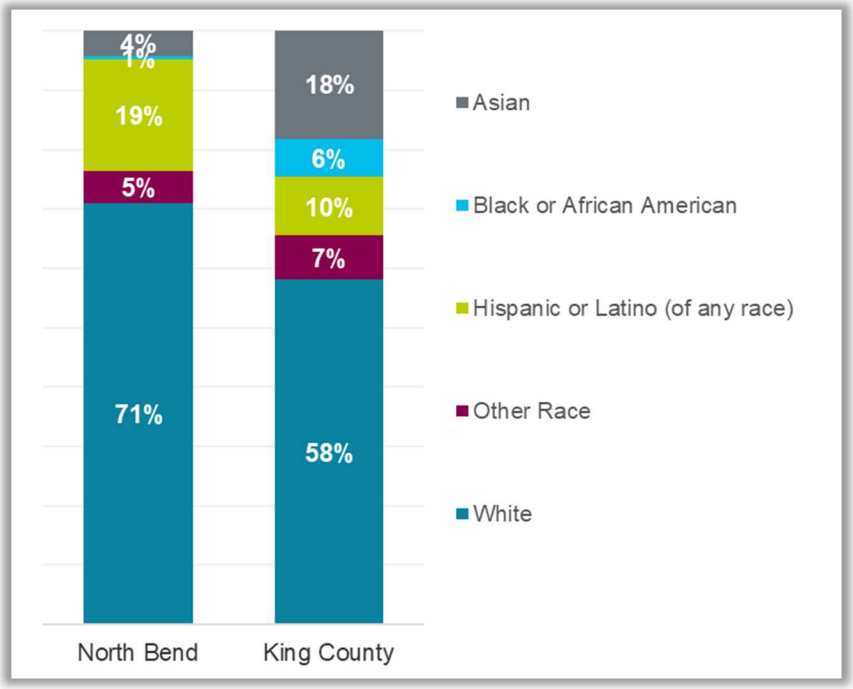


Figure 9 - Racial composition of North Bend and King County, 2020
Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

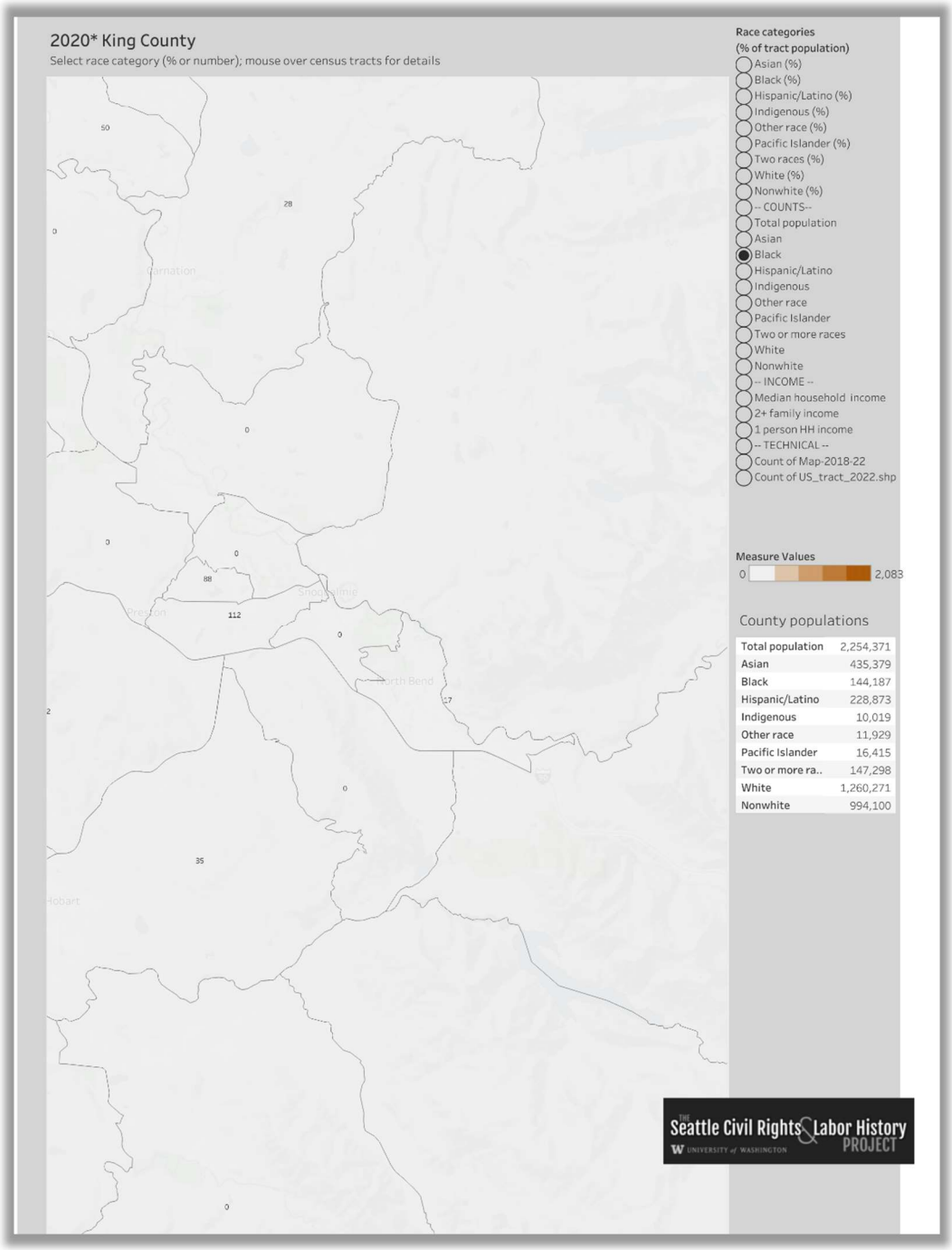


Figure 10 - Race and Segregation in Seattle and King County – Percent Black Residents
Source: University of Washington, Civil Rights and Labor History Consortium - Mapping Race and Segregation in Seattle and King County 1940-2020, 2024

Findings

- North Bend's racial diversity has been increasing consistently with the rest of King County
- North Bend has a very small Black population, but does not show signs of racial exclusion relative to the surrounding area

Displacement Assessment

As previously stated, there are three types of residential displacement:

- Physical displacement - Households are directly forced to move for reasons such as eviction, foreclosure, natural disaster or deterioration in housing quality.
- Economic displacement - Households are compelled to move by rising rents or costs of home ownership like property taxes.
- Cultural displacement – Residents are compelled to move because the people and institutions that make up their cultural community have left the area.

There are many indicators that can reveal possible past displacements. Some indicators that were utilized in assessment of displacement were:

- Demolition Permits
- Household Income Change
- Racial Composition

Demolition Permits

How this indicator relates to displacement

Demolition of residential buildings is an indicator of physical displacement that takes place after any household has been displaced unless the house is abandoned.

Analysis

In 2024, LDC conducted a Land Capacity Analysis for the City of North Bend, which included a detailed examination of the city's developable lands and recent permits. This review revealed that 34 residential units were demolished between 2019 and 2023. During the same four-year period, 267 new residential units were constructed on properties where demolitions occurred. Figure 11 summarizes the building permits recorded on parcels with demolitions in the period of analysis according to their structure type.

Development Activity Associated with Residential Demolition 2019-2023						
Development Activity	Single Family Home	Mobile Home	Duplex	Town House/3 Plex/4 Plex	Multi-Family (Apartments)	Commercial Building (Square-Feet)
New Construction	23 units	0 units	2 units	144 units	98 units	140,374 sf
Demolition	30 units	4 units	0 units	0 units	0 units	0 sf

Figure 11 - Development Activity Associated with Residential Demolition 2019-2023

Most residential demolitions were for Single Family Homes, but some mobile homes were also demolished or moved. A few of the demolitions recorded appear to not be tied to any active development permits, but most sites were redeveloped for higher density housing or commercial uses. Notably, this construction included a Habitat for Humanity project that developed seven units, with two units affordable for households earning less than 50% AMI and five units affordable for households making less than 80% AMI.

The demolition of mobile homes results in a loss of low-income owner housing and can indicate possible displacement; of the four mobile homes demolished, two were described as "derelict" and demolished for commercial redevelopment, one was relocated with no development on-site after, and one was demolished and replaced with a single-family home. It is unlikely these demolitions resulted in displacement or substantially reduced the City's current low-income housing stock.

Findings

- The amount of demolitions and types of projects associated with their redevelopment does not suggest any existing physical or economic displacement has taken place in recent years.

Household Income Change

How this indicator relates to displacement

It is natural for households' incomes to increase as individuals and families grow older, but changes in household incomes on a City-wide basis may indicate economic displacement that has taken place where households are repeatedly displaced (or not) but are not equally replaced by new residents of their income moving in.

Analysis

Figure 12 shows the change in household income between 2015 and 2020 by race or ethnicity. Some data presented in Figure 12 is less reliable due to HUD standards for handling small numbers, this includes the percentages for Black, Asian, and Other Race households.

This data generally shows relatively less Moderate, Low, and Extremely Low-income households were in North Bend in 2020 than in 2015 and a total 9% increase in the share of households making more than the median income. Hispanic or Latino households appear to have had a dramatic change in income between 2015 and 2020; this may indicate some economic displacement of lower income Hispanic or Latino households. Additionally, White Moderate-Income households appeared to decrease between 2015 and 2020, but the total population of white households still did increase over the period of analysis and does not indicate a probable impact to this population.

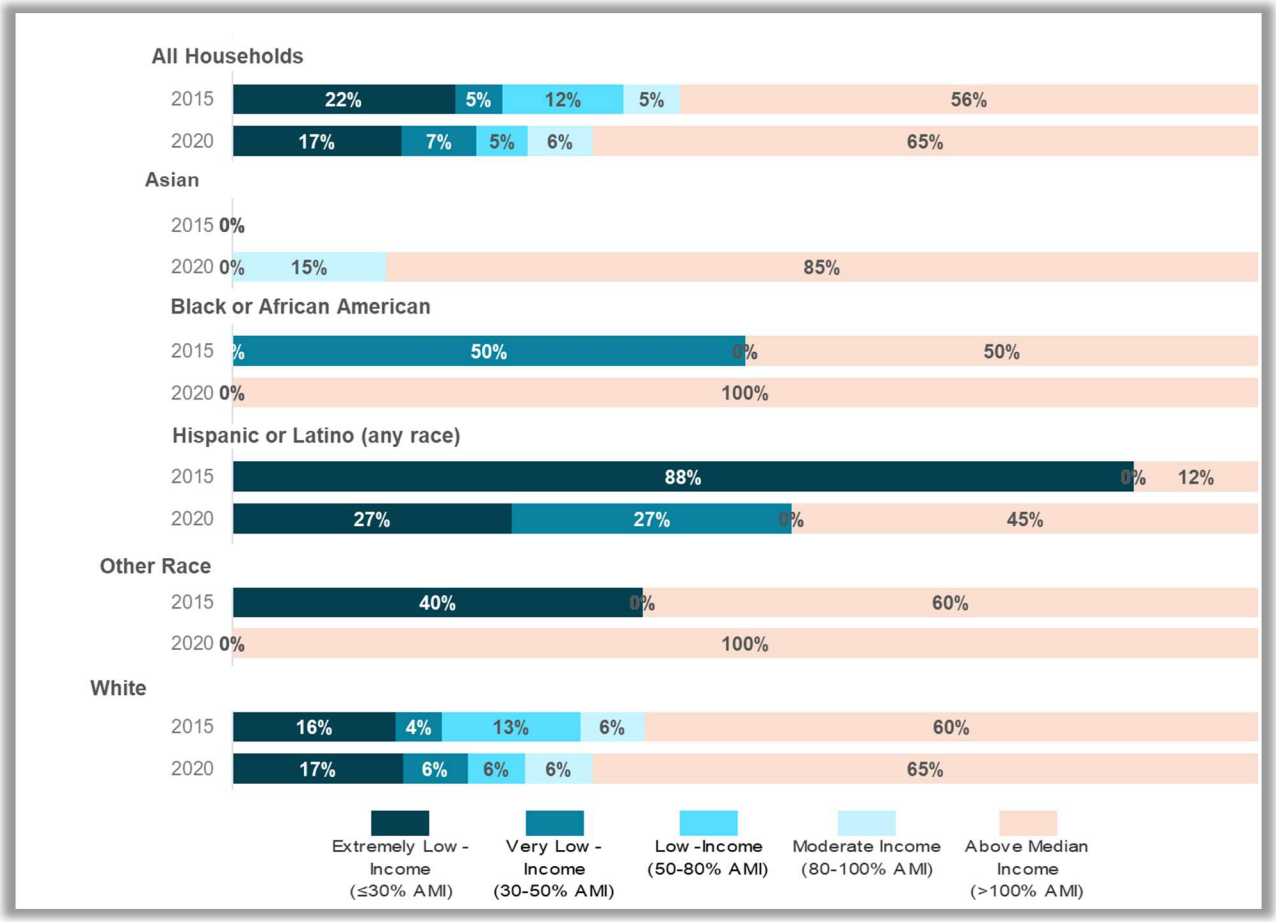


Figure 12 - North Bend five-year change in households by income and race, 2014 – 2019
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1); Washington Department of Commerce, 2023

Findings

- There were generally more very low-income and Above Median-Income households in North Bend in 2020 than in 2015.
- Based on income change, Extremely Low-Income Hispanic or Latino households in North Bend may have experienced some economic displacement in recent years.

Racial Composition (Displacement)

How this indicator relates to displacement

Changes in racial composition on a City-wide basis are a strong indicator of cultural displacement that has taken place.

Analysis

Figure 13 shows the change in the City of North Bend's racial composition from 2015 to 2020 as compared to that of King County. Some data presented in Figure 13 is less reliable due to ACS standards for handling small numbers, this includes the percentages for Black, Asian, and Other Race households.

Though King County is considerably more diverse than North Bend on the whole, both North Bend and King County became more diverse between 2015 and 2020.

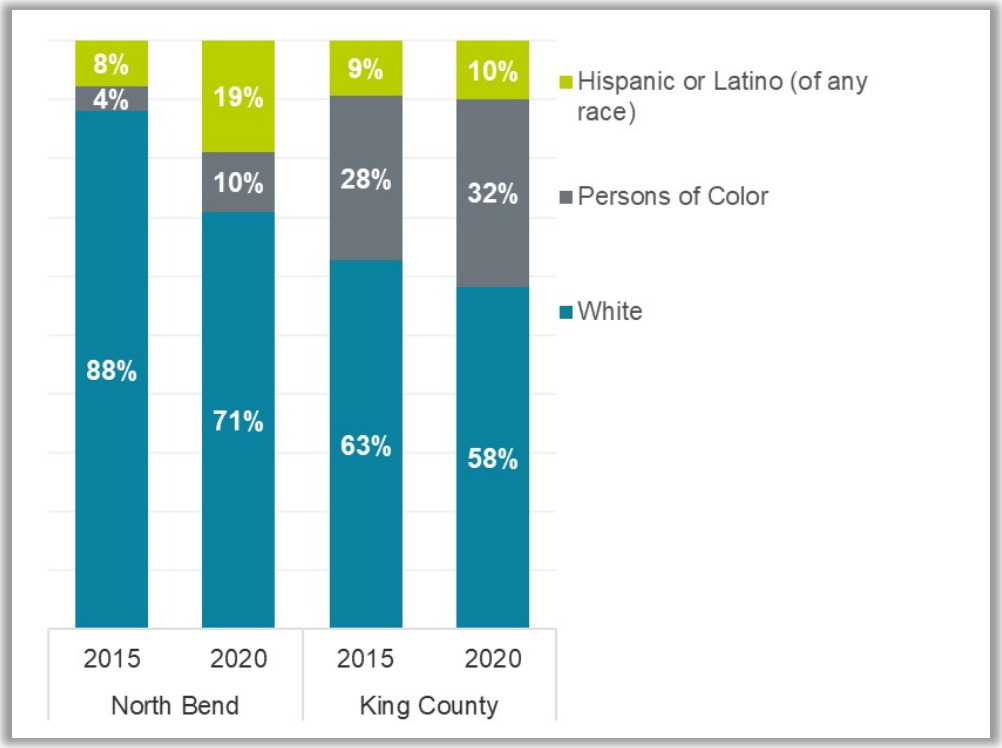


Figure 13 - Racial composition of North Bend and King County, 2015 and 2020
Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

Figure 13 does depict the general share of Persons of Color also increasing in North Bend's population, but Figure 14 shows the percentage of Black or African American households in North Bend decreased from 4% in 2015 to 1% in 2020. While this is not direct evidence of cultural displacement, this decrease is significant enough to indicate there may be some cultural displacement pressure in North Bend and steps to increase the inclusivity and equity in planning should be taken.

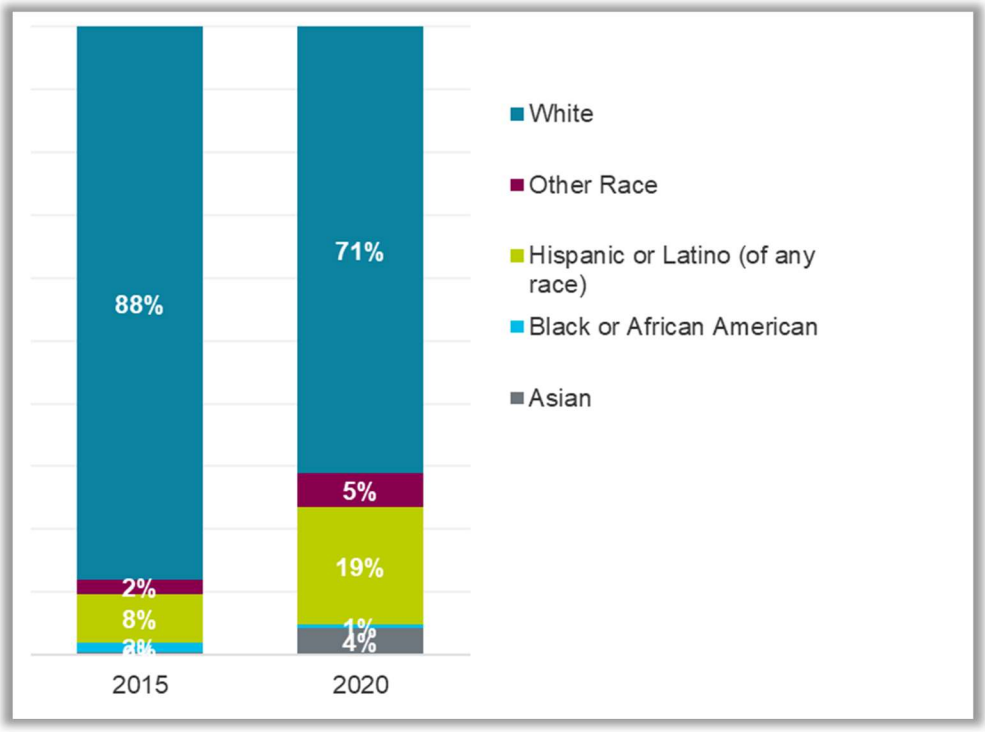


Figure 14 - Racial composition of North Bend, 2015 and 2020

Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

Findings

- In recent years, North Bend has been getting more diverse in a manner that is consistent with the change seen in King County in the same period.
- The Black or African American population in North Bend has recently decreased in a way that may indicate the presence of cultural displacement pressure.

Displacement Risk Assessment

The Puget Sound Regional Council (PSRC) has prepared a Displacement Risk map, which compiles a variety of displacement risk measures to rank locations and identify displacement risk. More information can be found on the PSRC website.

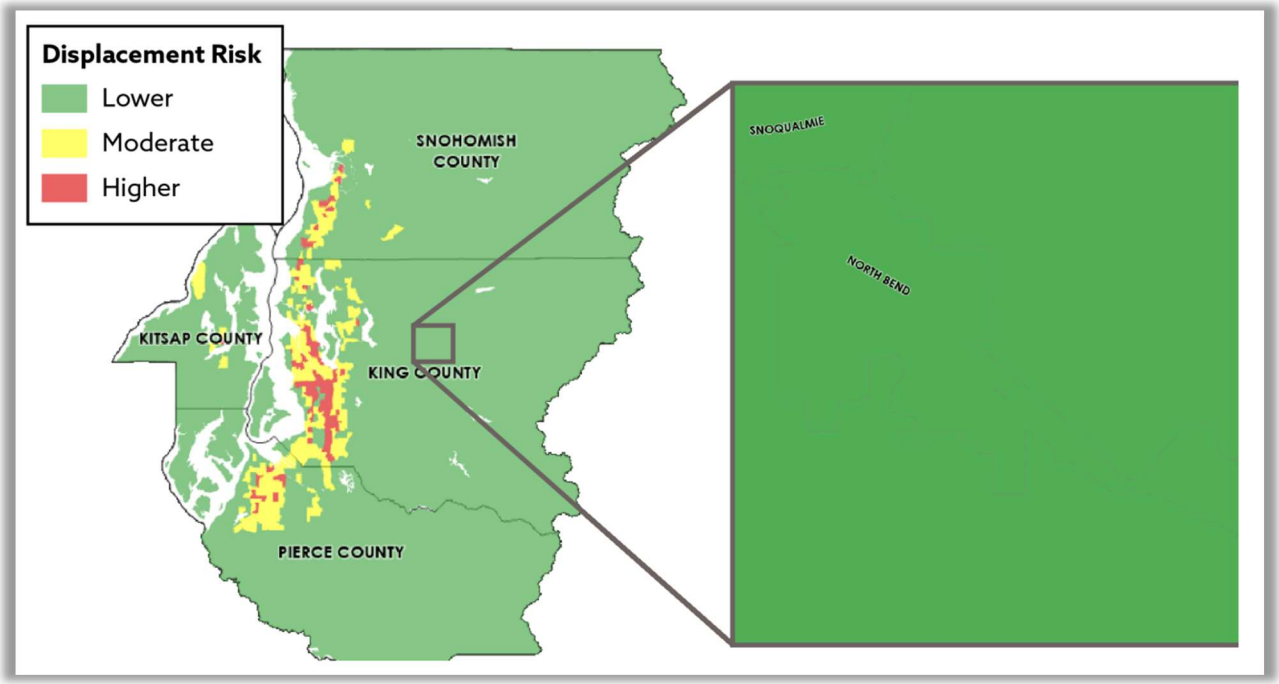


Figure 15 - PSRC "Displacement Risk mapping", 2019

The Displacement Risk map (Figure 15) indicates the overall displacement risk in North Bend.

To evaluate risk for displacement, there are many risk indicators that can reveal possible past displacements or trends that may indicate future displacement risk. Some indicators that were utilized in assessment of displacement risk were:

- Household Income Distribution
- Home Ownership

Household Income Distribution

How this indicator relates to displacement risk

Households with lower incomes are generally more vulnerable to displacement pressures. Issues like housing cost burden and economic displacement are connected to household income so disproportionately low incomes relative to the community is considered an indicator of displacement risk.

Analysis

Figure 16 shows the distribution of income levels within racial and ethnic groups in North Bend. As with previous analysis of HUD data some data presented in Figure 16 is less reliable due to HUD standards for handling small numbers, this includes data presented for Asian and Black households. The average percentage of residents making less than the median income is approximately 29%; Hispanic or Latino households have disproportionately more households making less than the median income which

indicates a disproportionate amount of this group are at greater risk of displacement relative to the rest of the population.

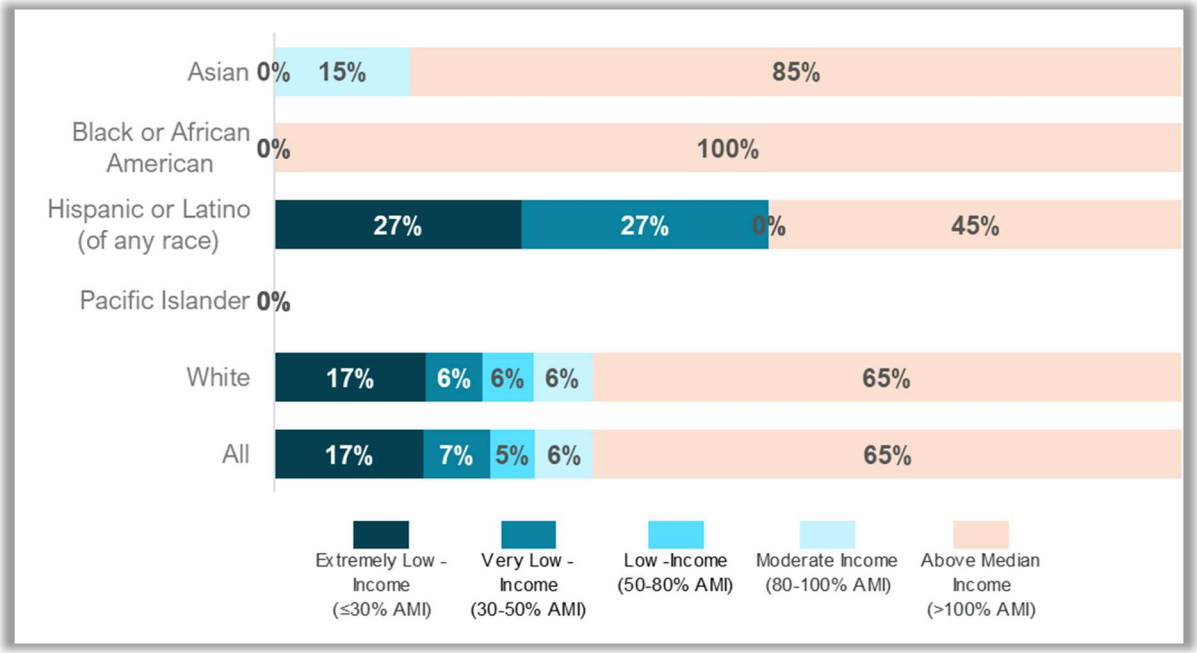


Figure 16 - North Bend distribution of households by income and race or ethnicity, 2019
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1); Washington Department of Commerce, 2023

Findings

- Hispanic or Latino households have a greater portion of households making less than the median income and are likely at greater risk of displacement relative to the rest of the population.

Home Ownership

How this indicator relates to displacement risk

As previously mentioned in assessment of RDI, home ownership is a privilege that offers increased stability of housing. In addition to being an indicator of disparate impacts, home ownership heavily impacts displacement risk. Renter households have more variable housing costs and with limited renter protections are acutely vulnerable to economic displacement resulting from land use changes.

Analysis

Figure 17 (next page) shows the percentage of households that own the home they live in compared to households that rent in the City of North Bend. Most North Bend residents own their homes with slight variation between the various racial and ethnic backgrounds. Similar to earlier analyses of HUD data, some information shown in Figure 17 is less reliable because of HUD's standards for managing small numbers. The average rate of home ownership for the whole City is 71%.

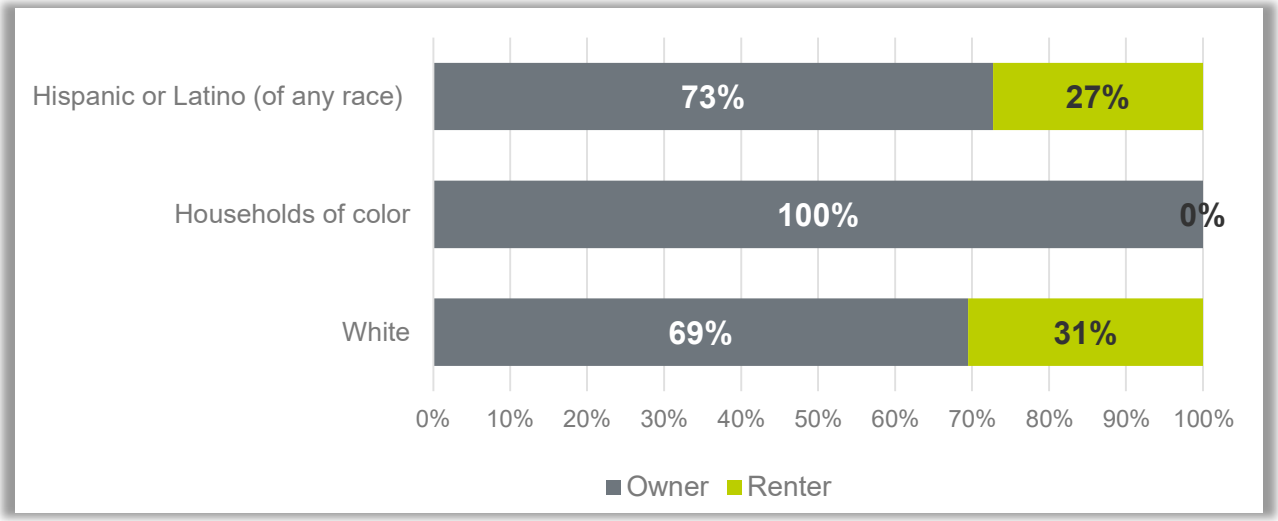


Figure 17 - North Bend percent owner and renter households by race and ethnicity, 2019
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

The rates of homeownership between White and Hispanic or Latino households are very close, with Hispanic or Latino households having a slightly higher rate. This is a good indicator of the integration of the Hispanic and Latino community in North Bend; households who own their home benefit from greater financial stability and participate in their community more which further contributes to the wellness of the City as a whole.

Findings

- Hispanic or Latino households and households of other races have home ownership rates consistent with the average in the City indicating an equitable distribution of housing stability and reduced displacement risk.

Housing Policy Assessment

Commerce guidance for RDI includes directions for addressing these requirements through a housing policy evaluation[8] which reviews housing policies in the currently adopted Comprehensive Plan and assesses them for support of inclusive housing practices; for North Bend, the 2015 Comprehensive Plan Housing Element goals and policies were included in this assessment.

When evaluating existing Housing Element policies, the Department of Commerce suggests asking:

- Does the policy contribute to racially disparate impacts, displacement, or exclusion in housing? (for example: by making large areas of the city effectively "off-limits" to most types of housing except single-family houses?)
- Is the policy effective in accommodating more housing? If not, does it cause disparate impacts, displacement or exclusion in housing?
- Does the policy increase displacement risk? If so, can this be mitigated through policies or actions?
- Does the policy provide protection to communities of interest from displacement?

Policy evaluation also considers language which has been historically utilized to marginalize certain communities. This could be policies which speak to segregating certain housing types, enforcement policies which could impact those with lower incomes to a great extent, or references to things like "community character" or other vague phrases which could communicate exclusionary housing practices.

Analysis

The following table includes all the current Housing Element policies and evaluates them for support of inclusive housing practices as follows:

Supportive = supports a valid housing approach which achieves the GMA Housing Element goal for housing.

Approaching = supports an inclusive housing approach but could use minor changes to address racially disparate impacts, displacement, or exclusion in housing.

Challenging = policy could use changes or modifications to meet GMA Housing Element goals

N/A = Not applicable

[8] WA Commerce, HB 1220 Book 3 Guidance to Address Racially Disparate Impacts (April 2023), p.34

Policy	Evaluation	Explanation
H-G1 Encourage a variety of housing types and densities compatibly located to meet the demands of a diverse population.	Supportive	This goal supports the objective of inclusive housing; supporting policies should maintain the focus of providing housing for a diverse population.
H-G2 Promote residential neighborhoods that contain the necessary public amenities and support facilities that contribute to a high quality of life for North Bend residents.	Approaching	While this goal promotes important elements for quality of life, it would benefit from adjustments to ensure it supports inclusivity and mitigates risks of displacement and exclusion.
H-G3 The city should encourage the preservation and rehabilitation of the existing housing stock as a means of providing affordable housing.	Approaching	This goal is supportive of affordable housing and helps mitigate displacement risks, but it would benefit from clearer strategies and protections for communities of interest and increased focus on overall housing supply.
H-G4 The City of North Bend should provide adequate land capacity for forecasted population and residential growth within its city limits and Urban Growth Area in order to promote stable housing prices, foster affordability and broaden housing choices.	Approaching	This goal has strong potential to promote housing stability and affordability, but it requires careful implementation to ensure it supports all communities and mitigates the risk of exclusion or displacement.
H-P1.1 Encourage the development of single-family residential infill that would blend with surrounding homes and be more affordable and be compatible with existing neighborhoods within the city limits.	Challenging	While this policy aims to provide affordable infill housing, its focus on single-family residences limits inclusivity and may inadvertently contribute to exclusion. It would benefit from a broader approach that includes diverse housing options and stronger protections for existing residents.
H-P1.2 Encourage the provision of a diversity of housing types and sizes to meet the needs of wide range of economic levels, age groups and household make-up.	Supportive	This policy is well-aligned with inclusive housing practices, aiming to accommodate a wide range of needs and reduce potential disparities.

Policy	Evaluation	Explanation
H-P1.3 Encourage a mix of housing types, models and densities.	Supportive	This policy effectively promotes diverse housing options and can contribute to addressing housing shortages and inclusivity.
H-P1.4 Create incentives for developers to include affordable housing voluntarily in new developments.	Approaching	This policy aims to increase affordable housing development opportunities through developer incentives, which is a good approach. This policy would benefit from additional language supporting the equitable development of affordable housing.
H-P1.5 Encourage non-profit housing providers to pursue housing development opportunities that supply affordable housing while providing a high quality residential living environment.	Supportive	This policy effectively encourages the development of affordable housing through non-profit providers, which can create long-term affordable housing for the City's future.
H-P1.6 Work with King County to develop affordable housing opportunities within the Snoqualmie Valley communities.	Approaching	This policy fosters collaboration to develop affordable housing in the Snoqualmie Valley, which is a positive step. This policy could be improved by providing broader coordination with neighboring jurisdictions, tribes, and community organizations.
H-P1.7 Reduce impact fees for residential developments that include affordable housing for those with low or very low-incomes.	Supportive	This policy effectively incentivizes the development of affordable housing for low-income residents by reducing impact fees, which can promote inclusivity and mitigate displacement risks.
H-P1.8 Seek housing assistance programs to meet the needs of low-income or other special-needs city residents, while seeking to preserve the existing subsidized housing currently located within the city.	Supportive	This policy seeks to assist low-income and special-needs residents while preserving existing affordable housing, which promotes inclusivity and stability.
H-P1.9 Work with the King County Housing Authority and other low income housing providers to provide affordable units to households at or below 80% of median	Supportive	This policy effectively seeks to collaborate with key housing authorities to provide affordable units for low-income

Policy	Evaluation	Explanation
income by the end of the target period (2022).		households, promoting inclusivity and addressing displacement risks.
H-P1.10 Work with other governmental agencies to develop methods that can streamline the residential permit review process to reduce the impact on affordable housing development.	Supportive	This policy effectively seeks to enhance the development of affordable housing by streamlining the permit process, which can alleviate barriers to the city's housing supply.
H-P2.1 Consider development of parks and recreational facilities jointly with the School District and Si View Metropolitan Park District.	Approaching	This policy fosters collaboration to develop recreational facilities, which can benefit the community. However, it would be improved by language targeting improvements in areas of disinvestment or disadvantaged communities within the City.
H-P2.2 Encourage the formation of neighborhood or homeowners associations to help develop a sense of community within a particular neighborhood.	Approaching	This policy encourages community building through neighborhood associations, which can strengthen local ties. The City has little influence on the actual formation of these associations and cannot be expected to advance concerns for racial equity through modifications to this policy.
H-P2.3 Seek to create or retain and protect links to a Citywide Trail System that connects neighborhoods with areas of commerce in an effort to promote alternative transportation systems.	Approaching	This policy effectively seeks to enhance connectivity through a citywide trail system, promoting alternative transportation and potentially benefiting housing indirectly. However, it would be improved by language targeting improvements in areas of disinvestment or disadvantaged communities within the City.
H-P3.1 Enforce building maintenance codes, and health and safety codes for the City's housing stock.	Approaching	This policy effectively aims to ensure safety and quality in the housing stock through code enforcement. It could be improved by considering potential Racially Disparate

Policy	Evaluation	Explanation
		Impacts in the quality of housing.
H-P3.2 Encourage the preservation of affordable older residential structures to maintain the available housing stock.	Supportive	This policy effectively encourages the preservation of affordable older residential structures, which helps maintain the housing stock and mitigate displacement risks. It would also benefit from language specific to displacement while allowing for the redevelopment around and reuse of older structures to increase access to these older neighborhoods.
H-P3.3 Work to preserve and physically improve existing mobile home parks as a means of preserving affordable housing.	Supportive	This policy effectively seeks to preserve and improve existing mobile home parks, which is a vital component of maintaining affordable housing. It helps mitigate displacement risks and supports low-income residents.
H-P3.4 Seek ways of maintaining and increasing the availability of low-income housing through pursuit of Community Development Block Grant funds for housing repair and maintenance, developing links with affordable housing providers.	Supportive	This policy effectively seeks to maintain and increase low-income housing availability through funding and partnerships, addressing the needs of vulnerable populations. It promotes stability and reduces displacement risks.
H-P4.1 Allow for density flexibility in housing development in order to meet population forecasts.	Approaching	This policy promotes density flexibility to meet population forecasts, effectively supporting housing accommodation. However, it would be improved by language that emphasizes inclusivity, protects against displacement, and involves community engagement in the development process.
H-P4.2 Promote opportunities for infill housing within the downtown area that provide a mix of housing types, prices, and densities.	Supportive	This policy effectively encourages infill housing in the downtown area, supporting a mix of types and prices to accommodate diverse needs.

Policy	Evaluation	Explanation
H-P4.3 Develop zoning regulations that will provide incentives to implement county wide planning policy targets for housing affordability as new housing development is permitted.	Approaching	This policy effectively seeks to develop zoning regulations that promote housing affordability through incentives, which can help accommodate diverse populations. This policy could be improved by referencing the goals of the CPPs regarding the equitable provision of housing and mitigating displacement and racially disparate impacts.
H-P4.4 Provide areas for mixed use and high density housing to support a wide range of housing options at all economic segments for residents.	Approaching	This policy effectively aims to provide mixed-use and high-density areas that support a range of housing options for all economic segments. However, it would be improved by language that considers persons from all racial and ethnic backgrounds and inclusive housing practices.
H-P4.5 Continue to allow accessory units, shared housing, cottage housing, infill development, which includes either a mix of residential densities or a mix of residential and commercial land uses in specifically designated areas.	Supportive	This policy effectively supports the development of diverse housing options through various housing types, which can enhance overall housing availability.

Findings

- The City of North Bend has generally supportive housing goals and policies that are consistent with the Growth Management Act (GMA) including:
    - Supporting and considering affordable housing options
    - Supporting the development of affordable housing through coordination with affordable housing providers and consideration of incentives
    - Support for diverse housing types
    - Promoting retention of older housing stock
- The City will need to update housing policies as part of the 2024 Comprehensive Plan update to provide a greater focus on new language added to Housing Element requirements (RCW 36.70A.070(2)(f & h). This includes policies to address racially disparate impacts, displacement, and exclusion in housing. In many cases, this only requires updating existing policies.
- Policy H-P1.1 included restrictive and exclusive language that the City should consider revising or removing. This policy was evaluated as "challenging" for it's explicit focus on maintaining single-family housing, limiting inclusivity and inadvertently contributing to exclusion. Policies with restrictive language should be revised to be more inclusive and constructive to community development or should be considered for removal.

6. Report Findings

To address housing element requirements found in RCW 36.70A.070(2)(e-h) this Racial Equity and Displacement Analysis assessed for potentially disparate impacts and risk of displacement affecting marginalized communities in the City of North Bend. The findings identified in each area of analysis are summarized under their respective sections below.

1. Racially Disparate Impacts Assessment
    - Hispanic or Latino households and households of other races have home ownership rates consistent with the average in the City indicating an equitable distribution of housing stability few Racially Disparate Impacts.
    - Approximately 25% of all North Bend residents experience housing cost burden
    - Hispanic or Latino and Persons of color households in North Bend appear are disproportionately impacted by housing cost burden.
2. Exclusion in Housing Assessment
    - North Bend's racial diversity has been increasing consistently with the rest of King County
    - North Bend has a very small Black population, but does not show signs of racial exclusion relative to the surrounding area
3. Displacement Assessment
    - The amount of demolitions and types of projects associated with their redevelopment does not suggest any existing physical or economic displacement has taken place in recent years
    - There were generally more very low-income and Above Median-Income households in North Bend in 2020 than in 2015.
    - Based on income change, Extremely Low-Income Hispanic or Latino households in North Bend may have experienced some economic displacement in recent years.
    - In recent years, North Bend has been getting more diverse in a manner that is consistent with the change seen in King County in the same period.
    - The Black or African American population in North Bend has recently decreased in a way that may indicate the presence of cultural displacement pressure.
4. Displacement Risk Assessment

- PSRC has mapped North Bend for "Lower" displacement risk.
- Hispanic or Latino households have a greater portion of households making less than the median income and are likely at greater risk of displacement relative to the rest of the population.

5. Housing Policy Assessment

- The City of North Bend has generally supportive housing policies that are consistent with the Growth Management Act (GMA) including:
  - Supporting and considering affordable housing options
  - Supporting the development of affordable housing through coordination with affordable housing providers and consideration of incentives
  - Support for diverse housing types
  - Promoting retention of older housing stock
- The City will need to update housing policies as part of the 2024 Comprehensive Plan update to provide a greater focus on new language added to Housing Element requirements (RCW 36.70A.070(2)(f & h). This includes policies to address racially disparate impacts, displacement, and exclusion in housing. In many cases, this only requires updating existing policies.
- Policy H-P1.1 included restrictive and exclusive language that the City should consider revising or removing. This policy was evaluated as "challenging" for it's explicit focus on maintaining single-family housing, limiting inclusivity and inadvertently contributing to exclusion. Policies with restrictive language should be revised to be more inclusive and constructive to community development or should be considered for removal.

7. Conclusion

In collaboration with LDC, North Bend has conducted a Racial Equity and Displacement Analysis following Washington State Department of Commerce guidance. This analysis addresses housing element requirements found in RCW 36.70A.070(2)(e-h). The findings of this analysis, and specific policy recommendations from the housing policy assessment, will be used to inform updates to the City of North Bend's Housing Element in its 2024 Comprehensive Plan update.

City Council Agenda Bill

SUBJECT:	Agenda Date: November 19, 2024 AB24-126	
Public Hearing & Ordinance Adopting 2025-2026 Biennial Budget & Salary Schedule	Department/Committee/Individual	
	Mayor Mary Miller	
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm. & Economic Development – James Henderson	
Cost Impact: N/A	Finance – Martin Chaw	X
Fund Source: Multiple	Public Works – Mark Rigos	
Timeline: Immediate		

Attachments: Ordinance, Exhibits A and B, Public Hearing Notice

SUMMARY STATEMENT:

Chapter 35A.34 RCW authorizes cities to establish a biennial budget. Most cities in Washington State operate on a biennial budget basis. The City of North Bend operates on a biennial budget and has done so since the adoption of the 2015-2016 budget. State law requires a biennial budget to be adopted no later than December 31 of the preceding even numbered year, with the budget beginning January 1 of an odd numbered year and ending on December 31 of the following even numbered year.

The 2025-2026 budget must be adopted by December 31, 2024, with the budget beginning January 1, 2025, and ending December 31, 2026. State law requires cities to hold a minimum of two (2) public hearings on the budget. For the 2025-2026 budget, the Finance Department has scheduled three public hearings.

Council review of the 2025-2026 budget includes the following meetings and presentations:

Table 1: Council 2025-2026 Budget Planning Meetings and Presentations

Date	Topic
Sep 3, 2024	2025-2026 Budget Public hearing #1; Preliminary 2025-2026 Financial Forecast.
Sep 10	Eastside Fire and Rescue Budget Presentation (Fire Chief Ben Lane).
Sep 24	Budget workshop #1 – 2025-2030 Utilities financial forecast.
Oct 1	Ordinance authorizing refinance of ULID #7 bonds; Authorizing FCS GROUP contract for utilities rates study.
Oct 8	Budget workshop – 2025-2030 Capital Improvement Plan.
Oct 15	2025-2026 Budget Public hearing #2; Updated 2025-2026 Financial Forecast; Ordinance setting 2025 property taxes (1st reading); Resolution approving 2025-2030 CIP.
Oct 22	Budget workshop – 2025-2026 Human Services grants (see table 1 below)
Nov 19	2025-2026 Budget Public hearing #3; Ordinance adopting 2025-2026 budget (1st reading); Ordinance setting 2025 property taxes (2nd reading and adoption).
Dec 3	Ordinance adopting 2025-2026 budget (2nd reading and adoption).

As discussed and approved by the City Council, the 2025-2026 budget includes the funding for human services grants (see table 2 below). The 2026 budget is considered tentative at this time, pending the outcome of police services negotiations and funding. Final allocations for 2026 human services grants will be determined in mid- to late-2025 and a mid-biennium budget amendment, if necessary, will be made at that time.

City Council Agenda Bill

Table 2: 2025 and 2026 Human Services Grants
(As approved, Council Workstudy October 22, 2024)

	2025 Grants – Council Approved	2026 Grants - Tentative (To be confirmed in mid to late 2025)
Boxley Music Fund (Jazz Clubs NW)	$9,000	$9,000
Empower Youth	$20,000	$20,000
Encompass	$30,000	$30,000
Friends of the Trail	$9,200	$9,200
Friends of Youth	$10,000	$10,000
KidVantage	$2,500	$2,500
Mamma's Hands	$15,000	$15,000
Meadowbrook Farm Preservation Assoc.	$3,300	$3,300
Mt Si Senior Center	$50,000	$50,000
North Bend Art & Industry	$15,000	$15,000
Reclaim	$20,000	$20,000
Snoqualmie Valley Food Bank	$40,000	$40,000
Sno Valley Historical Museum	$15,000	$15,000
Trail Youth	$10,000	$10,000
Total	**$249,000**	**$249,000**

The proposed 2025-2026 Biennial Budget complies with state law and City financial policies. The proposed expenditures are balanced against revenue and resource estimates for each of the City's funds. The City's 16.7% Reserve policy in the General Fund is also maintained.

This budget includes property tax revenues with the 1% statutorily allowed increase over the 2024 property levy amount. The budget will be amended as needed prior to adoption to reflect City Council action taken regarding 2025 property taxes on November 19.

There are no Decision Cards included in the 2025-2026 budget due to forecasted constraints on the General Fund.

The 2025-2026 budget includes funding for 51.0 FTEs, which is unchanged from the previous biennium.

Per RCW 36.40.250 pertaining to biennial budgets, the City Council will be able to review and modify the 2025 budget revenues and expenditures as part of a mid-biennium modification that will occur in the fall of 2025.

When the final 2025-2026 Budget document is compiled, it will be published on the City's website and a copy will be available to the public at the front counter at City Hall.

APPLICABLE BRAND GUIDELINES: Balanced budget.

COMMITTEE REVIEW AND RECOMMENDATION: The Finance and Administration Committee reviewed this proposed Ordinance at its November 12, 2024 meeting, and recommended approval for placement on the November 19, 2024 City Council Meeting Main Agenda for 1st reading.

City Council Agenda Bill

RECOMMENDED ACTION: **MOTION to approve AB24-126, to continue the Public Hearing and move forward for second reading at the December 3, 2024 City Council Meeting the ordinance adopting the 2025-2026 Biennial Budget.**		
RECORD OF COUNCIL ACTION		
Meeting Date	***Action***	***Vote***
November 19, 2024		

ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, ADOPTING THE 2025-2026 BIENNIAL BUDGET AND SALARY SCHEDULE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, State law requires the City to adopt a budget and provides procedures for the filing of estimates, preparation of a preliminary budget, holding public hearings, and final fixing of the budget; and

WHEREAS, the City Council of the City of North Bend adopted Ordinance 1528 on May 20, 2014, establishing a biennial budget process in accordance with the provisions of RCW Chapter 35A.34; and

WHEREAS, the City Council has stipulated that the biennial budget will be implemented as two one-year financial plans, that actual expenditures in the first year may not exceed the first-year plan appropriations, that second year plan appropriations shall only be expended in the second year, and that any appropriation changes will require City Council approval; and

WHEREAS, a preliminary biennial budget for the fiscal years 2025-2026 has been prepared and filed, public hearings were held on September 3, 2024, October 15, 2024, and November 19, 2024, for the purposes of fixing the final budget, and the City Council has deliberated and made adjustments and changes deemed necessary and proper; and

WHEREAS, the City Council now wishes to adopt by reference, in accordance with RCW 35A.34.120, a final budget which provides for totals of estimated revenues and appropriations for each separate fund and the aggregate totals for all such funds combined; and

WHEREAS, the City Council also desires to adopt a Salary Schedule for 2025;

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

Section 1. 2025-2026 Biennial Budget Adoption: The Biennial Budget for the City of North Bend, a copy of which is on file with the City Clerk, is hereby adopted by the City Council as the revenue and expenditure authority for the 2025-2026 biennium. Set forth in summary form in Exhibit A (2025 and 2026 Annual Budgets) are the totals of the estimated revenues and expenditures for each separate fund and the aggregate totals for all such funds combined.

Section 2. 2025 Salary Schedule Adoption: The City Council hereby adopts the 2025 Salary Schedule as shown in Exhibit B. The 2026 Salary Schedule will be adopted as part of the Mid-Biennium Modification.

Section 3. Submittal: The City Clerk and/or Finance Director is directed to transmit a certified copy of this ordinance and the final 2025-2026 Biennial Budget document to the Division of Municipal Corporations of the Office of the State Auditor and to the Association of Washington Cities.

Section 4. 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 5. 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, 2025.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS _____ DAY OF _____, 2024.

CITY OF NORTH BEND:

_____
Mary Miller, Mayor

APPROVED AS TO FORM:

_____
Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

_____
Susie Oppedal, City Clerk

Published:
Effective:

EXHIBIT A – 2025 APPROPRIATIONS

Fund #	Fund Title	2025 Budget Beginning Fund Balance	Revenues	Appropriations/ Expenditures	Ending Fund Balance
	General Fund				
001	General Fund	$ 4,773,942	$ 12,415,043	$ 12,827,008	$ 4,361,977
	Mayor & Council			$ 121,506	
	Admin & Finance			$ 1,571,864	
	Legal & Judicial			$ 711,835	
	Central Services			$ 512,104	
	Council Decision Card			$ -	
	Police			$ 2,846,293	
	Jail			$ 694,313	
	Fire Services & Em Mgmt			$ 1,808,158	
	Building Planning and Dev Review			$ -	
	Parks, Culture & Recreation			$ 1,133,864	
	Social & Human Svcs			$ 267,168	
	Interfund Transfers and Other				
	Transfer Out - Reserve Fund (F002)			$ -	
	Transfer Out - Street Operations (F101)			$ 677,691	
	Transfer Out - Capital Streets (F102)			$ -	
	Transfer Out - Street Overlay (F103)			$ 124,000	
	Transfer Out - Econ Development (F108)			$ 300,000	
	Transfer Out - Affordable Housing (F109)			$ 323,950	
	Transfer Out - Park Maint. Reserve (F117)			$ 10,000	
	Transfer Out - Municipal CIP (F310)			$ -	
	Other OpExps			$ 187,261	
002	General Fund Emergency Reserves	$ 1,097,896	$ -	$ -	$ 1,097,896
	Special Revenue Funds				
101	Street Operations	$ (5,351)	$ 1,084,189	$ 1,078,838	$ -
102	Capital Streets	$ 213,375	$ 203,750	$ 153,000	$ 264,125
103	Street Overlay	$ 430,576	$ 578,306	$ 574,000	$ 434,882
	Impact Fee Funds				
106.1	Transportation Impact Fees	$ 6,594,947	$ 1,865,949	$ 5,350,000	$ 3,110,897
106.2	Park Impact fees	$ 2,009,482	$ 1,625,321	$ 990,000	$ 2,644,803
106.3	Fire Impact Fees	$ 418,296	$ 54,183	$ -	$ 472,479
106.4	Sidewalk Impact Fees	$ 166,994	$ 1,670	$ -	$ 168,664
106.5	Trees Impact Fees	$ 400,485	$ 24,005	$ 20,000	$ 404,490
106.6	School Impact Fees	$ -	$ 1,500,000	$ 1,500,000	$ -
106.7	Bicycle and Pedestrian Impact Fees	$ 414,618	$ 104,146	$ -	$ 518,764
107	Hotel Motel Tax	$ 98,523	$ 27,053	$ 65,000	$ 60,577
108	Economic Development	$ 60,113	$ 375,601	$ 395,097	$ 40,618
109	Affordable Housing	$ 1,260,733	$ 323,950	$ 323,950	$ 1,260,733
116	Park Improvement Grants	$ 682,227	$ 6,822	$ -	$ 689,050
117	Park Maintenance Reserves	$ 52,509	$ 10,525	$ -	$ 63,034
125	Development Projects	$ 779,421	$ 507,794	$ 600,000	$ 687,215
130	American Rescue Plan Act (ARPA)	$ -	$ -	$ -	$ -
190	Transportation Benefit District	$ 3,132,999	$ 681,330	$ 700,000	$ 3,114,329
	Debt Service Funds				
216	2011 UTGO Fire Station Bonds	$ 97,619	$ 196,693	$ 149,285	$ 145,028
217	2012 TBD Bonds	$ 20	$ -	$ -	$ 20
218	2015 LTGO Bonds	$ 10,731	$ 387,274	$ 210,800	$ 187,205
220	2018 LTGO Bonds	$ 650	$ 246,750	$ 247,400	$ -
	Capital Funds				
310	Municipal CIP	$ 160,055	$ 15,162,334	$ 15,258,678	$ 63,711
320	Real Estate Excise Tax	$ 6,252,920	$ 1,662,529	$ 579,944	$ 7,335,505
	Utility Funds				
401	Water Utility Operations and CIP	$ 3,421,878	$ 4,920,791	$ 7,793,052	$ 549,617
402	Sewer Utility Operations and CIP	$ 15,394,147	$ 15,286,758	$ 14,714,277	$ 15,966,628
404	Storm and Flood Utility Operations and CIP	$ 2,187,317	$ 2,237,102	$ 2,583,803	$ 1,840,617
405	Solid Waste	$ 640,128	$ 126,193	$ 219,484	$ 546,837
451	ULID #6 Bonds	$ 611,173	$ 766,322	$ 766,322	$ 611,173
	Internal Service Funds				
	Equipment and Technology Operations				
501.1	Equipment Operations	$ 118,546	$ 282,005	$ 360,594	$ 39,957
501.2	Technology Operations	$ 95,352	$ 500,000	$ 491,228	$ 104,123
	Equipment and Technology Reserves				
502.1	Equipment Reserves	$ 1,547,212	$ 115,472	$ 475,000	$ 1,187,684
502.2	Technology Reserves	$ 334,109	$ 50,000	$ 165,000	$ 219,109
	Grand Total - All Funds	**$ 53,453,644**	**$ 63,329,862**	**$ 68,591,759**	**$ 48,191,747**
	Total Budgeted Sources and Uses	**$116,783,507**		**$116,783,507**	
		Total Resources		**Total Uses**	

EXHIBIT A (CONTINUED) – 2026 APPROPRIATIONS

		2026 Budget			
Fund #	Fund Title	Beginning Fund Balance	Revenues	Appropriations/ Expenditures	Ending Fund Balance
	General Fund				
001	General Fund	$ 4,361,977	$ 12,882,113	$ 13,174,363	$ 4,069,728
	Mayor & Council			$ 126,048	
	Admin & Finance			$ 1,635,235	
	Legal & Judicial			$ 736,303	
	Central Services			$ 534,914	
	Council Decision Card			$ -	
	Police			$ 2,945,860	
	Jail			$ 729,028	
	Fire Services & Em Mgmt			$ 1,945,664	
	Building Planning and Dev Review			$ -	
	Parks, Culture & Recreation			$ 996,249	
	Social & Human Svcs			$ 267,759	
	Interfund Transfers and Other				
	Transfer Out - Reserve Fund (F002)			$ -	
	Transfer Out - Street Operations (F101)			$ 698,337	
	Transfer Out - Capital Streets (F102)			$ -	
	Transfer Out - Street Overlay (F103)			$ 124,000	
	Transfer Out - Econ Development (F108)			$ 300,000	
	Transfer Out - Affordable Housing (F109)			$ 338,528	
	Transfer Out - Park Maint. Reserve (F117)			$ 10,000	
	Transfer Out - Municipal CIP (F310)			$ -	
	Other OpExps			$ 189,129	
002	General Fund Emergency Reserves	$ 1,097,896	$ -	$ -	$ 1,097,896
	Special Revenue Funds				
101	Street Operations	$ -	$ 1,113,405	$ 1,113,405	$ -
102	Capital Streets	$ 264,125	$ 206,730	$ 158,400	$ 312,455
103	Street Overlay	$ 434,882	$ 578,349	$ 574,000	$ 439,230
	Impact Fee Funds				
106.1	Transportation Impact Fees	$ 3,110,897	$ 1,831,109	$ 4,150,000	$ 792,006
106.2	Park Impact fees	$ 2,644,803	$ 2,531,675	$ 2,022,510	$ 3,153,967
106.3	Fire Impact Fees	$ 472,479	$ 54,725	$ -	$ 527,204
106.4	Sidewalk Impact Fees	$ 168,664	$ 1,687	$ -	$ 170,351
106.5	Trees Impact Fees	$ 404,490	$ 24,045	$ 20,000	$ 408,535
106.6	School Impact Fees	$ -	$ 1,500,000	$ 1,500,000	$ -
106.7	Bicycle and Pedestrian Impact Fees	$ 518,764	$ 105,188	$ -	$ 623,952
107	Hotel Motel Tax	$ 60,577	$ 27,156	$ 65,000	$ 22,732
108	Economic Development	$ 40,618	$ 375,406	$ 403,874	$ 12,150
109	Affordable Housing	$ 1,260,733	$ 338,528	$ 338,528	$ 1,260,733
116	Park Improvement Grants	$ 689,050	$ 6,890	$ -	$ 695,940
117	Park Maintenance Reserves	$ 63,034	$ 10,630	$ -	$ 73,664
125	Development Projects	$ 687,215	$ 506,872	$ 600,000	$ 594,087
130	American Rescue Plan Act (ARPA)	$ -	$ -	$ -	$ -
190	Transportation Benefit District	$ 3,114,329	$ 703,893	$ 700,000	$ 3,118,223
	Debt Service Funds				
216	2011 UTGO Fire Station Bonds	$ 145,028	$ 51,450	$ 148,750	$ 47,728
217	2012 TBD Bonds	$ 20	$ -	$ -	$ 20
218	2015 LTGO Bonds	$ 187,205	$ 208,000	$ 208,000	$ 187,205
220	2018 LTGO Bonds	$ -	$ 247,800	$ 247,800	$ -
	Capital Funds				
310	Municipal CIP	$ 63,711	$ 15,661,394	$ 13,882,000	$ 1,843,105
320	Real Estate Excise Tax	$ 7,335,505	$ 1,673,355	$ 400,100	$ 8,608,761
	Utility Funds				
401	Water Utility Operations and CIP	$ 549,617	$ 4,283,460	$ 4,734,013	$ 99,063
402	Sewer Utility Operations and CIP	$ 15,966,628	$ 7,499,209	$ 7,225,864	$ 16,239,974
404	Storm and Flood Utility Operations and CIP	$ 1,840,617	$ 1,756,365	$ 3,314,355	$ 282,626
405	Solid Waste	$ 546,837	$ 130,300	$ 223,757	$ 453,379
451	ULID #6 Bonds	$ 611,173	$ 752,910	$ 752,910	$ 611,173
	Internal Service Funds				
	Equipment and Technology Operations				
501.1	Equipment Operations	$ 39,957	$ 403,080	$ 374,005	$ 69,031
501.2	Technology Operations	$ 104,123	$ 515,000	$ 508,910	$ 110,214
	Equipment and Technology Reserves				
502.1	Equipment Reserves	$ 1,187,684	$ 111,877	$ 298,300	$ 1,001,261
502.2	Technology Reserves	$ 219,109	$ 50,000	$ 50,000	$ 219,109
	Grand Total - All Funds	**$ 48,191,747**	**$ 56,142,600**	**$ 57,188,845**	**$ 47,145,502**
	Total Budgeted Sources and Uses	**$104,334,347**		**$104,334,347**	
		Total Resources		**Total Uses**	

EXHIBIT B – 2025 SALARY SCHEDULE

			2025 Salary Schedule						
Exempt or Union	Departments	2025 Authorized FTEs	Step1	Step2	Step3	Step4	Step5	Step6	2026 FTEs
	Administration								
Exempt - Director	City Administrator	1.00	$ 14,857	$ 15,630	$ 16,398	$ 17,114	$ 17,711	$ 18,421	1.00
Exempt - Director	Administrative Services Director	1.00	$ 10,879	$ 11,669	$ 12,470	$ 13,266	$ 14,062	$ 14,857	1.00
Exempt - Manager	City Clerk / Risk Manager	1.00	$ 9,273	$ 9,796	$ 10,318	$ 10,841	$ 11,364	$ 11,887	1.00
Exempt - Manager	City Clerk	0.00	$ 8,555	$ 9,007	$ 9,458	$ 9,910	$ 10,356	$ 10,802	0.00
Exempt - Manager	Communications Manager/PIO	1.00	$ 7,640	$ 8,120	$ 8,601	$ 9,082	$ 9,563	$ 10,043	1.00
Exempt - Manager	HR Manager / EM Coordinator	1.00	$ 8,785	$ 9,243	$ 9,700	$ 10,157	$ 10,614	$ 11,071	1.00
Exempt - Manager	City Attorney	0.00	$ 12,677	$ 13,300	$ 13,922	$ 14,545	$ 15,168	$ 15,790	0.00
Exempt - Manager	IT Manager	1.00	$ 9,117	$ 9,622	$ 10,127	$ 10,632	$ 11,137	$ 11,642	1.00
Clerical Union	Deputy City Clerk	1.00	$ 6,861	$ 7,136	$ 7,422	$ 7,718	$ 8,027	$ 8,348	1.00
Clerical Union	Records Coordinator	0.00	$ 6,683	$ 6,950	$ 7,228	$ 7,518	$ 7,818	$ 8,131	0.00
Clerical Union	Administrative Assistant	0.00	$ 5,312	$ 5,524	$ 5,746	$ 5,975	$ 6,215	$ 6,463	0.00
	Community & Economic Development Services								
Exempt - Director	Community & Economic Development Director	1.00	$ 12,481	$ 13,194	$ 13,907	$ 14,620	$ 15,333	$ 16,045	1.00
Exempt - Manager	Planning Manager	1.00	$ 10,680	$ 11,316	$ 11,952	$ 12,588	$ 13,224	$ 13,860	1.00
Exempt - Manager	Development Review Manager	0.00	$ 8,978	$ 9,568	$ 10,159	$ 10,750	$ 11,341	$ 11,932	0.00
Exempt - Manager	Economic Development Manager	0.00	$ 9,906	$ 10,421	$ 10,937	$ 11,452	$ 11,967	$ 12,483	0.00
Exempt - Manager	Building Official	1.00	$ 9,447	$ 9,974	$ 10,495	$ 11,016	$ 11,503	$ 12,105	1.00
Exempt - Manager	Principal Planner	0.00	$ 9,238	$ 9,769	$ 10,299	$ 10,830	$ 11,360	$ 11,891	0.00
Clerical Union	Building Inspector	1.00	$ 7,223	$ 7,511	$ 7,812	$ 8,124	$ 8,449	$ 8,788	1.00
Clerical Union	Senior Planner	1.00	$ 8,445	$ 8,782	$ 9,134	$ 9,499	$ 9,879	$ 10,274	1.00
Clerical Union	Senior Long Range Planner	0.00	$ 8,445	$ 8,782	$ 9,134	$ 9,499	$ 9,879	$ 10,274	0.00
Clerical Union	Associate Planner	1.00	$ 7,146	$ 7,432	$ 7,730	$ 8,038	$ 8,360	$ 8,695	1.00
Clerical Union	Long Range Planner	0.00	$ 7,146	$ 7,432	$ 7,730	$ 8,038	$ 8,360	$ 8,695	0.00
Clerical Union	Office Coordinator/Permit Technician	0.00	$ 6,188	$ 6,436	$ 6,693	$ 6,961	$ 7,240	$ 7,530	0.00
Clerical Union	Office Coordinator/Permit / Planning Assistant	1.00	$ 6,188	$ 6,436	$ 6,693	$ 6,961	$ 7,240	$ 7,530	1.00
Clerical Union	Mapping CAD Technician	0.00	$ 6,972	$ 7,250	$ 7,541	$ 7,842	$ 8,156	$ 8,483	0.00
Clerical Union	Special Events/Visitor Information Coordinator	0.00	$ 6,575	$ 6,838	$ 7,111	$ 7,396	$ 7,692	$ 8,000	0.00
	Finance & Technology								
Exempt - Director	Finance Director	1.00	$ 13,035	$ 13,694	$ 14,354	$ 15,013	$ 15,672	$ 16,332	1.00
Exempt - Director	Deputy Finance Director	1.00	$ 11,075	$ 11,657	$ 12,239	$ 12,822	$ 13,404	$ 13,986	1.00
Exempt - Manager	Finance Manager	0.00	$0	$0	$0	$0	$0	$0	0.00
Exempt - Manager	Accounting Operations Manager	0.00	$ 9,117	$ 9,622	$ 10,127	$ 10,632	$ 11,137	$ 11,642	0.00
Exempt - Manager	Senior Financial Analyst	1.00	$ 7,628	$ 8,045	$ 8,456	$ 8,862	$ 9,279	$ 9,690	1.00
Clerical Union	Staff Accountant	2.00	$ 6,861	$ 7,136	$ 7,422	$ 7,718	$ 8,027	$ 8,348	2.00
Clerical Union	Payroll Officer	0.00	$ 6,521	$ 6,781	$ 7,052	$ 7,335	$ 7,628	$ 7,934	0.00
Clerical Union	Utilities Coordinator	1.00	$ 6,074	$ 6,317	$ 6,569	$ 6,832	$ 7,106	$ 7,389	1.00
Clerical Union	Business License & Tax Coordinator	0.00	$ 6,074	$ 6,317	$ 6,569	$ 6,832	$ 7,106	$ 7,389	0.00
Clerical Union	Accounting Assistant I	0.00	$ 5,220	$ 5,428	$ 5,646	$ 5,872	$ 6,107	$ 6,350	0.00
Clerical Union	Accounting Assistant II	1.00	$ 6,074	$ 6,317	$ 6,569	$ 6,832	$ 7,106	$ 7,389	1.00
Clerical Union	Administrative Assistant	0.00	$ 5,312	$ 5,524	$ 5,746	$ 5,975	$ 6,215	$ 6,463	0.00

EXHIBIT B (CONTINUED) – 2025 SALARY SCHEDULE

Exempt or Union	Departments	2025 Authorized FTEs	2025 Salary Schedule Step1	Step2	Step3	Step4	Step5	Step6	2026 FTEs
	Public Works								
Exempt - Director	Deputy City Administrator/PW Director	1.00	$ 13,669	$ 14,323	$ 14,977	$ 15,630	$ 16,278	$ 16,926	1.00
Exempt - Director	Deputy Public Works Director	1.00	$ 11,086	$ 11,891	$ 12,708	$ 13,519	$ 14,329	$ 15,140	1.00
Exempt - Director	City Engineer	1.00	$ 11,016	$ 11,746	$ 12,476	$ 13,136	$ 13,623	$ 14,109	1.00
Exempt - Manager	Assistant City Engineer	0.00	$0	$0	$0	$0	$0	$0	0.00
Exempt - Manager	PW Operations Manager	0.00	$ 11,086	$ 11,891	$ 12,708	$ 13,519	$ 14,329	$ 15,140	0.00
Exempt - Manager	PW Capital Project / Grants Manager	1.00	$ 10,362	$ 11,069	$ 11,781	$ 12,470	$ 13,102	$ 13,727	1.00
Exempt - Manager	Public Works Project Manager	1.00	$ 8,978	$ 9,568	$ 10,159	$ 10,750	$ 11,341	$ 11,932	1.00
Exempt - Manager	Wastewater Treatment Plant Manager	1.00	$ 10,680	$ 11,316	$ 11,952	$ 12,588	$ 13,224	$ 13,860	1.00
Exempt - Manager	Water Operations Manager	1.00	$ 8,873	$ 9,377	$ 9,881	$ 10,379	$ 10,877	$ 11,376	1.00
Exempt - Manager	SCADA Supervisor	1.00	$ 8,873	$ 9,377	$ 9,881	$ 10,379	$ 10,877	$ 11,376	1.00
Exempt - Manager	PW Project Engineer	1.00	$ 8,873	$ 9,377	$ 9,881	$ 10,379	$ 10,877	$ 11,376	1.00
Clerical Union	PW Infrastructure Inspector	1.00	$ 7,223	$ 7,511	$ 7,812	$ 8,124	$ 8,449	$ 8,788	1.00
Clerical Union	Public Works Office Coordinator	0.00	$ 6,188	$ 6,436	$ 6,693	$ 6,961	$ 7,240	$ 7,530	0.00
Clerical Union	PW Officer Coordinator / Contract Specialist	1.00	$ 7,877	$ 8,109	$ 8,341	$ 8,572	$ 8,804	$ 9,036	1.00
Clerical Union	GIS Analyst	0.00	$ 7,119	$ 7,485	$ 7,850	$ 8,215	$ 8,580	$ 8,946	0.00
Clerical Union	Senior GIS Analyst	1.00	$ 7,648	$ 8,211	$ 8,769	$ 9,329	$ 9,889	$ 10,450	1.00
PW Union	Senior Lead Technician	1.00	$ 8,522	$ 9,009	$ 9,496	$ 9,981	$ 10,468	$ 10,955	1.00
PW Union	Lead Wastewater Operator	1.00	$ 7,729	$ 8,146	$ 8,564	$ 8,980	$ 9,397	$ 9,814	1.00
PW Union	Lead Water System Operator	1.00	$ 7,729	$ 8,146	$ 8,564	$ 8,980	$ 9,397	$ 9,814	1.00
PW Union	Lead Parks Technician	0.00	$ 7,729	$ 8,146	$ 8,564	$ 8,980	$ 9,397	$ 9,814	0.00
PW Union	Lead Streets Technician	1.00	$ 7,729	$ 8,146	$ 8,564	$ 8,980	$ 9,397	$ 9,814	1.00
PW Union	Wastewater Operator II	3.00	$ 6,974	$ 7,356	$ 7,738	$ 8,121	$ 8,503	$ 8,885	3.00
PW Union	Wastewater Operator I	1.00	$ 6,475	$ 6,855	$ 7,235	$ 7,615	$ 7,995	$ 8,375	1.00
PW Union	Mechanic	0.00	$ 6,475	$ 6,855	$ 7,235	$ 7,615	$ 7,995	$ 8,375	0.00
PW Union	Senior Mechanic	1.00	$ 7,729	$ 8,146	$ 8,564	$ 8,980	$ 9,397	$ 9,814	1.00
PW Union	Maintenance Worker	6.00	$ 6,475	$ 6,855	$ 7,235	$ 7,615	$ 7,995	$ 8,375	6.00
PW Union	Maintenance (Entry)	0.00	$ 5,447	$ 5,731	$0	$0	$0	$0	0.00
PW Union	Maintenance (Seasonal)	0.00	$0	$0	$0	$0	$0	$0	0.00
PW Union	Water System Operator II	3.00	$ 6,974	$ 7,356	$ 7,738	$ 8,121	$ 8,503	$ 8,885	3.00
PW Union	Water System Operator I	0.00	$ 6,475	$ 6,855	$ 7,235	$ 7,615	$ 7,995	$ 8,375	0.00

Indicates Vacancy

Indicates Position Reclassification

	TOTAL	51.00	51.00
	Exempt - Director	8.00	8.00
	Exempt - Manager	13.00	13.00
	Clerical Union	12.00	12.00
	PW Union	18.00	18.00
	Total FTEs	51.00	51.00

2025 Notes on position reclassifications
Principal Planner to Planning Manager to reflect promotion of incumbent.
Economic Development Manager to Associate Planner (vacant) to meet workload needs.
Accounting Operations Manager to Senior Financial Analyst (vacant) to meet workload needs.

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 the third (3rd) of three (3) public hearings to receive comments on the Proposed 2025-2026 Biennial Budget. The public hearing will take place during a Regular City Council Meeting on Tuesday, November 19, 2024, at 7:00 p.m. at City Hall, 920 SE Cedar Falls Way, North Bend, WA.

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, November 18, 2024. Upon the request of an individual who will have difficulty attending the public hearing and providing comment in person by reason of disability, limited mobility, or for any other reason that makes physical attendance difficult, a teleconference option using Zoom Meetings will be available with detailed meeting access information to be provided on November 14, 2024 on the City website calendar item for the November 19, 2024 City Council meeting.

Further information is available by contacting Finance Director Martin Chaw at mchaw@northbendwa.gov.

Posted: November 1, 2024
Published: November 1 & 8, 2024

City Council Agenda Bill

SUBJECT:	Agenda Date: November 19, 2024 AB24-127	
Public Hearing Cont. and Ordinance Setting the 2025 Regular Property Tax Levy and Excess Tax Levy	Department/Committee/Individual	
	Mayor Mary Miller	
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm. & Economic Development – James Henderson	
Cost Impact: N/A	Finance – Martin Chaw	X
Fund Source: General Fund.	Public Works – Mark Rigos	
Timeline: by 11/30/2024		

Attachments: Ordinances, Preliminary 2025 Property Tax Levy Limit Worksheet from King County (10/28/2024), Public Hearing Notice

SUMMARY STATEMENT:

The City of North Bend is required to annually adopt the following year's Property Tax Levy Increase Ordinance on or before November 30th. The City's property tax levy consists of two parts: a regular levy and an excess levy which is used to finance debt service payments for the City's Fire Station.

Regular Levy

The Mayor's Proposed Biennial Budget includes a total regular property tax levy of $2,552,378 for collection in 2025. This consists of a 1.0% statutorily allowed property tax increase, which amounts to $24,860 over the 2024 actual regular levy, plus revenue of $38,071 resulting from new construction and improvements to property, and $3,440 from prior year administrative refunds. This equates to a total increase of $66,371 over the current 2024 levy of $2,486,001.

Table 1: 2025 Preliminary Regular Levy Rate and Taxes Including 1.0% Increase

	Amount	Levy Rate	Annual Tax
2024 Regular Levy*	**$2,486,001**	**$0.80238**	**$783.93**
Add: 1.0% Statutorily allowed increase	24,860	$0.00802	$7.84
Add: 2025 New construction and improvements	38,071	$0.01229	$12.01
Add: 2025 Administrative refunds	3,440	$0.00111	$1.08
2025 Regular Levy	**$2,552,372**	**$0.82380**	**$804.86**

2024 Regular Levy does not reflect $3,619 in refunds as the 1.0% increase is required to exclude prior year refunds.

The 2025 preliminary citywide assessed valuation from King County Assessments, as of October 24, 2024, is $3,098,272,168, which is a 10.9% increase over the 2024 assessed valuation of $2,793,358,439. Of this increase, new construction added $43,205,242 of assessed value to the property tax rolls (1.5%) and the remaining 9.4% was increases to existing home values.

The 2025 preliminary assessed value and levy amount of $2,552,372 equate to an estimated 2025 property tax rate of $0.82380 per $1,000 of assessed valuation. This is a slight decrease from the 2024 actual property tax rate of $0.88117 per $1,000 of assessed valuation. Per the real estate site Zillow.com, the current average sales price for a single-family home in North Bend is $977,000. Assuming the value of an average home in 2025 is $977,000, the regular property tax assessment would be approximately $804.86 per year, which equates to $67.07 per month.

City Council Agenda Bill

Excess Levy (Fire Station bonds):
In February 2011, a special election was held, at which the City was approved to issue $2.25 million in unlimited general obligation bonds maturing over a period of 20 years for purposes of financing the construction and equipping of a new fire station. Following that election, in May 2011, the City Council approved Ordinance No. 1425 authorizing the issuance of said bonds.

The subject proposed property tax ordinance adopts the special property tax levy for the Fire Station bonds with a 2025 levy rate of $0.05773, resulting in a tax levy of $178,875 in order to meet debt service obligations as authorized by North Bend voters in 2011. Based upon an average sales price for a single-family home in North Bend of $977,000, the average home in 2025 would be assessed approximately $56.41 per year, which equates to $4.70 per month. Inclusive of the 2025 regular levy, the total property tax levy for 2025 equals $2,731,247.

Table 2: 2025 Preliminary Regular and Excess Levy Rate and Taxes Including 1.0% Increase

	Amount	Levy Rate	Annual Tax
2025 Regular Levy	**$2,552,372**	**$0.82380**	**$804.86**
Add: Voter approved excess levy	178,875	$0.05773	$56.41
2025 Total Regular and Excess Levy	**$2,731,247**	**$0.88153**	**$861.27**

Note: Levy rate and annual tax based on 2025 preliminary assessed valuation from King County of $3,098,272,168 and a single family home value of $977,000. Figures to be finalized upon release of final assessed valuation figures from King County in early 2025.

Option #1: Adopt 2025 Property Tax Levy, including a 1.0% increase as authorized under state law.
Description: State law allows the City of North Bend to increase its property tax levy by 1.0%.
Business Impacts: The 1.0% increase equates to an increase in the regular property tax levy of $24,860. Revenue from this increase is received into the City's General Fund and is used to support daily general governmental operating expenses.
Recommendation: City staff recommend Council approval of the attached proposed ordinance to establish the 2025 property tax amount.

Option #2: Adopt 2025 Property Tax Levy, not including a 1.0% increase as authorized under state law.
Description: State law allows the City of North Bend to increase its property tax levy by 1.0%.
Business Impacts: Foregoing the 1.0% increase equates to a reduction in the regular property tax levy of $24,860, and would reduce the 2025 regular levy rate to $0.81578, or a reduction in property taxes on a $977,000 single-family home of approximately $7.84 in 2025, or about $0.65/month.

Table 3: 2025 Preliminary Regular and Excess Levy Rate and Taxes Excluding 1.0% Increase

	Amount	Levy Rate	Annual Tax
2025 Regular Levy	**$2,527,515**	**$0.81578**	**$797.02**
Add: Voter approved excess levy	178,875	$0.05773	$56.41
2025 Total Regular and Excess Levy	**$2,706,390**	**$0.87351**	**$853.43**
Change from Alternative 1	**-$24,860**	**-$0.00802**	**-$7.84 ($0.65/mo)**

City Council Agenda Bill

Note: Levy rate and annual tax based on 2025 preliminary assessed valuation from King County of $3,098,272,168 and a single family home value of $977,000. Figures to be finalized upon release of final assessed valuation figures from King County in early 2025.

Recommendation: City staff does not recommend Alternative #2.

Option #3: Adopt 2025 Property Tax Levy, not including a 1.0% increase as authorized under state law and banking the unlevied property tax capacity.

Description: During the levy setting process, the City has the ability to use all, some, or none of the 1.0% increase over the previous year's levy. If the City decides that the full 1.0% increase is not needed for the following year, State law (RCW 84.55.092) allows the City to protect (e.g., bank) the right to use that banked capacity at some future date.

Business Impacts: If the City elects to take some or none of the full 1.0% increase for 2025 as authorized, the City may protect the portion that is not needed (e.g., not levied) for use in the future.

Recommendation: If Council does not approve the recommended Alternative #1, staff recommends Alternative #3 over Alternative #2.

APPLICABLE BRAND GUIDELINES: Balanced budget.

COMMITTEE REVIEW AND RECOMMENDATION: The Finance and Administration Committee reviewed and approved Option #1, at its November 12, 2024 meeting, and recommended approval and placement on the November 19, 2024 City Council Meeting Main Agenda for discussion.

RECOMMENDED ACTION: **Motion to approve AB24-127, an ordinance adopting the 2025 Regular Property Tax Levy, as set forth in Option Number 1 (1.0% Increase), and the Excess Levy, as a second and final reading.**

RECORD OF COUNCIL ACTION

Meeting Date	*Action*	*Vote*
November 19, 2024		

ORDINANCE
(Option 1: 1.0% Increase)

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, AUTHORIZING 2025 PROPERTY TAX LEVIES CONSISTING OF THE CITY'S REGULAR LEVY AND A VOTER-APPROVED EXCESS LEVY FOR UNLIMITED GENERAL OBLIGATION BONDS INTEREST AND REDEMPTION

WHEREAS, the City Council of the City of North Bend has properly given notice of the public hearing held on September 3, 2024 and October 15, 2024 to consider the City's revenue sources for the 2025 budget, including the consideration of possible increases in property tax revenues; and

WHEREAS, the City of North Bend's actual levy amount from the previous year was $2,489,619, which includes refunds of $3,619; and

WHEREAS, the King County Assessor has notified the City Council of the City of North Bend on October 28, 2024 that the assessed valuation of property lying within the boundaries of said City for the assessment year 2025 is $3,098,272,168; and

WHEREAS, the City Council of the City of North Bend, after hearing and duly considering all relevant testimony presented, has determined that the City of North Bend should adopt a regular property tax levy in the estimated amount of $2,552,37, which includes a 1% increase [$24,860] in regular property tax revenue over the 2024 actual regular property tax levy [$2,486,001], plus revenue resulting from the addition of new construction & improvements to property [$38,071], plus administrative refunds [$3,440] in order to discharge the expected expenses and obligations of the City; and

WHEREAS, voters approved an excess property tax levy for unlimited general obligation bonds, proceeds of which were used to pay for the construction of a new fire station; and

WHEREAS, the City is required to set and establish the property tax levy rate for voted excess levies for general obligation bond issues approved by the voters, including subsequent refunded bond issues, subject to the limitations imposed by law; and

WHEREAS, the City of North Bend needs a tax levied to raise revenue to provide for the interest and redemption of voter-approved unlimited general obligation bonds for the fiscal year of 2025 in the amount of $178,875 which tax is applicable to all taxable property within the City of North Bend; and

WHEREAS, the below is a true and complete listing of property tax levies for the City of North Bend for tax year 2025 and they are within the maximums established by law:

Regular (Statutory) Levy	
Expense Fund	$2,548,932
Refunds	3,440
Total Regular Levy	$2,552,372
Excess (Voter Approved) Levy:	
G.O. Bonds Fund Levy	$178,875

Estimated Total Property Taxes: **$2,731,247**

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

Section 1. Regular Property Tax Levy. A regular property tax is hereby levied for year 2025 in the amount of $2,552,372, which is a one percent (1%) increase from the 2024 actual regular property tax levy. This increase is inclusive of additional revenue resulting from the addition of new construction and improvements to property, any increase in the value of state-assessed property, and any additional amounts resulting from annexations that have occurred and refunds made.

Section 2. Voter-Approved Excess Property Tax Levy for Unlimited General Obligation Bonds. In addition to the above regular property tax levy for the ensuing fiscal year of 2025, a tax is hereby levied to raise revenue to provide for the interest and redemption of voter-approved unlimited general obligation bonds for the fiscal year of 2025 in the amount of $178,875. This tax is applicable to all taxable property within the City of North Bend.

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, 2025.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 19TH DAY OF NOVEMBER, 2024.

CITY OF NORTH BEND:

_____

Mary Miller, Mayor

APPROVED AS TO FORM:

_____

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

_____

Susie Oppedal, City Clerk

Published:
Effective: January 1, 2025

ORDINANCE
(Option 2: No 1.0% Option)

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, AUTHORIZING 2025 PROPERTY TAX LEVIES CONSISTING OF THE CITY'S REGULAR LEVY AND A VOTER-APPROVED EXCESS LEVY FOR UNLIMITED GENERAL OBLIGATION BONDS INTEREST AND REDEMPTION

WHEREAS, the City Council of the City of North Bend has properly given notice of the public hearing held on September 3, 2024 and October 15, 2024 to consider the City's revenue sources for the 2025 budget, including the consideration of possible increases in property tax revenues; and

WHEREAS, the City of North Bend's actual levy amount from the previous year was $2,489,619, which includes refunds of $3,619; and

WHEREAS, the King County Assessor has notified the City Council of the City of North Bend on October 28, 2024 that the assessed valuation of property lying within the boundaries of said City for the assessment year 2025 is $3,098,272,168; and

WHEREAS, the City Council of the City of North Bend, after hearing and duly considering all relevant testimony presented, has determined that the City of North Bend adopt a regular property tax levy in the estimated amount of $2,527,512 which includes a 0% increase [$0] in regular property tax revenue over the 2024 actual regular property tax levy [$2,486,001], plus revenue resulting from the addition of new construction & improvements to property [$38,071], plus administrative refunds [$3,440] in order to discharge the expected expenses and obligations of the City; and

WHEREAS, voters approved an excess property tax levy for unlimited general obligation bonds, proceeds of which were used to pay for the construction of a new fire station; and

WHEREAS, the City is required to set and establish the property tax levy rate for voted excess levies for general obligation bond issues approved by the voters, including subsequent refunded bond issues, subject to the limitations imposed by law; and

WHEREAS, the City of North Bend needs a tax levied to raise revenue to provide for the interest and redemption of voter-approved unlimited general obligation bonds for the fiscal year of 2025 in the amount of $178,875 which tax is applicable to all taxable property within the City of North Bend; and

WHEREAS, the below is a true and complete listing of property tax levies for the City of North Bend for tax year 2025 and they are within the maximums established by law:

Regular (Statutory) Levy	
Expense Fund	$2,524,072
Refunds	3,440
Total Regular Levy	$2,527,512
Excess (Voter Approved) Levy:	
G.O. Bonds Fund Levy	$178,875

Estimated Total Property Taxes: **$2,706,387**

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

Section 1. Regular Property Tax Levy. A regular property tax is hereby levied for year 2025 in the amount of $2,527,512, which is a zero percent (0%) increase from the 2024 actual regular property tax levy. This increase is inclusive of additional revenue resulting from the addition of new construction and improvements to property, any increase in the value of state-assessed property, and any additional amounts resulting from annexations that have occurred and refunds made.

Section 2. Voter-Approved Excess Property Tax Levy for Unlimited General Obligation Bonds. In addition to the above regular property tax levy for the ensuing fiscal year of 2025, a tax is hereby levied to raise revenue to provide for the interest and redemption of voter-approved unlimited general obligation bonds for the fiscal year of 2025 in the amount of $178,875. This tax is applicable to all taxable property within the City of North Bend.

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, 2025.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 19TH DAY OF NOVEMBER, 2024.

CITY OF NORTH BEND:

_____

Mary Miller, Mayor

APPROVED AS TO FORM:

_____

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

_____

Susie Oppedal, City Clerk

Published:
Effective: January 1, 2025

ORDINANCE
(Option 3: No 1.0% Increase and Protect Capacity)

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, AUTHORIZING 2025 PROPERTY TAX LEVIES CONSISTING OF THE CITY'S REGULAR LEVY AND A VOTER-APPROVED EXCESS LEVY FOR UNLIMITED GENERAL OBLIGATION BONDS INTEREST AND REDEMPTION

WHEREAS, the City Council of the City of North Bend has properly given notice of the public hearing held on September 3, 2024 and October 15, 2024 to consider the City's revenue sources for the 2025 budget, including the consideration of possible increases in property tax revenues; and

WHEREAS, the City of North Bend's actual levy amount from the previous year was $2,489,619, which includes refunds of $3,619; and

WHEREAS, the King County Assessor has notified the City Council of the City of North Bend on October 28, 2024 that the assessed valuation of property lying within the boundaries of said City for the assessment year 2025 is $3,098,272,168; and

WHEREAS, the City Council of the City of North Bend, after hearing and duly considering all relevant testimony presented, has determined that the City of North Bend should adopt a regular property tax levy in the estimated amount of $2,527,512 which includes a 0% increase [$0] in regular property tax revenue over the 2024 actual regular property tax levy [$2,486,001], plus revenue resulting from the addition of new construction & improvements to property [$38,07], plus administrative refunds [$3,440] in order to discharge the expected expenses and obligations of the City; and

WHEREAS, any unused property tax levy capacity for the 2025 tax year is reserved for future levy as provided by RCW 84.55.092; and

WHEREAS, voters approved an excess property tax levy for unlimited general obligation bonds, proceeds of which were used to pay for the construction of a new fire station; and

WHEREAS, the City is required to set and establish the property tax levy rate for voted excess levies for general obligation bond issues approved by the voters, including subsequent refunded bond issues, subject to the limitations imposed by law; and

WHEREAS, the City of North Bend needs a tax levied to raise revenue to provide for the interest and redemption of voter-approved unlimited general obligation bonds for the fiscal year of 2025 in the amount of $178,875 which tax is applicable to all taxable property within the City of North Bend; and

WHEREAS, the below is a true and complete listing of property tax levies for the City of North Bend for tax year 2025 and they are within the maximums established by law:

Regular (Statutory) Levy	
Expense Fund	$2,524,072
Refunds	3,440
Total Regular Levy	$2,527,512

Excess (Voter Approved) Levy:	
G.O. Bonds Fund Levy	$178,875
Estimated Total Property Taxes:	**$2,706,387**

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

Section 1. Regular Property Tax Levy. A regular property tax is hereby levied for year 2025 in the amount of $2,527,512, which is a zero percent (0%) increase from the 2024 actual regular property tax levy. This increase is inclusive of additional revenue resulting from the addition of new construction and improvements to property, any increase in the value of state-assessed property, and any additional amounts resulting from annexations that have occurred and refunds made. Any unused property tax levy capacity for the 2025 tax year is reserved for future levy as provided by RCW 84.55.092.

Section 2. Voter-Approved Excess Property Tax Levy for Unlimited General Obligation Bonds. In addition to the above regular property tax levy for the ensuing fiscal year of 2025, a tax is hereby levied to raise revenue to provide for the interest and redemption of voter-approved unlimited general obligation bonds for the fiscal year of 2025 in the amount of $178,875. This tax is applicable to all taxable property within the City of North Bend.

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, 2025.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 19TH DAY OF NOVEMBER, 2024.

CITY OF NORTH BEND:

_____

Mary Miller, Mayor

APPROVED AS TO FORM:

_____

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

_____

Susie Oppedal, City Clerk

Published:
Effective: January 1, 2025

Preliminary Worksheet 10-24-2024

TAXING DISTRICT **City of North Bend** 2024 Levy for 2025 Taxes IPD: 1.02570

A. Highest regular tax which could have been lawfully levied beginning with the 1985 levy (refund levy not included).

Year		Highest Lawful Levy Since 1985		Limit Factor/Max Increase 101%		
2024	2,486,001	x	1.01000	=	2,510,861

B. Current year's assessed value of new construction, improvements, and wind turbines, solar, biomass, and geothermal facilities in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).

A.V.		Last Year's Levy Rate				
43,205,242	*	0.88117	÷	1,000	=	38,071

C. Tax Increment finance area increment AV increase (RCW 84.55.010(1)€) (value included in B & D cannot be included in C)

A.V.		Last Year's Levy Rate				
0	*	0.88117	÷	1,000	=	0

D. Current year's state assessed property value less last year's state assessed property value. The remainder is to be multiplied by last year's regular levy rate (or the rate that should have been levied).

Current Year's A.V.		Previous Year's A.V.		
26,018,271	-	26,018,271	=	0

Remainder from Line D		Last Year's Levy Rate				
0	*	0.88117	÷	1,000	=	0

E. 1st Year Lid Lift & Limit Factor>1%

F. Regular property tax limit: A+B+C+D+E = 2,548,932

Parts G through I are used in calculating the additional levy limit due to annexation.

G. To find the rate to be used in H, take the levy limit as shown in Line F above and divide it by the current assessed value of the district, excluding the annexed area.

Total in Line F		Assessed Value Less Annexed AV				
2,548,932	÷	3,098,272,168	*	1,000	=	0.82269

H. Annexed area's current assessed value including new construction and improvements, times the rate in Line G.

Annexed Area's A.V.		Annexation Rate				
0	*	0.82269	÷	1,000	=	0

I. Regular property tax limit including annexation F+H = 2,548,932

J. **Statutory maximum calculation**

Only enter fire/RFA rate, library rate, & firefighter pension fund rate for cities annexed to a fire/RFA or library or has a firefighter pension fund.

District base levy rate		Fire or RFA Rate		Library Rate		Firefighter Pension Fund		Statutory Rate Limit
3.60000	-		-	0.24805	+	0.00000	=	3.35195

Regular Levy AV		Reg Statutory Rate Limit				Statutory Amount
3,098,272,168	*	3.35195	÷	1,000	=	**10,385,253**

K. **Highest Lawful Levy For This Tax Year** (Lesser of I and J) = **2,548,932**

L. **New highest lawful levy since 1985** (Lesser of I minus C and J, unless A (before limit factor increase) is greater, then A **2,548,932**

M.	Lesser of J and K	2,548,932
N.	Refunds	3,440
O.	**Total: M+N** (unless stat max)	**2,552,371**
P.	**Levy Corrections** Year of Error: ____ Did the district cause the error?	
	1. Minus amount over levied (if applicable)	0
	2. Plus amount under levied (if applicable)	0
Q.	**Total Allowable Levy**	**2,552,371**

R.	**Tax Base For Regular Levy**	
	1. Total district taxable value (including state-assessed property, and excluding boats, timber assessed value, and the senior citizen exemption for the regular levy)	3,098,272,168
S.	**Tax Base for Excess, Voted Bond Levies and Sr Exempt Lid Lifts**	
	2. Excess AV	3,080,695,544
	3. Plus Timber Assessed Value (TAV)	0
	4. Tax base for excess and voted bond levies (2+3)	3,080,695,544

T.	**Increase Information**	
	1. Levy rate based on allowable levy	0.82380
	2. Last year's ACTUAL regular levy	2,489,619
	3. Dollar Increase over last year other than New Construction (-) Annexation	21,241
	4. Percent Increase over last year other than New Construction (-) Annexation	0.85319%

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 setting the Property Tax Levy for 2025. The public hearing will take place during a Regular City Council Meeting on Tuesday, October 15, 2024, at 7:00 p.m. at City Hall, 920 SE Cedar Falls Way, North Bend, WA.

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 14, 2024. Upon the request of an individual who will have difficulty attending the public hearing and providing comment in person by reason of disability, limited mobility, or for any other reason that makes physical attendance difficult, a teleconference option using Zoom Meetings will be available with detailed meeting access information to be provided on October 10, 2024 on the City website calendar item for the October 15, 2024 City Council meeting.

Further information is available by contacting Finance Director Martin Chaw at mchaw@northbendwa.gov.

Posted: October 4, 2024
Published: October 4 & October 11, 2024

City Council Agenda Bill

SUBJECT:	Agenda Date: November 19, 2024 AB24-128	
Ordinance Increasing the Solid Waste & Recycling Rates and Amending the Taxes, Rates & Fees Schedule	Department/Committee/Individual	
	Mayor Mary Miller	
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm. & Economic Development – James Henderson	
Cost Impact: N/A	Finance – Martin Chaw	X
Fund Source: N/A	Public Works – Mark Rigos, P.E.	X
Timeline: Jan. 1, 2025- December 31, 2025	Finance – Elaine Morse	X
Attachments: Ordinance, Recology King County rate increase letter, Notice of Rate Increase		

SUMMARY STATEMENT:

On April 4, 2023, the City Council approved a contract with Recology King County, Inc. for solid waste and recycling collection services effective April 1, 2024, to March 31, 2036.

The contract between the City of North Bend and Recology King County (Contractor) specifies an annual rate adjustment to the collection fee component of the contracted rates to take place annually on January 1st based upon the consumer price index (CPI), noted in Section 5.3.1 of the contract. If approved, the attached ordinance adjusts the Contractor's collection service charge effective January 1, 2025, based on the CPI for the twelve (12) month period ending June 30, 2024, as required under contract.

The contract also specifies an annual rate adjustment to the disposal fee component of the contracted rates based on charges assessed by King County noted in contract Section 5.3.2. King County increased fixed-annual charge (FAC) disposal rates in 2024 from $150.83 to $165.91 per ton.

Table 1: Adjustment to Solid Wast Collection Rates:

	2023 Index	2024 Index	% change to rates
Consumer Price Index (5.3.1)	336.135	348.323	3.626%
FAC Disposal Charge (5.3.2)	150.83	165.91	9.998%

Changes in the Solid Waste and Recycling Rates will be reflected in the City's Taxes, Rates and Fees Schedule upon adoption of the ordinance, and will be added as Exhibit A to the ordinance. The current Taxes Rates & Fees Schedule is available on the homepage of the City website at http://northbendwa.gov. Notice of Rate increases has been published in the paper of record, Snoqualmie Valley Record, on November 1st and 8th, 2024.

APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services.

COMMITTEE REVIEW AND RECOMMENDATION: The Finance and Administration Committee reviewed this item at their November 12, 2024 meeting and recommended approval and placement on the Main Agenda for discussion.

City Council Agenda Bill

RECOMMENDED ACTION: **MOTION to approve AB24-128, an ordinance increasing the Solid Waste & Recycling Rates, effective January 1, 2025, and amending the Taxes, Rates & Fees Schedule, as a first and final reading.**		
RECORD OF COUNCIL ACTION		
Meeting Date	***Action***	***Vote***
November 19, 2024		

ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, INCREASING THE SOLID WASTE AND RECYCLING COLLECTION RATES AND AMENDING THE TAXES, RATES AND FEES SCHEDULE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, on March 1, 2022, the City Council approved a competitive procurement process to select a contractor to provide Garbage, Recyclables, and Compostables collection services to all residents, businesses, and institutions located within City limits; and

WHEREAS, on April 4, 2023, the City Council approved a contract with Recology King County, Inc. ("Recology") for solid waste and recycling collection services, effective April 1, 2024, and terminating March 31, 2036; and

WHEREAS, under Section 5.3 of the contract, the rate charged for services shall adjust annually on January 1st to reflect any change in the Consumer Price Index for the Seattle-Tacoma-Bellevue metropolitan area (CPI) published from the previous June and any change in the King County disposal fees; and

WHEREAS, the City received notification from Recology on September 30, 2024 of a rate increase in accordance with the CPI (Rate Increase) and an increase to the King County disposal fees and now desires to amend the Taxes, Rates & Fees Schedule to reflect the changes accordingly; and

WHEREAS, the City published notice of the Rate Increase in the Snoqualmie Valley Record on November 1, and 8, 2024;

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

Section 1. Solid Waste Collection Rates: The Garbage Collection and Curbside Recycling Rates for services provided pursuant to North Bend Municipal Code Section 8.12.010 are hereby amended as follows effective January 1, 2025, through December 31, 2025:

A. **Monthly Single Family Residential Rates**.

Weekly Garbage Service:	**2025 Contract Rate**	**4-1-2024 Rate**
20-gallon Garbage Cart	$46.16	~~$44.00~~
32-gallon Garbage Cart	$56.51	~~$53.59~~
45-gallon Garbage Cart	$68.13	~~$64.47~~
64-gallon Garbage Cart	$82.11	~~$77.51~~
96-gallon Garbage Cart	$103.64	~~$97.50~~
Additional 32 Gallon Cans (weekly svc)	$20.20	~~$19.00~~
Garbage Extras (32-gallon equivalent)	$8.74	~~$8.32~~
Monthly Garbage Service:		
32/35-gallon Garbage Cart	$32.76	~~$30.94~~
Miscellaneous Fees:		
Extra Yard Debris (32-gallon equivalent)	$4.43	~~$4.28~~
Extra 96 Gallon Yard Waste Cart Rental	$2.20	~~$2.13~~
Extra EOW Yard Debris Service	$6.64	~~$6.41~~
Recycling Cart (Any Size, First 2 Included with Garbage Service)	$2.20	~~$2.13~~
Wildlife Resistant Container, per month	$3.31	~~$3.20~~
Return Trip	$7.76	~~$7.49~~
Carry-out Charge, per 25 ft, per month	$4.43	~~$4.28~~
Drive-in Charge, per month	$6.64	~~$6.41~~
Standby Fee, Per Month	$5.54	~~$5.35~~
Redelivery of containers	$22.19	~~$21.42~~
On-Call Bulky Waste Collection:		
White Goods, except Refrigerators	$27.74	~~$26.77~~
Refrigerators & Freezers	$55.50	~~$53.56~~
Mattresses, Sofas & Chairs	$44.39	~~$42.84~~
Tires	$11.08	~~$10.70~~
Miscellaneous Garbage, Per Cubic Yard	$33.29	~~$32.13~~

Single-family residential service includes one weekly garbage pickup, weekly curbside recycling pickup and curbside compostable collection every other week (EOW), all utilizing containers provided by the contractor. The rates above include the King County Fixed Disposal Fee, but do not include the $1.04 monthly King County hazardous waste fee, City utility tax, or the State refuse tax.

B. Monthly Commercial and Multifamily Rates.

Commercial Cart Service:	**2025 Contract Rate**	**4-1-2024 Rate**
20-gallon Garbage Cart	$40.92	~~$38.94~~
32-gallon Garbage Cart	$52.71	~~$49.93~~
45-gallon Garbage Cart	$63.58	~~$60.08~~
64-gallon Garbage Cart	$73.77	~~$69.46~~
96-gallon Garbage Cart	$94.57	~~$88.75~~
Extras (32-gallon equivalent)	$8.75	~~$8.33~~
Compostables Service:		
32 Gallon Weekly Compostables Cart	$18.09	~~$17.46~~
64 Gallon Weekly Compostables Cart	$20.65	~~$19.93~~
96 Gallon Weekly Compostables Cart	$24.33	~~$23.48~~
Extra Compostables Cans/Bags, 32 Gallon Equivalent (Each)	$4.43	~~$4.28~~
Miscellaneous Fees:		
Wildlife Resistant Cart Surcharge (All Sizes)	$3.31	~~$3.20~~
Return Trip (Per Pickup)	$7.76	~~$7.49~~
Carry-out Charge, Per 25 ft, Per Month	$4.43	~~$4.28~~
Drive-in Charge, Per Month	$6.64	~~$6.41~~
Redelivery of Carts After Service Cancellation (Up to 3 Carts)	$22.19	~~$21.42~~
Commercial Detachable Compacted Container Service:		
1 Cubic Yard Compacted Container	$511.86	~~$478.23~~
1.5 Cubic Yard Compacted Container	$631.99	~~$586.27~~
2 Cubic Yard Compacted Container	$776.19	~~$717.57~~
3 Cubic Yard Compacted Container	$1,060.27	~~$975.96~~
4 Cubic Yard Compacted Container	$1,492.35	~~$1,377.19~~
6 Cubic Yard Compacted Container	$2,147.92	~~$1,978.34~~
Commercial Detachable Container Service (loose):		
1 Cubic Yard, 1 pickup/week	$215.73	~~$202.95~~
1 Cubic Yard, 2 pickups/week	$524.41	~~$490.40~~
1 Cubic Yard, 3 pickups/week	$925.95	~~$862.25~~
1 Cubic Yard, 4 pickups/week	$1,420.34	~~$1,318.52~~
1 Cubic Yard, 5 pickups/week	$2,007.57	~~$1,859.18~~
1.5 Cubic Yard, 1 pickup/week	$331.48	~~$312.04~~
1.5 Cubic Yard, 2 pickups/week	$802.26	~~$750.68~~
1.5 Cubic Yard, 3 pickups/week	$1,412.33	~~$1,315.96~~
1.5 Cubic Yard, 4 pickups/week	$2,161.70	~~$2,007.88~~
1.5 Cubic Yard, 5 pickups/week	$3,050.38	~~$2,826.45~~

2 Cubic Yard, 1 pickups/week	$386.09	~~$362.11~~
2 Cubic Yard, 2 pickups/week	$957.97	~~$893.10~~
2 Cubic Yard, 3 pickups/week	$1,715.49	~~$1,592.86~~
2 Cubic Yard, 4 pickups/week	$2,658.78	~~$2,461.50~~
2 Cubic Yard, 5 pickups/week	$3,787.80	~~$3,498.99~~
3 Cubic Yard, 1 pickup/week	$559.74	~~$524.43~~
3 Cubic Yard, 2 pickups/week	$1,398.05	~~$1,302.10~~
3 Cubic Yard, 3 pickups/week	$2,515.04	~~$2,333.11~~
3 Cubic Yard, 4 pickups/week	$3,910.47	~~$3,617.26~~
3 Cubic Yard, 5 pickups/week	$5,584.54	~~$5,154.72~~
4 Cubic Yard, 1 pickup/week	$694.39	~~$649.12~~
4 Cubic Yard, 2 pickups/week	$1,760.29	~~$1,635.97~~
4 Cubic Yard, 3 pickups/week	$3,197.56	~~$2,960.44~~
4 Cubic Yard, 4 pickups/week	$5,006.32	~~$4,622.63~~
4 Cubic Yard, 5 pickups/week	$7,186.51	~~$6,622.49~~
6 Cubic Yard, 1 pickup/week	$981.15	~~$915.36~~
6 Cubic Yard, 2 pickups/week	$2,519.44	~~$2,337.19~~
6 Cubic Yard, 3 pickups/week	$4,614.97	~~$4,265.63~~
6 Cubic Yard, 4 pickups/week	$7,267.51	~~$6,700.44~~
6 Cubic Yard, 5 pickups/week	$10,477.30	~~$9,641.85~~
8 Cubic Yard, 1 pickup/week	$1,242.55	~~$1,157.11~~
8 Cubic Yard, 2 pickups/week	$3,228.00	~~$2,989.59~~
8 Cubic Yard, 3 pickups/week	$5,956.32	~~$5,497.42~~
8 Cubic Yard, 4 pickups/week	$9,427.52	~~$8,680.61~~
8 Cubic Yard, 5 pickups/week	$13,641.53	~~$12,539.08~~
Miscellaneous Fees:		
Extra Garbage, 32 Gallon Equivalent (Each)	$8.97	~~$8.54~~
Return Trip (Per Pickup)	$11.08	~~$10.70~~
Container Roll-out, Over 25 Feet (Per 25 Feet, Per Pickup)	$5.54	~~$5.35~~
Drop-box Hauling Service:		
Temporary Non-compacted Drop-box	$415.44	~~$400.91~~
Non-compacted 10 Cubic Yard Drop-box	$343.18	~~$325.05~~
Non-compacted 15 Cubic Yard Drop-box	$354.28	~~$332.70~~
Non-compacted 20 Cubic Yard Drop-box	$365.38	~~$340.35~~
Non-compacted 25 Cubic Yard Drop-box	$376.48	~~$348.00~~
Non-compacted 30 Cubic Yard Drop-box	$387.58	~~$355.65~~
Non-compacted 40 Cubic Yard Drop-box	$409.78	~~$370.95~~
Compacted 10 Cubic Yard Drop-box	$522.66	~~$486.01~~

Compacted 15 Cubic Yard Drop-box	$555.96	~~$508.96~~
Compacted 20 Cubic Yard Drop-box	$589.26	~~$531.91~~
Compacted 25 Cubic Yard Drop-box	$622.56	~~$554.86~~
Compacted 30 Cubic Yard Drop-box	$655.86	~~$577.81~~
Compacted 40 Cubic Yard Drop-box	$722.46	~~$623.71~~
Miscellaneous Fees:		
Non-compacted Drop-box Delivery Charge	$213.64	~~$206.17~~
Additional Mileage Charge for Hauls to Other Sites (Per One Way Mile)	$3.31	~~$3.20~~
Return Trip (Per Pickup)	$16.65	~~$16.07~~
Stand-by Time (Per Minute)	$1.64	~~$1.59~~
Drop-box Turn Around Charge	$16.65	~~$16.07~~
Solid Drop-box Lid Charge (Per Month)	$27.74	~~$26.77~~

Commercial and multifamily garbage service includes one weekly recycling pickup at no additional charge. Customers may choose to rent the contractor's containers. Recycling containers are provided by the contractor at no additional charge. Cart-based compostable collection may be provided on a subscription fee basis if requested. The rates above include all disposal fees including the King County Fixed Disposal Fee, with the exception of drop-box service which has the actual weight-based disposal fees listed out separately. None of the rates include the King County hazardous waste fee, City utility tax, or the State refuse tax.

E. Residential Rates – Senior (age 65+)/low income.

Weekly Pickup	2025 Contract Rate	4-1-2024 Rate
1 20-gallon Garbage Cart	$34.62	~~$33.00~~
1 32-gallon Garbage Cart	$42.38	~~$40.19~~

Section 2. Update of Taxes, Rates & Fees Schedule. The City's Taxes, Rates and Fees Schedule, effective as of April 1, 2024, is amended to reflect the amendments set forth in Section 1 of this ordinance and is incorporated herein as if set forth in full. Such amended Taxes, Rates and Fees Schedule is attached hereto as **Exhibit A** and supersedes and replaces all other prior versions.

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, 2025.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 19TH DAY OF NOVEMBER, 2024.

CITY OF NORTH BEND:

Mary Miller, Mayor

APPROVED AS TO FORM:

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Susie Oppedal, City Clerk

Published:
Effective:

Docusign Envelope ID: 02A9A079-0D5D-4940-A311-4EF5AF51F518

Recology
WASTE ZERO

9/30/2024

To: City of North Bend
From: Recology King County

Re: Annual Contractual Rate Adjustment

The current contract between the City of North Bend and Recology King County calls for an annual rate adjustment to the collection fee component of contracted rates to take place annually on January 1st based upon the consumer price index described in section 5.3.1. The rate adjustment calculation is due to the City on the October 1st preceding each annual rate adjustment.

The contract also calls for an annual rate adjustment to the disposal fee component of contracted rates to take place annually. This year King County has opted to increase the current (2024) disposal from $150.83 to $165.91 per ton. The rates will be adjusted according to the disposal adjustment calculation, as stated in the contract.

The preliminary calculations are as follows:

	2023 Period	*2024 Period*	*% change to PY Index*	*Contractual Adjustment*	***% change to rates***
CPI (3.3.1)	*336.135*	*348.323*	*3.626%*	*100.000%*	***3.626%***
Disposal (3.3.2)	*150.83*	*165.91*	*9.998%*	*100.000%*	***9.998%***

We propose these calculations to be the basis for our forthcoming conversation regarding the annual rate adjustment process for January 1, 2025.

Please contact us with questions. We look forward to further discussing this with you.

DocuSigned by:
Anthony Brocato
E018D3E4197F4CD...
Anthony Brocato
General Manager

DocuSigned by:
Nicole campbell
48BEB13D66C84CB...
Nicole Campbell
Regional Controller

LEGAL NOTICE
CITY OF NORTH BEND
King County, Washington

NOTICE OF RATE INCREASE

NOTICE IS HEREBY GIVEN, pursuant to RCW 35.21.157, that Recology King County has provided notice of a rate increase for its new solid waste disposal services to be effective January 1, 2025. This rate increase is due to an increase in the Consumer Price Index for the Seattle-Tacoma-Bellevue Metropolitan area, an increase in the disposal rates per ton charged by King County, and an increase in the King County Fixed Disposal Charge. The North Bend City Council will consider an ordinance amending the Taxes, Rates and Fees Schedule to encompass the proposed rate increase at its meeting to be held on Tuesday, November 19, 2024, at 7:00 p.m. at City Hall, 920 SE Cedar Falls Way, North Bend, WA. The meeting may be attended in-person or virtually using Zoom Meetings, with detailed meeting access information to be provided on November 14, 2024, on the City website calendar item for the November 19, 2024 City Council meeting. All public comment must be received in writing in advance of the meeting or in-person during the meeting.

The following rates (excluding taxes and fees) are proposed for 2025:

32 gallon residential garbage cart - $54.89 per month plus $1.62 Fixed Disposal Charge

64 gallon residential garbage cart - $79.05 per month plus $3.06 Fixed Disposal Charge

1 cubic yard commercial detachable container (loose) - $206.12 per month plus $9.61 Fixed Disposal Charge

For additional information on the proposed rate increases please contact Solid Waste Contract Manager Dan Marcinko at dmarcinko@northbendwa.gov.

Posted: November 1, 2024
Published in the Snoqualmie Valley Record: November 1 & 8, 2024

City Council Agenda Bill

SUBJECT:	Agenda Date: November 19, 2024 AB24-129	
Motion Authorizing Contract with Avidex to Upgrade the Existing Audio-Visual Equipment in the Council Chambers	Department/Committee/Individual	
	Mayor Mary Miller	
	City Administrator – David Miller	
	City Attorney – Kendra Rosenberg	
	City Clerk – Susie Oppedal	
	Administrative Services – Lisa Escobar	
	Comm. & Economic Development – James Henderson	
Cost Impact: Not to exceed $113,087.09	Finance – Martin Chaw	
Fund Source: Technology Reserves Fund fund balance (Fund #502)	Public Works – Mark Rigos	
Timeline: Immediate	Information Technology – Phillip Davenport	X
Attachments: Appendix I: Council Chambers Known Issues, Appendix II: Avidex Reference Responses, Appendix III. City of North Bend Audiovisual Solution Proposal		

SUMMARY STATEMENT:

When the City built the current City Hall, the new Council Chambers was a prominent feature of the new building. Due to equipment availability issues during the COVID lockdowns, audio-visual ("AV") equipment was purchased by a previous contractor that was substandard for commercial usage. This equipment is starting to fail and an upgrade is required.

A list of known issues with the Council Chambers AV system is detailed in ***Appendix I: Council Chambers Known Issues*** (see attached). Additionally, the upgrade to the AV system will allow for compliance with ADA sections 219 and 706 which require public assembly areas to provide assistive listening systems as well as signage for use by the hearing impaired. The existing system cannot be upgraded to accommodate the necessary equipment for ADA compliance. The existing system is owned, operated and maintained by the City. The current system includes no annual software maintenance costs.

Using the State of Washington Department of Enterprise Services (DES) Audio-Visual Solution Master Contract (#03418), the City can access pre-negotiated pricing for all AV integration work. This streamlines the procurement process and ensures the City receives the most reliable and innovative AV solutions at the best pricing available. Of the vendors listed on the DES vendor list for AV solutions, Avidex was selected for this AV upgrade project based on its strategic location in King County. Avidex's work with many other cities and municipalities in King County and beyond was examined. City Staff interviewed several other cities in the area who have previously used Avidex as their AV installation contractor. The results of those interviews were overwhelmingly positive in terms of satisfaction and intention to use Avidex's service again in the future. The responses from the various cities are detailed in ***Appendix II: Avidex Reference Responses*** (see attached). Additionally, City Staff visited several of these municipal projects sites and verified the quality of the Avidex integration teams. City Staff confirms the high standards of quality and care that Avidex puts into each project.

City staff proposes retaining the services of Avidex to upgrade the AV technologies in the Council Chambers to address the aforementioned concerns and to comply with federal ADA requirements for assistive listening devices. The Avidex proposal is attached (see ***Appendix III)***, including a detailed bill of materials, and a breakdown of project costs. If approved, work will take approximately ten weeks from receipt of an executed contract

The total project cost is $113,087.09 and is proposed to be funded from the available Technology Reserves Fund (Fund #502) fund balance. The following table show the individual components of the total project cost:

City Council Agenda Bill

Table 1: Proposed Project Cost Detail

	Cost
Equipment and Materials	$42,989.91
Manufacturer equipment and software maintenance	$1,390.00
Technical Services (includes audiovisual engineering, offsite and onsite installation and wiring, coordination and supervision, testing, checkout, training G&A and New System Warranty. This proposal includes non-union labor for all activities)	$54,879.62
Essential Service Agreement – 1 year term	$4,395.00
Sales Tax	$9,432.56
Total	$113,087.09

The proposed contract also includes two extended service plan options. The cost of these options are not included in the total project cost of $113,087.08.

Table 2: Optional Extended Service Plans

	Cost
360 Service Plan – 2 year option	$8,789.00
360 Service Plan – 3 year option	$13,185.00

Equipment:
New equipment will include: a control processor, a touch panel for control, two digital sound processors, an audio amplifier, distributed ceiling speakers, a layer-3 capable network switch, a beamforming microphone array, and overhead projector and mount, an Assisted Listening System that allows the audience to use their own devices (like hearing aides or phones) as well as 4 personal equipment sets to be available for audience members without a device, three IP-based cameras with central control.

Some existing equipment will be retained. These items include: the large TV on the rolling cart, the drop-down projector screen, the room PC and monitors, the push-to-talk microphones and lectern microphone, the equipment rack, and the existing conduits/floor boxes.

Some existing equipment will be considered surplus. These items include: the projector, the audio amplifier system, the digital sound processors, network switch, and cameras. These will be included as part of a future surplus agenda bill to be presented to Council.

Warranty:
As with the existing system, upon completion the new system will be owned, operated, and maintained by the City. The proposed purchase price of $113,087.09 includes a 1-year service agreement. Should the Council desire, an additional 2 or 3 year warranty may be purchased, as presented in Table 2.

The proposal is valid 30 days from the cover sheet date, meaning the Council must commit before 12/1/24 to ensure the proposal is valid. Staff recommend immediate action to ensure an expeditious repair of failing equipment and alignment with ADA guidelines for public meeting spaces.

APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services, ADA Compliance, Communication, Community Outreach and Engagement

COMMITTEE REVIEW AND RECOMMENDATION: The Finance and Administration Committee reviewed and approved at its November 12, 2024 meeting, and recommended approval for placement on the November 19, 2024, Council Regular Agenda.

City Council Agenda Bill

RECOMMENDED ACTION: **MOTION to approve AB24-129, authorizing the Mayor to enter into a contract in the amount of $113,087.09 with Avidex to upgrade the existing audio-visual equipment in the Council Chambers, in a form and content acceptable to the City Attorney.**

RECORD OF COUNCIL ACTION		
Meeting Date	***Action***	***Vote***
November 19, 2024		

10/2/24

Prepared by North Bend IT

APPENDIX I: Council Chambers Known Issues

Introduction

The typical multi-purpose room's audiovisual system consists of four major components: the audio system, the video system, the control system, and the networked infrastructure. North Bend previously tasked Key Code Media with providing a solution for the Council Chamber's needs. The resulting setup was spread out over four purchases between August 2019 and December 2020, with an overall equipment cost of about $44,000. The quality of their work in our Chambers has been assessed by multiple industry professionals as sub-professional work.

Overall, members of the Council, staff, and the public have expressed multiple complaints about the experience in this space. Additionally, the setup has a history of technical difficulties causing impacts to City Council meetings. Over the past 12 months, the AV setup has been experiencing a multitude of issues and failures. The Avidex proposal has roughly the same equipment cost and will replace the components that are failing, address the short falls of the current setup, prepare the space for future needs, and improve the general public's experience with their elected officials. This document details a list of known issues presently affecting the Council Chambers.

Audio Issues

1. Main amplifier (manufactured ~2009) is degrading fast and was not intended for such a large space.
2. As per ADA, we should have an assisted listening system of some type in this public space. We do not and cannot integrate with our current audio equipment.
3. The Bose speakers, repurposed from the Senior Center, cannot provide adequate audio coverage to the chambers, forcing us to overdrive the speakers creating uneven distribution of audio.
4. Mic levels are inconsistent and can change mid-meeting
5. The Digital Sound Processors (the rack-units that handle the microphone inputs and overall outputs/levels) are short-circuiting, particularly on the input boards. The lack of available inputs

to plug microphones into means we may soon lose the number of microphones we currently use, reducing the number of available microphones for everyone.
6. Overall poor audio quality in the rear of the room, where the audience is seated.
7. Limited audio input options – limits presentation options, creating bottlenecks for meetings.
8. No ambient microphone array – if someone forgets to turn their microphone on, the recording and people online miss what's being said. An ambient room microphone will help mitigate that issue.

Video Issues

1. The projector is failing. We saw this at the Wildfire Mitigation meeting held in the Chamber earlier this year and continue to see the projector flicker or cut out. It is a low-quality model that has never been bright enough for a room, often half lit by sunshine through glass.
2. No integrated control of Projector/TV, meaning someone must walk up to it with a remote during meetings. This is a limiting factor in presentations as we cannot easily change settings on the fly. Additionally, the poor video setup causes some PowerPoint presentations to be cut off.
3. The cameras are failing. Video is becoming dim, and control is failing. Due to the poor installation (sub-professional standards), we must replace all three at the same time because replacements are no longer manufactured. The current daisy-chain cabling is a nonstandard specification and installed with residential electrical connectors.
4. All video routes are static. The room cannot be reconfigured for individual event needs. Each presentation/event must adapt to this limitation.
5. There is no ability for a 3rd party device to display content in our Chambers. An HDMI input to a video distribution system, usually at the podium, would allow presenters to bring a laptop with them and give a presentation. Currently, presenters email or give materials to Staff via USB (poor IT practice). Staff must manually change presenter slides, limiting presentation.
6. The result of the previous integrator's work creates the necessity for a highly trained operator to be present at every meeting for camera or projector use.

Control Issues

1. There is no control system. Usually, an AV system has a central processing unit uniting all equipment, allowing remote operation of the projector/TV, and ability to change the video source sent to various locations.
2. Due to the lack of a control unit, the room operator is unable to correct audio levels mid-meeting.
3. Equipment health monitoring is not available. Ability to monitor a technology system's health can be a valuable protection for the investment in equipment.

Networked Infrastructure Issues

1. Multiple in-wall cabling runs have failed. There is no intact spare cabling in the wall. The current setup utilizes analog audio cabling (microphone XLR), which is susceptible to metal conduit damage. As the room continues to age, we will continue to see cable breakage.

2. Overall cable management is poor. The cables coming from the tables to the floor boxes present a tripping hazard and look bad. Council and Staff frequently catch their feet on these cables, further causing damage, posing a safety hazard.
3. Audio, Video, and Control are not integrated/interconnected.
4. Components cannot receive regular updates due to lack of integration.
5. Overall, cabling integration in-wall and rack is poor and sub-professional.

APPENDIX II: AVIDEX Reference Responses

Jason Seth, City Clerk/Public Records Officer, City of Renton:

- **How would you rate Avidex's installation/integration quality?**
  10/10 – their installation and cable management work was excellent.
- **Did Avidex manage any of your projects? If so, how would you rate their project management?**
  I managed the project, Avidex managed their people well.
- **How was the post-installation hand-off experience?**
  I felt the hand-off went well, but they could have explained the warranty and service-call procedures better.
- **Have you had any issues with the AV system since installing? If so, how did Avidex handle them?**
  We had a camera issue that was fixed with a firmware update. They are very responsive in getting someone out to fix and issue.
- **Would you contract with Avidex again for future AV needs?**
  We already have, we had them update the audio/visual equipment in our community center and the audio/loudspeaker equipment at Gene Coulon beach.

Fernando Llamas, Jr., Administrative Services Director, City of Burien:

- **How would you rate Avidex's installation/integration quality?**
  Their installation quality is excellent. It looks better than our previous installs. They do use sub-contractors at times, and for the most part, their installation quality is consistent across the different jobs we had them do.
- **Did Avidex manage any of your projects? If so, how would you rate their project management?**
  Yes. I represented the city and our needs, but for the most part, there was a balance when coordinating the schedule and communicating.
- **How was the post-installation hand-off experience?**
  Good. I have had to ask them for as-builts and inventory lists, so I suggest to anyone they press them on that. They provided adequate training, but in the end, it was up to us to develop the trainer and knowledge base further on how to use the systems.
- **Have you had any issues with the AV system since installing? If so, how did Avidex handle them?**
  No major issues. There was one instance where they had to replace a component because our needs changed. Nonetheless, they did it and were able to resolve it promptly. Most of it is small config changes to specific AV configurations that were out of the scope of our in-house IS team.
- **Would you contract with Avidex again for future AV needs?**
  Yes. After our Council Chamber build, we used them for our conference room build-out to make them hybrid. They are customized solutions to fit our needs and not the conference room in a

box like Zoom or Microsoft Teams rooms. We wanted more flexibility and future-proofing of the space and opted for a custom design.

Brian Cunningham, IT Manager, City of Sumner:

- **How would you rate Avidex's installation/integration quality?**
  Avidex's installation and integration quality has been excellent overall. They have demonstrated timely execution, and technical expertise in setting up the systems. However, there are areas for improvement, such as originally mounting the monitors in our Council Chambers at different heights. Overall, their quality of work meets our expectations, and we are generally satisfied with the outcome.
- **Did Avidex manage any of your projects? If so, how would you rate their project management?**
  Yes, Avidex managed our Council Chamber remodel as well as EOC Center and two conference rooms. Their project management was effective and efficient. They demonstrated strong organizational skills, clear communication, and adherence to timelines and budget constraints. Overall, their project management contributed positively to the project's success.
- **How was the post-installation hand-off experience?**
  The post-installation hand-off experience was smooth and well-coordinated). Avidex provided hands on training, and a clear transition process to ensure our team was prepared to operate the new systems independently.
- **Have you had any issues with the AV system since installing? If so, how did Avidex handle them?**
  Since the installation, we encountered a need to reconfigure some settings and add a microphone array to improve the system's functionality. Avidex was quick to assist with recommendations, as well as ordering and installation of the additional gear. Overall, while the system required some reconfiguration post-installation, Avidex's handling of the adjustments was (proactive and timely.
- **Would you contract with Avidex again for future AV needs?**
  Yes, we our planning on having them help with the A/V in our new Operations (Shops) facility which has yet to be built.

Michael Dunning, Systems Administrator, City of Maple Valley

- **How would you rate Avidex's installation/integration quality?**
  We have a room that requires a lot of exterior conduit, they were able to make the best of a room with historic restrictions on it to fill our requested business case.
- **Did Avidex manage any of your projects? If so, how would you rate their project management?**
  Avidex did have a project manager for the installation and it worked fine save that the manager left the company in the last month (out of six months) which let to some resetting to get back on track.

- **How was the post-installation hand-off experience?**
  There was no issues with the hand off, training was readily available.
- **Have you had any issues with the AV system since installing? If so, how did Avidex handle them?**
  We've had 5-6 service calls in the past 3 years, most have not been urgent and the turn around averages 6 business days.

- **Would you contract with Avidex again for future AV needs?**
  We have learned a lot from the process, primarily that we wouldn't elect to fit media equipment into a location that we can't put stuff in the walls. We would contract with them if they were the most competitive bid.

APPENDIX III: City of North Bend AVIDEX Audio-Visual Solution Proposal

City of North Bend
Council Chambers Audiovisual (A/V) System Upgrade

AUDIOVISUAL SOLUTION PROPOSAL

Avidex Project 240294 Version 2

STATE OF WASHINGTON
DES MASTER CONTRACT NO. 03418

Submitted by

Dave Crace
425-274-7916
dave.crace@avidex.com

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avidex
Audio Video Integration & Design Excellence

8509 154th Avenue NE, Suite #100 | Redmond, WA 98052 | 425.643.0330

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INTRODUCTION

For the purposes of this proposal, Avidex Industries, LLC will be referred to as “Avidex” and the City of North Bend shall be referred to as “Client”.

Our work will be completed at the Client’s location, 920 SE Cedar Falls Way, North Bend, WA, in the following room/space:

- Council Chambers

OVERVIEW

Based on the 8/22/24 site walk, the following solutions are being provided to support the MS Teams Unified Collaboration (UC) and presentation / meeting requirements in the Council Chambers.

Proposed AV Hardware

Council Chambers

Displays

The existing projector needs replacement, thereby allowing for an upgrade in support of current 4K display resolutions. The new projector is a 7200 Lumen 4K Laser DLP projector. This results in a 79fL calculation which is recommended for rooms with high ambient light. A standard lens allows the projector to be installed using the current location and infrastructure, along with a suitable new mount.

The existing 144” wide Draper tensioned projection screen will be retained as it is deemed to be in good condition. In addition to the projector / screen system, there is also an owner

furnished (OFE) large format display with mobile cart that will be incorporated into the new system.

Video Distribution

The proposed upgrades for video distribution are to migrate to an Audio Video over Internet Protocol (AVoIP) solution. There has been a widespread adoption of this methodology by the AV industry which boasts significant advantages over proprietary formats that are somewhat legacy in their dependence on specific hardware. Based on the client's request, the solution proposed is from Extron, an industry leader with a long history of excellence. Sources include the following

- Dedicated PC
    - MS Teams UC Host PC
    - Located in AV rack
        - System supports KVM to workstation at rear of Council Chambers
- Lectern Laptop

Cameras – UC Support

The client currently has three (3) wall mounted PTZ cameras to support UC, which are in need of replacement. As in the video and projection system upgrades, the proposed solution is a migration to a network-based protocol and support for current 4K resolutions. The Network Device Interface (NDI) protocol is widely adopted by virtually every manufacturer of video production equipment, both by means of hardware and software. The use of the vMix and NDI tools software, among other platforms, allows for tremendous flexibility in the production and distribution of content in support of MS Teams, etc. as well as streaming content to social media platforms such as YouTube, etc. The system includes an IP-based camera controller which is widely adopted given the workflow and ease of use vs. software-based controllers.

Audio Processors

The two (2) existing Audio Digital Signal Processors (DSP) are deemed to be in need of replacement, given their age as well as not supporting the current network-based protocols in use by the new systems. The new topology allows for the video and audio

systems to reside and share content on the same AVoIP network, allowing for the required signal management used for presentations and productions as well as support of UC conferences. The new DSP also supports both POTS and VoIP implementation if needed.

Audio – Existing Gooseneck Microphones

The client currently has fifteen (15) tabletop gooseneck mics with mute function, as well as a single (1) lectern gooseneck mic using a grommet mount. These analog mics will be retained as part of the system as they are in good working order. These mics will support both in-room reinforcement as well as support of UC meetings far side participants.
A current concern is the lack of infrastructure to support the cabling requirements for these mics, which resulted in them being installed with “pigtail” fans that reside outside the floor boxes. This results in a cable management issue on the Council Chambers floor and the ability to safely connect and disconnect mics when not in use. The proposed solution is to utilize an AVoIP device mounted under the movable tables, to which the mics connect. This allows up to four (4) mics to be transported by means of a single (1) standard network connection. This allows the existing floor boxes to be outfitted with AVoIP network jacks, and thereby significantly reducing the cabling and relocating the disconnects from on the floor to inside the floor boxes as needed.

Audio – Beamforming Microphone Array (BMA)

Given the configurability of the room and need to pick up audience participants that aren’t supported by one of the existing gooseneck mics for a UC meeting, a ceiling suspended BMA mic is provisioned. This technology has fundamentally changed the ability to capture participant audio where traditional mics were not feasible and has been widely adopted with excellent results. Given the manner in which these mics work, it is best practice to limit their use in support of UC conferences, in other words audio for far side participants. These systems can support in room voice-lift, and this can be implemented with additional hardware and programming. Of importance is a distinction between voice-lift and reinforcement, which can be discussed further if deemed beneficial. For the purposes of this proposal, the BMA system is not configured for voice-lift.

Audio – Amplifier

The existing amplifier is EOL and in need of replacement, with a suitable high efficiency 2 channel Class D amplifier being provided.

Audio – Speakers

The existing wall mounted speakers perform poorly, both in design and implementation. These will be replaced with a distributed speaker system, with eight (8) pendent style speakers being suspended from the exposed beams. This approach provides more uniform coverage and sound pressure levels throughout the Council Chambers, resulting in a reduction in reverberation and thereby greater intelligibility which is crucial to understanding.

Audio – Assisted Listening System (ALS)

In order to be American Disabilities Act (ADA) compliant, public meeting spaces are outfitted with ALS systems for the Hearing Impaired. The latest systems being deployed are a hybrid solution comprised of a radio frequency (RF) system that requires the user to request a belt-pack receiver and some form of headphones or hearing loop to support a T-Coil hearing aid, as well as a Bring Your Own Device (BYOD) solution that allows the user to leverage their own personal Wi-Fi enabled phone in conjunction with a Bluetooth hearing aid. The tremendous benefit of the latter approach is the client doesn't need to request assistance, a QR code is located for the public to download a free application to their phone for ease of access. The system includes four (4) belt-pack receivers, four (4) headphones, and two (2) T-Coil loops. Additional units can be provided separately as needed to support the seating capacity of the room.
As in the rest of the system upgrades, the solution is native to the AVoIP network for a unified approach to signal management.

AVoIP Network Infrastructure

A layer 3 managed switch is provided, using a specific manufacturer and model series that has developed tools to properly manage the multicast traffic used in AVoIP systems. These switches are recommended by virtually all AV manufacturers due to their capabilities tailored to these systems' requirements. The switch is "air-gapped" from any other client network given the heavy traffic these system employ, as well as ensuring there are no conflicts between networks. Should there be a need to have remote monitoring and management of the AV system from the client's network, Avidex

will work with the client on implementing this ability. Connections in support of MS Teams and any streaming platforms are managed on the clients' network.

Control

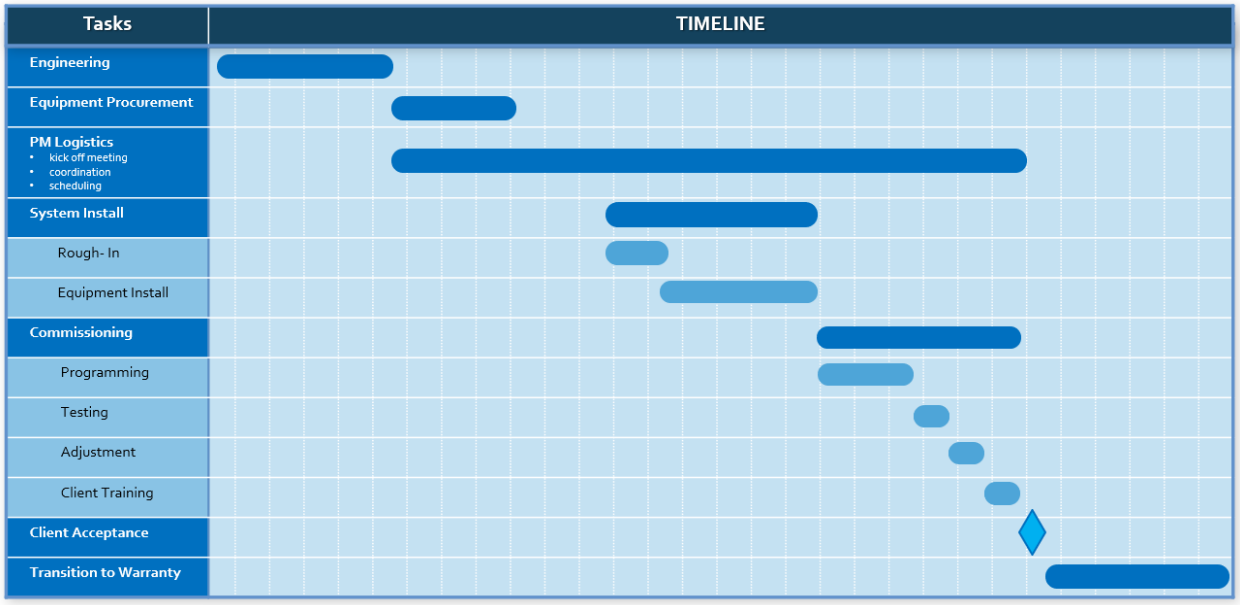
The solution will incorporate an Extron Control Processor per the client's request and familiarity with the programming language. A 10" IP based touch panel is included that can be located either at the production workstation or staff table. The system includes the Link License that supports an OFE 3rd party Wi-Fi tablet control of the system. In addition, the DSP platform allows the creation of a user interface (UI) specific to audio control, such as mic volume, mutes, mix, etc. that can be separated from the AV control UI if desired.
Note Wi-Fi connectivity is provided by an OFE access point. A dedicated AV AP can be provided if requested at an additional cost.

Equipment Rack

The solution will leverage the existing AV rack in the storage room located directly off the main Council Chamber floor. There is an OFE UPS that will be retained to provide clean power to the new AV system.

SCHEDULE

Avidex will work with the City to finalize a schedule that meets the implementation requirements of the project. The chart below identifies various phases in the overall process. Please note that each job is unique and will have its own installation schedule that will be agreed upon between Avidex and the client.



This project is anticipated to take approximately 10 week(s) from receipt of a valid Purchase Order or an executed contract referring to this proposal document. This is not a guarantee of delivery or installation time. Actual delivery and installation schedules will be finalized after receipt of the purchase order.

PRICING

Council Chambers Audiovisual System (A/V) Upgrade

EQUIPMENT AND MATERIALS	$42,989.91
MANUFACTURER EQUIPMENT AND SOFTWARE MAINTENANCE	$1,390.00
TECHNICAL SERVICES - includes audiovisual engineering, offsite and on-site installation and wiring, coordination and supervision, testing, checkout, training G&A and New System Warranty. This proposal includes **non-union** labor for all activities.	$54,879.62
ESSENTIAL SERVICE AGREEMENT 1 YEAR TERM	$4,395.00
PROJECT SUBTOTAL	$103,654.53
SHIPPING ESTIMATE - *Ground shipping included per DES Contract.	$0.00
SALES TAX ESTIMATE Applicable sales tax will be added to invoices based on current tax rates on the invoice date as required by state law	$9,432.56
PROJECT TOTAL	**$113,087.09**

360° SERVICE PLAN OPTION

360° SERVICE PLAN - 2 Year Essential Plan	$8,789.00
360° SERVICE PLAN - 3 Year Essential Plan	$13,185.00

DES – STATE MASTER CONTRACT NO. 03418 PRICING

1. Equipment Pricing

Equipment pricing will be calculated on a 13.00% cost plus mark-up based on the manufacturer's current published dealer unit cost.

- Shipping and Handling (Ground Delivery) included.
- Avidex will accept returned equipment within 30 days of delivery in original factory sealed packaging and may be subject to manufacturer re-stocking fees.

2. Hourly Rates

Hourly not to exceed service rates to be used to support design engineering, CAD drafting, project management, control system programming, wiring, cabling, installation, and training.

Electronic Technician – 200% of Prevailing Wage Hourly Rate (Installation)

PROVISIONS

- Rooms are to be made available for exclusive use on the day(s) of the scheduled installation. Unless specifically arranged in advance, room(s) will be available during Normal Business Hours in eight (8) contiguous hour segments. “Normal Business Hours” are defined as Monday through Friday, 8:00am to 5:00pm.
- Client will provide all electrical outlets floor boxes, conduits and core drills in the area(s) where audiovisual equipment is to be installed as specified by Avidex prior to Avidex beginning on-site work.
- Jobsite building structures including ceilings, walls and floors; used to support audiovisual equipment are assumed to be vibration free.
- Client will provide adequate parking for vehicle(s) in a location conducive to access to the vehicle(s) for retrieval of tools and supplies throughout the workday. If such parking is within a secured facility, Client will validate the parking tickets for the vehicle(s). Parking fees will be added to invoices.
- If installation occurs in any room in which suspended ceiling tiles are installed, Client will provide a reasonable number of spare tiles of the same pattern and batch number as those of the tiles already installed in the room.
- Client accepts responsibility for all merchandise sold and provided for this installation, delivered to the job site. Client will provide secure storage for such merchandise. Avidex will not be responsible for any loss or damage, except loss or damage caused by an Avidex employee during the act of installation, which occurs after delivery and acceptance by the client.
- Existing hardware, wiring, programming or configuration files are anticipated to be in good working order. Client shall provide programming and configuration files in editable formats. If, during the installation process, existing hardware, wiring, programming or configuration are found to be defective, the completion date of the project may be affected, and a change order may be required to overcome the obstacle(s) created by such defects.
- Client shall identify the presence of any pre- or post-tensioned ceilings or floors within the area of installation. If Avidex is to be held responsible for the integrity of such pre- or post-tensioned ceilings or floors, they shall obtain, at Client’s expense, one or more x-rays of the area(s) in which mounting hardware is to be attached to structure of the building. Any expense incurred for x-rays shall be passed on to the Client, in the form of a change order or a line item on the purchase contract.
- Any standard merchandise that has been ordered for the job and is not used as a result of any customer changes to the design, or refused by the client at the time of delivery will be subject to a minimum of 30% of the sales price restocking fees, plus any incurred freight

charges. Any custom merchandise will be subject to a 100% of the sales price restocking fee, plus any incurred freight.

- Should Avidex be delayed at any time in the progress of the work, by material changes ordered in the work, by labor disputes, fire, unusual delay in deliveries, construction delays, unavoidable casualties or causes beyond Avidex's control, the agreed upon time for completion shall be extended by Change Order for such reasonable time as the Project manager may determine.
- Such Change Orders may include charges to cover additional costs incurred by Avidex due to the delay.
- Avidex's proposals for installation costs are based upon 8-hour days and 40-hour workweeks, Monday through Friday, between the hours of 8:00AM and 5:00PM. Installation costs for work outside of normal business hours or business days may be subject to overtime rates, when mutually agreed upon in writing.
- Avidex shall make all reasonable efforts to inspect and review the existing project site physical and audiovisual infrastructure conditions. Existing site conditions needing to remain intact, along with the Client or End-User direction for the audiovisual design may result in other required audiovisual infrastructure requirements (raceways, conduit, AC power, structural backing-blocking, structural engineer stamped drawings, etc.) and/or changes to the audiovisual equipment and integration labor, leading to pricing adjustments.
- Freight fees are estimated for ground freight service. Expedited freight, as required by the client, will be prepaid and added to invoices.
- The pricing information provided within this proposal is solely for the benefit of the Client listed on the title page. Award of work to Avidex by a 3rd party will require Avidex credit and contract term review and approval as well as pricing confirmation for the new contract terms.
- The Client will furnish Avidex such financial information as Avidex may reasonably request to establish credit terms for the project. Such financial information shall be proprietary and confidential to the Client. Avidex agrees not to disclose this information to any other party or use the information other than for the internal credit check. Avidex may, at its sole discretion, cancel this agreement at any time if the Client fails to meet credit requirements established by Avidex.
- The Americans with Disabilities Act (ADA) and California Building Code require the provision of Assistive Listening Systems in assembly areas, conference rooms, and meeting rooms. Hardware and services may be required for ADA-compliance. Client or its contractor should review project requirements for ALS with Avidex for each project to determine if portable or fixed systems are required. ALS hardware, if provided, will be identified in the Equipment List appendix.
- Where applicable, Avidex will provide the Client or End-User with an irrevocable, royalty-free license and full access to control systems and other software source code(s) that have been written by Avidex specifically for this project. All software program(s) or code(s) will be provided with an explicit understanding that no modification, no duplication, nor distribution

of the software by the Client or End-User shall be allowed. Software source code modifications by the Client or End-User, resulting in audiovisual systems malfunction shall be the responsibility of the Client or End-User to remedy.

- Changes in project scope and timeline may require additional hardware, equipment and labor may be necessary to complete the project. These additions will be considered change orders. Avidex will notify the Client in writing if Avidex determines an increase or decrease in the project fees or timeline will be required. Change orders will include a change request number, reason for the change request, narrative description of the modified scope of work, schedule and cost impact. The Client will provide written approval to proceed with the change and any needed updated purchase order or signed agreement as a record for both organizations. Should the Client in whole cancel project in whole or in part, prior to final completion, the Client agrees to pay Avidex for all reasonable costs incurred to date and/or to bring the project to an acceptable close.

WORK & PRODUCTS PROVIDED BY OTHERS (EXCLUSIONS)

- All required architectural floor, reflected ceiling, building elevation, and section plans in an agreed upon AutoCAD format at no charge to Avidex.
- Any and all related electrical work, including but not limited to 110VAC, conduit, raceway, and boxes. This includes all conduits, high voltage wiring panels, breakers, relays, boxes, receptacles, etc.
- All network connectivity, routing, switching and port configuration necessary to support audiovisual equipment, unless specifically addressed elsewhere in this document.
- Voice and data infrastructure and systems.
- Necessary sheet rock replacement and or repair.
- Necessary ceiling tile or T-bar modifications, replacement, and/or repair.
- All millwork, moldings, trim, etc., or modifications to project millwork necessary to accommodate the installation of the audiovisual equipment unless otherwise noted in this proposal.
- Rough-in, bracing, framing, or finish trim carpentry for installation.
- Backing required to support wall mounted equipment including display, loudspeakers, camera, et cetera.
- Painting, patching or finishing of architectural surfaces.
- Core drilling and/or concrete saw cutting.
- HVAC, plumbing, sprinkler head, and lighting fixture relocation.
- Ceiling, roof, firewall, and/or floor penetration(s).
- Removal or patching, of fire stopping.
- Structural welding, cutting, or reinforcement of structural steel members required for support of assemblies.
- Work in asbestos treated areas and asbestos abatement. If asbestos is discovered during our work, Avidex will notify Client and will stop work until asbestos abatement work is completed by Client or its contractor.
- Any subscription services, cabling, and equipment.
- Provision and configuration of client furnished computers and software.
- Acquisition of permits.
- All Union Labor unless specifically addressed separately in proposal pricing.

NEW SYSTEM WARRANTY

Avidex warrants the integrated system(s) furnished are free of defects in workmanship and materials for a period of one year from the date of acceptance or date of first beneficial use, whichever occurs first. Remedy for such defects during the warranty period shall be provided at no additional expense to the client and shall be handled as expeditiously as is feasible during normal business hours and days of operation.

Under this warranty, Avidex will troubleshoot, uninstall and reinstall any equipment within the Avidex audiovisual system except for the cost to service and/or repair Client Furnished Equipment or equipment out of manufacturer's warranty. Avidex will broker and process the repair of that equipment at the standard Avidex rate.

Avidex reserves the right to charge for a service visit at standard Avidex service time and material rates (minimum of 2 hours onsite plus travel) if a service call results in a No Fault Found (NFF) or No Trouble Found (NTF) during a dispatched site visit.

Avidex Services Provided Under the New System Warranty

- Avidex will respond to requests for assistance due to client-reported issues and, if warranted, dispatch a technician during normal business hours (8:00AM to 5:00PM Pacific Time, Monday – Friday, excluding Avidex holidays) to troubleshoot the AV system problem based on our available resources
- Avidex will identify and uninstall the defective equipment and return such equipment to the manufacturer or authorized repair center for warranty processing
- Avidex will reinstall the repaired or replaced equipment and test the system
- Avidex will pay the shipping costs associated with the repair of the equipment, except for Client Furnished Equipment and/or equipment out of manufacturer warranty

Avidex Services Not Provided Under the New System Warranty

- Extend or provide additional repair services for manufacturer warranty coverage
- Repair of Client Furnished Equipment
- After hours 24x7 Helpdesk support
- Guaranteed on-site response time
- Remote system monitoring, management, and reporting
- Before- or after-hours on-site response
- Proactive support or preventive maintenance

- Training
- Spare or loaner equipment during equipment repair period
- Warranty coverage for client acts of negligence or misuse

360º SERVICE PLAN SM

Avidex recommends the Essential 360º Service Plan less remote monitoring for this project. Avidex 360º Service enhances the new systems warranty coverage with proactive support services for worry-free operation. See Appendix A for further details on the proposed 360° Service Plan.

360° Coverage	Essential	Advanced	Elite
Help Desk Support Availability	8x5*	24x7	24x7
Priority Call Response Time SLA	4 hours	2 hours	1 hour
Priority On-Site Response Time SLA	2 business days	1 business day	4 business hours*
RMA Management of OEM Hardware	•	•	•
Annual Preventive Maintenance & Reporting	One	One	One
Assigned Service Management with Escalation Access		•	•
On-Site AV Service Assurance Technician	Optional	Optional	Optional
Emergency Loaners for Business-Critical Devices			•
The below items: Remote Monitoring, Fault Detection, Analytics & Reporting of Devices may require the implementation of hardware and software applications. Refer to the proposed scope of work to confirm if these features have been included.			
Remote Monitoring with Fault Detect & Reporting	•	•	•
Remote Monitoring with Fault Diagnoses & Troubleshooting		•	•
AV Solution Analytics & Reporting		•	•
Management of Device Firmware, Configurations & Changes			•

** Standard Business Hours in Pacific Time*

Initial Term and Automatic Renewal

The initial term of the specified 360° Service Plan Agreement is identified in the pricing section. Unless written termination is requested by either party thirty (30) days in advance of the anniversary expiration date of the current 360° Service Plan term, the Agreement between the parties shall automatically renew for successive one (1) year periods. Written termination

requests by the client should be sent to: Attn. Contract Admin 13555 Bel-Red Road, Bellevue, WA, 98005.

At any time within the current term or renewal period should adjustments in work responsibilities and/or price be deemed necessary, proposal and agreement revisions shall be exchanged between the parties, be mutually agreed upon in writing and once executed become part of the current Agreement or understanding between the parties.

PAYMENT TERMS

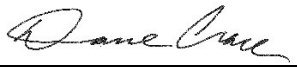
This proposal is valid for 30 days from the date appearing on the cover page.

- Monthly progress invoices will be issued with net 30-day terms.
- Freight – Ground shipping included per DES contract.
- Sales tax will be added to invoices based on current tax rates as required by state law on the invoice date.
- Avidex reserves the right to charge for stored materials and/or equipment.
- Avidex reserves the right to charge a 1.0% fee for late payment of invoices.

AUTHORIZATION TO PROCEED – INTEGRATION SERVICES

Avidex will begin the implementation phase of this project upon receipt of the client purchase order or executed contract referring to this proposal and the mobilization fee.

Submitted by: Avidex Industries, LLC

Name: Dave Crace Signature: 

Date: November 1, 2024

Client Approval

Name: _____ Signature: _____

Date: _____

AVIDEX REFERENCESS

Successful completion of local City & County Council Chambers Audiovisual Systems Projects

City of SeaTac

Name: Bart Perman
Title: Information Systems Manager
Phone: 206.973.4891
E-mail: bperman@seatacwa.gov

City of Sumner

Name: Brian Cunningham
Title: IT Manager
Phone: (253) 299-5602
E-mail: brianc@sumnerwa.gov

City of Renton

Name: Jason Seth
Title: City Clerk/Public Records Officer
Phone: 425-430-6502
E-mail: jseth@rentonwa.gov

King County

Name: Kimberly Hill
Title: King County TV Station Manager
Phone: 206-477-0858
E-mail: Kimberly.hill@kingcounty.gov

Other City's include City of Burien, City of Maple Valley, City of Dupont, City of Mukilteo and Cities Avidex has completed from our office in Spokane. *Additional contact information available upon request.

APPENDIX B: EQUIPMENT LIST

COUNCIL CHAMBERS AV SYSTEM

Display

Item	Manufacturer	Description	Qty	OFE	Unit Price	Ext. Total
D1	SHARP	DLP projector - 7200 lumens - 3840 x 2160 - 16:9 - 4K - LAN	1		$ 5,697.32	$ 5,697.32
D2	CHIEF	Extra-Large Universal Tool-Free Projector Mount	1		$ 476.63	$ 476.63
D3					$ -	$ -
D4	DRAPER	OFE 12'W 16:10 TENSIONED SCREEN	1	YES	$ -	$ -
D5	TBD	OFE DISPLAY + CART	1	YES	$ -	$ -
					Display Total	**$ 6,173.95**

Video

Item	Manufacturer	Description	Qty	OFE	Unit Price	Ext. Total
V1	EXTRON	NAV E 501	1		$ 1,565.05	$ 1,565.05
V2	EXTRON	NAV SD 501	1		$ 1,565.05	$ 1,565.05
V3	EXTRON	NAV E 101	1		$ 1,367.30	$ 1,367.30
V4	EXTRON	NAV SD 101	2		$ 1,124.35	$ 2,248.70
V5	EXTRON	NAVigator	1		$ 1,299.50	$ 1,299.50
V6	PTZ OPTICS	This bundle features three (3) PT20X-4K-GY-G3 cameras, one (1) PT-SUPERJOY-G1 IP & Serial joystick controller and the PTZOptics Camera Management Platform ("CMP"); WARRANTY: Per Product	1		$ 5,400.19	$ 5,400.19
V10					$ -	$ -
					Video Total	**$ 13,445.79**

Audio

Item	Manufacturer	Description	Qty	OFE	Unit Price	Ext. Total
A1	QSC	Unified Core with 24 local audio I/O channels, 128x128 total network I/O channels with 8x8 Software-based Dante license included, USB AV bridging, dual LAN ports, POTS and VoIP telephony, no GPIO, 16 next-generation AEC processors, 1RU.	1		$ 2,854.38	$ 2,854.38
A2	LEA	2 Channel x 350 watt @ 4Ω, 8Ω, 70V and 100V per channeL	1		$ 887.84	$ 887.84
A3	SONANCE	PS-P63T WHITE	8		$ 192.10	$ 1,536.80
A4	WILLIAMS SOUND	FM Plus Large-area Dual FM and Wi-Fi assistive listening system with 4 FM R37 receivers. Features Dante input, coaxial cable and rack panel kit for professional installation. System includes: (1) FM T55CD-00 transmitter, (4) PPA R37N receivers, (4) EAR 022 surround earphones, (2) NKL 001 neckloops, (2) BAT KT6 two-bay chargers and rechargeable batteries, (1) ANT 005 remote coaxial antenna, (1) IDP 008 ADA wall plaque, (1) RPK 005 rack panel kit.	1		$ 2,019.88	$ 2,019.88
A5	SHURE	4-Input, XLR connectors, Mic/Line Dante™ Audio Network Interface with PEQ and Audio Summing	5		$ 493.81	$ 2,469.05
A6	AUDIO TECHNICA	Beamforming Ceiling Array Microphone	1		$ 2,525.55	$ 2,525.55
A7					$ -	$ -
A8	SENNHEISER	TABLE MICS	15	YES	$ -	$ -
A9	SENNHEISER	GOOSENECK LECTERN MIC	1	YES	$ -	$ -
					Audio Total	**$ 12,293.50**

Control

Item	Manufacturer	Description	Qty	OFE	Unit Price	Ext. Total
C1	EXTRON	IPCP Pro 250 xi	1		$ 1,689.35	$ 1,689.35
C2	EXTRON	TLP Pro 1025T	1		$ 1,824.95	$ 1,824.95
C10					$ -	$ -
					Control Total	**$ 5,345.53**

Rack & Accessories

Item	Manufacturer	Description	Qty	OFE	Unit Price	Ext. Total
R1	TBD	OFE RACK	1	YES	$ -	$ -
					Rack & Accessories Total	**$ -**

Misc. Materials

Item	Manufacturer	Description	Qty	OFE	Unit Price	Ext. Total
					Misc. Materials Total	**$ 5,731.14**

Equipment Summary	
Display Total	$ 6,173.95
Video Total	$ 13,445.79
Audio Total	$ 12,293.50
Control Total	$ 5,345.53
Misc. Materials Total	$ 5,731.14
Equipment Subtotal	**$ 42,989.91**

Display

Item	Manufacturer	Description	Qty	OFE	Unit Price	Ext. Total
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D5	TBD	OFE DISPLAY + CART	1	YES	$ -	$ -
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Video

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V10					$ -	$ -
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A7					$ -	$ -
A8	SENNHEISER	TABLE MICS	15	YES	$ -	$ -
A9	SENNHEISER	GOOSENECK LECTERN MIC	1	YES	$ -	$ -
A10					$ -	$ -
					Audio Total	**$ 12,293.50**

Control

Item	Manufacturer	Description	Qty	OFE	Unit Price	Ext. Total
C1	EXTRON	IPCP Pro 250 xi	1		$ 1,689.35	$ 1,689.35
C2	EXTRON	TLP Pro 1025T	1		$ 1,824.95	$ 1,824.95
C3	NETGEAR	NETGEAR AV Line M4250-26G4XF-PoE+ - Switch - L3 - managed - 24 x 10/100/1000 (PoE+) + 2 x 10/100/1000 + 4 x 1 Gigabit / 10 Gigabit SFP+ - side to side airflow - rack-mountable - PoE+ (480 W)	1		$ 1,831.23	$ 1,831.23
C10					$ -	$ -
					Control Total	**$ 5,345.53**

Rack & Accessories

Item	Manufacturer	Description	Qty	OFE	Unit Price	Ext. Total
R1	TBD	OFE RACK	1	YES	$ -	$ -
					Rack & Accessories Total	**$ -**

Misc. Materials

Item	Manufacturer	Description	Qty	OFE	Unit Price	Ext. Total
					Misc. Materials Total	**$ 5,731.14**

Equipment Summary	
Display Total	$ 6,173.95
Video Total	$ 13,445.79
Audio Total	$ 12,293.50
Control Total	$ 5,345.53
Misc. Materials Total	$ 5,731.14
Equipment Subtotal	**$ 42,989.91**

TERMS & CONDITIONS

The Terms & Conditions are based on State of Washington DES Master Contract No. 0318.

https://apps.des.wa.gov/DESContracts/Home/ContractSummary/03418