



CITY COUNCIL MEETING*

September 16, 2025 – 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 City Council Workstudy of August 26, 2025 & City Council Meeting of September 2, 2025		1
2) Payroll	September 5, 2025 – 77761 through 77766, in the amount of \$393,869.96		
3) Checks	September 16, 2025 – 77767 through 77822, in the amount of \$982,403.08		
4) AB25-091	Ordinance – Amending 2025-2026 Biennial Budget	Mr. Chaw	9
5) AB25-092	Resolution – Authorizing Cancellation of Outdated Checks	Mr. Chaw	29
6) AB25-093	Motion – Authorizing Microsoft Software Licenses Renewal	Mr. Davenport	33

AUDIENCE PARTICIPATION: (Please restrict comments to 3 minutes)

ANNOUNCEMENTS, PRESENTATIONS, APPOINTMENTS:

7) Proclamation	Week Without Driving	Mayor Miller	41
8) AB25-094	Appointment to Planning Commission	Mayor Miller	43
9) Presentation	King County Library	Ms. Comstock	
10) Presentation	Best Starts for Kids	Ms. Jones & Ms. Tollenaar-Cafferty	
11) Presentation	Salary Commission Report	Salary Commission	51

COMMISSION AND COMMITTEE REPORTS:

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

INTRODUCTIONS:

12) AB25-095	Public Hearing, Ordinance – Amending Taxes, Rates & Fees Schedule RE School Impact Fees	Ms. Burrell	55
13) AB25-096	Public Hearing, Ordinance – Increasing Stormwater Rates & Amending Taxes, Rates & Fees Schedule	Mr. Rigos	85
14) AB25-097	Resolution – Authorizing Easement & Quit Claim Deed RE Alm Way ROW Vacation	Mr. Rigos	151
15) AB25-098	Resolution – Adopting Shoreline Public Access & Trail Plan	Ms. Burrell	173
16) AB25-099	Resolution – Setting Public Hearing Date RE ROW Vacation Along NW 8 th Street	Mr. Rigos	345
17) AB25-100	Motion – Authorizing Public Works Director Employment Contract	Ms. Emery	357
18) AB25-101	Ordinance – Adopting NBMC 6.12.035 RE Cleanup of Horses	Mr. Rigos	365



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

EXECUTIVE SESSION: To discuss potential litigation, pursuant to RCW 42.30.110(1)(i)

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 Clerks@northbendwa.gov. All written comments must be received by 5 p.m. on the day of the scheduled meeting and may not exceed 350 words. If an individual requires accommodation to allow for remote oral comment because of a difficulty attending a meeting of the governing body, the City requests notice of the need for accommodation by 5:00 p.m. on the day of the scheduled meeting. Participants can request accommodation to be able to provide a remote oral comment by contacting the City Clerk's Office in person, by phone (425) 888-1211 or by email: Clerks@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: 409 007 2718

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

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CITY OF NORTH BEND
CITY COUNCIL SPECIAL WORKSTUDY NOTES
August 26, 2025
City Hall, 920 SE Cedar Falls Way, North Bend, WA

The meeting opened at 5:30 p.m.

Councilmembers Present: Brenden Elwood, Alan Gothelf, Mark Joselyn, Heather Koellen, Christina Rustik, Suzan Torguson and Errol Tremolada.

Staff Present: Mayor Mary Miller, City Administrator Amber Emery, Finance Director Martin Chaw, Community & Economic Development Director James Henderson, Administrative Services Director Lisa Escobar, Planning Manager Mike McCarty, Communications Manager Bre Keveren, IT Manager Phillip Davenport, Associate Planner Caitlin Hepworth and Deputy City Clerk Jennifer Bourlin.

Guest Present: Laroy Gant, Principal Architect from Gant-Nychay Architecture, PLLC

Visioning Fieldtrip:

Council and Staff toured the city to discuss visioning, designs of recent or proposed developments at the following locations:

- North Bend Way/Cedar Falls Way
- Downtown 2nd & 3rd Streets
- North Bend Way West of Sydney Ave. North
- Mt. Si Boulevard at Bendigo Boulevard

Design Standard Discussion:

Planning Manager McCarty explained the purpose of the tour was for Councilmembers to provide ideas, next steps and vision for future development standards. Community and Economic Development Director Henderson reviewed the locations that were included in the visioning fieldtrip.

Mr. Henderson discussed each location, and Councilmembers provided the following feedback:

- North Bend Way/Cedar Falls Way
 - Heating, ventilation and air conditioning units such as mini split heat pumps visible from the street are an eyesore
 - Flat facades on buildings are unappealing
 - No first-floor residential units in mixed use buildings
 - Do not block views of Mt Si
 - Require features to enhance a residential feel

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- Downtown 2nd & 3rd Streets
 - Discussed the current form-based code limits on square footage and if it was too confining
 - Balance larger and smaller residential units to achieve work-force housing options and square footage requirements
 - Preferred a cottage look in example of the Habitat for Humanity Project
 - Smaller square footage was more affordable and provided workforce housing
 - Alleys were critical to provide access to homes and/or businesses
- North Bend Way West of Sydney Ave North
 - Keep view to Mt Si or the Cascades Mountain Range open from road corridors
 - Define specific views from certain intersections
 - Discussed roof top decks
- Mt Si Boulevard at Bendigo Boulevard
 - Create an attractive gateway to the city
 - Encouraged redevelopment at the Outlet Mall and Mountain Valley Center

Mayor Pro Tem Joselyn requested after Councilmembers have reflected about the field trip and the discussion to rank items below in order of importance regarding a subarea plan and forward their results to staff.

Rank*	Subject
	Long Term Economic Sustainability
	Affordable/Middle Income Housing
	Architecture and Aesthetics
	Maintaining Views of Mt Si
	Community Spaces (parks, trails, shoreline access, plazas)
	Multi-modal Transportation Options
	Maintaining Existing Character and Development Intensity
	Retaining Existing Trees
	Attracting visitors, tourism, and shoppers
	Street and right of way improvements

The meeting recessed for an Executive Session at 8:14 p.m. to discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency, pursuant to RCW 42.30.110(1)(i) and to evaluate the qualifications of an applicant for public employment or to review the

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performance of a public employee (*However, subject to RCW 42.30.140(4), discussion by a governing body of salaries, wages, and other conditions of employment to be generally applied within the agency shall occur in a meeting open to the public, and when a governing body elects to take final action hiring, setting the salary of an individual employee or class of employees, or discharging or disciplining an employee, that action shall be taken in a meeting open to the public*), pursuant to RCW 42.30.110(1)(g). No action was anticipated as a result of the Executive Session, which was expected to last thirty minutes and recording of the meeting ceased.

City Attorney Evans and City Attorney Rosenberg were present for the Executive Session.

At 8:44 p.m. it was announced to audience members outside the adjournment room that the Executive Session was expected to last an additional five minutes.

At 8:49 p.m. it was announced to audience members outside the adjournment room that the Executive Session was expected to last an additional five minutes.

At 8:55 p.m. it was announced to audience members outside the adjournment room that the Executive Session was expected to last an additional five minutes.

Adjournment

The Workstudy closed at 9:00 p.m.

ATTEST:

Mark Joselyn, Mayor Pro Tem

Jennifer Bourlin, Deputy City Clerk

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NORTH BEND CITY COUNCIL MINUTES

September 2, 2025

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

CALL TO ORDER, ROLL CALL:

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

Councilmembers Present: Elwood, Gothelf, Koellen, Rustik, Torguson and Tremolada. Councilmember Joselyn was excused.

Mayor Miller announced AB25-085 – Motion Authorizing Amendment to SCORE Jail Services Contract would be pulled from the Consent Agenda and added to the end of tonight’s Main Agenda for discussion.

Mayor Miller announced the Executive Session scheduled for the end of tonight’s meeting was cancelled.

CONSENT AGENDA:

Minutes – City Council Meeting of August 5, 2025

Payroll – August 5, 2025 – 77572 – 77574, 77655 – 77660, in the amount of \$419,009.69

August 20, 2025 – 77664 – 77666, in the amount of \$321,192.85

Checks – August 19, 2025 – 77661 – 77663, 77667 – 77727, in the amount of \$2,403,402.96

September 2, 2025 – 77728 – 77760, in the amount of \$1,612,026.04

AB25-086 – Resolution 2159 Accepting Public Works Generator Contract

AB25-087 – Resolution 2160 Accepting Snoqualmie Valley Athletic Center Phase 1 Infrastructure Improvements

AB25-088 – Motion Authorizing Contract with PH Consulting for 2026 Sidewalk Gaps Project

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

AUDIENCE PARTICIPATION:

Gary Fancher, unincorporated North Bend, commented on the addition of a semi-truck turnaround feature at the future 468th Ave. SE/SE Middle Fork Road Roundabout. He expressed concern about the health and safety of school children walking to/from Twin Falls Middle School and recommended alternatives such as redirecting commercial truck traffic to other streets and increased police presence during peak hours.

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Anne Herman, North Bend resident, invited all to attend the Park Run each Saturday morning at Tollgate Farm Park and noted the organization was seeking volunteers to assist with the events.

Tony Guilian, North Bend resident, expressed concern about the excessive speed of vehicles traveling on Ballarat Avenue and suggested the City consider speed bumps or cameras in the area.

Michael Thomas, North Bend resident, requested the City map septic systems that were within 500 feet of the proposed 2026 Sidewalk Gaps Projects and allow for more citizen comment of proposed e-motorbike and e-bike laws. Additionally, he expressed support for Mr. Fancher's earlier comments.

ANNOUNCEMENTS, PRESENTATIONS, APPOINTMENTS:

AB25-089 – Youth Appointment to Parks Commission

Audio: 12:41

Mayor Miller recommended the appointment of Eyleen Eusebio to Youth Position No. 5 on the Parks Commission.

Councilmember Gothelf **MOVED**, seconded by Councilmember Elwood to approve AB25-089, confirming the appointment of Eyleen Eusebio to Youth Member Position No. 5 on the Parks Commission, term expiring August 31, 2026. The motion **PASSED** 6-0.

Presentation – King County Search & Rescue

Audio: 18:25

King County Search & Rescue Executive Director Carrie Lee Gagnon provided a presentation on King County Search & Rescue Association which included the history and background of the association, timeline/evolution of King County Search & Rescue in response to mission needs, member units in search and rescue ecosystem, search and rescue statistics in and around North Bend, Rapid Alpine Deployment (season of May – September), state statistics on search and rescue associations, effects of population density and tourism, operational expenses and funding, current projects, King County 4x4 Search & Rescue, Seattle Mountain Rescue, and Regional Special Vehicles Unit.

Proclamation – Senior Center Month

Audio: 48:14

Mayor Miller read a proclamation declaring the month of September 2025 as Senior Center Month in the City of North Bend.

INTRODUCTIONS:

AB25-090 – Ordinance Amending NBMC Chapter 10.20 Motorized Foot Scooters

Audio: 49:46

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Community & Economic Development Director Henderson provided the staff report.

Councilmember Gothelf **MOVED**, seconded by Councilmember Rustik to postpone AB25-090, an ordinance amending NBMC Chapter 10.20 to define and regulate electric motorcycles and electric scooters to the September 23, 2025 Council Workstudy and for legislation to come back to the regular City Council meeting on October 7, 2025. The motion **PASSED** 6-0.

AB25-085 – Motion Authorizing Amendment to SCORE Jail Services Contract

Audio: 1:26:46

Interim Police Chief Horejsi provided the staff report.

Councilmember Rustik **MOVED**, seconded by Councilmember Gothelf to approve AB25-085, authorizing the Mayor to execute an amendment to the Interlocal Agreement with SCORE for jail services, in a form and content acceptable to the City Attorney. The motion **PASSED** 6-0.

MAYOR, COUNCIL, AND ADMINISTRATOR CONCERNS AND INITIATIVES:

Councilmember Gothelf encouraged all to slow down when traveling on city streets and expressed the importance, particularly as it relates to public safety, of passing legislation regarding e-scooters and e-motorcycles.

Councilmember Rustik encouraged all to donate food items to the “Apple Cup Food Drive” and noted donations boxes were available at City Hall until September 20th. Additionally, she reported Empower Youth Network was looking for mentors for the 2025/2026 school year and a Mentor Meet-up would be held on September 16th at 10 a.m. at Starbucks on Snoqualmie Ridge.

Councilmember Tremolada reported on the negative impacts two recent car accidents had on businesses in the QFC Shopping Center area and encouraged all to patronize those businesses and other local businesses that are affected by the slower than average shopping that occurs in the late summer/early fall.

Councilmember Koellen thanked King County Search & Rescue for their presentation and encouraged all to travel slowly through school and construction zones.

Councilmember Torguson reminded all to clean yard debris to prevent flooding and noted debris can be disposed of at the September 13th Yard Waste Recycling event from 8 a.m. to Noon at the Public Works Shop.

Councilmember Elwood expressed his gratitude and appreciation for King County Search & Rescue volunteers and thanked Ms. Eusebio for volunteering for the Youth Parks Commission position.

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City Administrator Emery provided an updated image of the proposed King County Sheriff's Office patches for North Bend. Council expressed support for the updated patch.

Mayor Miller spoke regarding the following items:

- Thrasher Ave. NE Sidewalk Project
- Blood Drive – September 3rd 9 a.m. – 3 p.m. @ City Hall
- Sip, Suds & Si – September 13th 6 – 9 p.m. @ Downtown
- Water Conservation Ordinance Stage 2

ADJOURNMENT:

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

The meeting adjourned at 8:42 p.m.

ATTEST:

Mary Miller, Mayor

Susie Oppedal, City Clerk



City Council Agenda Bill

SUBJECT:	Agenda Date: September 16, 2025		AB25-091
Ordinance Amending the 2025-2026 Budget as Adopted by Ordinance No. 1823 and as Amended by Ordinance No. 1826	Department/Committee/Individual		
	Mayor Mary Miller		
	City Administrator – Amber Emery		
	City Attorney – Kendra Rosenberg		
	City Clerk – Susie Oppedal		
	Administrative Services – Lisa Escobar		
	Comm. & Economic Development – James Henderson		
	Finance – Martin Chaw		X
Cost Impact: N/A	Public Works – Mark Rigos		
Fund Source: Multiple Funds.	Information Technology – Phillip Davenport		
Timeline: immediate			
Attachments: Ordinance, Exhibits A & B - 2025 & 2026 Annual Budget as amended (BA#2); Attachments 1 & 2 – 2025 & 2026 Budget Amendment detail by fund (BA#2); Ordinance 1826 (BA#1)			
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 more accurately reflect anticipated ending fund balances. The State Auditor expects such adjustments to occur. A budget amendment typically consists of miscellaneous and other housekeeping adjustments to reflect actual prior year fund balances or unanticipated sources and uses during the course of the year, such as new grant awards or unexpected expenditures authorized by the City Council but not accounted for in the City’s adopted budget. The City’s 2025-2026 budget was adopted through Ordinance No. 1823 and subsequently amended through Ordinance No. 1826 (BA#1). This proposed ordinance, if approved, represents the second budget amendment to the 2025-2026 budget, and makes technical corrections to the 2025 beginning fund balance for actual 2024 ending fund balances. Exhibits A and B are attached to the proposed ordinance and summarize the amended sources and uses (i.e., appropriation) per fund. Attachments 1 and 2 detail the specific amendments to the 2025 budget, by fund, and include a reconciliation of changes from Ordinance No. 1826 and this proposed ordinance. City staff recommend Council approval with referral to the full Council Consent Agenda for action on September 16, 2025.			
APPLICABLE BRAND GUIDELINES: Balanced budget.			

City Council Agenda Bill

COMMITTEE REVIEW AND RECOMMENDATION: The Finance and Administration Committee reviewed this proposed ordinance at its August 12, 2025, meeting, and recommended approval and placement on the Consent Agenda.		
RECOMMENDED ACTION: MOTION to approve AB25-091, an ordinance amending the 2025-2026 Budget as adopted in Ordinance No. 1823 and as amended in Ordinance No. 1826, as a first and final reading.		
RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
September 16, 2025		

ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, AMENDING THE CITY'S 2025-2026 BUDGET AS ADOPTED IN SECTION 1 OF ORDINANCE NO. 1823 AND AS AMENDED BY ORDINANCE NO. 1826; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Council has established a biennial budget process in accordance with the provisions of Chapter 35A.34 RCW; and

WHEREAS, the City Council adopted the City's 2025-2026 Budget and 2025 Salary Schedule in Ordinance No. 1823, adopted on December 3, 2024; and

WHEREAS, the City Council, in adopting Ordinance No. 1823, intended to implement the biennial budget 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 not to over-expend its appropriated budget without prior amendment; and

WHEREAS, the City Council amended the City's 2025-2026 Budget in Section 1 of Ordinance No. 1826, adopted on April 15, 2025; and

WHEREAS, additional amendments to the 2025-2026 budget are now necessary;

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

Section 1. 2025-2026 Biennial Budget, Amended: The City of North Bend 2025-2026 Budget, as adopted in Section 1 of Ordinance No. 1823, and as amended in Section 1 of Ordinance No. 1826, is hereby amended as set forth in Exhibits "A" (2025 Annual Budgets) and "B" (2026 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 16TH DAY OF SEPTEMBER, 2025.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Mary Miller, Mayor

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Published:
Effective:

Susie Oppedal, City Clerk

Exhibit A
2025 Biennial Budget, As Amended

		2025 Budget, as amended (this ordinance)			
Fund #	Fund Title	Beginning Fund Balance	Revenues	Appropriations/ Expenditures	Ending Fund Balance
General Fund					
001	General Fund	\$5,256,913	\$12,415,043	\$12,827,008	\$4,844,948
	Mayor & Council			\$121,506	
	Admin & Finance			\$1,571,864	
	Legal & Judicial			\$711,835	
	Central Services			\$512,104	
	Council Decision Card			\$0	
	Police			\$2,846,293	
	Jail			\$694,313	
	Fire Services & Em Mgmt			\$1,808,158	
	Building Planning and Dev Review				
	Long Range Planning			\$941,186	
	Plan Review			\$595,815	
	Parks, Culture & Recreation			\$1,133,864	
	Social & Human Svcs			\$267,168	
	Interfund Transfers and Other				
	Transfer Out - Reserve Fund (F002)			\$0	
	Transfer Out - Street Operations (F101)			\$677,691	
	Transfer Out - Capital Streets (F102)			\$0	
	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)			\$0	
	Other OpExps			\$187,261	
002	General Fund Emergency Reserves	\$1,231,168	\$0	\$0	\$1,231,168
Special Revenue Funds					
101	Street Operations	\$4,616	\$1,084,189	\$1,078,838	\$9,967
102	Capital Streets	(\$30,315)	\$203,750	\$98,920	\$74,515
103	Street Overlay	\$1,158,140	\$578,306	\$574,000	\$1,162,446
Impact Fee Funds					
106.1	Transportation Impact Fees	\$5,471,206	\$1,865,949	\$5,350,000	\$1,987,155
106.2	Park Impact fees	\$1,903,025	\$1,625,321	\$990,000	\$2,538,346
106.3	Fire Impact Fees	\$316,969	\$54,183	\$0	\$371,152
106.4	Sidewalk Impact Fees	\$474,507	\$1,670	\$0	\$476,177
106.5	Trees Impact Fees	\$400,485	\$24,005	\$20,000	\$404,490
106.6	School Impact Fees	\$8,955	\$1,500,000	\$1,500,000	\$8,955
106.7	Bicycle and Pedestrian Impact Fees	\$330,425	\$104,146	\$0	\$434,571
107	Hotel Motel Tax	\$107,857	\$27,053	\$65,000	\$69,910
108	Economic Development	\$124,717	\$375,601	\$395,097	\$105,221
109	Affordable Housing	\$1,628,460	\$323,950	\$323,950	\$1,628,460
116	Park Improvement Grants	\$523,511	\$6,822	\$0	\$530,333
117	Park Maintenance Reserves	\$53,840	\$10,525	\$0	\$64,365
125	Development Projects	\$660,759	\$507,794	\$600,000	\$568,553
130	American Rescue Plan Act (ARPA)	\$0	\$0	\$0	\$0
190	Transportation Benefit District	\$3,309,303	\$681,330	\$700,000	\$3,290,633
Debt Service Funds					
216	2011 UTGO Fire Station Bonds	\$78,885	\$196,693	\$149,285	\$126,293
217	2012 TBD Bonds	\$20	\$0	\$0	\$20
218	2015 LTGO Bonds	\$210,800	\$0	\$210,800	\$0
220	2018 LTGO Bonds	\$174,658	\$72,742	\$247,400	\$0
Capital Funds					
310	Municipal CIP	\$131,657	\$15,162,334	\$15,258,678	\$35,313
320	Real Estate Excise Tax	\$5,573,333	\$1,662,529	\$72,742	\$7,163,120
Utility Funds					
401	Water Utility Operations and CIP	\$2,316,314	\$4,920,791	\$7,793,052	(\$555,947)
402	Sewer Utility Operations and CIP	\$13,831,337	\$15,286,758	\$14,714,277	\$14,403,818
404	Storm and Flood Utility Operations and CIP	\$2,199,759	\$2,237,102	\$2,583,803	\$1,853,058
405	Solid Waste	\$905,826	\$126,193	\$219,484	\$812,535
451	ULID #6 Bonds	\$720,152	\$766,322	\$766,322	\$720,152
Internal Service Funds					
Equipment and Technology Operations					
501.1	Equipment Operations	\$100,686	\$282,005	\$360,594	\$22,097
501.2	Technology Operations	\$161,910	\$500,000	\$491,228	\$170,682
Equipment and Technology Reserves					
502.1	Equipment Reserves	\$1,537,421	\$115,472	\$475,000	\$1,177,893
502.2	Technology Reserves	\$377,247	\$50,000	\$165,000	\$262,247
Grand Total - All Funds		\$51,254,546	\$62,768,578	\$68,030,478	\$45,992,646
Total Budgeted Sources and Uses		\$114,023,124		\$114,023,124	
		Total Resources		Total Uses	

Exhibit B
202B Biennial Budget, As Amended

		2026 Budget, as amended (this ordinance)			
Fund #	Fund Title	Beginning Fund		Appropriations/	
		Balance	Revenues	Expenditures	Ending Fund Balance
General Fund					
001	General Fund	\$4,844,948	\$12,882,113	\$13,174,363	\$4,552,698
	Mayor & Council			\$126,048	
	Admin & Finance			\$1,635,235	
	Legal & Judicial			\$736,303	
	Central Services			\$534,914	
	Council Decision Card			\$0	
	Police			\$2,945,860	
	Jail			\$729,028	
	Fire Services & Em Mgmt			\$1,945,664	
	Building Planning and Dev Review				
	Long Range Planning			\$976,106	
	Plan Review			\$621,203	
	Parks, Culture & Recreation			\$996,249	
	Social & Human Svcs			\$267,759	
	Interfund Transfers and Other				
	Transfer Out - Reserve Fund (F002)			\$0	
	Transfer Out - Street Operations (F101)			\$698,337	
	Transfer Out - Capital Streets (F102)			\$0	
	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)			\$0	
	Other OpExps			\$189,129	
002	General Fund Emergency Reserves	\$1,231,168	\$0	\$0	\$1,231,168
Special Revenue Funds					
101	Street Operations	\$9,967	\$1,113,405	\$1,113,405	\$9,967
102	Capital Streets	\$20,435	\$206,730	\$158,400	\$68,765
103	Street Overlay	\$1,162,446	\$578,349	\$574,000	\$1,166,795
Impact Fee Funds					
106.1	Transportation Impact Fees	\$1,987,156	\$1,831,109	\$4,150,000	(\$331,735)
106.2	Park Impact fees	\$2,538,346	\$2,531,675	\$2,022,510	\$3,047,511
106.3	Fire Impact Fees	\$371,152	\$54,725	\$0	\$425,877
106.4	Sidewalk Impact Fees	\$476,177	\$1,687	\$0	\$477,864
106.5	Trees Impact Fees	\$404,490	\$24,045	\$20,000	\$408,535
106.6	School Impact Fees	\$8,955	\$1,500,000	\$1,500,000	\$8,955
106.7	Bicycle and Pedestrian Impact Fees	\$434,571	\$105,188	\$0	\$539,759
107	Hotel Motel Tax	\$69,911	\$27,156	\$65,000	\$32,067
108	Economic Development	\$105,222	\$375,406	\$403,874	\$76,754
109	Affordable Housing	\$1,628,460	\$338,528	\$338,528	\$1,628,460
116	Park Improvement Grants	\$530,334	\$6,890	\$0	\$537,224
117	Park Maintenance Reserves	\$64,365	\$10,630	\$0	\$74,995
125	Development Projects	\$568,553	\$506,872	\$600,000	\$475,425
130	American Rescue Plan Act (ARPA)	\$0	\$0	\$0	\$0
190	Transportation Benefit District	\$3,290,632	\$703,893	\$700,000	\$3,294,525
Debt Service Funds					
216	2011 UTGO Fire Station Bonds	\$126,294	\$51,450	\$148,750	\$28,994
217	2012 TBD Bonds	\$20	\$0	\$0	\$20
218	2015 LTGO Bonds	\$432,651	\$208,000	\$208,000	\$432,651
220	2018 LTGO Bonds	\$174,008	\$247,800	\$247,800	\$174,008
Capital Funds					
310	Municipal CIP	\$35,313	\$15,661,394	\$13,882,000	\$1,814,707
320	Real Estate Excise Tax	\$6,655,918	\$1,673,355	\$400,100	\$7,929,173
Utility Funds					
401	Water Utility Operations and CIP	(\$555,947)	\$4,283,460	\$4,734,013	(\$1,006,500)
402	Sewer Utility Operations and CIP	\$14,403,818	\$7,499,209	\$7,225,864	\$14,677,163
404	Storm and Flood Utility Operations and CIP	\$1,853,059	\$1,756,365	\$3,314,355	\$295,069
405	Solid Waste	\$812,535	\$130,300	\$223,757	\$719,078
451	ULID #6 Bonds	\$720,152	\$752,910	\$752,910	\$720,152
Internal Service Funds					
Equipment and Technology Operations					
501.1	Equipment Operations	\$22,097	\$403,080	\$374,005	\$51,172
501.2	Technology Operations	\$170,681	\$515,000	\$508,910	\$176,771
Equipment and Technology Reserves					
502.1	Equipment Reserves	\$1,177,893	\$111,877	\$298,300	\$991,470
502.2	Technology Reserves	\$262,247	\$50,000	\$50,000	\$262,247
Grand Total - All Funds		\$46,038,027	\$56,142,601	\$57,188,844	\$44,991,784
Total Budgeted Sources and Uses		\$102,180,628		\$102,180,628	
		Total Resources		Total Uses	

Attachment 1 - 2025 Budget Amendment Detail

Legend

	General Funds
	Special Revenue Funds
	Debt Service Funds
	Capital Funds
	Utility Funds
	Internal Service Funds

ORD1823-Adopted 2025-2026 Budget
ORD1826-Budget Amendment #1
ORDxxxx (this ordinance)-Budget Amendment #2

GENERAL FUNDS

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
General Fund (#001)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$5,311,123.00	\$12,415,043.00	\$12,827,008.00	\$4,899,158.00	
- Technical Adjustment for actual 2025 Beginning Fund Balance	-\$54,210.00	\$0.00	\$0.00	-\$54,210.00	BA#2: Recognize ending actual fund balance from 2024
Amended 2025 Budget (ORDxxxx-BA#2)	\$5,256,913.00	\$12,415,043.00	\$12,827,008.00	\$4,844,948.00	
Revised 2025 Total Appropriations Authority	\$17,671,956.00		\$17,671,956.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
General Fund Reserves Fund (#002)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$1,097,896.00	\$0.00	\$0.00	\$1,097,896.00	
+ Technical Adjustment for actual 2025 Beginning Fund Balance	\$133,272.00	\$0.00	\$0.00	\$133,272.00	BA#2: Recognize ending actual fund balance from 2024
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$1,231,168.00	\$0.00	\$0.00	\$1,231,168.00	
Revised 2025 Total Appropriations Authority	\$1,231,168.00		\$1,231,168.00		

SPECIAL REVENUE FUNDS

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
Street Operations Fund (#101)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$4,616.00	\$1,084,189.00	\$1,078,838.00	\$9,967.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$4,616.00	\$1,084,189.00	\$1,078,838.00	\$9,967.00	
Revised 2025 Total Appropriations Authority	\$1,088,805.00		\$1,088,805.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
Capital Streets Fund (#102)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$19,468.00	\$203,750.00	\$153,000.00	\$70,218.00	
+ Technical Adjustment for actual 2025 Beginning Fund Balance	-\$49,783.00	\$0.00	\$0.00	-\$49,783.00	BA#2: Recognize ending actual fund balance from 2024
+ Return TR funds from F218 - fund balance sufficient to make debt service			-\$54,080.00	\$54,080.00	BA#2: Reduces TR to Debt Service F218
Amended 2025 Budget (ORDxxxx-BA#2)	-\$30,315.00	\$203,750.00	\$98,920.00	\$74,515.00	
Revised 2025 Total Appropriations Authority	\$173,435.00		\$173,435.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
Street Overlay Fund (#103)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$1,158,140.00	\$578,306.00	\$574,000.00	\$1,162,446.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$1,158,140.00	\$578,306.00	\$574,000.00	\$1,162,446.00	
Revised 2025 Total Appropriations Authority	\$1,736,446.00		\$1,736,446.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
Transportation Impact Fees Fund (#106.1)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$5,471,206.00	\$1,865,949.00	\$5,350,000.00	\$1,987,155.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$5,471,206.00	\$1,865,949.00	\$5,350,000.00	\$1,987,155.00	
Revised 2025 Total Appropriations Authority	\$7,337,155.00		\$7,337,155.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
Parks Impact Fees Fund (#106.2)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$2,068,191.00	\$1,625,321.00	\$990,000.00	\$2,703,512.00	
- Technical Adjustment for actual 2025 Beginning Fund Balance	-\$165,166.00	\$0.00	\$0.00	-\$165,166.00	BA#2: Recognize ending actual fund balance from 2024
Amended 2025 Budget (ORDxxxx-BA#2)	\$1,903,025.00	\$1,625,321.00	\$990,000.00	\$2,538,346.00	
Revised 2025 Total Appropriations Authority	\$3,528,346.00		\$3,528,346.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
Fire Impact Fees Fund (#106.3)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$316,969.00	\$54,183.00	\$0.00	\$371,152.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$316,969.00	\$54,183.00	\$0.00	\$371,152.00	
Revised 2025 Total Appropriations Authority	\$371,152.00		\$371,152.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
Sidewalk Impact Fees Fund (#106.4)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$474,507.00	\$1,670.00	\$0.00	\$476,177.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$474,507.00	\$1,670.00	\$0.00	\$476,177.00	
Revised 2025 Total Appropriations Authority	\$476,177.00		\$476,177.00		
Trees Impact Fees Fund (#106.5)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$400,485.00	\$24,005.00	\$20,000.00	\$404,490.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$400,485.00	\$24,005.00	\$20,000.00	\$404,490.00	
Revised 2025 Total Appropriations Authority	\$424,490.00		\$424,490.00		
Schools Impact Fees Fund (#106.6)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$8,955.00	\$1,500,000.00	\$1,500,000.00	\$8,955.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$8,955.00	\$1,500,000.00	\$1,500,000.00	\$8,955.00	
Revised 2025 Total Appropriations Authority	\$1,508,955.00		\$1,508,955.00		
Bicycle and Pedestrian Impact Fees Fund (#106.7)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$330,425.00	\$104,146.00	\$0.00	\$434,571.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$330,425.00	\$104,146.00	\$0.00	\$434,571.00	
Revised 2025 Total Appropriations Authority	\$434,571.00		\$434,571.00		
Hotel/Motel Tax Fund (#107)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$107,857.00	\$27,053.00	\$65,000.00	\$69,910.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$107,857.00	\$27,053.00	\$65,000.00	\$69,910.00	
Revised 2025 Total Appropriations Authority	\$134,910.00		\$134,910.00		
Economic Development Fund (#108)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$124,717.00	\$375,601.00	\$395,097.00	\$105,221.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$124,717.00	\$375,601.00	\$395,097.00	\$105,221.00	
Revised 2025 Total Appropriations Authority	\$500,318.00		\$500,318.00		
Affordable Housing Fund (#109)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$1,628,460.00	\$323,950.00	\$323,950.00	\$1,628,460.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$1,628,460.00	\$323,950.00	\$323,950.00	\$1,628,460.00	
Revised 2025 Total Appropriations Authority	\$1,952,410.00		\$1,952,410.00		
Park Improvement Grants Fund (#116)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$526,109.00	\$6,822.00	\$0.00	\$532,931.00	
- Technical Adjustment for actual 2025 Beginning Fund Balance	-\$2,598.00	\$0.00	\$0.00	-\$2,598.00	BA#2: Recognize ending actual fund balance from 2024
Amended 2025 Budget (ORDxxxx-BA#2)	\$523,511.00	\$6,822.00	\$0.00	\$530,333.00	
Revised 2025 Total Appropriations Authority	\$530,333.00		\$530,333.00		
Park Maintenance Reserves Fund (#117)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$53,840.00	\$10,525.00	\$0.00	\$64,365.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$53,840.00	\$10,525.00	\$0.00	\$64,365.00	
Revised 2025 Total Appropriations Authority	\$64,365.00		\$64,365.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
Development Projects Fund (#125)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$660,759.00	\$507,794.00	\$600,000.00	\$568,553.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$660,759.00	\$507,794.00	\$600,000.00	\$568,553.00	
Revised 2025 Total Appropriations Authority	\$1,168,553.00		\$1,168,553.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
American Rescue Plan Act Fund (#130)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$0.00	\$0.00	\$0.00	\$0.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$0.00	\$0.00	\$0.00	\$0.00	
Revised 2025 Total Appropriations Authority	\$0.00		\$0.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
Transportation Benefit District Fund (#190)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$3,309,303.00	\$681,330.00	\$700,000.00	\$3,290,632.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$3,309,303.00	\$681,330.00	\$700,000.00	\$3,290,633.00	
Revised 2025 Total Appropriations Authority	\$3,990,633.00		\$3,990,633.00		

DEBT SERVICE FUNDS

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
2011 UTGO Fire St. Bonds Fund (#216)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$37,801.00	\$196,693.00	\$149,285.00	\$85,209.00	
+ Technical Adjustment for actual 2025 Beginning Fund Balance	\$41,084.00	\$0.00	\$0.00	\$41,084.00	BA#2: Recognize ending actual fund balance from 2024
Amended 2025 Budget (ORDxxxx-BA#2)	\$78,885.00	\$196,693.00	\$149,285.00	\$126,293.00	
Revised 2025 Total Appropriations Authority	\$275,578.00		\$275,578.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
2012 TBD Bonds Fund (#217)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$20.00	\$0.00	\$0.00	\$20.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$20.00	\$0.00	\$0.00	\$20.00	
Revised 2025 Total Appropriations Authority	\$20.00		\$20.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
2015 LTGO Bonds Fund (#218)					BA#2: Recognize ending actual fund balance from 2024
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$57,045.00	\$387,274.00	\$210,800.00	\$233,519.00	BA#2: Reduces transfers-in from F102 and F320
+ Technical Adjustment for actual 2025 Beginning Fund Balance	\$199,132.00	\$0.00	\$0.00	\$199,132.00	Transfer back \$387,274 in 2025 & \$45,377 for 2024
- Reduction of required transfers-in from F320 to pay debt service	-\$45,377.00	-\$333,194.00		-\$378,571.00	Transfers are only required for total of debt payments
- Reduction of required transfers-in from F102 to pay debt service		-\$54,080.00		-\$54,080.00	BA#2: Reduce budgeted transfer from F320
					BA#2: Reduce budgeted transfer from F102
Amended 2025 Budget (ORDxxxx-BA#2)	\$210,800.00	\$0.00	\$210,800.00	\$0.00	
Revised 2025 Total Appropriations Authority	\$210,800.00		\$210,800.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
2018 LTGO Bonds Fund (#220)					BA#2: Recognize ending actual fund balance from 2024
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$130.00	\$246,750.00	\$247,400.00	-\$520.00	BA#2: Reduces transfers-in from F320
+ Technical Adjustment for actual 2025 Beginning Fund Balance	\$174,528.00	\$0.00	\$0.00	\$174,528.00	Transfer back \$174,008 in 2025
- Reduction of required transfers from F320 to pay debt service		-\$174,008.00		-\$174,008.00	Transfers are only required for total of debt payments
					BA#2: Reduce budgeted transfer from F320
Amended 2025 Budget (ORDxxxx-BA#2)	\$174,658.00	\$72,742.00	\$247,400.00	\$0.00	
Revised 2025 Total Appropriations Authority	\$247,400.00		\$247,400.00		

CAPITAL FUNDS

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
Municipal CIP Fund (#310)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$176,764.00	\$15,162,334.00	\$15,258,678.00	\$80,420.00	
+ Technical Adjustment for actual 2025 Beginning Fund Balance	-\$45,107.00	\$0.00	\$0.00	-\$45,107.00	BA#2: Recognize ending actual fund balance from 2024
Amended 2025 Budget (ORDxxxx-BA#2)	\$131,657.00	\$15,162,334.00	\$15,258,678.00	\$35,313.00	
Revised 2025 Total Appropriations Authority	\$15,293,991.00		\$15,293,991.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
Real Estate Excise Tax Fund (#320)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$5,979,309.00	\$1,662,529.00	\$579,944.00	\$7,061,894.00	
+ Technical Adjustment for actual 2025 Beginning Fund Balance	-\$405,976.00	\$0.00	\$0.00	-\$405,976.00	BA#2: Recognize ending actual fund balance from 2024
+ Return TR from F218 - EFB sufficient to pay debt service			-\$333,194.00	\$333,194.00	BA#2: Reduce budgeted transfer to F218
+ Return TR from F220 - EFB sufficient to pay debt service			-\$174,008.00	\$174,008.00	BA#2: Reduce budgeted transfer to F220
Amended 2025 Budget (ORDxxxx-BA#2)	\$5,573,333.00	\$1,662,529.00	\$72,742.00	\$7,163,120.00	
Revised 2025 Total Appropriations Authority	\$7,235,862.00		\$7,235,862.00		

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UTILITY FUNDS

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
Water Utility Ops and CIP Fund (#401)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$2,333,711.00	\$4,920,791.00	\$7,793,052.00	-\$538,550.00	
- Technical Adjustment for actual 2025 Beginning Fund Balance memo: Water Utility rate study in progress; Rate adjustment will result in additional revenue to address negative ending fund balance.	-\$17,397.00	\$0.00	\$0.00	-\$17,397.00	BA#2: Recognize ending actual fund balance from 2024
Amended 2025 Budget (ORDxxxx-BA#2)	\$2,316,314.00	\$4,920,791.00	\$7,793,052.00	-\$555,947.00	
Revised 2025 Total Appropriations Authority	\$7,237,105.00		\$7,237,105.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
Sewer Utility Ops and CIP Fund (#402)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$13,844,179.00	\$15,286,758.00	\$14,714,277.00	\$14,416,660.00	
- Technical Adjustment for actual 2025 Beginning Fund Balance	-\$12,842.00	\$0.00	\$0.00	-\$12,842.00	BA#2: Recognize ending actual fund balance from 2024
Amended 2025 Budget (ORDxxxx-BA#2)	\$13,831,337.00	\$15,286,758.00	\$14,714,277.00	\$14,403,818.00	
Revised 2025 Total Appropriations Authority	\$29,118,095.00		\$29,118,095.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
Storm and Flood Utility Ops and CIP Fund (#404)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$2,207,567.00	\$2,237,102.00	\$2,583,803.00	\$1,860,866.00	
- Technical Adjustment for actual 2025 Beginning Fund Balance	-\$7,808.00	\$0.00	\$0.00	-\$7,808.00	BA#2: Recognize ending actual fund balance from 2024
Amended 2025 Budget (ORDxxxx-BA#2)	\$2,199,759.00	\$2,237,102.00	\$2,583,803.00	\$1,853,058.00	
Revised 2025 Total Appropriations Authority	\$4,436,861.00		\$4,436,861.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
Solid Waste Utility Fund (#405)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$905,826.00	\$126,193.00	\$219,484.00	\$812,535.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$905,826.00	\$126,193.00	\$219,484.00	\$812,535.00	
Revised 2025 Total Appropriations Authority	\$1,032,019.00		\$1,032,019.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
ULID #6 Bonds Fund (#451)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$720,152.00	\$766,322.00	\$766,322.00	\$720,152.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$720,152.00	\$766,322.00	\$766,322.00	\$720,152.00	
Revised 2025 Total Appropriations Authority	\$1,486,474.00		\$1,486,474.00		

INTERNAL SERVICE FUNDS

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
Equipment Operations Fund (#501.1)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$100,686.00	\$282,005.00	\$360,594.00	\$22,097.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$100,686.00	\$282,005.00	\$360,594.00	\$22,097.00	
Revised 2025 Total Appropriations Authority	\$382,691.00		\$382,691.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
Technology Operations Fund (#501.2)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$161,910.00	\$500,000.00	\$491,228.00	\$170,682.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$161,910.00	\$500,000.00	\$491,228.00	\$170,682.00	
Revised 2025 Total Appropriations Authority	\$661,910.00		\$661,910.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
Equipment Reserves Fund (#502.1)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$1,537,421.00	\$115,472.00	\$475,000.00	\$1,177,893.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$1,537,421.00	\$115,472.00	\$475,000.00	\$1,177,893.00	
Revised 2025 Total Appropriations Authority	\$1,652,893.00		\$1,652,893.00		

	2025BFB	2025OpRevs	2025OpExps	2025EFB	Supporting notes
Technology Reserves Fund (#502.2)					
Adopted 2025 Budget, As Amended (ORD1826-BA#1)	\$377,247.00	\$50,000.00	\$165,000.00	\$262,247.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2025 Budget (ORDxxxx-BA#2)	\$377,247.00	\$50,000.00	\$165,000.00	\$262,247.00	
Revised 2025 Total Appropriations Authority	\$427,247.00		\$427,247.00		

check totals

\$114,023,124.00

\$114,023,124.00

Attachment 2 - 2026 Budget Amendment Detail

Legend

General Funds
Special Revenue Funds
Debt Service Funds
Capital Funds
Utility Funds
Internal Service Funds

ORD1823-Adopted 2025-2026 Budget
ORD1826-Budget Amendment #1
ORDxxxx (this ordinance)-Budget Amendment #2

GENERAL FUNDS

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
General Fund (#001)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$4,899,158.00	\$12,882,113.00	\$13,174,363.00	\$4,606,909.00	
- Technical Adjustment for actual 2025 Beginning Fund Balance	-\$54,210.00	\$0.00	\$0.00	-\$54,210.00	BA#2: Recognize ending actual fund balance from 2024
Amended 2026 Budget (ORDxxxx-BA#2)	\$4,844,948.00	\$12,882,113.00	\$13,174,363.00	\$4,552,698.00	
Revised 2026 Total Appropriations Authority	\$17,727,061.00		\$17,727,061.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
General Fund Reserves Fund (#002)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$1,097,896.00	\$0.00	\$0.00	\$1,097,896.00	
+ Technical Adjustment for actual 2025 Beginning Fund Balance	\$133,272.00	\$0.00	\$0.00	\$133,272.00	BA#2: Recognize ending actual fund balance from 2024
	\$0.00			\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$1,231,168.00	\$0.00	\$0.00	\$1,231,168.00	
Revised 2026 Total Appropriations Authority	\$1,231,168.00		\$1,231,168.00		

SPECIAL REVENUE FUNDS

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
Street Operations Fund (#101)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$9,967.00	\$1,113,405.00	\$1,113,405.00	\$9,967.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$9,967.00	\$1,113,405.00	\$1,113,405.00	\$9,967.00	
Revised 2026 Total Appropriations Authority	\$1,123,372.00		\$1,123,372.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
Capital Streets Fund (#102)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$70,218.00	\$206,730.00	\$158,400.00	\$118,548.00	
+ Technical Adjustment for actual 2025 Beginning Fund Balance	-\$49,783.00	\$0.00	\$0.00	-\$49,783.00	BA#2: Recognize ending actual fund balance from 2024
		\$0.00		\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$20,435.00	\$206,730.00	\$158,400.00	\$68,765.00	
Revised 2026 Total Appropriations Authority	\$227,165.00		\$227,165.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
Street Overlay Fund (#103)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$1,162,446.00	\$578,349.00	\$574,000.00	\$1,166,795.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$1,162,446.00	\$578,349.00	\$574,000.00	\$1,166,795.00	
Revised 2026 Total Appropriations Authority	\$1,740,795.00		\$1,740,795.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
Transportation Impact Fees Fund (#106.1)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$1,987,156.00	\$1,831,109.00	\$4,150,000.00	-\$331,735.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$1,987,156.00	\$1,831,109.00	\$4,150,000.00	-\$331,735.00	
Revised 2026 Total Appropriations Authority	\$3,818,265.00		\$3,818,265.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
Parks Impact Fees Fund (#106.2)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$2,703,512.00	\$2,531,675.00	\$2,022,510.00	\$3,212,677.00	
- Technical Adjustment for actual 2025 Beginning Fund Balance	-\$165,166.00	\$0.00	\$0.00	-\$165,166.00	BA#2: Recognize ending actual fund balance from 2024
Amended 2026 Budget (ORDxxxx-BA#2)	\$2,538,346.00	\$2,531,675.00	\$2,022,510.00	\$3,047,511.00	
Revised 2026 Total Appropriations Authority	\$5,070,021.00		\$5,070,021.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
Fire Impact Fees Fund (#106.3)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$371,152.00	\$54,725.00	\$0.00	\$425,877.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$371,152.00	\$54,725.00	\$0.00	\$425,877.00	
Revised 2026 Total Appropriations Authority	\$425,877.00		\$425,877.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	
Sidewalk Impact Fees Fund (#106.4)					Supporting notes
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$476,177.00	\$1,687.00	\$0.00	\$477,864.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$476,177.00	\$1,687.00	\$0.00	\$477,864.00	
Revised 2026 Total Appropriations Authority	\$477,864.00		\$477,864.00		
Trees Impact Fees Fund (#106.5)					Supporting notes
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$404,490.00	\$24,045.00	\$20,000.00	\$408,535.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$404,490.00	\$24,045.00	\$20,000.00	\$408,535.00	
Revised 2026 Total Appropriations Authority	\$428,535.00		\$428,535.00		
Schools Impact Fees Fund (#106.6)					Supporting notes
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$8,955.00	\$1,500,000.00	\$1,500,000.00	\$8,955.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$8,955.00	\$1,500,000.00	\$1,500,000.00	\$8,955.00	
Revised 2026 Total Appropriations Authority	\$1,508,955.00		\$1,508,955.00		
Bicycle and Pedestrian Impact Fees Fund (#106.7)					Supporting notes
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$434,571.00	\$105,188.00	\$0.00	\$539,759.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$434,571.00	\$105,188.00	\$0.00	\$539,759.00	
Revised 2026 Total Appropriations Authority	\$539,759.00		\$539,759.00		
Hotel/Motel Tax Fund (#107)					Supporting notes
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$69,911.00	\$27,156.00	\$65,000.00	\$32,067.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$69,911.00	\$27,156.00	\$65,000.00	\$32,067.00	
Revised 2026 Total Appropriations Authority	\$97,067.00		\$97,067.00		
Economic Development Fund (#108)					Supporting notes
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$105,222.00	\$375,406.00	\$403,874.00	\$76,754.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$105,222.00	\$375,406.00	\$403,874.00	\$76,754.00	
Revised 2026 Total Appropriations Authority	\$480,628.00		\$480,628.00		
Affordable Housing Fund (#109)					Supporting notes
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$1,628,460.00	\$338,528.00	\$338,528.00	\$1,628,460.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$1,628,460.00	\$338,528.00	\$338,528.00	\$1,628,460.00	
Revised 2026 Total Appropriations Authority	\$1,966,988.00		\$1,966,988.00		
Park Improvement Grants Fund (#116)					Supporting notes
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$532,932.00	\$6,890.00	\$0.00	\$539,821.00	
- Technical Adjustment for actual 2025 Beginning Fund Balance	-\$2,598.00	\$0.00	\$0.00	-\$2,598.00	BA#2: Recognize ending actual fund balance from 2024
Amended 2026 Budget (ORDxxxx-BA#2)	\$530,334.00	\$6,890.00	\$0.00	\$537,224.00	
Revised 2026 Total Appropriations Authority	\$537,224.00		\$537,224.00		
Park Imaintenance Reserves Fund (#117)					Supporting notes
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$64,365.00	\$10,630.00	\$0.00	\$74,995.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$64,365.00	\$10,630.00	\$0.00	\$74,995.00	
Revised 2026 Total Appropriations Authority	\$74,995.00		\$74,995.00		

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	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
Development Projects Fund (#125)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$568,553.00	\$506,872.00	\$600,000.00	\$475,425.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$568,553.00	\$506,872.00	\$600,000.00	\$475,425.00	
Revised 2026 Total Appropriations Authority	\$1,075,425.00		\$1,075,425.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
American Rescue Plan Act Fund (#130)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$0.00	\$0.00	\$0.00	\$0.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$0.00	\$0.00	\$0.00	\$0.00	
Revised 2026 Total Appropriations Authority	\$0.00		\$0.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
Transportation Benefit District Fund (#190)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$3,290,632.00	\$703,893.00	\$700,000.00	\$3,294,526.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$3,290,632.00	\$703,893.00	\$700,000.00	\$3,294,525.00	
Revised 2026 Total Appropriations Authority	\$3,994,525.00		\$3,994,525.00		

DEBT SERVICE FUNDS

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
2011 UTGO Fire St. Bonds Fund (#216)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$85,210.00	\$51,450.00	\$148,750.00	-\$12,091.00	
+ Technical Adjustment for actual 2025 Beginning Fund Balance	\$41,084.00	\$0.00	\$0.00	\$41,084.00	BA#2: Recognize ending actual fund balance from 2024
Amended 2026 Budget (ORDxxxx-BA#2)	\$126,294.00	\$51,450.00	\$148,750.00	\$28,994.00	
Revised 2026 Total Appropriations Authority	\$177,744.00		\$177,744.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
2012 TBD Bonds Fund (#217)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$20.00	\$0.00	\$0.00	\$20.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$20.00	\$0.00	\$0.00	\$20.00	
Revised 2026 Total Appropriations Authority	\$20.00		\$20.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
2015 LTGO Bonds Fund (#218)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$233,519.00	\$208,000.00	\$208,000.00	\$233,519.00	
+ Technical Adjustment for actual 2025 Beginning Fund Balance	\$199,132.00	\$0.00	\$0.00	\$199,132.00	BA#2: Recognize ending actual fund balance from 2024
Amended 2026 Budget (ORDxxxx-BA#2)	\$432,651.00	\$208,000.00	\$208,000.00	\$432,651.00	
Revised 2026 Total Appropriations Authority	\$640,651.00		\$640,651.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
2018 LTGO Bonds Fund (#220)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	-\$520.00	\$247,800.00	\$247,800.00	-\$520.00	
+ Technical Adjustment for actual 2025 Beginning Fund Balance	\$174,528.00	\$0.00	\$0.00	\$174,528.00	BA#2: Recognize ending actual fund balance from 2024
Amended 2026 Budget (ORDxxxx-BA#2)	\$174,008.00	\$247,800.00	\$247,800.00	\$174,008.00	
Revised 2026 Total Appropriations Authority	\$421,808.00		\$421,808.00		

CAPITAL FUNDS

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
Municipal CIP Fund (#310)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$80,420.00	\$15,661,394.00	\$13,882,000.00	\$1,859,814.00	
- Technical Adjustment for actual 2025 Beginning Fund Balance	-\$45,107.00	\$0.00	\$0.00	-\$45,107.00	BA#2: Recognize ending actual fund balance from 2024
Amended 2026 Budget (ORDxxxx-BA#2)	\$35,313.00	\$15,661,394.00	\$13,882,000.00	\$1,814,707.00	
Revised 2026 Total Appropriations Authority	\$15,696,707.00		\$15,696,707.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
Real Estate Excise Tax Fund (#320)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$7,061,894.00	\$1,673,355.00	\$400,100.00	\$8,335,150.00	
- Technical Adjustment for actual 2025 Beginning Fund Balance	-\$405,976.00	\$0.00	\$0.00	-\$405,976.00	BA#2: Recognize ending actual fund balance from 2024
Amended 2026 Budget (ORDxxxx-BA#2)	\$6,655,918.00	\$1,673,355.00	\$400,100.00	\$7,929,173.00	
Revised 2026 Total Appropriations Authority	\$8,329,273.00		\$8,329,273.00		

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UTILITY FUNDS

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
Water Utility Ops and CIP Fund (#401)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	-\$538,550.00	\$4,283,460.00	\$4,734,013.00	-\$989,103.00	
- Technical Adjustment for actual 2025 Beginning Fund Balance	-\$17,397.00	\$0.00	\$0.00	-\$17,397.00	BA#2: Recognize ending actual fund balance from 2024
Amended 2026 Budget (ORDxxxx-BA#2)	-\$555,947.00	\$4,283,460.00	\$4,734,013.00	-\$1,006,500.00	
Revised 2026 Total Appropriations Authority	\$3,727,513.00		\$3,727,513.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
Sewer Utility Ops and CIP Fund (#402)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$14,416,660.00	\$7,499,209.00	\$7,225,864.00	\$14,690,006.00	
- Technical Adjustment for actual 2025 Beginning Fund Balance	-\$12,842.00	\$0.00	\$0.00	-\$12,842.00	BA#2: Recognize ending actual fund balance from 2024
Amended 2026 Budget (ORDxxxx-BA#2)	\$14,403,818.00	\$7,499,209.00	\$7,225,864.00	\$14,677,163.00	
Revised 2026 Total Appropriations Authority	\$21,903,027.00		\$21,903,027.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
Storm and Flood Utility Ops and CIP Fund (#404)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$1,860,867.00	\$1,756,365.00	\$3,314,355.00	\$302,877.00	
- Technical Adjustment for actual 2025 Beginning Fund Balance	-\$7,808.00	\$0.00	\$0.00	-\$7,808.00	BA#2: Recognize ending actual fund balance from 2024
Amended 2026 Budget (ORDxxxx-BA#2)	\$1,853,059.00	\$1,756,365.00	\$3,314,355.00	\$295,069.00	
Revised 2026 Total Appropriations Authority	\$3,609,424.00		\$3,609,424.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
Solid Waste Utility Fund (#405)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$812,535.00	\$130,300.00	\$223,757.00	\$719,077.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$812,535.00	\$130,300.00	\$223,757.00	\$719,078.00	
Revised 2026 Total Appropriations Authority	\$942,835.00		\$942,835.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
ULID #6 Bonds Fund (#451)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$720,152.00	\$752,910.00	\$752,910.00	\$720,152.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$720,152.00	\$752,910.00	\$752,910.00	\$720,152.00	
Revised 2026 Total Appropriations Authority	\$1,473,062.00		\$1,473,062.00		

INTERNAL SERVICE FUNDS

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
Equipment Operations Fund (#501.1)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$22,097.00	\$403,080.00	\$374,005.00	\$51,172.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$22,097.00	\$403,080.00	\$374,005.00	\$51,172.00	
Revised 2026 Total Appropriations Authority	\$425,177.00		\$425,177.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
Technology Operations Fund (#501.2)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$170,681.00	\$515,000.00	\$508,910.00	\$176,771.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$170,681.00	\$515,000.00	\$508,910.00	\$176,771.00	
Revised 2026 Total Appropriations Authority	\$685,681.00		\$685,681.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
Equipment Reserves Fund (#502.1)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$1,177,893.00	\$111,877.00	\$298,300.00	\$991,470.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$1,177,893.00	\$111,877.00	\$298,300.00	\$991,470.00	
Revised 2026 Total Appropriations Authority	\$1,289,770.00		\$1,289,770.00		

	2026BFB	2026OpRevs	2026OpExps	2026EFB	Supporting notes
Technology Reserves Fund (#502.2)					
Adopted 2026 Budget, As Amended (ORD1826-BA#1)	\$262,247.00	\$50,000.00	\$50,000.00	\$262,247.00	
	\$0.00	\$0.00	\$0.00	\$0.00	
Amended 2026 Budget (ORDxxxx-BA#2)	\$262,247.00	\$50,000.00	\$50,000.00	\$262,247.00	
Revised 2026 Total Appropriations Authority	\$312,247.00		\$312,247.00		

check totals

\$102,180,628.00

\$102,180,628.00

ORDINANCE 1826

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, AMENDING THE CITY'S 2025- 2026 BUDGET AS ADOPTED IN SECTION 1 OF ORDINANCE NO. 1823; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

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 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 Ordinance No. 1823; and

WHEREAS, the City Council adopted the City's 2025-2026 Budget and 2025 Salary Schedule in Ordinance No. 1823, adopted on December 3, 2024; and

WHEREAS, amendments to the 2025-2026 budget are now necessary;

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

Section 1. 2025-2026 Biennial Budget, Amended: The 2025-2026 Budget, as adopted in Section 1 of Ordinance No. 1823, is hereby amended as set forth in Exhibits "A" (2025 Annual Budgets) and "B" (2026 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 on May 1, 2025.


**ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 15TH DAY OF
APRIL, 2025.**

CITY OF NORTH BEND:



Mary Miller, Mayor

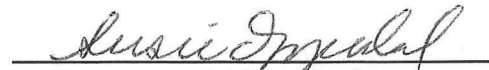
APPROVED AS TO FORM:



Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Published: April 25, 2025
Effective: May 1, 2025



Susie Oppedal, City Clerk

Exhibit A
2025 Biennial Budget, As Amended

		2025 Budget, as amended (this ordinance)		
Fund #	Fund Title	Beginning Fund Balance	Revenues	Appropriations/ Expenditures
General Fund				Ending Fund Balance
001	General Fund	\$5,311,123	\$12,415,043	\$12,827,008
	Mayor & Council			\$121,506
	Admin & Finance			\$1,571,864
	Legal & Judicial			\$711,835
	Central Services			\$512,104
	Council Decision Card			\$0
	Police			\$2,846,293
	Jail			\$694,313
	Fire Services & Em Mgmt			\$1,808,158
	Building Planning and Dev Review			
	Long Range Planning			\$941,186
	Plan Review			\$595,815
	Parks, Culture & Recreation			\$1,133,864
	Social & Human Svcs			\$267,168
	Interfund Transfers and Other			
	Transfer Out - Reserve Fund (F002)			\$0
	Transfer Out - Street Operations (F101)			\$677,691
	Transfer Out - Capital Streets (F102)			\$0
	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)			\$0
	Other OpExps			\$187,261
002	General Fund Emergency Reserves	\$1,097,896	\$0	\$0
	Special Revenue Funds			
101	Street Operations	\$4,616	\$1,084,189	\$1,078,838
102	Capital Streets	\$19,468	\$203,750	\$153,000
103	Street Overlay	\$1,158,140	\$578,306	\$574,000
	Impact Fee Funds			
106.1	Transportation Impact Fees	\$5,471,206	\$1,865,949	\$5,350,000
106.2	Park Impact fees	\$2,068,191	\$1,625,321	\$990,000
106.3	Fire Impact Fees	\$316,969	\$54,183	\$0
106.4	Sidewalk Impact Fees	\$474,507	\$1,670	\$0
106.5	Trees Impact Fees	\$400,485	\$24,005	\$20,000
106.6	School Impact Fees	\$8,955	\$1,500,000	\$1,500,000
106.7	Bicycle and Pedestrian Impact Fees	\$330,425	\$104,146	\$0
107	Hotel Motel Tax	\$107,857	\$27,053	\$65,000
108	Economic Development	\$124,717	\$375,601	\$395,097
109	Affordable Housing	\$1,628,460	\$323,950	\$323,950
116	Park Improvement Grants	\$526,109	\$6,822	\$0
117	Park Maintenance Reserves	\$53,840	\$10,525	\$0
125	Development Projects	\$660,759	\$507,794	\$600,000
130	American Rescue Plan Act (ARPA)	\$0	\$0	\$0
190	Transportation Benefit District	\$3,309,302	\$681,330	\$700,000
	Debt Service Funds			
216	2011 UTGO Fire Station Bonds	\$37,801	\$196,693	\$149,285
217	2012 TBD Bonds	\$20	\$0	\$0
218	2015 LTGO Bonds	\$57,045	\$387,274	\$210,800
220	2018 LTGO Bonds	\$130	\$246,750	\$247,400
	Capital Funds			
310	Municipal CIP	\$176,764	\$15,162,334	\$15,258,678
320	Real Estate Excise Tax	\$5,979,309	\$1,662,529	\$579,944
	Utility Funds			
401	Water Utility Operations and CIP	\$2,333,711	\$4,920,791	\$7,793,052
402	Sewer Utility Operations and CIP	\$13,844,179	\$15,286,758	\$14,714,277
404	Storm and Flood Utility Operations and CIP	\$2,207,567	\$2,237,102	\$2,583,803
405	Solid Waste	\$905,826	\$126,193	\$219,484
451	ULID #6 Bonds	\$720,152	\$766,322	\$766,322
	Internal Service Funds			
	Equipment and Technology Operations			
501.1	Equipment Operations	\$100,686	\$282,005	\$360,594
501.2	Technology Operations	\$161,910	\$500,000	\$491,228
	Equipment and Technology Reserves			
502.1	Equipment Reserves	\$1,537,421	\$115,472	\$475,000
502.2	Technology Reserves	\$377,247	\$50,000	\$165,000
Grand Total - All Funds		\$51,512,793	\$63,329,860	\$68,591,760
Total Budgeted Sources and Uses		\$114,842,653		\$114,842,653
		Total Resources		Total Uses

Exhibit B
202B Biennial Budget, As Amended

		2026 Budget, as amended (this ordinance)			
Fund #	Fund Title	Beginning Fund Balance	Revenues	Appropriations/ Expenditures	Ending Fund Balance
General Fund					
001	General Fund	\$4,899,158	\$12,882,113	\$13,174,363	\$4,606,909
	Mayor & Council			\$126,048	
	Admin & Finance			\$1,635,235	
	Legal & Judicial			\$736,303	
	Central Services			\$534,914	
	Council Decision Card			\$0	
	Police			\$2,945,860	
	Jail			\$729,028	
	Fire Services & Em Mgmt			\$1,945,664	
	Building Planning and Dev Review				
	Long Range Planning			\$976,106	
	Plan Review			\$621,203	
	Parks, Culture & Recreation			\$996,249	
	Social & Human Svcs			\$267,759	
	Interfund Transfers and Other				
	Transfer Out - Reserve Fund (F002)			\$0	
	Transfer Out - Street Operations (F101)			\$698,337	
	Transfer Out - Capital Streets (F102)			\$0	
	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)			\$0	
	Other OpExps			\$189,129	
002	General Fund Emergency Reserves	\$1,097,896	\$0	\$0	\$1,097,896
Special Revenue Funds					
101	Street Operations	\$9,967	\$1,113,405	\$1,113,405	\$9,967
102	Capital Streets	\$70,218	\$206,730	\$158,400	\$118,548
103	Street Overlay	\$1,162,446	\$578,349	\$574,000	\$1,166,794
Impact Fee Funds					
106.1	Transportation Impact Fees	\$1,987,156	\$1,831,109	\$4,150,000	(\$331,736)
106.2	Park Impact fees	\$2,703,512	\$2,531,675	\$2,022,510	\$3,212,676
106.3	Fire Impact Fees	\$371,152	\$54,725	\$0	\$425,877
106.4	Sidewalk Impact Fees	\$476,177	\$1,687	\$0	\$477,864
106.5	Trees Impact Fees	\$404,490	\$24,045	\$20,000	\$408,535
106.6	School Impact Fees	\$8,955	\$1,500,000	\$1,500,000	\$8,955
106.7	Bicycle and Pedestrian Impact Fees	\$434,571	\$105,188	\$0	\$539,759
107	Hotel Motel Tax	\$69,911	\$27,156	\$65,000	\$32,065
108	Economic Development	\$105,222	\$375,406	\$403,874	\$76,753
109	Affordable Housing	\$1,628,460	\$338,528	\$338,528	\$1,628,460
116	Park Improvement Grants	\$532,932	\$6,890	\$0	\$539,821
117	Park Maintenance Reserves	\$64,365	\$10,630	\$0	\$74,995
125	Development Projects	\$568,553	\$506,872	\$600,000	\$475,425
130	American Rescue Plan Act (ARPA)	\$0	\$0	\$0	\$0
190	Transportation Benefit District	\$3,290,632	\$703,893	\$700,000	\$3,294,526
Debt Service Funds					
216	2011 UTGO Fire Station Bonds	\$85,210	\$51,450	\$148,750	(\$12,091)
217	2012 TBD Bonds	\$20	\$0	\$0	\$20
218	2015 LTGO Bonds	\$233,519	\$208,000	\$208,000	\$233,519
220	2018 LTGO Bonds	(\$520)	\$247,800	\$247,800	(\$520)
Capital Funds					
310	Municipal CIP	\$80,420	\$15,661,394	\$13,882,000	\$1,859,814
320	Real Estate Excise Tax	\$7,061,894	\$1,673,355	\$400,100	\$8,335,150
Utility Funds					
401	Water Utility Operations and CIP	(\$538,550)	\$4,283,460	\$4,734,013	(\$989,104)
402	Sewer Utility Operations and CIP	\$14,416,660	\$7,499,209	\$7,225,864	\$14,690,006
404	Storm and Flood Utility Operations and CIP	\$1,860,867	\$1,756,365	\$3,314,355	\$302,875
405	Solid Waste	\$812,535	\$130,300	\$223,757	\$719,077
451	ULID #6 Bonds	\$720,152	\$752,910	\$752,910	\$720,152
Internal Service Funds					
Equipment and Technology Operations					
501.1	Equipment Operations	\$22,097	\$403,080	\$374,005	\$51,171
501.2	Technology Operations	\$170,681	\$515,000	\$508,910	\$176,773
Equipment and Technology Reserves					
502.1	Equipment Reserves	\$1,177,893	\$111,877	\$298,300	\$991,470
502.2	Technology Reserves	\$262,247	\$50,000	\$50,000	\$262,247
Grand Total - All Funds		\$46,250,898	\$56,142,601	\$57,188,844	\$45,204,648
Total Budgeted Sources and Uses		\$102,393,499		\$102,393,492	
		Total Resources		Total Uses	



City Council Agenda Bill

SUBJECT:		Agenda Date: April 15, 2025		AB25-036	
Ordinance Amending the 2025-2026 Budget as Adopted in Ordinance No. 1823		Department/Committee/Individual			
		Mayor Mary Miller			
		Interim City Administrator – Bob Larson			
		City Attorney – Kendra Rosenberg			
		City Clerk – Susie Oppedal			
		Administrative Services – Lisa Escobar			
		Comm. & Economic Development – James Henderson			
		Finance – Martin Chaw			X
		Public Works – Mark Rigos			
Cost Impact: N/A Fund Source: Multiple Funds. Timeline: by 4/15/2025		Information Technology – Phillip Davenport			
Attachments: Ordinance. Exhibits A & B, 2025 & 2026 Annual Budget as amended; Attachments 1 & 2 – 2025 & 2026 Budget Amendment details by fund.					
<p>SUMMARY STATEMENT:</p> <p>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 more accurately reflect anticipated ending fund balances. The State Auditor expects such adjustments to occur.</p> <p>A budget amendment typically consists of miscellaneous and other housekeeping adjustments to reflect actual prior year fund balances or unanticipated sources and uses during the course of the year, such as new grant awards or unexpected expenditures authorized by the City Council but not accounted for in the City's adopted budget.</p> <p>The City's 2025-2026 budget was adopted through Ordinance No. 1823. This proposed ordinance, if approved, represents the first budget amendment to the 2025-2026 budget, and amends the 2025 beginning fund balance for actual 2024 ending fund balances, by fund.</p> <p>Exhibits A and B are attached to the proposed ordinance and summarize the amended sources and uses (i.e., appropriation) per fund.</p> <p>Attachments 1 and 2 detail the specific amendments to the 2025 budget, by fund, and include a reconciliation of changes from Ordinance No. 1823 and this proposed ordinance.</p>					
APPLICABLE BRAND GUIDELINES: Balanced budget.					
COMMITTEE REVIEW AND RECOMMENDATION: The Finance and Administration Committee reviewed this proposed ordinance at its April 8, 2025 meeting and recommended approval and placement on the Consent Agenda.					

City Council Agenda Bill

RECOMMENDED ACTION: MOTION to approve AB25-036, an ordinance amending the 2025-2026 Budget as adopted in Ordinance No. 1823, as a first and final reading.

RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
April 15, 2025	Passed, Ordinance 1826	6-0



City Council Agenda Bill

SUBJECT:		Agenda Date: September 16, 2025		AB25-092																																																																																																	
Resolution Authorizing the Cancellation of Municipal Checks Not Presented Within One Year of Their Issue		Department/Committee/Individual																																																																																																			
		Mayor Mary Miller																																																																																																			
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Fund Source: N/A		Public Works – Mark Rigos																																																																																																			
Timeline: Immediate																																																																																																					
Attachments: Resolution																																																																																																					
<p>SUMMARY STATEMENT:</p> <p>State law: Checks that are not redeemed within one year of their issuance are to be declared cancelled and sent to the Washington State Department of Revenue as unclaimed property, in accordance with RCW 39.56.040.</p> <p>Applicable unredeemed checks: The following City of North Bend checks have not been redeemed within one year of their issuance and should be declared cancelled:</p> <table border="1"> <thead> <tr> <th>Check Number</th> <th>Check Date</th> <th>Payee</th> <th>Amount</th> </tr> </thead> <tbody> <tr><td>69920</td><td>1/3/2020</td><td>Tim Anne Tiffany</td><td>\$9.94</td></tr> <tr><td>70610</td><td>4/6/2021</td><td>Tammy Lileberg</td><td>\$87.82</td></tr> <tr><td>70604</td><td>4/6/2021</td><td>Kurtis & Shanea Beavers</td><td>\$274.04</td></tr> <tr><td>70642</td><td>4/20/2021</td><td>Cliff Stout</td><td>\$69.50</td></tr> <tr><td>71120</td><td>8/17/2021</td><td>John Day Homes, Inc.</td><td>\$1.00</td></tr> <tr><td>71728</td><td>12/21/2021</td><td>Heidi Green</td><td>\$204.00</td></tr> <tr><td>70326</td><td>2/2/2021</td><td>Aaron & Suzannah Schneider</td><td>\$23.59</td></tr> <tr><td>71033</td><td>7/20/2021</td><td>Zachary & Destiny Haight</td><td>\$94.46</td></tr> <tr><td>70859</td><td>6/1/2021</td><td>Cindy Lake</td><td>\$40.02</td></tr> <tr><td>70810</td><td>6/1/2021</td><td>David Miller</td><td>\$75.00</td></tr> <tr><td>71503</td><td>11/2/2021</td><td>John Day Homes, Inc.</td><td>\$1.00</td></tr> <tr><td>71388</td><td>10/5/2021</td><td>Randal & Karen Swain</td><td>\$109.75</td></tr> <tr><td>72149</td><td>4/5/2022</td><td>Tesla, Inc.</td><td>\$500.00</td></tr> <tr><td>73428</td><td>12/30/2022</td><td>Mark Mrachek</td><td>\$1.57</td></tr> <tr><td>73431</td><td>12/30/2022</td><td>Ryan Rounkles or Kimberly Lanning</td><td>\$208.05</td></tr> <tr><td>72647</td><td>7/5/2022</td><td>Imogen or Eli Fox</td><td>\$11.16</td></tr> <tr><td>72567</td><td>6/21/2022</td><td>Scott or Brooke Novak-Moorhead</td><td>\$238.70</td></tr> <tr><td>72572</td><td>6/21/2022</td><td>Stephen or Christina Webb</td><td>\$285.48</td></tr> <tr><td>72374</td><td>5/17/2022</td><td>John Day Homes, Inc.</td><td>\$1.00</td></tr> <tr><td>73017</td><td>10/4/2022</td><td>NBL, LLC</td><td>\$1.00</td></tr> <tr><td>72940</td><td>9/6/2022</td><td>Karl Wagoner</td><td>\$12.56</td></tr> <tr><td>72938</td><td>9/6/2022</td><td>Christin or Barbara Vallor</td><td>\$294.92</td></tr> <tr><td>74011</td><td>5/2/2023</td><td>Alter Brokerage</td><td>\$6.04</td></tr> </tbody> </table>						Check Number	Check Date	Payee	Amount	69920	1/3/2020	Tim Anne Tiffany	\$9.94	70610	4/6/2021	Tammy Lileberg	\$87.82	70604	4/6/2021	Kurtis & Shanea Beavers	\$274.04	70642	4/20/2021	Cliff Stout	\$69.50	71120	8/17/2021	John Day Homes, Inc.	\$1.00	71728	12/21/2021	Heidi Green	\$204.00	70326	2/2/2021	Aaron & Suzannah Schneider	\$23.59	71033	7/20/2021	Zachary & Destiny Haight	\$94.46	70859	6/1/2021	Cindy Lake	\$40.02	70810	6/1/2021	David Miller	\$75.00	71503	11/2/2021	John Day Homes, Inc.	\$1.00	71388	10/5/2021	Randal & Karen Swain	\$109.75	72149	4/5/2022	Tesla, Inc.	\$500.00	73428	12/30/2022	Mark Mrachek	\$1.57	73431	12/30/2022	Ryan Rounkles or Kimberly Lanning	\$208.05	72647	7/5/2022	Imogen or Eli Fox	\$11.16	72567	6/21/2022	Scott or Brooke Novak-Moorhead	\$238.70	72572	6/21/2022	Stephen or Christina Webb	\$285.48	72374	5/17/2022	John Day Homes, Inc.	\$1.00	73017	10/4/2022	NBL, LLC	\$1.00	72940	9/6/2022	Karl Wagoner	\$12.56	72938	9/6/2022	Christin or Barbara Vallor	\$294.92	74011	5/2/2023	Alter Brokerage	\$6.04
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City Council Agenda Bill

74725	11/7/2023	John Day Homes, Inc.	\$1.00
74790	11/7/2023	David or Connie Thomas	\$3.34
74791	11/7/2023	Cynthia Tracy	\$145.23
74502	9/5/2023	Toll Brothers, Inc	\$1.00
75152	2/6/2024	Anderson, John	\$105.27
75154	2/6/2024	Clements, Nancy	\$314.58
75705	6/4/2024	WFG National Title Co	\$164.30
75589	5/21/2024	Puget Sound Energy	\$204.00
Total:			\$3,489.32

What happens after checks are cancelled:

Upon cancellation of the above-identified checks, the City will send \$3,489.32 to the State of Washington Department of Revenue, Unclaimed Property Section.

It is important to note that the City's attempts to contact the above-identified payees have failed and these checks have been voided with our local financial institution.

Staff recommendation:

Staff recommends City Council approval of attached resolution authorizing the cancellation of the aforementioned outstanding checks, in compliance with state law, and authorizing payment to the State of Washington Department of Revenue, Unclaimed Property Section, in their sum total (\$3,489.32).

APPLICABLE BRAND GUIDELINES: Economic viability/balanced budget

COMMITTEE REVIEW AND RECOMMENDATION: The Finance and Administration Committee reviewed this proposed resolution at its August 12, 2025, meeting, and recommended approval and placement on the Consent Agenda.

RECOMMENDED ACTION: Motion to approve AB25-092, a resolution authorizing the cancellation of outstanding checks older than one year.

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
September 16, 2025		

RESOLUTION

**A RESOLUTION OF THE CITY OF NORTH BEND,
WASHINGTON, AUTHORIZING THE CANCELLATION
OF MUNICIPAL CHECKS NOT PRESENTED WITHIN
ONE YEAR OF THEIR ISSUE AND DIRECTING
PAYMENT IN THEIR SUM TOTAL TO THE
WASHINGTON STATE DEPARTMENT OF REVENUE
UNCLAIMED PROPERTY SECTION**

WHEREAS, Section 39.56.040 of the Revised Code of Washington (“RCW”) directs all Washington cities to cancel checks not presented within one year of the date of their issue; and

WHEREAS, the City of North Bend has issued a total of 31 checks that have not been presented within one year of the dates of their issuance, in the sum total of \$3,489.32; and

WHEREAS, pursuant to RCW 39.56.040, the aforementioned checks should be cancelled and the City should issue payment in their sum total to the Washington State Department of Revenue Unclaimed Property Section;

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

Section 1. The Finance Director is authorized to cancel the following-identified checks, which have not been redeemed by the payees within one year of their date of issuance, and directed to issue payment to the State of Washington Department of Revenue, Unclaimed Property Section, in their sum total amount (\$3,489.32):

Check Number	Check Date	Payee	Amount
69920	1/3/2020	Tim Anne Tiffany	\$9.94
70610	4/6/2021	Tammy Lileberg	\$87.82
70604	4/6/2021	Kurtis & Shanea Beavers	\$274.04
70642	4/20/2021	Cliff Stout	\$69.50
71120	8/17/2021	John Day Homes, Inc.	\$1.00
71728	12/21/2021	Heidi Green	\$204.00
70326	2/2/2021	Aaron & Suzannah Schneider	\$23.59
71033	7/20/2021	Zachary & Destiny Haight	\$94.46
70859	6/1/2021	Cindy Lake	\$40.02
70810	6/1/2021	David Miller	\$75.00
71503	11/2/2021	John Day Homes, Inc.	\$1.00
71388	10/5/2021	Randal & Karen Swain	\$109.75
72149	4/5/2022	Tesla, Inc.	\$500.00
73428	12/30/2022	Mark Mrachek	\$1.57
73431	12/30/2022	Ryan Rounkles or Kimberly Lanning	\$208.05

72647	7/5/2022	Imogen or Eli Fox	\$11.16
72567	6/21/2022	Scott or Brooke Novak-Moorhead	\$238.70
72572	6/21/2022	Stephen or Christina Webb	\$285.48
72374	5/17/2022	John Day Homes, Inc.	\$1.00
73017	10/4/2022	NBL, LLC	\$1.00
72940	9/6/2022	Karl Wagoner	\$12.56
72938	9/6/2022	Christin or Barbara Vallor	\$294.92
74011	5/2/2023	Alter Brokerage	\$6.04
74725	11/7/2023	John Day Homes, Inc.	\$1.00
74790	11/7/2023	David or Connie Thomas	\$3.34
74791	11/7/2023	Cynthia Tracy	\$145.23
74502	9/5/2023	Toll Brothers, Inc	\$1.00
75152	2/6/2024	Anderson, John	\$105.27
75154	2/6/2024	Clements, Nancy	\$314.58
75705	6/4/2024	WFG National Title Co	\$164.30
75589	5/21/2024	Puget Sound Energy	\$204.00
		Total:	\$3,489.32

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON,
AT A REGULAR MEETING THEREOF, THIS 16TH DAY OF SEPTEMBER, 2025.**

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Mary Miller, Mayor

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Effective:

Posted:

Susie Oppedal, City Clerk



City Council Agenda Bill

SUBJECT:		Agenda Date: September 16, 2025		AB25-093															
Motion Authorizing Renewal of Annual Microsoft Software Licenses and Services through LiftOff LLC		Department/Committee/Individual																	
		Mayor Mary Miller																	
		City Administrator – Amber Emery																	
		City Attorney – Kendra Rosenberg																	
		City Clerk – Susie Oppedal																	
		Administrative Services – Lisa Escobar																	
		Comm. & Economic Development – James Henderson																	
		Cost Impact: \$37,000 (Not to exceed)		Finance – Martin Chaw															
Fund Source: 501 Fund		Public Works – Mark Rigos																	
Timeline: N/A		Information Technology – Phillip Davenport		X															
Attachments: Quote																			
<p>SUMMARY STATEMENT:</p> <p>Every year the City must renew its annual licenses for various Microsoft software and services. The re-seller of Microsoft services is LiftOff LLC, who provides us with access to the Agreement for Online Services – Government (AOS-G) for Microsoft GCC licensing and services. These Microsoft software/services include, but are not limited to, Office (Word, Excel, PowerPoint, Outlook, Teams), SharePoint (cloud-storage/sharing service), OneDrive (User backups), as well as other Microsoft products for productivity and security. These services and licenses are crucial to the City’s operations and records retention as well as continuity of services provided to the community.</p> <p>Over the past year, the costs of these licenses and services have increased while the City’s digital needs have also increased. Additionally, the City’s cloud-storage needs continue to rise as time progresses. The following table summarizes how this cost center has increased over the past 5 years.</p> <table border="1" data-bbox="397 1266 1250 1556"> <thead> <tr> <th></th> <th>Annual Cost</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$11,032</td> </tr> <tr> <td>2022</td> <td>\$17,125</td> </tr> <tr> <td>2023</td> <td>\$21,236</td> </tr> <tr> <td>2024</td> <td>\$24,990</td> </tr> <tr> <td>2025</td> <td>\$33,313</td> </tr> <tr> <td>2026 (this proposal)</td> <td>\$37,000</td> </tr> </tbody> </table> <p>With the City’s infrastructure largely built around Microsoft Windows environments, it is the recommendation of the City Staff to renew our current Microsoft licenses and services at a cost not to exceed \$37,000.</p>							Annual Cost	2021	\$11,032	2022	\$17,125	2023	\$21,236	2024	\$24,990	2025	\$33,313	2026 (this proposal)	\$37,000
	Annual Cost																		
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2026 (this proposal)	\$37,000																		
<p>APPLICABLE BRAND GUIDELINES: Economic viability/balanced budget, Consistent delivery of quality basic services</p>																			
<p>COMMITTEE REVIEW AND RECOMMENDATION: The Finance and Administration Committee reviewed this item at its September 9, 2025, meeting, and recommended approval and placement on the Consent Agenda.</p>																			

City Council Agenda Bill

RECOMMENDED ACTION: MOTION to approve AB25-093, authorizing renewal of annual Microsoft Software Licenses and Services through LiftOff LLC, in an amount not to exceed \$37,000.		
RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
September 16, 2025		

**QUOTE**

as of 8/19/2025

Bill to:

City of North Bend, WA
920 SE Cedar Falls Way
North Bend, WA 98045

Ship to:

City of North Bend, WA
920 SE Cedar Falls Way
North Bend, WA 98045

Reseller (Remit To):

LiftOff LLC
Attn: Ron Braatz
1667 Patrice Circle
Crofton, MD 21114

Terms:

Due on Receipt

Payment Options:

ACH Payment (preferred) or check

Quote Description

G SKU Item Name	Part Number	Term in Months	Price/User/Month	Licenses	Cost/Year
M365 G3 GCC	AAD-34704	12	39.60	63	\$29,937.60
M365 G5 GCC	AAL-45735	12	62.70	1	\$752.40
Office 365 G1 GCC	U4S-00002	12	10.00	6	\$720.00
Exchange Online Kiosk GCC	3PS-00001	12	2.00	23	\$552.00
ExchangeOnlineArchiving GCC	4ES-00001	12	3.00	28	\$1,008.00
Teams Rooms Pro GCC	VA1-00001	12	44.00	3	\$1,584.00
Defender for O365 Plan 1 GCC	3GU-00001	12	2.00	1	\$24.00
Estimated Sales Tax	-	-	6.50%	-	\$2,247.57
LiftOff Licensing Benefits	-	-	-	-	INCLUDED

Total: \$36,825.57

*LIFT OFF LICENSING BENEFITS: As a valued licensing customer, LiftOff offers you a range of free, ongoing services to your organization. This includes: Access to our library of Office 365 Admin best practice documents, our library of end-user training videos, AD Connect support including re-installations and troubleshooting, invitations to our Office 365 Security webinars and access to the recordings, limited free consultations on implementation processes like the "Office Deployment

Tool", annual Office 365 health check-ups and security check-ups, and support for compliance/retention features including ongoing training to staff that need to conduct compliance retention searches.

Pricing Information:

- All prices are displayed in United States Dollars.
- Product and pricing data are updated frequently and may change without notice.
- Pricing valid for 14 days
- License orders are paid up front, are non-refundable, and are one-year licenses that renew each year.
- License reductions, upgrades, or cancellations may only occur at the annual renewal date.

In order to proceed, send a Purchase Order to 365licensing@liftoffonline.com. Once we have the Purchase Order, we will immediately send an invoice. Once we receive payment, we will place the order.

Customer Terms for Cloud Services Agreement US Public Sector

This agreement is between **LiftOff LLC** (“we”, “us”, and “our”) and **City of North Bend, WA** (“you” and “your”). It is effective when we accept it. Key terms are defined in 8.

1. General.

Right to use. You may access and use Office 365, and install and use a Client (if any) included with your Subscription, only as described in this agreement. All other rights are reserved.

Acceptable use. You will use Office 365 only per the AUP. You will not use Office 365 in any way that infringes a third party’s patent, copyright, or trademark or misappropriates its trade secret. You may not reverse engineer, decompile, work around technical limits in, or disassemble Office 365, except if applicable law permits despite this limit. You may not rent, lease, lend, resell, transfer, or host Office 365 to or for third parties.

Compliance. You will comply with all laws and regulations applicable to your use of Office 365. In providing Office 365, we and our Providers will comply with all laws and regulations (including applicable security breach notification law) that generally apply to IT service providers. You will obtain any consents required: (1) to allow you to access, monitor, use, and disclose user data; and (2) for us to provide Office 365. If you are an educational institution, you will obtain any parental consent for end users’ use of Office 365 as required by applicable law.

Customer Data. Customer Data is used only to provide you Office 365. This use may include troubleshooting to prevent, find and fix problems with Office 365’s operation. It may also include improving features for finding and protecting against threats to users. Neither we nor our Providers will derive information from Customer Data for any advertising or other commercial purposes. We will enable you to keep Customer Data separate from consumer services. Customer Data will not be disclosed unless required by law or allowed by this agreement. Your contact information may be provided so that a requestor can contact you. If law requires disclosure, we will use commercially reasonable efforts to notify you, if permitted. Customer Data may be transferred to, and stored and processed in, any country we or our Providers maintain facilities, unless you provision your tenant in the United States. If you do, Microsoft will provide Office 365 from data centers in the United States, and storage of the following customer data at rest will be located in data centers only in the United States: (i)

Exchange Online mailbox content (e-mail body, calendar entries, and the content of e-mail attachments), and (ii) SharePoint Online site content and the files stored within that site.

Changes. Office 365 may be changed periodically, after which you may need to agree to new terms. You may be required to run a client software upgrade on devices using Office 365 after a change to maintain full functionality.

Use rights. Use rights specific to Office 365 are posted online at the link to the AUP.

2. Confidentiality and Security.

We and our Providers will (a) maintain appropriate technical and organizational measures, internal controls, and data security routines intended to protect Customer Data against accidental loss or change, unauthorized disclosure or access, or unlawful destruction and (b) not disclose Customer Data, except as required by law or expressly allowed. Neither party will make any public statement about this agreement's terms without the other's prior written consent.

3. Term, Termination, and Suspension.

Term and termination. This agreement will remain in effect for three years subject to your right under applicable law to terminate for convenience.

Customer Data. You may extract Customer Data at any time. If your Subscription expires or terminates, we will keep your Customer Data in a limited account for at least 90 days so you may extract it. We may delete your Customer Data after that.

Regulatory. If a government rule or regulation applies to us or our Providers, but not generally to other businesses, and makes it difficult to operate Office 365 without change, or we or our Providers believe this agreement or Office 365 may conflict with the rule or regulation, we may change Office 365 or terminate the agreement. If we change Office 365 to come into compliance, and you do not like the change, you may terminate.

Suspension. We may suspend use of Office 365: (1) if reasonably needed to prevent unauthorized Customer Data access; (2) if you do not promptly respond under §5 to intellectual property claims; or (3) for non-payment; or (4) if you violate the AUP. A suspension will be in effect only while the condition or need exists and, if under clause (1) or (2), will apply to the minimum extent necessary. We will notify you before we suspend, unless doing so may increase damages. We will notify you at least 30 days before suspending for non-payment. If you do not fully address the reasons for suspension within 60 days after we suspend, we may terminate your Subscription.

4. Limited warranty; disclaimer.

We warrant that Office 365 will meet the SLA terms during the Subscription; your only remedy for breach of warranty is stated in the SLA. *We provide no (and disclaim to the extent permitted by law any) other warranties, express, implied, or statutory, including warranties of merchantability or fitness for a particular purpose.*

5. Duty to protect.

Defense. We or our Providers will defend you against any claims made by an unaffiliated third party that Office 365 infringes its patent, copyright, or trademark or misappropriates its trade secret.

Remedies. If we or our Providers reasonably believe that a claim under §5 may bar your use of Office 365, we or our Providers will seek to: (1) obtain the right for you to keep using it; or (2) modify or replace it with a functional equivalent and notify you to stop use of the prior version. If these options are not commercially reasonable, we or our Providers may terminate your rights to Office 365 and refund any payments for unused Subscription rights.

Other obligations. To the extent permitted by law, you will (1) notify us promptly of a claim under this §5 and (2) allow us or our Providers to assist in your defense or settlement. You will provide reasonable help to defend. We or our Providers will reimburse you for reasonable out-of-pocket expenses incurred in giving that help and pay the amount of any resulting adverse final judgment (or settlement the protecting party consents to). Neither we nor our Providers will be bound by any settlement to which we do not agree in writing, this §5 provides the exclusive remedy for these claims.

Limits. The obligations of us and our Providers in this §5 won't apply to a claim or award based on: (1) Customer Data; (2) software not provided by us or our Providers; (3) modifications you make to Office 365, or materials you provide or make available as part of using Office 365; (4) your combination of Office 365 with, or damages based on the value of, a product, data, or business process not provided by us or our Providers; or (5) your use of a Microsoft trademark without their express, written consent, or your use of Office 365 after being notified to stop due to a third-party claim.

6. Limited liability.

Each party's (and our Providers') maximum aggregate liability for any claim related to this agreement is limited to direct damages up to the fees that you paid for Office 365 during the 12 months before the claim arose (or \$5,000.00 if you paid no fees). *Neither party nor our Providers will be liable for lost revenues or indirect, special, incidental, consequential, punitive, or exemplary damages, even if the party knew they were possible.* The limits and exclusions in this §6 apply to the extent permitted by law, but do not apply to (1) obligations under §5; or (2) intellectual property infringement or misappropriation.

7. Agreement mechanics.

You must send notice by regular mail, return receipt requested, to the address on the Portal (effective when delivered). We may email notice to your account administrators (effective when sent). You may not assign this agreement, or any right or duty under it. If part of this agreement is held unenforceable, the rest remains in force. Failure to enforce this agreement is not a waiver. The parties are independent contractors. This agreement does not create an agency, partnership, or joint venture. This agreement is governed by the laws applicable to Customer, without regard to conflict of laws. This agreement (including the SLA and AUP) and our price sheet are the parties' entire agreement on this subject and supersedes any concurrent or prior communications. Agreement terms that require performance, or apply to events that may occur, after termination or expiration will survive, including §5. Office 365 and the Client are subject to U.S. export jurisdiction. You must comply with the U.S. Export Administration Regulations, the International Traffic in Arms Regulations, and end-user, end-use, and destination restrictions. For more information, see <http://www.microsoft.com/exporting/>. Our Providers may deliver Office 365, and the rights granted to us also apply to them.

8. Definitions.

"AUP" means the acceptable use policy at <http://www.microsoftvolumelicensing.com/Downloader.aspx?DocumentId=5502>.

"Client" means device software that we or our Providers provide you with Office 365.

“Customer Data” means all data, including all text, sound, or image files that are provided to us or our Providers by, or on behalf of, you through your use of Office 365.

“Office 365” means (1) Exchange Online, Exchange Online Archiving, SharePoint Online, Lync Online, and Office Web Apps included in Office 365 Enterprise Plans E1, E2, E3, E4, K1, and K2; and Office 365 Government Plans G1, G2, G3, G4, K1, and K2; and (2) Exchange Online Archiving; Exchange Online Protection; Exchange Online Plans 1, 2, Basic, and Kiosk; SharePoint Online Plans 1, 2, and Kiosk; Office Web Apps Plans 1 and 2; and Lync Online Plans 1, 2, and 3.

“Portal” means the Online Services Portal for Office 365 (see <http://www.microsoft.com/online>).

“Providers” means our affiliates, licensors, and suppliers, including Microsoft and its applicable affiliates.

“SLA” means the service level commitments we or our Providers make regarding delivery and performance of Office 365 (see <http://www.microsoft.com/licensing/contracts>).

“Subscription” means an order for a quantity of Office 365.



Office of Mayor

PROCLAMATION

WHEREAS, access to mobility is a fundamental part of *health, safety and community connection*, allowing Snoqualmie Valley residents to reach education and employment opportunities, medical services, shopping, recreation, and visit friends and family, and is one of the state's six transportation system policy goals, including investing public dollars to improve the movement of people throughout King County, and

WHEREAS, the average cost of owning a car was more than \$12,000 per year in 2024, many people cannot afford the cost of a car, and nearly a third of the people residing in the US do not have a driver's license, either because of their age or a condition that does not allow them to drive; and

WHEREAS, public transportation and a strong network of sidewalks and bike paths aren't available in every community, making it much more difficult to get around, visit family and friends, and take care of everyday tasks for those who cannot or do not drive; and

WHEREAS, improvements in walking and bike paths can improve alternate forms of mobility in communities across King County and our state, and public driver education initiatives can help educate drivers to have patience and understanding for those traveling by means other than a vehicle; and

WHEREAS, transportation represents the largest source of greenhouse gas emissions in the United States, and in order to meet our state's greenhouse gas emission reduction goals, we must reduce emissions in our transportation sector; and

WHEREAS, going a week without driving is great way to understand how we can improve our current transportation system to better meet the needs of Snoqualmie Valley residents and improve and enhance transportation options such as transit, light rail, biking, and walking pathways as key strategies in our decarbonization efforts;

NOW, THEREFORE, I, Mary Miller, Mayor, do hereby proclaim September 29th - October 5th, 2025 as

WEEK WITHOUT DRIVING

And I encourage all community members to use public transportation, walk, ride a bike, or use ridesharing options to include carpooling for their everyday travel needs.



Signed this 16th day of September, 2025

Mary Miller

Mayor



City Council Agenda Bill

SUBJECT:		Agenda Date: September 16, 2025		AB25-094	
Appointment to the Planning Commission		Department/Committee/Individual			
		Mayor Mary Miller			X
		City Administrator – Amber Emery			
		City Attorney – Kendra Rosenberg			
		City Clerk – Susie Oppedal			
		Comm. & Economic Development – James Henderson			
		Administrative Services – Lisa Escobar			
		Finance – Martin Chaw			
Cost Impact: N/A		Public Works – Mark Rigos			
Fund Source: N/A					
Timeline:					
Attachments: Commission Application					
<p>SUMMARY STATEMENT:</p> <p>The Planning Commission prepares and recommends coordinated plans, regulations and restrictions for the physical development of the City. The Commission consists of seven members with a minimum of four of the commissioners required to reside inside the City limits and three that may reside in the 98045 zip code area (NBMC 2.28.010). Planning Commission terms are for a period of four years.</p> <p>Planning Commission Position No. 4 became vacant with the resignation of Olivia Moe on July 8, 2025. The vacancy was advertised on July 15, 2025. Mayor Miller, City Administrator Emery, Community & Economic Development Director Henderson and Planning Manager McCarty interviewed four candidates from the large pool of applications received.</p> <p>Mayor Miller is recommending the appointment of Chris Coulon to Position No. 4 (term expiring May 18, 2026).</p>					
<p>APPLICABLE BRAND GUIDELINES: Commitment to invest in the City and foster community engagement and pride.</p>					
<p>COMMITTEE REVIEW AND RECOMMENDATION: N/A</p>					
<p>RECOMMENDED ACTION: MOTION to approve AB25-094, confirming the appointment of Chris Coulon to Planning Commission Position No. 4, term expiring May 18, 2026.</p>					
RECORD OF COUNCIL ACTION					
<i>Meeting Date</i>		<i>Action</i>		<i>Vote</i>	
September 16, 2025					



City of North Bend Commission Application

Name: Chris CoulonAddress: 45035 SE Tanner RD North Bend WA 98045

Phone: _____ Email: _____

Length of residence in North Bend or 98045: 14 yearsCommission desired: 1st Choice Planning 2nd Choice Parks**Explain why you are interested in serving:**

I am passionate about community involvement and have been deeply invested in North Bend's future as a long-time resident. Having served in leadership roles managing complex stakeholder coordination and strategic planning, I want to apply this experience to help guide our city's growth thoughtfully and sustainably. My vision is for North Bend to become the premier gateway to outdoor recreation for the entire region while preserving the natural resources and small-town character that define our community. Through my work with National Ski Patrol and environmental studies background, I understand the delicate balance between recreational access, environmental stewardship, and community needs. I also want to foster an inviting atmosphere for businesses that align with our community values—enterprises that help our town prosper while maintaining our outdoor culture and small-town character. I believe my experience facilitating public engagement, analyzing complex policy issues, and coordinating diverse stakeholder groups positions me well to help the Commission navigate development decisions that honor our natural heritage while supporting responsible growth and business development that strengthens North Bend's unique identity and tight-knit community feel.

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

As a National Ski Patrol member at Snoqualmie Pass for nearly a decade, I coordinate with resort management, government agencies, and the public on infrastructure projects and safety protocols, providing insight into balancing recreational business interests with community needs and environmental stewardship. My experience as a small business co-founder gives me firsthand understanding of the challenges local entrepreneurs face and the importance of creating a business-friendly environment that attracts enterprises aligned with our community character. Through my military service, I facilitated extensive stakeholder coordination between government agencies, NGOs, and civilian populations, developing skills in building consensus among diverse groups—essential for managing public hearings and community input processes. My current role as a Technical Program Manager involves coordinating complex projects with competing stakeholder interests, requiring diplomatic negotiation and clear communication to achieve outcomes that satisfy multiple parties. These experiences have taught me how to balance economic development goals with community preservation, ensuring growth strategies that strengthen rather than compromise North Bend's small-town identity and outdoor recreation culture.

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

I bring extensive experience in cross-organizational program management, public engagement, and strategic planning that directly aligns with the Planning Commission's responsibilities. As a Technical Program Manager at Amazon, I coordinate complex initiatives across multiple teams and stakeholders, facilitating consensus-building among diverse groups—skills essential for managing public hearings and development review processes. My military background includes conducting over 100 key leader engagements across multiple countries and coordinating with government agencies, NGOs, and civilian populations, providing me with strong public facilitation and stakeholder management capabilities. Additionally, I have proven experience in technical analysis, developing comprehensive policy documents, and presenting complex information to both technical and non-technical audiences, which translates directly to reviewing development regulations, zoning ordinances, and comprehensive plan amendments. As a National Ski Patrol leader managing risk mitigation for a quarter of Snoqualmie Pass resort, I understand the critical balance between public safety, economic interests, and community needs that underlies effective land use planning decisions.

What is your Educational/Occupational Background?

I hold a Double Bachelor of Arts in International Relations and Environmental Studies from Franklin University Switzerland. Professionally, I serve as a Technical Program Manager at Amazon leading complex engineering initiatives, and previously worked as a Software Development Engineer implementing enterprise applications. My military background includes 13 years as a Marine Corps Officer specializing in Civil Affairs, Intelligence, and Logistics, managing strategic planning and stakeholder coordination across multiple countries. Additionally, I serve as a National Ski Patrol member at Snoqualmie Pass managing risk assessment and emergency response. This background combines technical expertise, strategic planning, public engagement experience, and environmental awareness directly relevant to comprehensive planning and development regulation responsibilities.

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

The Planning Commission serves as a vital bridge between the community and City Council, providing thorough analysis and informed recommendations on development regulations, zoning decisions, and comprehensive planning that shape North Bend's future. Our primary role is facilitating meaningful public participation in the planning process, ensuring dialogue between residents, developers, and city leadership achieves balanced outcomes. We serve as stewards of the city's long-term vision, evaluating proposed developments against our comprehensive plan to preserve North Bend's small-town character and outdoor recreation identity while supporting appropriate business growth. Through detailed study sessions and public hearings, we provide the City Council with well-researched recommendations that reflect both technical planning expertise and genuine community input, helping ensure growth decisions are economically sound and aligned with residents' vision for sustainable development.

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

A successful North Bend is a thriving community that serves as the premier gateway to outdoor recreation for the Puget Sound region while preserving our authentic small-town character. Success means thoughtfully managed growth that attracts businesses aligned with our outdoor culture—outfitters, recreational services, and local enterprises that enhance rather than compromise our identity. It balances economic prosperity with environmental stewardship, ensuring families can afford to live here while protecting the forests, trails, and mountain access that define us. A successful North Bend honors our heritage as a railroad and logging community while embracing our role as an outdoor recreation hub, creating sustainable prosperity where residents feel heard in planning decisions, young families can establish roots, and strategic growth benefits both long-time residents and newcomers while maintaining our neighborly mountain town atmosphere.

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

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

No

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

Not regularly, but it is possible that once or twice a year meetings overlap with my military drill requirements

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

Please return completed form and resume to:

City of North Bend, Attn: City Clerk, 920 SE Cedar Falls Way, North Bend, WA 98045

For more information call 425-888-7627 or email: soppedal@northbendwa.gov

Christopher M. Coulon

| www.linkedin.com/in/cmculon

- Qualifications**
- **Liaison:** Experience with communicating and building rapport with US government (USG) agencies, international organizations, foreign nations and NGOs in support of USG strategic goals and initiatives.
 - **Analysis:** Proficient in all-source analysis of operational environments, force capabilities, and activities, with experience briefing clear and concise intelligence products to leadership at varying organizational levels.
 - **Program Lead:** Lean/Six Sigma Green Belt, ample experience leading long duration programs and meeting multifaceted requirements. Often, this required decisive leadership while operating in ambiguous environments, and was executed in collaboration with diverse stakeholders and partners.
 - **Technical:** Implementing and leading software development projects at an enterprise organization.
 - **Current Security Clearance:** Secret | TS/SCI Eligible

Professional Experience

Technical Program Manager, Amazon **01/2022—Present**
 Managing complex cross-organizational programs introducing Alexa into enterprise environments, coordinating engineering initiatives across multiple teams in North America, Europe, and Japan.

- **MultiModal Program:** Orchestrated 3-feature initiative across multiple engineering organizations. Implemented daily coordination sessions resolving 82% of pre-launch issues within 2 weeks and realigned project timelines with executive stakeholders.
- **Quality Initiative:** Transformed QA program establishing 7 performance metrics and weekly coordination meetings. Secured director approval for automation goals and initiated engineer role transition increasing test automation capabilities.
- **Process Optimization:** Reduced critical log access time from weeks to minutes by coordinating 3 engineering teams. Eliminated executive approval requirements resulting in 42 successful retrievals within first 3 months of implementation.
- **International Expansion:** Led Spain market launch coordinating field engineering teams. Achieved 50-device deployment in 3 days with 400% efficiency improvement and developed standardization framework for future market expansions.

Software Development Engineer, Amazon **05/2019—12/2021**
 Full-stack developer introducing Alexa into novel enterprise environments, implementing web applications for hospitality customers to manage voice experiences across multiple properties and countries.

- **Front-End Development:** Led user interface implementation for enterprise console managing 1000+ devices across 3 countries. Established technical standards across 3 development teams ensuring webapp consistency and reliability.
- **International Expansion:** Developed integration framework for UK and France markets. Implemented dynamic locale handling and consolidated music services to single data source eliminating synchronization errors.
- **API Integration:** Designed Smart Home device discovery and management system. Collaborated on user experience workflows and established security protocols for enterprise data handling.
- **Operational Efficiency:** Built internal dashboard reducing support ticket volume by 80% (from 30-50% to <5%). Led 15-person development team as Scrum Master for 14 months and coordinated testing phases for major feature releases.
- **Military SDE Apprentice:** 6-month advanced Java coding certification, successfully converted to full-time SDE in half of the allotted 1-year OJT period (50% program conversion rate), and WA SDE Journeyman.

Major, United States Marine Corps **12/2012—12/2018 (Active) | 01/2018—Present (Reserve)**
 Manager in the fields of Civil Affairs, Intelligence and Logistics; responsible for planning and supervising training in order to ensure successful mission accomplishment, job proficiency and the professional development of all personnel under my command while often adapting to perform in dynamic environments.

- **Civil Affairs Team Leader, Marine Special Operations Command (2022-2023):** Led Civil Affairs operations in the Philippines supporting counter-insurgency mission against ISIS-EA, coordinating between military forces, government agencies, and civilian populations to establish stability and security.
 - **Strategic Coordination:** Collaborated with State Department developing US-led lecture series including Ambassador engagements in Zamboanga. Conducted 107 key leader engagements across 6 cities with civilian, AFP, and PNP stakeholders to build coalition support.

- Humanitarian Operations: Organized disaster relief for 2,000 civilians following Tropical Storm Paeng and coordinated sustainable barangay engagement program supporting 1,000 vulnerable civilians. Oversaw review of 21 OHDACA impact projects across 6 PHL Joint Task Forces.
- Intelligence and Planning: Contributed to 24 target effect analyses and assisted in drafting 3 State Department cables on regional political situation. Oversaw 5 Civil-Military train, advise, operations at Joint Task Forces throughout area of operations.
- Interagency Collaboration: Developed sustainable programs with 9 government, security, and non-governmental organizations to counter instability and ISIS-EA recruiting efforts. Received formal recognition from City of Zamboanga Philippines government—first achievement in 20-year SOTF mission history.
- **Civilian-Military Liaison (2017-2022):** Analyzing complex long-term US strategy and conveying the relevance of mutual support from civilian organizations working alongside military counterparts.
 - Managed a humanitarian assistance survey team of 10 subject matter experts on the ground in 5 different countries and produced formal analysis estimates on host nation and non-government enablers' capabilities, capacities, and resiliencies to establish security and promote stability during disaster recovery.
 - Consulted on operational and strategic response planning for 5 major operations to mitigate and address humanitarian crises in coordination with DoS, USAID, UN, Host Nation Governments and NGOs.
 - Represented the United States in 50-60 face-to-face meetings in 4 countries, with key leaders of both government and non-governmental organizations. The purpose of these meetings was to garner support for US goals while identifying capabilities and capacities that might further enable the Command's operations.
 - Analyzed and briefed 15 country deep-dives on civil operational environments to Unit Commanders with analysis-driven recommendations for mitigating civilian interference and maximizing their support.
- **Executive Officer to Deputy Director of Intelligence (2016):** Filtered and prioritized intelligence reports; liaised with senior level Directorate Chiefs, NATO officials and various agencies of the Intelligence Community; coordinated all logistical requirements of the Deputy Director.
 - Liaised weekly and biweekly with intelligence directorates of US forces to include Counter Intelligence & HUMINT, Surveillance, SIGINT, Targeting and NRO as well as other US agencies of the intelligence community, Department of State and NATO allies, to produce products for the Director of Intelligence.
 - Synchronized coordination and tasking between 6 Intelligence Divisions, 5 Combat Support Agencies, and 484 personnel of the Intelligence Directorate.
 - Planned and coordinated all logistical requirements for one General Officer and his staff, to include: 32 combat-ground movements, 23 air-movements across Afghanistan, 6 key leader engagements with Afghan and coalition officials, and lodging/security for 5 battlefield inspections of subordinate commands.
 - Coordinated and optimized a delegation mission in support of a State Department strategic initiative to 6 Central Asian nations, reducing both travel time and expenses by nearly ½ of preliminary estimates.
- **Logistics Planner (2012-2015):** Leveraged logistical acumen to identify client requirements and develop long term strategies in collaboration with various stakeholders to create resilient and scalable service designs.
 - Managed 120 personnel, a \$15,000 budget, and \$5 million in assets while developing an annual training plan in coordination with higher headquarters' intent and ensuring unit cohesion and professionalism.
 - Established 2 expeditionary logistical supply camps to support 1000-3000 personnel; forecasted requirements for fuel, water, food, ammunition, repairable parts and construction materials.
 - Responsible for facilities management of 7-acre compound, 3 buildings, maintenance bay, armory with accountability over 1000 weapons systems, motor-pool with 37 rolling stock and HAZMAT control plan.
 - Conducted a process improvement project to increase efficiencies for the disposal of old gear for more than 1000 personnel by establishing a working group of 5 members and drafting a policy letter for the unit.

Operations Manager, Noctua: Women's Silk Scarves

06/2017—01/2021

Small Business owner/partner. Responsible for all business operations to include:

- Developing and implementing a 3-year business plan; acquiring business license and national trademark.
- Applying knowledge of Liquid/HTML to design and maintain retail website hosting over 12,000 visitors.
- Coordinating quality assurance with international supplier to manufacture and ship \$5,000 of merchandise.
- Managing 5 marketing channels: website, 4 social media sites, 3 email campaigns, 3 influencers, 8 art fairs.

Organizations National Ski Patrol, Snoqualmie Pass, WA

10/2015—Present

Assess and implement risk mitigation, utilizing sound judgment while developing face-to-face relationships with

a wide range of customers. Medical training commensurate with Emergency Medical Responder (EMT).

- Responsible for managing risk mitigation and medical response system for “Summit East,” comprising ¼ of the ski resort, 3 chairlifts, a base area, over 30 miles of Nordic trails, and a ski patrol of over 60 members.
- Instructed 24 Patrollers in medical and transportation techniques. Responsible for evaluating final testing.
- Oversaw proposal for hut construction project, collaborating with architect for initial design, sourcing a \$35,000 bill of materials, permitting requirements, and liaising with resort management for funding support.
- Responsible for forecasting avalanche risk for 6 square miles of terrain and the safe transportation and employment of 750lbs of explosives, used to mitigate assessed risk.

President of Local Committee (LC), AIESEC, Lugano, Switzerland

01/2007—05/2009

AIESEC is an international organization that provides young people with leadership development, cross-cultural internships and exchange opportunities across the globe.

- Led local committee of 15 members, was accountable for a budget of \$80,000, and collaborated with a network of 6 local businesses and sponsors.
- Collaborated with 6 other Swiss LC Presidents to draft and implement national strategy.
- Directed recruitment campaign, increasing membership by 200% and local Swiss business sponsors by 30%.

Volunteer Projects

05/2011—03/2012

Planned and budgeted long-term as well as short-term projects. Adapted to unpredictable circumstances while being decisive and self-reliant in ambiguous environments.

- Morocco – Collaborated with US Peace Corps (PC) to assess potential agricultural projects in Boulemane province, intended to support over 4,000 people in the vicinity of Imouzzar Marmoucha.
- Botswana – Collaborated with PC to plan and conduct 2 community engagements promoting family planning practices with 60-70 influential members representing the 12,000 residents of Ghanzi.
- Kenya – Prepared and oversaw a free lunch program for 38 disadvantaged local students of Rusinga Island.
- South Africa – Cared for 8 horses and guided 10-15 clients on 3-4 daily tours through the National Forest.

Education

Franklin University Switzerland, Lugano, Switzerland

08/2006—05/2009

Double Bachelor of Arts: International Relations and Environmental Studies.

- Student government – represented a constituency of 47 students and served as an active member of the Initiatives and Academics committee. Represented Latin, Tennis, Biking, Rock Climbing and India Clubs.
 - Drafted university honor code promoting responsibility and accountability for students
 - Produced a detailed proposal to create a holistic application process to the university’s Honors Program
 - Created a host family program at the university by recruiting 5 local families, drafting a university policy letter and liaising with administrators to formalize selection process for prospective student tenants.
- Wrote and defended 100-page thesis on US foreign policy and soft power in Central Asia.



TO: Susie Oppedal, City Clerk

FROM: North Bend Salary Commission

DATE: August 13, 2025

RE: Mayor and Council Compensation

The North Bend Salary Commission is established in North Bend Municipal Code 2.36 as an independent decision-making body charged with evaluating the salaries for North Bend elected officials. The Commission met on July 7, 2025, July 30, 2025, and August 13, 2025.

The Commission has completed its work per NBMC 2.36.060 and is now filing its compensation decision with the City Clerk. The decision specifies changes to the Mayor and City Council salaries and adds compensation for meeting attendance that meets established criteria.

By code, the decision of the Salary Commission is final and binding and requires no further Council action.

The Commission unanimously approved the following changes to the Mayor and City Council compensation:

Effective January 1, 2026:

Mayor's Base Salary shall be increased to \$6,000 per month from \$4,000 per month.
Meeting reimbursement for a maximum of 10 meetings per month at \$100 per meeting is included in the base salary.

Councilmembers Base Salary shall be increased by 3%, averaging the CPI from 2022-2025, to \$570 per month from \$550 per month.

Regional Meetings: \$100 each

Non-regional Meetings: \$75 each

Meeting reimbursement amounts will remain the same. Meeting expense reimbursement to be capped at a maximum of 6 meetings per month.

Base salary includes regularly scheduled council meetings, special council meetings, public hearings, and council workshops.

Regional meetings include, but are not limited to:

- Sound Cities Association (SCA)
- Association of Washington Cities (AWC)
- Puget Sound Regional Council (PSRC)

- Snoqualmie Valley Governments Association (SVGA)
- Eastside Fire & Rescue (EFR)
- King County Affordable Housing Task Force
- King County Flood Control Advisory Committee
- SCA Public Issues Committee
- SCA Joint Recommendations Committee
- Land Conservation Advisory Group
- Snoqualmie Valley Watershed Forum (WRIA)
- Eastside Transportation Partnership (ETP)
- Meadowbrook Farm Preservation Association
- National League of Cities (NLC)
- Meetings in Olympia (that address City of North Bend issues with legislature, governor, state departments or boards)
- Meetings not enumerated in this list where the Mayor or Councilmember is appointed or elected to attend by the Mayor, City Council, King County Executive, SVGA or SCA, King County Council, the Governor, or State Legislature, if the reason for the appointment was because of the individual's status as an elected official and the meeting purpose will advance the City of North Bend's interests either regionally or locally.
- Meetings with King County (personnel or elected officials)

Non-regional meetings include committee meetings and other city related task force or associations that the Councilmember has been appointed to or requested to attend.

Attendance at political functions, fundraising and/or social events, regularly scheduled community events, ribbon cuttings, and State of the City presentations to other organizations are excluded.

For reimbursement purposes, meetings lasting less than 4 hours will be counted as one meeting and meetings lasting over 4 hours will be counted as two meetings. Travel time to and from meetings is not included in meeting time. The Mayor and Council will continue to be reimbursed for mileage to and from meetings per NBMC 3.36.

Signed and submitted this

Terry Pottmeyer, Commissioner

Tad Haas, Commissioner

Susan Sill, Commissioner

Cc: Mayor Mary Miller
Mayor Pro Tem Mark Joselyn
Councilmember Alan Gothelf
Councilmember Chris Rustik
Councilmember Errol Tremolada
Councilmember Heather Koellen
Councilmember Suzan Torguson
Councilmember Brenden Elwood



Salary Commission Rationale

Mayor

As North Bend continues to grow in both population and regional importance, the demands placed on our Mayor have increased significantly. The role now entails not only complex governance and oversight of municipal operations but also substantial time commitments, strategic leadership, and active engagement with regional partners and stakeholders. To ensure we attract and support dedicated mayoral candidates to guide our city now and, in the future, the Salary Commission proposes an increase in compensation for the Mayor. The Mayor's current salary is \$4000 + an additional stipend up to \$1000 for meetings. The Salary Commission recommends increasing the salary to \$6000/month, raising the salary by \$2000 and discontinuing the current stipend of \$1000 for meetings.

This adjustment more accurately reflects the scope and expectations of the position, aligning with comparable regional benchmarks and acknowledging the vital role the Mayor plays in shaping North Bend's future.

Councilmembers

The Commission compared data from other King County cities with similar populations to evaluate our current compensation for councilmembers. The Commission determined that City of North Bend councilmembers are compensated slightly above average when compared to peers in the same population range, especially when councilmembers maximize meeting-related stipends. The Salary Commission proposes maintaining the current salary of councilmembers with an additional 3% increase for CPI. The 3% increase is an average annual change of CPI from 2022-2025 and increases the monthly stipend to \$570.00. No change is proposed for the meeting stipend.



City Council Agenda Bill

SUBJECT:		Agenda Date: September 16, 2025		AB25-095
Public Hearing and Ordinance Updating North Bend's School Impact Fees, Amending the Taxes, Rates & Fees Schedule Relating to School Impact Fees, and Amending Ordinance No. 1260		Department/Committee/Individual		
		Mayor Mary Miller		
		City Administrator – Amber Emery		
		City Attorney – Kendra Rosenberg		
		City Clerk – Susie Oppedal		
		Administrative Services – Lisa Escobar		
		Comm & Econ Development – James Henderson		X
		Finance – Martin Chaw		
		Public Works – Mark Rigos, P.E.		
Cost Impact: NA		Senior Planner- Jamie Burrell		X
Fund Source: NA				
Timeline: Section 3: Immediate; Sections 1 and 2: Effective January 1, 2026				
Attachments: Ordinance, Exhibit A- 2025 SVSD Capital Facilities Plan, Public Hearing Notice				
<p>SUMMARY STATEMENT:</p> <p>The City Council adopted Ordinance No. 1260 establishing School Impact Fees and subsequently adopted Ordinance No. 1269 including the City's School Impact Fees in the City's Taxes, Rates and Fees Schedule.</p> <p>Pursuant to Ordinance No. 1260 and the interlocal agreement between the City and the Snoqualmie Valley School District (the "School District"), the School District annually updates its Capital Facilities Plan and recalculates the appropriate School Impact Fees. The City then adopts the School District's Capital Facilities Plan (now automatically adopted through the City's comprehensive plan) and adopts the updated School Impact Fees, including the updated fees in its Taxes, Rates and Fees Schedule.</p> <p>The School District updated its "Capital Facilities Plan 2025" and provided the update to the City on June 30, 2025. The adjusted school impact fees, based on Ordinance No. 1260, as amended, and the School District's Capital Facilities Plan 2025, are \$13,126.84 for Single Family dwelling units and \$6,170.35 for multi-family dwelling units. By comparison, the 2024 School Impact Fees were \$10,187.76 for Single Family dwelling units and \$6,170.35 for multi-family dwelling units.</p> <p>The Ordinance also updates Ordinance No. 1260, as amended, to specify that cottage dwellings of 1,200 square feet and less will be treated as multi-family units and cottage dwellings larger than 1,200 square feet will be treated as single family units for purposes of calculating school impact fees.</p>				
<p>APPLICABLE BRAND GUIDELINES: Commitment to invest in the City and foster community engagement and pride.</p>				
<p>COMMITTEE REVIEW AND RECOMMENDATION: The Community & Economic Development Committee ("CED") reviewed this item at its August 19, 2025, meeting and recommended approval and placement on the Main Agenda at the September 16, 2025 City Council meeting.</p>				
<p>RECOMMENDED ACTION: MOTION to approve AB25-095, an ordinance updating the amount of school impact fees, amending the Taxes, Rates, & Fees Schedule relating to School Impact Fees, and amending Ordinance No. 1260, as a first and final reading.</p>				

City Council Agenda Bill

RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
September 16, 2025		

ORDINANCE

**AN ORDINANCE OF THE CITY OF NORTH BEND,
WASHINGTON; UPDATING THE AMOUNT OF
SCHOOL IMPACT FEES; AMENDING THE TAXES,
RATES AND FEES SCHEDULE RELATING TO SCHOOL
IMPACT FEES; AMENDING ORDINANCE NO. 1260;
PROVIDING FOR SEVERABILITY; AND
ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, pursuant to Chapter 82.02 of the Revised Code of Washington, the City of North Bend (the “City”) is authorized to create and set school impact fees to be collected on behalf of Snoqualmie Valley School District No. 410 (the “School District”); and

WHEREAS, the City adopted Ordinance No. 1260, later amended by Ordinance No. 1636, imposing school impact fees on development activity “to pay a proportionate share of the cost of new school facilities to serve such new growth and development;” and

WHEREAS, the City and the School District entered into an interlocal agreement whereby the School District regularly adopts Capital Facilities Plans and calculates school impact fees in accordance with Ordinance No. 1260, as amended, and the City collects school impact fees from development activity; and

WHEREAS, the City has annually adopted the School District’s Capital Facilities Plan into the City’s Comprehensive Plan, adopted new school impact fees for development activity, and included the new school impact fees in the City’s Taxes, Rates and Fees Schedule; and

WHEREAS, the 2024 North Bend Comprehensive Plan automatically adopts the “Snoqualmie Valley School District Capital Facilities Plan”, as updated annually; and

WHEREAS, the School District adopted its “Capital Facilities Plan 2025” on June 5, 2025, a copy of which is attached hereto as Exhibit A, and calculates school impact fees of \$13,126.84 for single-family dwelling units and \$6,170.35 for multi-family dwelling units (unchanged from the 2024 school impact fee); and

WHEREAS, the City Council held a Public Hearing on this matter on September 16, 2025, and desires to update the amount of school impact fees to be consistent with the District Capital Facilities Plan 2025; and

WHEREAS, the City desires to amend Ordinance No. 1260, as amended by Ordinance No. 1636, to clarify the treatment of cottage dwelling units for purposes of calculating the amount of school impact fees;

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

Section 1. School Impact Fees, Amended: The school impact fees authorized by Ordinance No. 1260, as amended, and North Bend Municipal Code Section 17.32.010 and set forth in the City’s Taxes, Rates and Fees Schedule shall be amended to read as follows:

Impact fees for single family units (single detached dwelling units and cottage dwelling units greater than 1,200 square feet)	\$10,187.76 <u>\$13,126.84</u>
Impact fees for multi-family units (townhouses, apartments, and cottage dwelling units 1,200 square feet or less)	\$6,170.35

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

Section 3. Amendment to Ordinance No. 1260, Subsection 4(B) (Fee Calculation), as Amended by Ordinance No. 1636, Section 3: City of North Bend Ordinance No. 1260, Subsection 4(B) (Fee Calculations), as amended by Ordinance No. 1636, Section 3, is hereby amended to read as follows:

B. Separate fees shall be calculated for single family and multi-family residential units, and separate student generation rates must be determined by the District for each type of residential unit. For purposes of this Ordinance, single family units shall mean single detached dwelling units and cottage dwelling units greater than 1,5200 square feet, and multi-family units shall mean townhouses, apartments, and cottage dwelling units 1,5200 square feet or less.

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. Section 3 of this Ordinance shall take effect and be in full force five (5) days after the date of publication. Sections 1 and 2 of this Ordinance shall take effect and be in full force on January 1, 2026.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 16TH DAY OF SEPTEMBER, 2025.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Mary Miller, Mayor

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Published:
Effective:

Susie Oppedal, City Clerk

SNOQUALMIE VALLEY SCHOOL DISTRICT 410

CAPITAL FACILITIES PLAN 2025

RECEIVED

JUN 30 2025

City of North Bend



Snoqualmie Valley School District No. 410 hereby provides to the King County Council and the cities of North Bend, Sammamish, and Snoqualmie this Capital Facilities Plan documenting the present and future school facility requirements of the District. The Plan contains all elements required by the Growth Management Act and local implementing ordinances, including a six (6) year financing plan component.

Adopted on June 5, 2025

SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410

2025-2030
SIX-YEAR CAPITAL FACILITIES PLAN

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

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

Board of Directors

	<u>Position Number</u>	<u>Term</u>
Melissa Johnson, President	1	1/1/22 - 12/31/25
Judith Milstein	2	1/1/24 - 12/31/27
Rene Price	3	1/1/24 - 12/31/27
Gary Fancher	4	1/1/22 - 12/31/25
Ram Dutt Vedullapalli, Vice President	5	1/1/24 - 12/31/27

Central Office Administration

Superintendent	Dan Schlotfeldt
Assistant Superintendent - Finance & Operations	Ryan Stokes
Executive Director - Secondary Teaching and Learning	Andrea Zier
Executive Director - Elementary Teaching and Learning	Monica Heimbigner
Executive Director of Student Services	Kimberly Mackey
Executive Director of Human Resources	Beth Porter

Snoqualmie Valley School District No. 410
Snoqualmie, Washington

Administration Building

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

Dan Schlotfeldt, Superintendent

Mount Si High School

8651 Meadowbrook Way S.E.
Snoqualmie, WA 98065
Debra Hay, Principal

Two Rivers School

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

Snoqualmie Middle School

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

Chief Kanim Middle School

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

Twin Falls Middle School

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

Cascade View Elementary

34816 SE Ridge Street
Snoqualmie, WA 98065
Katelyn Long, Principal

Snoqualmie Elementary

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

North Bend Elementary

400 East Third Street
North Bend, WA 98045
Rebekah Westra, Principal

Fall City Elementary

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

Timber Ridge Elementary

34412 SE Swenson Drive
Snoqualmie, WA 98065
Shawn Lawrence, Principal

Opstad Elementary

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

Section 1. Executive Summary

The Snoqualmie Valley School District (“District”) has developed this Six-Year Capital Facilities Plan (“Plan”) in compliance with the State of Washington’s Growth Management Act and King County Code 21A.43. This plan, based on data from spring 2025, aligns with previous capital facilities plans but is not the only plan for the District’s needs.

For impact fees to be collected in unincorporated King County, the King County Council must adopt this plan. The District includes the cities of Snoqualmie, North Bend, and part of Sammamish, each of which has adopted a school impact fee policy similar to the county model.

The District updates this plan regularly, adjusting the fee schedule as necessary (see Appendix A for current calculations).

The Plan sets a “standard of service” for capacity, reflecting current student/teacher ratios the District aims to maintain. While the plan includes class size reductions for K-3, it does not account for further reductions in other grades as per Initiative 1351, which has not been funded by the state. Future updates will consider these changes as funding becomes available.

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

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

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

Capacity for 2025-26: The District’s permanent capacity is 6,599 students, with an additional 2,003 of capacity in portable classrooms to accommodate students. Enrollment for Fall 2024 was 6,815 FTE (which includes approximately 63 FTE served either out of district or via alternative programming). The District anticipates a slight decrease in enrollment through 2025-2026, followed by growth in later years. Projections show a 0.2% overall decrease to 6,803 students by 2030. However, variables such as housing growth in North Bend, potential zoning and housing construction changes to address future population growth in King County, and changes in enrollment trends may influence these projections.

The state’s 2010 House Bill 2776 mandated full-day kindergarten by 2018, doubling the classroom needs for kindergartners. Additionally, the bill required K-3 class sizes to be reduced to 17 students, further increasing classroom demand. These changes, alongside growing enrollment, have escalated the need for permanent classroom space across all grade levels. The largest growth continues in Snoqualmie Ridge and North Bend. Census data shows Snoqualmie grew by 32.3% and North Bend by 31.8% over the past decade. Both cities expect further housing growth, while other areas will see minimal changes unless annexations occur.

Previous Capacity Expansions: Notable past expansions include Cascade View Elementary (2005), Twin Falls Middle School (2008), Mount Si High School (2009), Timber Ridge Elementary (2016), and Mount Si High School's replacement (2019). However, a significant portion of elementary capacity is still housed in portable classrooms, which currently provide the equivalent of two additional elementary schools' worth of space.

Citizen's Committee Recommendations: Following the completion of the Timber Ridge and Mount Si school additions, made possible by the District's most recent bond proposal (2015), the District started to assess its ongoing facility needs.

To evaluate current and future requirements and prioritize projects for potential upcoming bond measures, the District established a citizen's committee. This committee was tasked with reviewing the District's facilities needs, particularly in relation to evolving educational requirements, projected enrollment growth, building conditions and safety. The committee's goal was to develop a long-term facilities plan which would effectively communicate the district's future facility needs and improvements over the next 20 years.

Based on these considerations, the committee recommended the full rebuilding and expansion of North Bend Elementary and Fall City Elementary. This recommendation was driven by factors such as projected enrollment growth, the high number of portable classrooms in use, equitable learning spaces when compared to newer buildings, and the age and location of these schools. Replacing these older facilities will not only accommodate future growth but also reduce the current reliance on portables. Both schools are among the District's oldest, and replacing them will resolve long-standing maintenance issues, improve overall facility conditions, and provide more equitable learning environments on par with other schools in the District. The committee specifically recommended full replacements rather than remodels, as the benefits of new construction – such as addressing current needs in their entirety – far outweigh the slightly higher costs compared to a remodel. A full replacement allows for the design and installation of systems and components that fully meet the District's needs, whereas a remodel would only be able to address a portion of those needs.

The committee also recommended the replacement and expansion of Snoqualmie Middle School. This school, like the elementary schools, lacks equitable facilities and learning spaces when compared to the District's other middle schools. Moreover, a significant number of classrooms have doors that open to the exterior, creating ongoing safety and security concerns considering increasing incidents in public schools.

In 2024, the School Board formally accepted the recommendations of the Citizen's Facilities Advisory Committee and has begun planning for the potential bond measures to support these projects.

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

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

In accordance with King County Code 21A.06, each school district is required to establish a "standard of service" to determine its overall capacity. This standard accounts for factors such as program year, class size, the number of classrooms, students, special needs programs, and other district-specific considerations. Relocatable units (i.e., portable classrooms) may be included in capacity calculations using the same standards as permanent facilities.

The following outlines the District's current standard of service, which reflects programs and educational opportunities that directly impact building capacity. Note that some buildings' permanent capacities have been adjusted to accommodate special programs. The standard of service incorporates class size reductions at the K-3 level but does not yet include potential reductions for other grades per Initiative 1351, which, though approved by voters in 2014, has not been funded by the state. Future updates will consider these changes as funding becomes available.

Standard of Service for Elementary Students

- Average target class size for grades K - 2: 17 students
- Average target class size for grade 3: 17 students
- Average target class size for grades 4-5: 27 students
 - Weighted Average for K-5 based on the above: 20 students
- Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: 12 students

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

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

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

Standard of Service for Secondary Students

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

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

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

Room Utilization at Secondary Schools

Full utilization of teaching stations is not possible due to program schedules, specialized room requirements, and teachers needing planning space.

For building capacity calculations, the District uses a standard utilization rate of 83% (5 out of 6 periods) for middle schools.

In the 2019-20 school year, Mount Si High School adopted a 7-period schedule, with teachers teaching 5 of those periods. This results in a room utilization rate of 71%, but as enrollment increases, teachers will move to shared classrooms in certain areas, which will slightly raise utilization to approximately 75%. The State does not fund the extra planning period provided to teachers in the 7-period day. Due to this and the lower room utilization, the class size for capacity purposes (and financial purposes) at Mount Si has been increased from 27 to 30 students. Future updates may adjust class size and room utilization rates based on schedule and/or funding changes.

Section 3. Inventory and Evaluation of Current Permanent Facilities

For the 2025–26 school year, the District’s total student capacity is projected at 8,626, which includes 6,599 permanent classroom seats and 2,027 temporary (portable) classroom seats. As of October 2024, enrollment for facility planning purposes was 6,752 students. Total October 2024 enrollment – including students enrolled in alternative educational programs and out-of-district placements – was 6,815 full-time equivalents (FTE).

Capacity calculations at the elementary, middle, and high school levels are based on current service standards. Changes in instructional programs, student support needs (such as special education), and current facility use have led to adjustments in capacity at some schools. A summary table follows, detailing the current permanent capacity by school, organized by level and name.

A broader overview of districtwide capacity and enrollment projections for the next six years is provided in Section 7.

The physical condition of District facilities was evaluated as part of the 2023 State Study and Survey of School Facilities, conducted in accordance with WAC 180-25-025. This report, which is updated as facilities are modernized, is incorporated herein by reference.

**Inventory of Permanent School Facilities and Related Program Capacity
2025-26 School Year**

ELEMENTARY LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2024-25 Enrollment **
CASCADE VIEW	34816 SE Ridge Street Snoqualmie, Washington	K thru 5	473	494
FALL CITY	33314 SE 42nd Place Fall City, Washington	K thru 5	270	456
NORTH BEND	400 E 3rd Street North Bend, Washington	K thru 5	325	466
OPSTAD	1345 Stilson Av SE North Bend, Washington	K thru 5	430	580
SNOQUALMIE	39801 SE Park Street Snoqualmie, Washington	K thru 5	390	491
TIMBER RIDGE	34412 SE Swenson Drive Snoqualmie, Washington	K thru 5	583	608
Total Elementary School			2,471	3,095
MIDDLE SCHOOL LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2024-25 Enrollment **
CHIEF KANIM	32627 SE Redmond-Fall City Rd Fall City, Washington	6, 7 & 8	697	522
SNOQUALMIE	9200 Railroad Ave SE Snoqualmie, Washington	6, 7 & 8	336	577
TWIN FALLS	46910 SE Middle Fork Road North Bend, Washington	6, 7 & 8	765	555
Total Middle School			1,798	1,654
HIGH SCHOOL LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2024-25 Enrollment **
MOUNT SI / TWO RIVERS	8651 Meadowbrook Way SE Snoqualmie, Washington	9 thru 12	2,330	2,003
Total High School			2,330	2,003
TOTAL DISTRICT			6,599	6,752

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

** Snoqualmie Elementary and Middle schools enrollment includes Meadowbrook School (formerly Parent Partnership) enrollment, as students attend at those locations. Difference between enrollment (pg.12) is due to rounding, other educational programs, and out of district placements

Section 4. Relocatable (Portable) Classrooms

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

The District currently utilizes 93 portable classrooms, which account for approximately 23% of total classroom capacity. However, 36% of elementary capacity is in portables – equivalent to more than two full elementary schools. While the expansion of Mount Si High School and reopening of Snoqualmie Middle School reduced reliance on portables at the secondary level, ongoing enrollment growth may require the District to acquire or relocate additional portables for elementary schools over the next six years.

Portables offer short-term flexibility for fluctuating enrollment and program needs. All new and modernized school sites are designed to accommodate portables if needed. However, portables are not intended as a long-term solution, and the District remains committed to reducing the percentage of students housed in them.

Portable classroom costs vary significantly depending on location, permitting, and use. An additional 10 portables are used for specialized programs and districtwide services and are not available for general classroom use.

The former Two Rivers School facility, vacated in 2021, is undergoing renovation and will reopen in Fall 2025 as an early learning center. This project will relocate preschool programs from Snoqualmie Elementary and increase capacity to serve students in these programs.

Section 5. Six-Year Enrollment Projections

The District partners with Flo Analytics (FLO) to forecast student enrollment over a six-year period. FLO provides low, middle, and high-range projections based on historical growth, future housing developments, birth rates, economic trends, and other contributing factors.

According to FLO's 2024 mid-range projection, districtwide enrollment is expected to decline slightly – by 12 students (0.2%) – over the next six years. Elementary enrollment, however, is projected to grow by 139 students (4%) during that same period. Middle and high school enrollment is expected to decline as the recently smaller elementary cohorts advance through the system.

Enrollment data has been adjusted starting in 2016 to reflect Washington State House Bill 2776, which mandated full-day kindergarten. While this change did not increase student headcount, it effectively doubled the number of classrooms needed for kindergarten.

The District acknowledges that near-term projections may be influenced by several variables, including housing growth in North Bend, potential zoning and housing construction changes to address future population growth in King County, and changes in enrollment trends.

Snoqualmie Valley School District No. 410
Actual Full-Time Equivalent Enrollment through 2024 and Projected Enrollment from 2025 through 2030

GRADE:	Actual 2013	Actual 2014	Actual 2015	Actual 2016	Actual 2017	Actual 2018	Actual 2019	Actual 2020	Actual 2021	Actual 2022	Actual 2023	Actual 2024	Enrollment Projections through 2029					
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Kindergarten **	245	267	241	548	508	548	603	402	546	491	492	449	454	517	527	544	535	541
1st Grade	540	530	578	526	574	530	552	561	475	531	502	514	460	466	528	538	556	547
2nd Grade	504	559	536	614	560	569	549	516	593	485	542	514	526	470	476	539	549	567
3rd Grade	509	515	567	559	608	564	572	519	549	579	489	550	517	530	473	480	544	554
4th Grade	517	509	566	597	566	585	566	534	525	546	584	491	553	520	533	474	481	547
5th Grade	528	538	526	570	596	557	584	554	545	523	545	581	492	554	521	534	475	482
K-5 Subtotal	2,843	2,918	3,014	3,414	3,412	3,353	3,426	3,086	3,233	3,155	3,154	3,099	3,002	3,057	3,058	3,109	3,140	3,238
6th Grade	472	514	570	529	580	582	574	581	548	538	520	546	580	491	553	520	533	474
7th Grade	512	481	525	572	511	581	590	550	594	536	544	522	546	580	491	553	520	533
8th Grade	476	505	486	508	563	514	570	558	554	595	542	551	527	551	585	496	558	525
6-8 Subtotal	1,460	1,500	1,581	1,609	1,654	1,677	1,734	1,689	1,696	1,669	1,606	1,619	1,653	1,622	1,629	1,569	1,611	1,532
9th Grade	477	489	525	475	510	567	523	571	581	565	617	568	572	547	572	607	514	579
10th Grade	473	469	473	500	472	499	556	507	576	566	570	617	565	569	544	569	604	512
11th Grade	369	396	357	310	360	317	369	381	411	461	473	468	505	464	467	446	467	495
12th Grade	363	388	372	321	283	315	338	376	379	397	416	444	447	484	444	447	428	447
9-12 Subtotal	1,682	1,742	1,727	1,606	1,625	1,698	1,786	1,835	1,947	1,989	2,076	2,097	2,089	2,064	2,027	2,069	2,013	2,033

K-12 TOTAL	5,985	6,160	6,322	6,629	6,691	6,728	6,946	6,610	6,876	6,813	6,836	6,815	6,744	6,743	6,714	6,747	6,764	6,803
	1.5%	2.9%	2.6%	4.9%	0.9%	0.6%	3.2%	-4.8%	4.0%	-0.9%	0.3%	-0.3%	-1.0%	0.0%	-0.4%	0.5%	0.3%	0.6%

* Enrollment Projections above reflect mid-range enrollment projections provided by Flo Analytics, December 2024.

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

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

Section 6. Six-Year Planning and Construction Plan

To meet ongoing and future capacity challenges and facilities needs, the District plans to:

- Construct new permanent elementary school capacity
- Rebuild and expand Snoqualmie Middle School
- Use portable classrooms where other solutions are not feasible
- Acquire land to expand transportation facilities

Elementary School Capacity Needs

Despite adding Timber Ridge Elementary in 2016, nearly all elementary schools still exceed their permanent capacity. Currently, 36% of elementary students are housed in portables, and some schools – like Snoqualmie, Fall City, and North Bend – have around 50% of their capacity in portable classrooms. In addition, growth at the elementary level is projected to continue.

Portables offer only short-term relief. Further expansion is constrained by land availability, building codes, and limitations in shared spaces like restrooms, parking, and specialist classrooms.

Future elementary school construction is expected to focus on replacing aging buildings with larger facilities that expand capacity and reduce reliance on portables.

Citizens' Facilities Advisory Committee Recommendations

In 2020, the District formed the Citizens' Facilities Advisory Committee to evaluate long-term solutions. In 2023, the committee prioritized:

1. **Rebuilding and expanding Fall City and North Bend Elementary Schools**
 - Both are the oldest in the District and have the highest portable use.
 - North Bend Elementary must be replaced due to its location in a floodway, which limits renovation.
 - These two projects would eliminate 29 portable classrooms and support future growth.
2. **Rebuilding Snoqualmie Middle School**
 - A new facility on District-owned property at Snoqualmie Ridge would enhance safety, and provide instructional spaces that meet current educational needs and are more comparable to the district's other middle schools, while reducing transportation demands, while also reducing the utilization of approximately 10-15 portable classrooms.

Additional recommendations for future phases of the long-term plan would include modernization or replacement of Opstad Elementary, Snoqualmie Elementary and Chief Kanim Middle School. The existing Snoqualmie Middle School would also be repurposed for other district uses.

A 7th elementary school may also be considered if enrollment exceeds projections.

In 2024, the School Board accepted these recommendations and plans to survey the community on a future bond to fund these projects.

Current and Ongoing Projects

The district currently provides required preschool services to students who qualify at Snoqualmie Elementary School. As part of the 2015 bond, the District is converting the former Two Rivers School into an Early Learning Center. This facility will serve the growing special education needs of the District and increase capacity for typically developing peers to be a part of preschool programming. This facility will also serve an expanded daycare program to help support district staff with young children. It is expected to open in Fall 2025.

Transportation Facility Needs

The District must also address its outdated transportation facility, which is insufficient for current and future needs. While recent driver shortages have obscured this issue, hiring more staff will highlight capacity limitations. Though a transportation facility was considered in the 2015 bond, it was excluded due to cost.

The District now plans to identify and secure land for a future transportation facility. While these costs are not eligible for impact fee funding, they are a key part of the District's long-term planning.

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

The table below summarizes the District's projected permanent and portable capacity throughout the duration of this Plan.

Despite the opening of Timber Ridge Elementary in 2016, the District continues to face permanent capacity shortages at the elementary level, with 36% of elementary students still housed in portable classrooms.

To address long-term needs, the District plans to rebuild and expand North Bend Elementary by 2030 and Fall City Elementary by 2031. Each project would replace portables used by approximately 300 students with permanent classrooms. With the completion of the North Bend Elementary school planned for 2030, the percentage of elementary students housed in portable classrooms would be reduced to 29%, with an additional reduction once Fall City Elementary is completed.

At the secondary level, the expansion of Mount Si High School (MSHS) has significantly increased permanent capacity for grades 9–12, and also benefited middle school capacity. A replacement of Snoqualmie Middle School would replace portables used by 200–340 students, depending on the service location of Meadowbrook School (previously Parent Partnership).

Districtwide, 23% of classrooms are projected to be in portables in the 2025–26 school year. With planned elementary capacity additions, this percentage is expected to drop to 21% by 2030, with additional decreases once Fall City Elementary and Snoqualmie Middle School projects are completed.

The District remains committed to reducing the current reliance on portable classrooms and will continue to assess future elementary capacity needs.

PROJECTED CAPACITY TO HOUSE STUDENTS**Elementary School K-5**

PLAN YEARS: *	2025	2026	2027	2028	2029	2030
Permanent Capacity **	2,471	2,471	2,471	2,471	2,471	2,471
New Construction: <i>Preschool, Elementary Capacity</i>	-	-	-	-	-	325
Permanent Capacity subtotal:	2,471	2,471	2,471	2,471	2,471	2,796
Projected Enrollment:	3,057	3,058	3,109	3,140	3,238	3,238
Surplus/(Deficit) of Permanent Capacity:	(586)	(587)	(638)	(669)	(767)	(442)
Portable Capacity Available:	1,377	1,377	1,377	1,419	1,419	1,419
Portable Capacity Changes (+/-):	-	-	42	-	-	(280)
Surplus/(Deficit) with Portables:	791	790	781	750	652	697

Middle School 6-8

PLAN YEARS: *	2025	2026	2027	2028	2029	2030
Permanent Capacity	1,798	1,798	1,798	1,798	1,798	1,798
	-	-	-	-	-	-
Permanent Capacity subtotal:	1,798	1,798	1,798	1,798	1,798	1,798
Projected Enrollment:	1,622	1,629	1,569	1,611	1,532	1,532
Surplus/(Deficit) of Permanent Capacity:	176	169	229	187	266	266
Portable Capacity Available:	650	650	650	650	650	650
Portable Capacity Changes (+/-):	-	-	-	-	-	-
Surplus/(Deficit) with Portables:	826	819	879	837	916	916

High School 9-12

PLAN YEARS: *	2025	2026	2027	2028	2029	2030
Permanent Capacity	2,330	2,330	2,330	2,330	2,330	2,330
	-	-	-	-	-	-
Total Capacity:	2,330	2,330	2,330	2,330	2,330	2,330
Projected Enrollment:	2,064	2,027	2,069	2,013	2,033	2,033
Surplus/(Deficit) Permanent Capacity:	266	303	261	317	297	297
Portable Capacity Available:	0	0	0	0	0	0
Portable Capacity Changes (+/-):	-	-	-	-	-	-
Surplus/(Deficit) with Portables:	266	303	261	317	297	297

K-12 TOTAL

PLAN YEARS: *	2025	2026	2027	2028	2029	2030
Total Permanent Capacity:	6,599	6,599	6,599	6,599	6,599	6,924
Total Projected Enrollment:	6,743	6,714	6,747	6,764	6,803	6,803
Surplus/(Deficit) Permanent Capacity:	(144)	(115)	(148)	(165)	(204)	121
Total Portable Capacity	2,027	2,027	2,069	2,069	2,069	1,789
Total Permanent and Portable Capacity	8,626	8,626	8,668	8,668	8,668	8,713
Surplus/(Deficit) with Portables:	1,883	1,912	1,921	1,904	1,865	1,910

* Plan Years are calendar years; projected enrollment listed above represents fall enrollment of that year.

** North Bend Elementary rebuild would provide permanent capacity of 650 students compared to current permanent capacity of 325, for a net addition of 325, as well as the ability to eliminate existing portable capacity of 280.

Section 8. Impact Fees and the Finance Plan

By law, impact fees cannot fully fund new school capacity needs; they may only cover a portion of the costs associated with growth. The impact fee formula ensures new development contributes to the facilities required to serve the students it generates. These calculations are based on student generation factors, which calculate the average number of students generated per new single-family or multi-family unit, derived from recent local data.

The student generation factor is applied to anticipated construction costs (construction-only, not total project costs) over the six-year span of this Plan. The result is the per-dwelling unit cost of providing school capacity for new housing. This amount is then reduced by expected State match funds and the present value of future tax revenues from existing school construction bond debt service which the new homeowner will be paying.

King County and the cities of Sammamish, Snoqualmie, and North Bend require that local communities cover 50% of this adjusted cost. Therefore, the final proposed impact fee reflects this mandated reduction, after the additional discounts noted above.

Due to these adjustments, impact fees alone are insufficient to fund school construction. Most funding must come from locally approved bonds.

A small amount of funding may also come from State School Construction Assistance Program or "State Match" funds. For example, the District received State Match funds for the Timber Ridge Elementary and Mount Si High School projects, which covered only about 11% of total costs, just over the amount of sales tax charged on public school construction. Thus, state funding has a very limited role in addressing school facility needs.

The District's finance plan for 2025–2030 includes secured funds from the 2015 bond and current impact fees but will require additional bonds. The District owns undeveloped land in both Snoqualmie and North Bend that could support future schools and must also plan for expanded transportation facilities.

Future updates to this Plan will include revised construction project and funding details, as they develop and change.

FINANCING PLAN

Facility:	Estimated Cost	Unsecured Source of Funds:			Secured Source of Funds:			
		Bonds/Local	State Match	Impact Fees	Bonds	State Match	Impact Fees	Other Sources
Preschool	\$5,300,000	\$0	\$0	\$0	\$2,000,000	\$0	\$3,300,000	\$0
Elementary School Construction ¹	\$121,800,000	\$116,750,000	² \$50,000	\$2,000,000	\$0	\$0	\$3,000,000	\$0
Portable Classrooms - ES	\$780,000	\$0	\$0	\$605,000	\$0	\$0	\$175,000	\$0
Land Acquisition/Development - Transportation Facility Expansion	\$8,000,000	TBD	\$0	\$0	\$0	\$0	\$0	\$0

¹ Listed here are estimated total project costs as adjusted for cost escalation through anticipated bid year. Impact fees are only be calculated on 'construction costs'. Costs backed out of the total project cost to arrive at 'construction cost' represent about 25-30% of the total project cost. These costs include design/engineering fees, sales tax, permitting, inspection, insurance and construction management costs, as well as furnishings and equipment for the building. The difference in cost is summarized below.

Added Elementary School Capacity:

Estimated total project cost = 121,800,000 Estimated cost of construction = \$96,700,000

² State Matching funds calculated based off of estimates provided by OSPI in March 2025

Cost Estimates and State Match Availability

To estimate construction costs, the District is using actual costs from recent portable acquisitions, adjusted for inflation. The elementary capacity project estimate is based on NAC Architecture's data from recent bid awards, with inflation projected through the project's midpoint. Other project costs are internally estimated using current market rates and preliminary designs.

The District has updated its estimate of potential State matching funds from OSPI, which are available for:

1. New construction for 'unhoused' students (those in non-permanent facilities), and
2. Modernization or replacement of facilities not renovated in 30+ years.

Matching funds for new construction are grouped by K-8 and 9-12 grade bands. The District is not currently eligible for 'unhoused' construction funding since middle school capacity offsets elementary students in portables. Due to recent enrollment declines at the elementary level, currently one out of 5 students are served in portable classrooms, with that percentage growing to 23% over the next few years. As seen in Section 7, the total unhoused students for K-8 is still over 400 (586 of unhoused elementary, offset by 176 of surplus permanent capacity at the middle school level). And yet, the state formula based solely on square footage does not qualify the district for any funding for unhoused students. We assert that the state formula for funding is antiquated, as it does not calculate unhoused students currently for the district. In addition, it does not account for the numerous required programs and services that are incorporated into schools and require space to operate.

Modernization funding is site-specific, and buildings qualify 30 years after any construction or renovations have occurred. Current estimates suggest state match would cover only 0-2% of construction costs for North Bend and Fall City Elementary schools, both last renovated in 1999. By 2031, when full eligibility is expected, matching funds may rise to 6-7% of the current project cost, but overall project cost inflation would outpace any financial benefit of delaying construction in order to access those potential state matching funds.

The District maintains that the state's funding formula is inadequate, providing less than 10% of actual costs — and urges reform to better align with current construction realities.

Appendix A: Composite Student Generation Factors

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

In 2024, the FLO Analytics analyzed student generation rates within Snoqualmie Valley and found the following rates:

K–12 Students per Housing Unit Built 2019–2023

Housing Type	Housing Units	Students				SGRs			
		K–5	6–8	9–12	K–12	K–5	6–8	9–12	K–12
Single-family	707	199	85	90	374	0.281	0.120	0.127	0.529
Multifamily	425	82	47	60	189	0.193	0.111	0.141	0.445

For purposes of the impact fee calculation, the district is using its own rate for single-family dwellings.

Multi-family developments can vary widely, and the number of students generated depends on the nature of the developments, including affordability, location, number of bedrooms, and even proximity to local schools. Some of the larger market rate multifamily developments in the FLO Analytics study were not fully constructed/occupied at the end of 2023 (the outside date of the study period), so the true student generation rates from those developments are not currently known. As such, while the District is using its own rate for multi-family units, the District has chosen to employ a discretionary adjustment to the calculated multi-family school impact fee to keep the fee at the same amount as the fee calculated in 2024, as we monitor the district data set for another year.

The District will continue to revisit this analysis in the next update to the Capital Facilities Plan.

Finally, local cities and jurisdictions updated their comprehensive plans to facilitate the delivery of middle housing expected future King County housing needs. Given constraints on available developable land, potential changes to zoning, density and annexation might be necessary to accommodate that housing growth. This would potentially impact both the student generation rates and the capital facilities needed to house additional future students. The District will continue to monitor these impacts on future updates to the Capital Facilities Plan.

Appendix B: Single Family Residence Impact Fee Calculation

Site Aquisition Cost Per Residence

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

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.2810	\$0.00
Middle	25	\$0	n/a	0.1200	\$0.00
High	40	\$0	n/a	0.1270	\$0.00
A----->					\$0.00

Permanent Facility Construction Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$96,700,000	650	0.2810	0.8541	\$35,704.93
Middle	\$0	0	0.1200	0.9013	\$0.00
High	\$0	0	0.1270	1.0000	\$0.00
B----->					\$35,704.93

Temporary Facilities Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$396,000	20	0.2810	0.1459	\$811.76
Middle	\$0	27	0.1200	0.0987	\$0.00
High	\$0	28	0.1270	0.0000	\$0.00
C----->					\$811.76

State Match Credit Per Residence (if applicable)

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

	CCCA	SPI Footage	District Match	Student Factor	
Elementary	\$375.00	90	0.05 %	0.2810	\$4.74
Middle	\$375.00	117		0.1200	n/a
High	\$375.00	130	n/a	0.1270	n/a
D----->					\$4.74

Tax Credit Per Residence

Average Residential Assessed Value	\$1,028,420
Current Debt Service Tax Rate	\$1.2390
Annual Tax Payment	\$1,274.21
Bond Buyer Index Annual Interest Rate	4.15 %
Discount Period (Years Amortized)	10
TC----->	\$10,258.26

Fee Per Residence Recap:

Site Acquisition Cost	\$0.00
Permanent Facility Cost	\$35,704.93
Temporary Facility Cost	\$811.76
Subtotal	\$36,516.69
State Match Credit	(\$4.74)
Tax Payment Credit	(\$10,258.26)
Subtotal	\$26,253.69
50 % Local Share	(\$13,126.84)
Impact Fee, net of Local Share	\$13,126.84

Appendix B: Multi-Family Residence Impact Fee Calculation**Site Acquisition Cost Per Residence**

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

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.1930	\$0.00
Middle	25	\$0	n/a	0.1110	\$0.00
High	40	\$0	n/a	0.1410	\$0.00
A----->					\$0.00

Permanent Facility Construction Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$96,700,000	650	0.1930	0.8541	\$24,524.19
Middle	\$0	0	0.1110	0.9013	\$0.00
High	\$0	0	0.1410	1.0000	\$0.00
B----->					\$24,524.19

Temporary Facilities Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$396,000	20	0.1930	0.1459	\$557.54
Middle	\$0	27	0.1110	0.0987	\$0.00
High	\$0	28	0.1410	0.0000	\$0.00
C----->					\$557.54

State Match Credit Per Residence (if applicable)

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

	CCCA	SPI Footage	District Match %	Student Factor	
Elementary	\$375.00	90	0.05%	0.1930	\$3.26
Middle	\$375.00	117	n/a	0.1110	n/a
High	\$375.00	130	n/a	0.1410	n/a
D----->					\$3.26

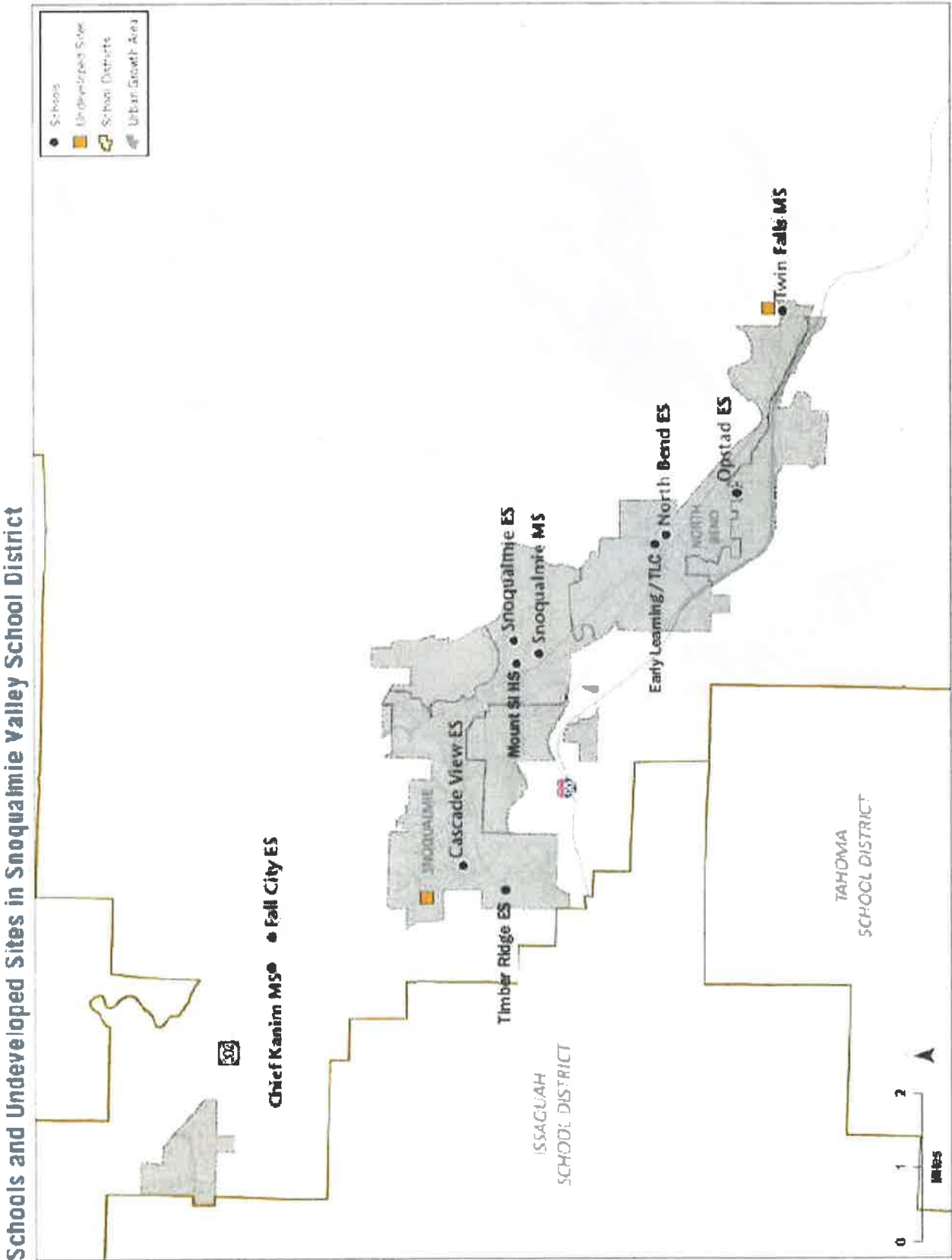
Tax Credit Per Residence

Average Residential Assessed Value	\$329,669
Current Debt Service Tax Rate	\$1.2390
Annual Tax Payment	\$408.46
Bond Buyer Index Annual Interest Rate	4.15%
Discount Period (Years Amortized)	10
TC----->	\$3,288.37

Fee Per Residence Recap:

Site Acquisition Cost	\$0.00
Permanent Facility Cost	\$24,524.19
Temporary Facility Cost	\$557.54
Subtotal	\$25,081.73
State Match Credit	(\$3.26)
Tax Payment Credit	(\$3,288.37)
Subtotal	\$21,790.10
50% Local Share	(\$10,895.05)
Additional adjustment (discretionary)	(\$4,724.70)
Impact Fee, net of Local Share	\$6,170.35

Appendix C: District Map





**LEGAL NOTICE
CITY OF NORTH BEND
King County, Washington**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the North Bend City Council will hold a public hearing to receive comments on proposed changes to Impact Fees collected on behalf of the Snoqualmie Valley School District as a result of their adopted [2025 Capital Facilities Plan](#). The public hearing will take place during a Regular City Council Meeting on Tuesday, September 16, 2025, 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: Clerks@northbendwa.gov prior to 4:30 p.m., Monday, September 15, 2025. 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 September 11, 2025 on the City website calendar item for the [September 16, 2025 City Council meeting](#).

Further information is available by contacting Senior Planner Jamie Burrell at jburrell@northbendwa.gov.

Posted: August 29, 2025

Published in the Snoqualmie Valley Record: August 29, 2025



City Council Agenda Bill

SUBJECT:		Agenda Date: September 16, 2025	AB25-096
Public Hearing and Ordinance Increasing Stormwater Rates & Amending the Taxes, Rates & Fees Schedule	Department/Committee/Individual		
	Mayor Mary Miller		
	City Administrator – Amber Emery		
	City Attorney – Kendra Rosenberg		
	City Clerk – Susie Oppedal		
	Administrative Services – Lisa Escobar		
	Comm. & Economic Development – James Henderson		
	Finance – Martin Chaw		
Cost Impact: Revised rates to generate an additional \$620,000 annually starting in 2026.			
Fund Source: Stormwater Fund	Public Works – Mark Rigos, P.E.		X
Timeline: Effective Date is October 1, 2025 and January 1 st each year thereafter through 2030			
Attachments: Ordinance; July 17, 2025 Storm Drainage Action Plan; June 24, 2025 Original Stormwater PowerPoint Slides; 2001 Ordinance 1117, Public Hearing Notice			
<p>SUMMARY STATEMENT:</p> <p>City staff recommend the City Council consider the attached ordinance approving stormwater rate increases to better fund operations and much needed capital improvement projects. The proposal has been reviewed and recommended by the City’s Transportation and Public Works (“TPW”) Committee and the City’s Finance and Administration Committee.</p> <p>Industry best practice suggests updating rate studies every three to six years to ensure rates are properly calibrated to changing utility needs. In early 2025, the City contracted with financial consultant firm Bowman (formerly named FCS Group) to perform a 2025-2030 rate study for the City’s three wet utilities (water, stormwater, and sanitary sewer). Because the City’s stormwater rates were last updated approximately 20 years ago and because current rates have not kept pace with growing operational and maintenance needs, necessary capital projects, and costs associated with King County Surface Water Design Manual (“KCSWDM”) permitting requirements, City staff prioritized the stormwater rate study (water and sanitary sewer rate adjustments will follow) first.</p> <p>BACKGROUND ON CITY STORMWATER UTILITY:</p> <p>The City’s stormwater utility serves to protect private and public property from flooding and damage, control and manage surface water runoff during rain events, protect the natural environment through erosion control and water quality treatment methods, and improve the conditions of city streets for drivability and durability. Historically, the City has focused the stormwater utility’s limited funds on planning, engineering, and constructing storm drainage projects to prevent damage to homes and private properties. But limited resources are increasingly strained as local development increases stormwater drainage flows and volumes entering the system, as environmental regulations require more complex management systems, and as greater groundwater protections are necessary to protect the aquifer that supplies much of the City’s drinking water.</p> <p>The City’s stormwater control system is a significant undertaking, consisting of built and natural elements on public and private land throughout the City.</p> <p>Much of the built system is located within public rights-of-way and on public lands, forming a complex matrix of storm drainage collection, conveyance, retention/detention, water quality treatment, and outfall</p>			

City Council Agenda Bill

facilities. Stormwater enters the City's system through more than 1,000 catch basins and manholes and is conveyed through nearly 100 lineal miles of storm drainage pipe, roadside drainage ditches, in-stream sediment traps (within Gardiner Creek and Ribary Creek), and hundreds of culverts. Stormwater is conveyed to retention/detention systems throughout the City, including infiltration trenches, detention ponds, infiltration ponds, and infiltration vaults. After stormwater is collected, it is treated through oil-water separators, bio-filtration swales, wet ponds, compost filter vaults, and bio-infiltration planters, depending on its source. Following treatment, stormwater is discharged through a variety of outfall systems including rip-rap dissipaters, flow control structures, and dispersion trenches. The City's Public Works Department operates and maintains the built system.

The natural environment serves as a passive part of the City's stormwater control system, serving as natural collection, conveyance, and retention facilities, and actively receives discharges from the City's built element after treatment. The Middle Fork and South Fork Snoqualmie Rivers are integral aspects of North Bend's natural storm drainage system with smaller streams, such as Ribary Creek, Gardiner Creek, and Silver Creek, and adjacent wetlands also playing important roles. Because the natural elements of the City's stormwater control system are also important for cultural and recreational purposes, discharges from the City's built stormwater element must be treated to minimize environmental impacts.

GROWING CAPITAL IMPROVEMENT AND OPERATIONAL NEEDS:

Ongoing Capital Improvement Projects:

Capital improvement projects for the City's stormwater utility are identified in the City's 2013 Stormwater Comprehensive Plan ("Plan"), prepared by engineering consultant firm Gray & Osborne. The Plan contains approximately 30 capital improvement projects. Several of these projects have been completed, such as the floodway culvert replacements under NE 12th Street, while others have been designed and are poised to begin construction soon, namely the drainage improvement projects on Main Avenue, 5th Street, and 6th Street. But many other necessary capital drainage projects have yet to be designed or constructed due to lack of funding, such as needed improvements in the Silver Creek neighborhood. At the utility's current rates, the City is only able to construct dedicated storm drainage projects every few years due to limited funding.

Operational and Maintenance Improvements:

Increased stormwater rates will also support operational and maintenance improvements and prepare the City to address increased demands as the City continues to grow:

- **Full-time Maintenance Technician:** Increased residential development requires greater maintenance and operational response during significant rainfall events. In 2015, Public Works staff worked overtime to sandbag roads and sidewalks to prevent floodwaters from entering private properties, pump flooded areas and restore berms from overtopped storm drainage ponds. With increased funding, the City could retain a full-time storm drainage maintenance technician sometime in the next few years, minimizing labor expenses in storm situations.
- **City Arborist:** Healthy and functioning natural elements, including tree canopy coverage, absorb precipitation and reduce the impact on the City's built element. An arborist would be responsible for monitoring tree canopy coverage and tree health within the City, including the many street trees located within water quality bio-retention facilities. An arborist could support City functions in many endeavors and could start work based on when funding is available.
- **Minor Projects:** Many areas within the City have minor drainage problems, such as nuisance flooding, which could be addressed to prevent damage to properties, homes, or vehicles.
- **Increased Regulatory Requirements:** In the next few years, the City's population will likely exceed 10,000 residents. In that event, the City will become a NPDES Phase II City and will be required to obtain an annual permit from the Washington State Department of Ecology to address: illicit discharges; completion of the annual permit; outreach and education; monitoring of the

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City's storm drainage facilities; and other related tasks. Currently, the Public Works Department lacks a dedicated surface water manager to perform such functions. Additionally, the City, unlike many other local cities in King County, must manage fairly complicated floodplain and floodway regulations adopted in the North Bend Municipal Code with real and life-threatening flooding hazards. This funding increase would allow the City to retain a full-time dedicated surface water manager in the next of couple years.

INCREASED FUNDING NEEDED:

Over the next five years with the rate study increase, the stormwater utility is anticipated to generate \$8-10 million in total revenue. If the rate study adoption occurs, three full-time employees could be funded from the Stormwater (enterprise) Fund, rather than from the City's General Fund. The Bowman Stormwater Rate Study reflects how increasing rates will provide the revenue necessary to pay for the services that City Staff recommend.

Attached is a PowerPoint presentation that provides the City's current conditions and additional recommendations for the increase. The following table summarizes the original recommendation by Bowman (FCS Group), the alternatives considered, and the preferred alternative as recommended by the TPW Committee on July 22, 2025.

Table 1: Current vs Revised Stormwater Monthly Rates

	2025 Current	2025 Prop.	2026 Prop.	2027 Prop.	2028 Prop.	2029 Prop.	2030 Prop.
Original Recommendation by Bowman	\$12.36	\$24.72	\$26.74	\$28.94	\$31.35	\$33.97	\$36.83
TPW Recommended Alternative	--	\$17.36	\$22.36	\$27.36	\$30.86	\$34.36	\$37.86
Dollar Increase	--	\$5.00	\$5.00	\$5.00	\$3.50	\$3.50	\$3.50
Adjusted Rates Effective		Oct 1	Jan 1	Jan 1	Jan 1	Jan 1	Jan 1

Note: Current rates were first established under Ordinance 1117 in 2001 and not adjusted since that time. Proposed rates in 2025 are effective October 1. Proposed rates in 2026 through 2030 are effective January 1. Staff recommends adopting rates for the six year planning period 2025-2030 for planning and consulting cost efficiency.

An increase in the stormwater rate will place the City closer to other cities in the area as shown in the following table.

Table 2: Interjurisdictional Monthly Stormwater Rate Comparison

City Name	Monthly 2025 Charge
Enumclaw	\$12.00
North Bend (existing)	\$12.36
Snohomish	\$15.27
North Bend (TPW Recommended Alternative)	\$17.36
Issaquah	\$21.65
Monroe	\$23.25
North Bend (Original Recommendation)	\$24.72
Duvall	\$28.72
Snoqualmie	\$30.00
Newcastle	\$33.12
Sammamish	\$39.58

City staff recommend approval of this rate study increase, as recommended by the TPW Committee on July 22.

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

City Council Agenda Bill

<p>COMMITTEE REVIEW AND RECOMMENDATION: The Transportation & Public Works (TPW) Committee reviewed this item on June 24, 2025, following a PowerPoint presentation. The TPW Committee requested this item have a new funding alternative and be provided at the July 22, 2025 TPW Committee Meeting. At the July 22, 2025 meeting, the TPW Committee reviewed and approved the aforementioned preferred alternative funding strategy and referred this item to the Finance & Administration (F&A) Committee for review and approval at its next meeting.</p> <p>The F&A Committee reviewed this proposed ordinance at its August 12, 2025, meeting, and recommended approval and placement on the Main Agenda for discussion.</p>		
<p>RECOMMENDED ACTION: MOTION to approve AB25-096, an ordinance increasing Stormwater Rates and amending the Taxes, Rates & Fees Schedule, as a first and final reading.</p>		
<p>RECORD OF COUNCIL ACTION</p>		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
September 16, 2025		

ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, INCREASING STORMWATER RATES; AMENDING THE CITY’S TAXES, RATES, AND FEES SCHEDULE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of North Bend (“City”) owns and operates a municipal system of sewerage as a public utility authorized by Chapter 35.67 RCW; and

WHEREAS, the City hired financial consultant firm Bowman to perform a 2025 rate study on the City’s water, stormwater, and sanitary sewer rates in order to address the City’s infrastructure needs, capital projects, and King County Surface Water Design Manual permitting requirements; and

WHEREAS, the City’s stormwater system of sewerage (the “stormwater utility”) seeks to: (a) protect private and public property from flooding and damage; (b) control and manage surface water runoff during rain events; (c) protect the natural environment through erosion control and water quality treatment methods; and (d) improve the conditions of city streets for drivability and durability; and

WHEREAS, the City’s Stormwater Comprehensive Plan includes multiple capital improvement projects and recommended drainage improvement projects; and

WHEREAS, the City Council adopted Ordinance 1084, the Taxes, Rates and Fees Schedule, effective November 2, 1999; and

WHEREAS, the Taxes, Rates and Fees Schedule, which includes stormwater monthly rates, was last amended to update the stormwater rates by Ordinance 1117, effective May 10, 2001; and

WHEREAS, the City held a public hearing on the proposed changes to the stormwater rates at the September 16, 2025, City Council meeting; and

WHEREAS, the City Council finds it appropriate to amend the City’s Taxes, Rates and Fees Schedule to reflect costs associated with providing stormwater and flood management related services and infrastructure;

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

Section 1. Stormwater Rates: The following portion of the Taxes, Rates and Fees Schedule related to Stormwater Utility as adopted by Ordinance 1084 and last amended by Ordinance 1117, is amended to read as follows:

13.36	Stormwater Utility	
13.36.070	Until September 30, 2025: Unit Rate Established: Unit rate per month per equivalent service unit or single-family residence, made up of a stormwater rate of \$9.86 per month per equivalent service unit or single-family residence plus a floodplain management rate surcharge of \$2.50 per month per equivalent service unit or single-family residence.	\$12.36
	From October 1, 2025, to December 31, 2025: Unit Rate Established: Unit rate per month per equivalent service unit or single-family residence, made up of a stormwater rate of \$12.36 per month per equivalent service unit or single-family residence plus a floodplain management rate surcharge of \$5.00 per month per equivalent service unit or single-family residence.	\$17.36
	From January 1, 2026, to December 31, 2026: Unit Rate Established: Unit rate per month per equivalent service unit or single-family residence, made up of a stormwater rate of \$17.21 per month per equivalent service unit or single-family residence plus a floodplain management rate surcharge of \$5.15 per month per equivalent service unit or single-family residence.	\$22.36
	From January 1, 2027, to December 31, 2027: Unit Rate Established: Unit rate per month per equivalent service unit or single-family residence, made up of a stormwater rate of \$22.06 per month per equivalent service unit or single-family residence plus a floodplain management rate surcharge of \$5.30 per month per equivalent service unit or single-family residence.	\$27.36
	From January 1, 2028, to December 31, 2028: Unit Rate Established: Unit rate per month per equivalent service unit or single-family residence, made up of a stormwater rate of \$25.40 per month per equivalent service unit or single-family residence plus a floodplain management rate surcharge of \$5.46 per month per equivalent service unit or single-family residence.	\$30.86
	From January 1, 2029, to December 31, 2029: Unit Rate Established: Unit rate per month per equivalent service unit or single-family residence, made up of a stormwater rate of \$28.73 per month per equivalent service unit or single-family residence plus a floodplain management rate surcharge of \$5.63 per month per equivalent service unit or single-family residence.	\$34.36
	After January 1, 2030: Unit Rate Established: Unit rate per month per equivalent service unit or single-family residence, made up of a stormwater rate of \$32.06 per month per equivalent service unit or single-family residence plus a floodplain management rate surcharge of \$5.80 per month per equivalent service unit or single-family residence.	\$37.86

Section 2. Administrative Directions to City Clerk: The City Clerk is directed to update the City’s Stormwater Utility Unit Rate, as provided in Section 1 of this Ordinance, in the next update to the City’s Taxes, Rates, and Fees Schedule. As rates expire, the City Clerk may, in any update subsequent to expiration, remove the expired rate entries without affecting amounts previously billed, paid, outstanding, or uncollected.

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 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 16TH DAY OF SEPTEMBER, 2025.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Mary Miller, Mayor

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Published:
Effective:

Susie Oppedal, City Clerk

Storm Drainage Action Plan for the City of North Bend

Prepared By: Mark Rigos, P.E., Public Works Director / Dep. City Admin.

Dated: July 17, 2025

There are four critical and inter-related components of this Storm Drainage (SD) Action Plan. Without proper funding, management of the surface water runoff, control of localized flooding, and compliance with state and federal regulations, won't happen very well.

- I. Continue SD Capital Program
- II. Provide Operations and Maintenance on Growing # of SD Facilities
- III. Prepare for NPDES Requirements
- IV. Meet Desired Level of Support for Trees Individually and Citywide

I. Continue SD Capital Program: City has many SD collection and conveyance capital projects listed in its 2013 SD Comprehensive Plan. Some have been constructed such as the two large flood mitigation culverts under NE 12th Street in 2019. Additionally, the SD projects on 5th Street, 6th St and Main Ave will be built in 2025. However, many projects remain. There isn't available funding nor sufficient to move faster and without additional funding, the SD capital program will slow down. There are many SD projects in Silver Creek neighborhood that are listed in the SD Comp. Plan, additionally the South Fork Levee Setback Project needs more funding which is a crucial project to decrease flooding impacts.

II. Provide Operations and Maintenance on Growing # of SD Facilities: During the past 15-20 years, many new SD facilities have been built that are now owned, operated on and maintained by the City.

1. Expanded # of Large SD Facilities include:
 - A. Detention pond at Ranger Station Cottages (John Day Homes) subdivision
 - B. Detention pond at River Glen (Pulte) subdivision
 - C. Infiltration vault at Tanner Wood (John Day Homes) subdivision
 - D. Pervious pavement on some of the local streets in Cedar Landing (Quadrant) subdivision
 - E. Bio-retention swales and infiltration pond / water quality sand filter volleyball court at Dahlgren Family Park
 - F. Bio-retention swales along Tanner Trail near NBW / 436th Ave roundabout
 - G. Detention pond and bio-filtration swale at Tennant Trailhead Park
 - H. Detention pond at North Bend fire station
 - I. Detention vault at NB Park and Ride
 - J. Bio-retention swale and infiltration pond at City Hall
 - K. Bio-filtration swale at Tanner Falls (John Day Homes) subdivision
 - L. Bio-filtration swale and infil. ponds in Wood River subdivision
 - M. Detention / wet pond at South Fork Avenue outlet mall
 - N. Soon to be 2026-2027 Mori Estates underground infiltration vaults and water quality facilities

2. Proper operations and Maintenance for these requires:
 - A. Removing trash and debris
 - B. Using backhoe to remove excess sediment from pond bottoms
 - C. Mowing lawn, etc. of pond bottoms and side slopes several times in spring and summer
 - D. Removing sediment in pond's inlet and outlet SD pipes in spring
 - E. Removing vegetation near inlet and outlet SD pipes in fall
 - F. Removing invasive, non-native vegetation & noxious weeds such as Himalayan blackberry, Scot's broom, Jap. knotweed and tansy ragwort in SD ponds' interiors and exteriors
 - G. Ensuring rip-rap pad is present at SD pipe inlets and outlet to decrease erosion and sedimentation
3. Expanded # of Smaller SD Facilities:

During the past 15-20 years, the City has a growing list of hundreds of catch basins / SD manholes, several thousand feet of culverts, and several miles of storm drainage pipes under the curb and gutters that connect the CBs and manholes.
4. Proper Operations and Maintenance for these require:
 - A. Removal (vactoring) of sediment
 - B. Repairing vehicular caused damage to frame and grates
 - C. Jetting drainage pipes and culverts that have sediments
 - D. Mowing lawns of drainage swales

At this time, the City lacks adequate funding and staffing to properly manage, operate on and maintain all of these new SD facilities, and has been falling behind. The existing SD rate that has not increased in 20 years is a constraint.

III. City Will Soon Become a NPDES Phase II City: Once the City population surpasses 10,000, estimated in 2027 or 2028, then the City becomes a Phase II NPDES City and will be required by the US EPA with delegated authority to WA State Dept. of Ecology to have stormwater management program in place and annually prepare a SD Report. The Report must address the following components:

1. Stormwater Planning
2. Public Education and Outreach
3. MS4 (Municipal, Separate, Storm, Sewer, System) program mapping and documentation
4. Illicit discharge detection & elimination (IDDE)
5. Operation and maintenance
6. Runoff/flow controls for development
7. Source control for existing development
8. Annual Reporting

Should the City, in the future, not comply or sufficiently comply with NPDES requirements, then the City is at risk of fines, violations, or may be at risk of increased flooding.

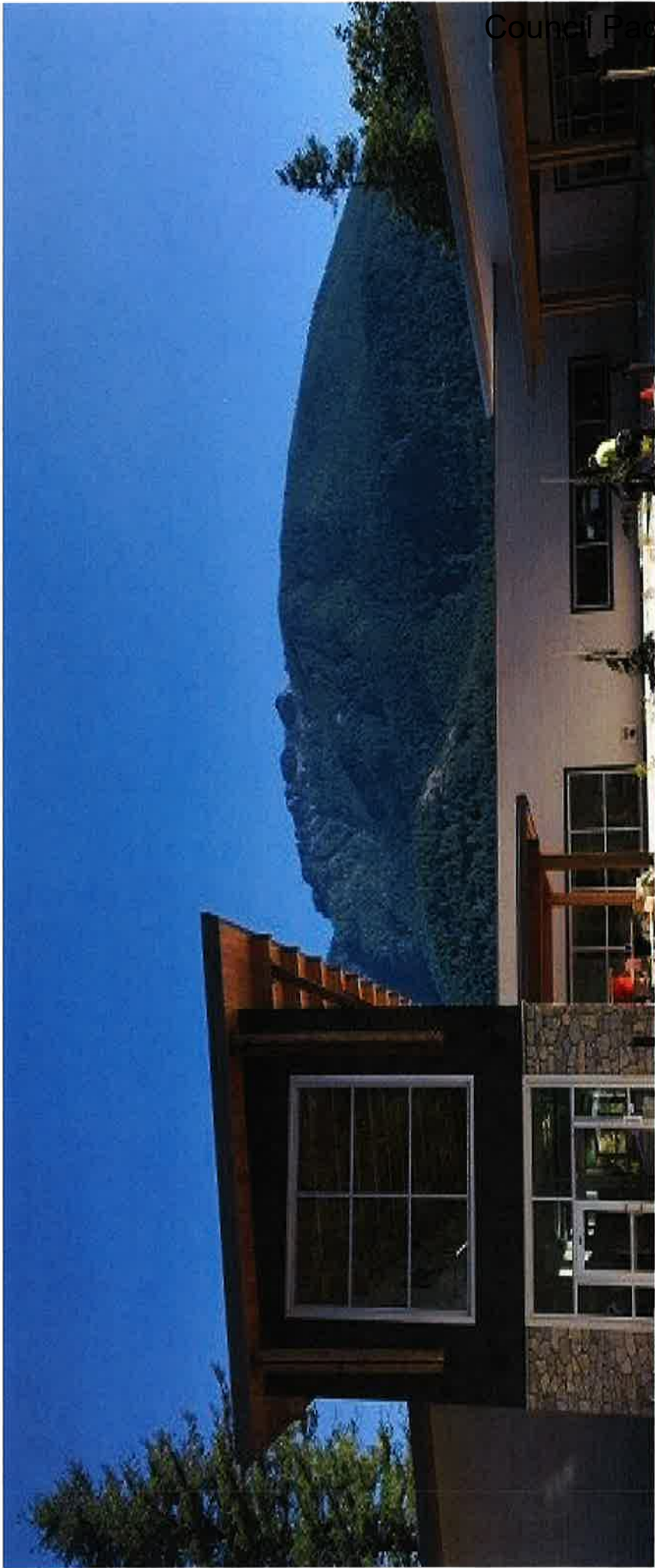
Additional optional measures can include the testing and monitoring water quality of creeks and rivers (Gardiner Creek, Ribary Creek, Silver Creek, Middle Fork Snoqualmie River, South Fork Snoqualmie River).

All of the above SD work takes quite a bit of time and attention. The City needs somebody on staff to perform this work. In our Water Division, our Water Operations Manager (Ted Stonebridge) is responsible for the annual water report. In our Sewer / WWTP Division, our WWTP Manager (Susan Welland) is responsible for the annual sanitary sewer report. Existing staff resources are not sufficient. The City will need somebody to fill the role of being responsible for and completing the annual SD report.

IV. Choose to Employ Full Time Arborist Services: There are hundreds of thousands of trees in the City. Nearly half the trees are located in public parks, public ROWs, or other publicly owned land. One of the most valuable aspects of trees is their ability to absorb rainfall, control and reduce stormwater flows, and decrease flooding potential. Additionally, many streets now have “street trees” and vegetated stormwater facilities where an arborist can provide valuable expertise. Tasks that an arborist can provide include:

1. Determination of hazard trees and whether they should be removed or preserved
2. Review of landscaping plans
3. Map, monitor, and make recommendations to care for “street trees”
4. Review and monitor landscaping installations on development projects and communicate with newly forming HOAs
5. Lead Arbor Day and Earth Day events
6. Coordinate with King County Noxious Weed Group for removal of highly invasive vegetation
7. Provide technical tree expertise to groups like Meadowbrook Farm Board
8. Oversee and educate the City’s Street Maintenance Group on tree pruning and limbing methods
9. Perform tree limbing and pruning

In conclusion, this SD Action Plan is a critical element and tool for the City. Inadequate funding and support of this tool will hamper the City’s ability to manage surface water runoff, comply with regulations, and could jeopardize the City’s ability to competitively secure non-city resources (i.e., grants) to fund SD capital needs.



City of North Bend Stormwater & Flood Revenue Study

June 24th, 2025



Presentation Overview

- Background
- Overview of rate setting process
- Summary of findings
 - » Revenue requirement
- Next steps
- Question / discussion



Background

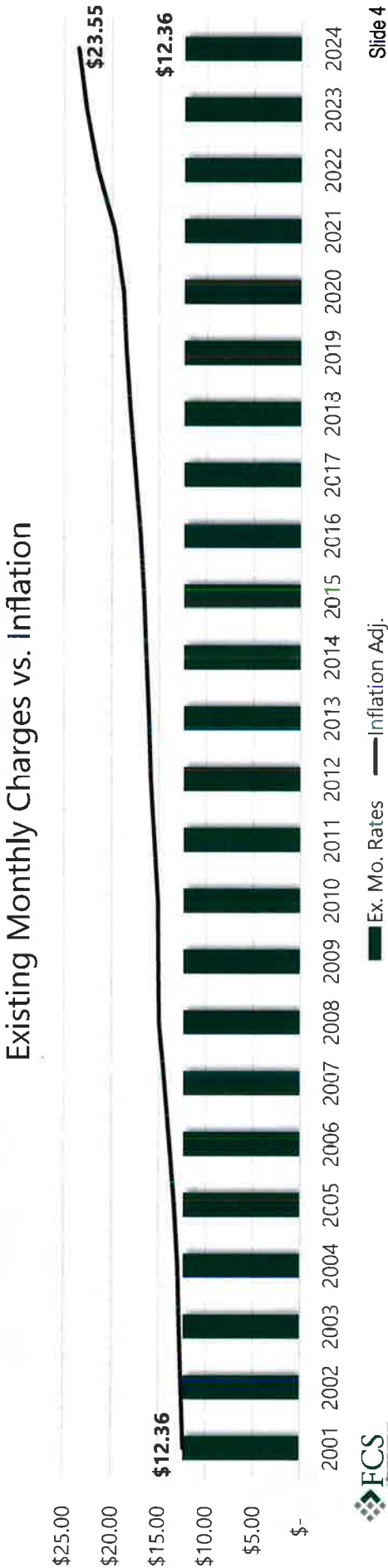
- Ordinance 1117 established the stormwater utility in May of 2001
 - » Monthly rates were set at \$12.36 per Equivalent Service Unit (ESU) consisting of
 - Stormwater rate: \$9.86 per ESU
 - Floodplain management surcharge: \$2.50 per ESU
- Rates have been maintained at 2001 levels
- Significant changes have occurred since the establishment of the utility
 - » Economic impacts and inflation
 - » Additional regulatory requirements

Note:

1. ESU = 2,920 square feet of impervious surface area or a single-family residence.

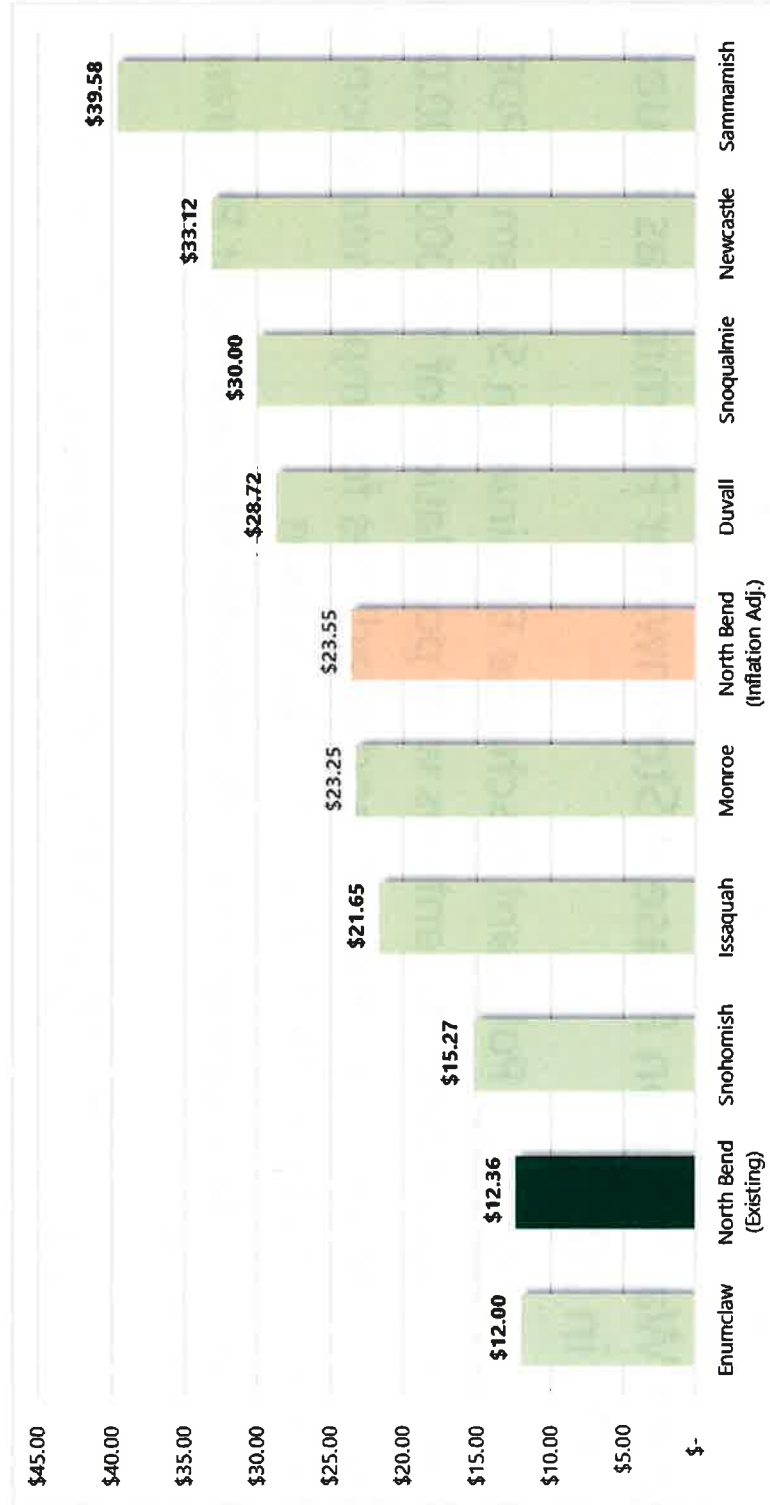
Background – Economic Impacts & Inflation

- Great recession 2007-2009
- Pandemic 2020
- Supply chain constraints 2021/2022
- General inflation
- Increased infrastructure maintenance requirements from growth





Residential Monthly Rate Survey



Note:

1. North Bend rates include the combined stormwater rate and floodplain surcharge.
2. Rates include City utility taxes where listed.





Background – Regulatory Requirements

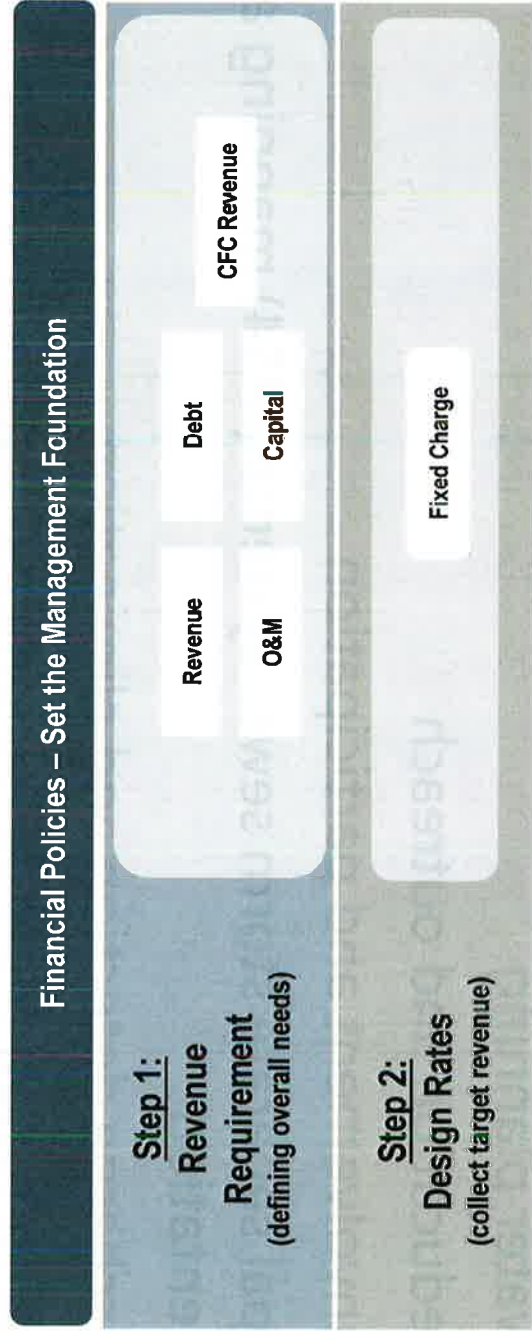
- Western Washington Phase II Stormwater Permit was issued by WA DOE in 2007
 - » Known as National Pollutant Discharge Elimination System (NPDES) Permit
 - » Applies to governmental entities with population of 10,000-100,000
 - » Outlines specific requirements and deadlines for implementation of programs to minimize discharge of pollution
 - » Requires the development of a Stormwater Management Program (SWMP) Plan
- The City is approaching the Phase II requirement threshold

Background – SWMP Plan Requirements

- Stormwater planning
- Public education and outreach
- Public involvement and participation
- Municipal separate storm sewer systems (MS4) mapping and documentation
- Illicit discharge detection and elimination
- Controlling runoff (new development, construction, etc...)
- Operations and maintenance
- Source control program for existing development

Overview of Rate Setting Process

Today's
Focus



Revenue Requirement





Revenue Requirement Objectives

- Determine the amount of annual revenue necessary to fund all financial obligations on a ***standalone*** basis
 - » Operating expenses
 - » Debt service (principal & interest)
 - » Capital cost and funding approach
- Meet financial parameters and targets
 - » Target debt service coverage ratios
 - » Maintain target reserve balances
- Evaluate revenue sufficiency over a multi-year period
- Develop a balanced rate plan while minimizing impacts

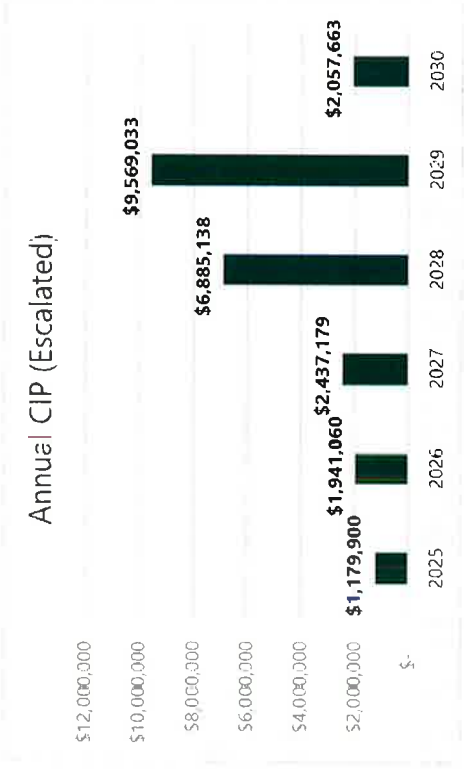


Key Assumptions

- Study period 2025-2030
- Projected rate revenues based on 2025/2026 budget & growth
 - » Annual growth of 2.5%
- 2026 budget used as baseline escalated with various factors: 3.0% to 6.0% annually
 - » Stormwater average: 3.74% per year
 - » Floodplain average: 3.68% per year
- No existing debt service

Key Components

Description	Storm 2025 – 2030	Flood 2025-2030
Ex. Rate Revenue	\$0.83M - \$0.94M	\$0.21M - \$0.24M
O&M Expenses	\$1.02M - \$1.80M	\$0.34M - \$0.41M
Debt Service	N/A	N/A
Total CIP (escalated)	\$24.07M	N/A



- Stormwater rate setting period CIP of \$24.07M funded through rates, reserves, Capital Facility Charges (CFCs) and grants / contributions
 - » Assumes \$14.7M of grant funding / contributions
 - » O&M expenses include NPDES compliance FTE additions
 - 1 Arborist: 2026
 - 1 Engineer: 2027
 - 1 Field crew: 2027



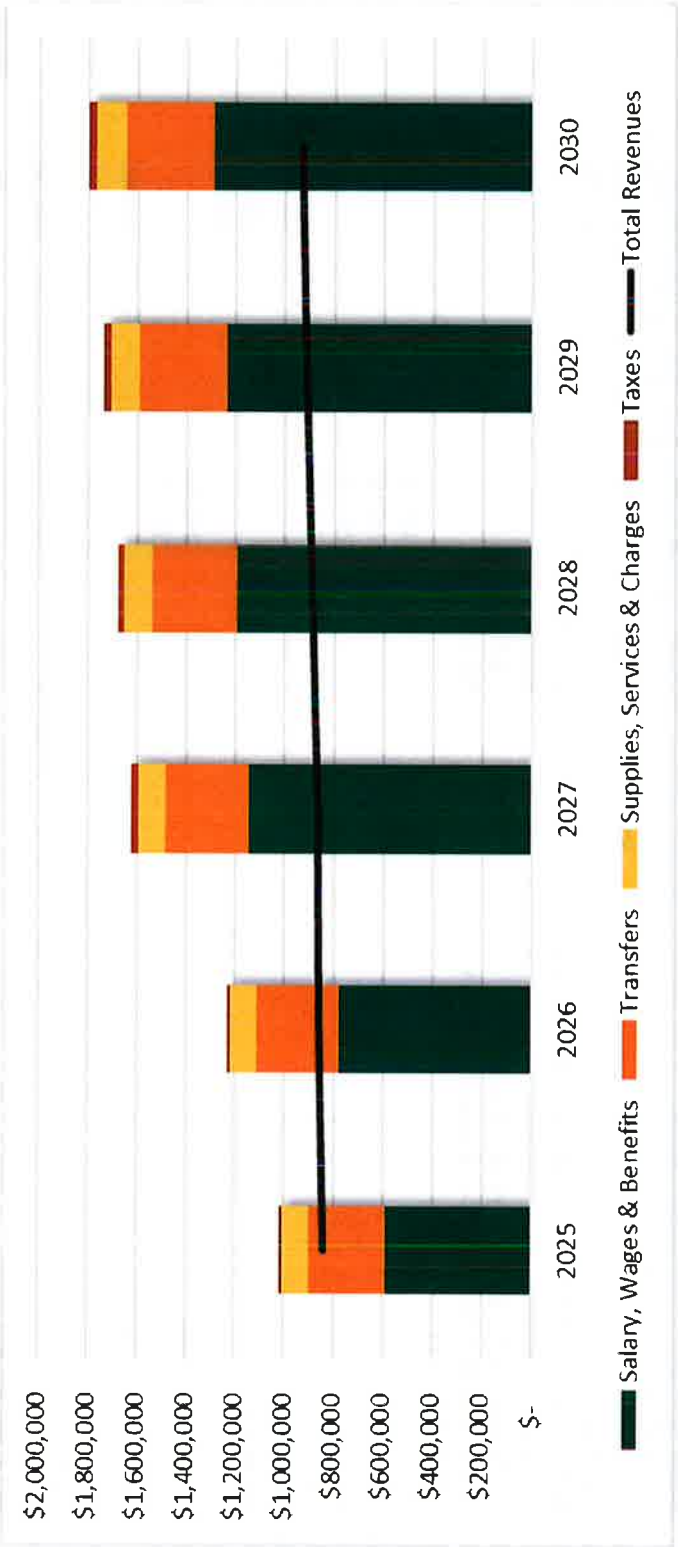
Stormwater Capital

Description	2025	2026	2027	2028	2029	2030	Total
Ribary Creek Flood Mitigation at Bendigo Blvd.	\$ -	\$ -	\$ -	\$ 240,000	\$ 880,000	\$ -	\$ 1,120,000
South Fork Levee Setback	900,000	312,000	312,000	5,040,000	5,040,000	-	11,604,000
NBW Runoff into Mt. Si Motel	-	-	-	180,000	600,000	-	780,000
6th Street (Ballarat to Pierce Lane) SD Collection and Conveyance with sidewalk	60,000	400,000	-	-	-	-	460,000
Pearce Lane SD Collection and Conveyance	60,000	300,000	-	-	-	-	360,000
Main Ave (6th St to 5th St) SD Collection and Conveyance with sidewalk	60,000	400,000	-	-	-	-	460,000
5th Street (Ballarat to Main Ave) SD Collection and Conveyance with sidewalk	60,000	400,000	-	-	-	-	460,000
Swale from East 4th Street to Pond #1	-	-	-	540,000	-	-	540,000
NE 6th Street Culverts	-	-	330,603	-	-	-	330,603
Thrasher Ave Culvert	-	-	349,156	-	-	-	349,156
Merritt Ave NE Culvert	-	-	291,864	-	-	-	291,864
Orchard Ave NE Culvert	-	-	283,363	-	-	-	283,363
Snoqualmie Valley Trail Culverts	-	-	-	-	333,627	-	333,627
Merritt Place NE Driveway Culvert	-	-	-	-	244,660	-	244,660
NE 4th Street Culverts	-	-	-	-	446,548	-	446,548
Ogle Ave NE Upsream Driveway Culvert	-	-	245,840	-	-	-	245,840
Ogle Ave NE Culvert	-	-	385,370	-	-	-	385,370
East 2nd Street - Janet Avenue to Ballarat	-	-	-	-	425,685	-	425,685
Main Ave South	-	-	-	-	-	652,477	652,477
Ballarat Ave North Culverts	-	-	-	-	-	355,442	355,442
Si View Outfall Access	-	-	-	-	86,349	-	86,349
Gardiner Creek Culvert at Bendigo Blvd North	-	-	-	-	-	665,991	665,991
Total	\$ 1,140,000	\$ 1,812,000	\$ 2,198,196	\$ 6,000,000	\$ 8,056,869	\$ 1,673,910	\$ 20,880,975
Total (Escalated)	\$ 1,179,900	\$ 1,941,060	\$ 2,437,179	\$ 6,885,138	\$ 9,569,033	\$ 2,057,663	\$ 24,069,973
Assumed Grant Funding / Developer Donations (Escalated)	(802,740)	(288,023)	(2,040,822)	(5,488,161)	(6,091,696)	-	(14,711,443)
Net City Funded CIP (Escalated)	\$ 377,160	\$ 1,653,036	\$ 396,357	\$ 1,396,977	\$ 3,477,337	\$ 2,057,663	\$ 9,358,530



Slide 13

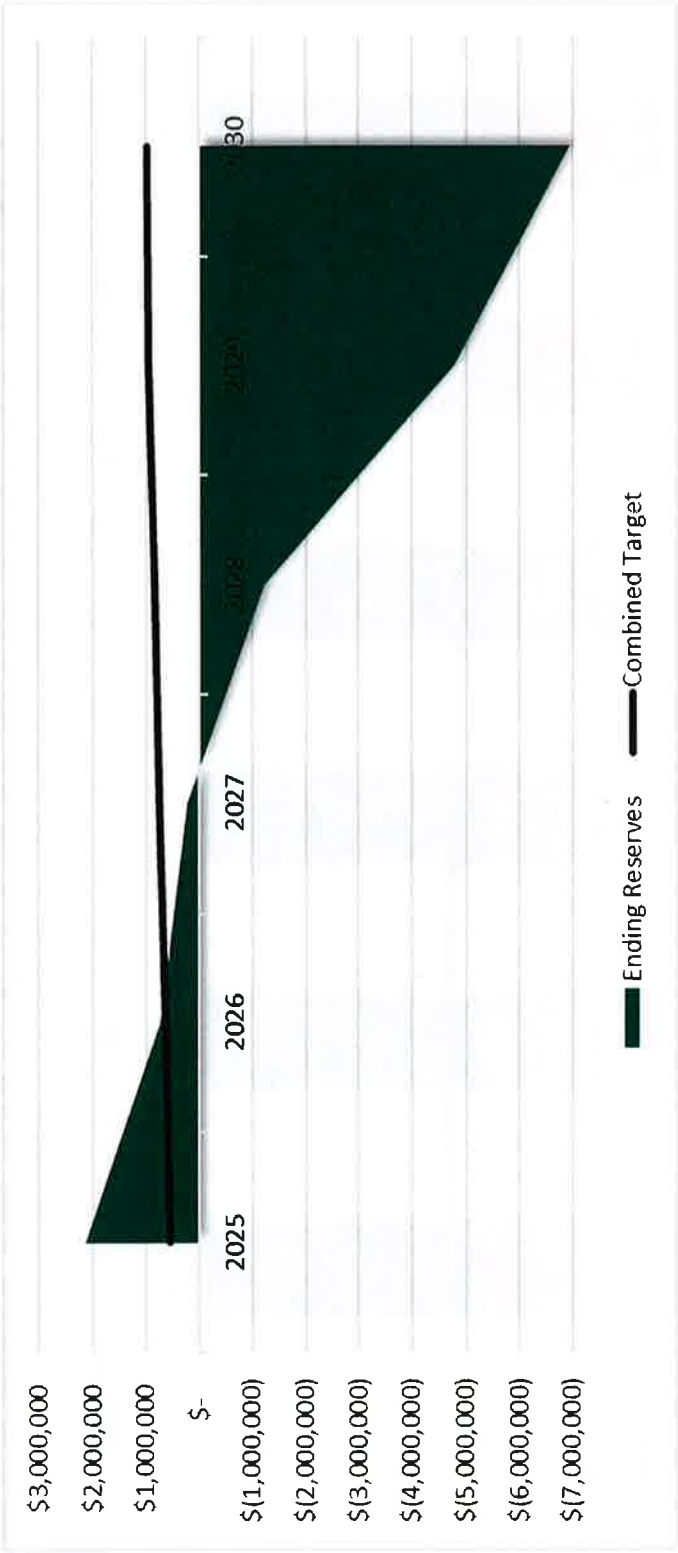
Stormwater Revenue Requirement - Baseline



- Existing rates are not sufficient to meet ongoing operating obligations
 - » Does not include capital related costs



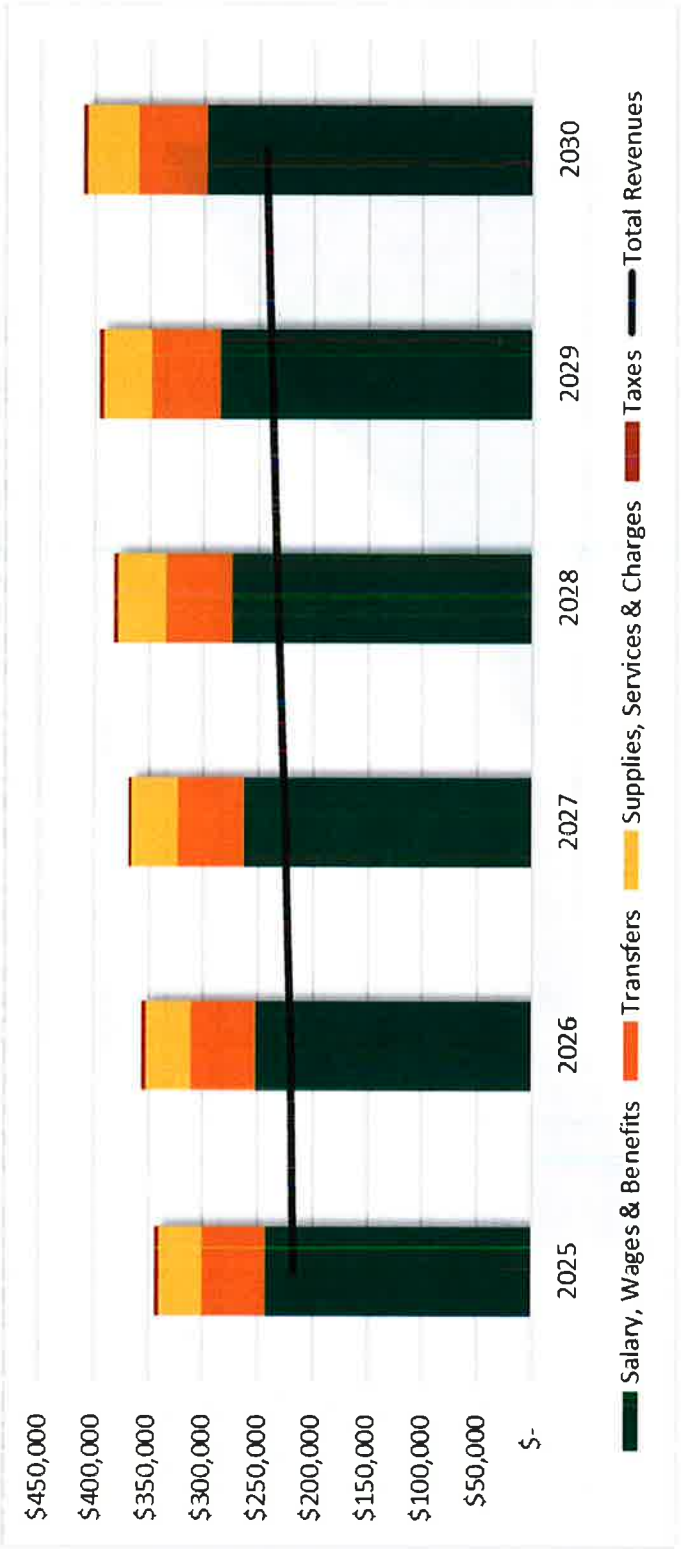
Stormwater Revenue Requirement - Reserves



- At existing rates, reserves fall below target by 2026
 - » Projected to be fully depleted by 2027



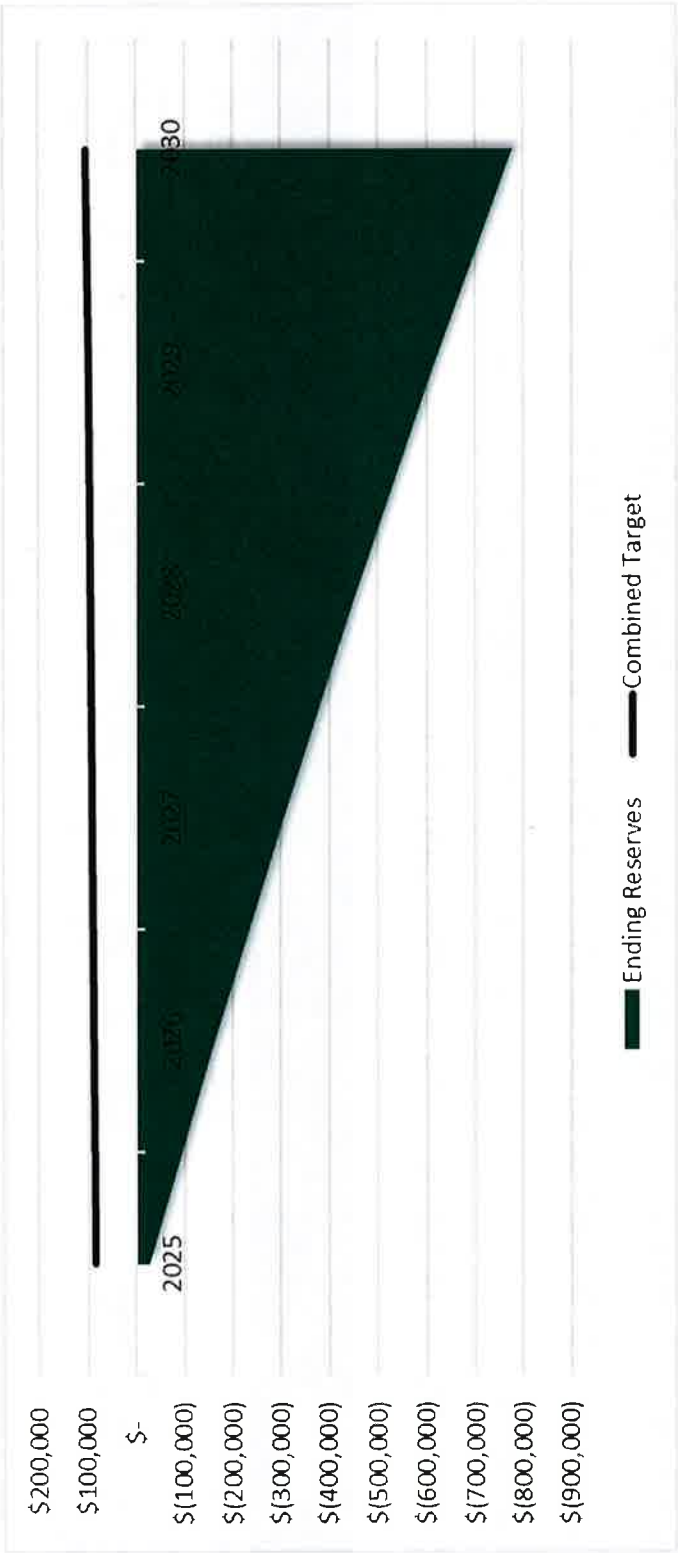
Flood Revenue Requirement - Baseline



- Existing rates are not sufficient to meet ongoing operating obligations



Flood Revenue Requirement - Reserves



- At existing rates, reserves fall below target and are fully depleted by the end of 2025

Summary

- Revenue at existing levels are not sufficient to meet obligations
 - » Unable to meet ongoing storm and flood O&M expenses
 - » Unable to complete identified capital improvement program
- Proposed scenario for consideration

Utility	Existing	2025	2026	2027	2028	2029	2030
Stormwater	\$ 9.86	\$ 19.72	\$ 21.59	\$ 23.64	\$ 25.89	\$ 28.35	\$ 31.04
Floodplain	2.50	5.00	5.15	5.30	5.46	5.62	5.79
Total Monthly Charge	\$ 12.36	\$ 24.72	\$ 26.74	\$ 28.94	\$ 31.35	\$ 33.97	\$ 36.83
\$ Mo. Difference	\$	\$ 12.36	\$ 2.02	\$ 2.20	\$ 2.41	\$ 2.62	\$ 2.86

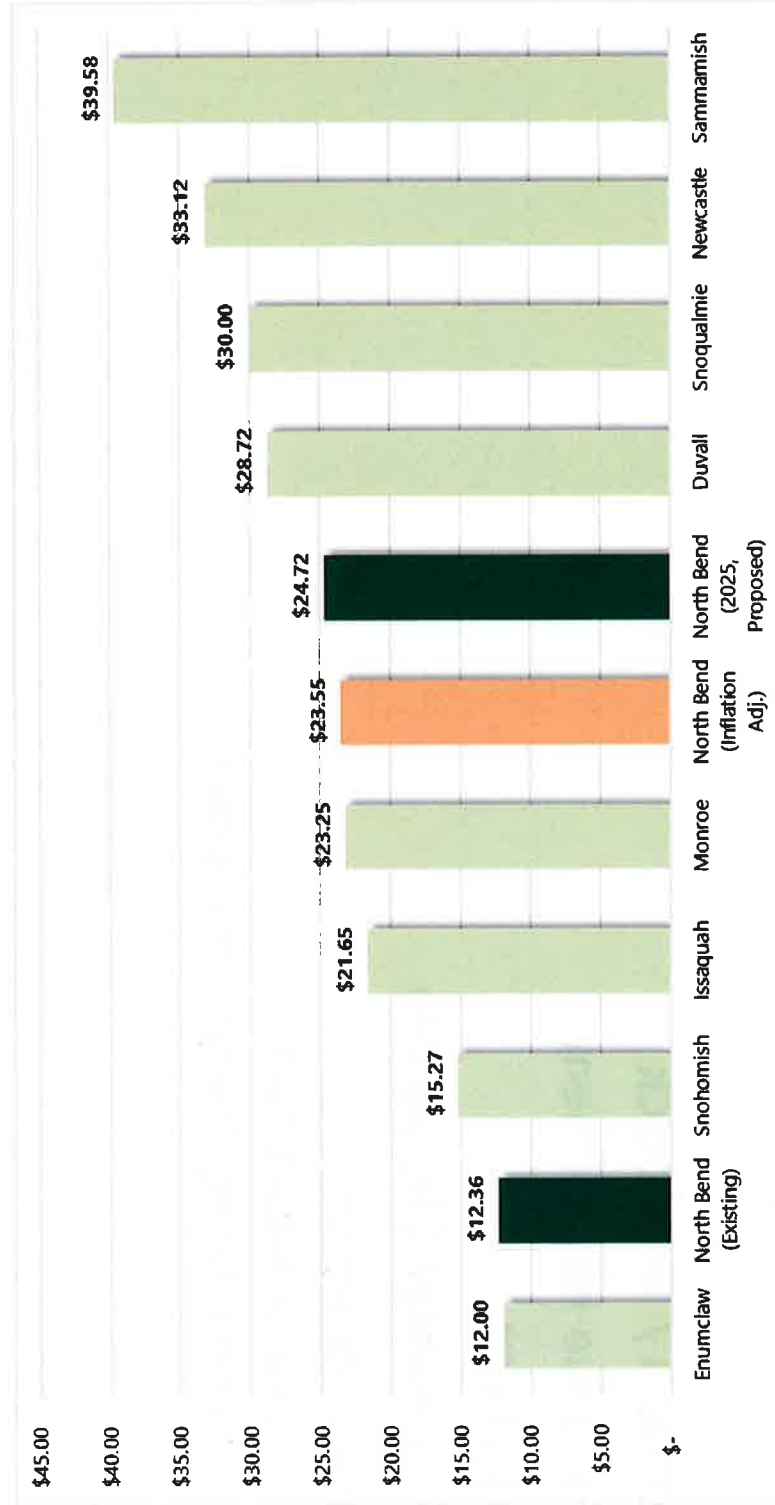
Notes:

1. 2025 proposed increases assumes September effective date.
2. 2026 and thereafter assume January effective dates.





Residential Monthly Rate Survey



Note:

1. North Bend rates include the combined stormwater rate and floodplain surcharge.
2. Rates include City utility taxes where listed.



Next Steps

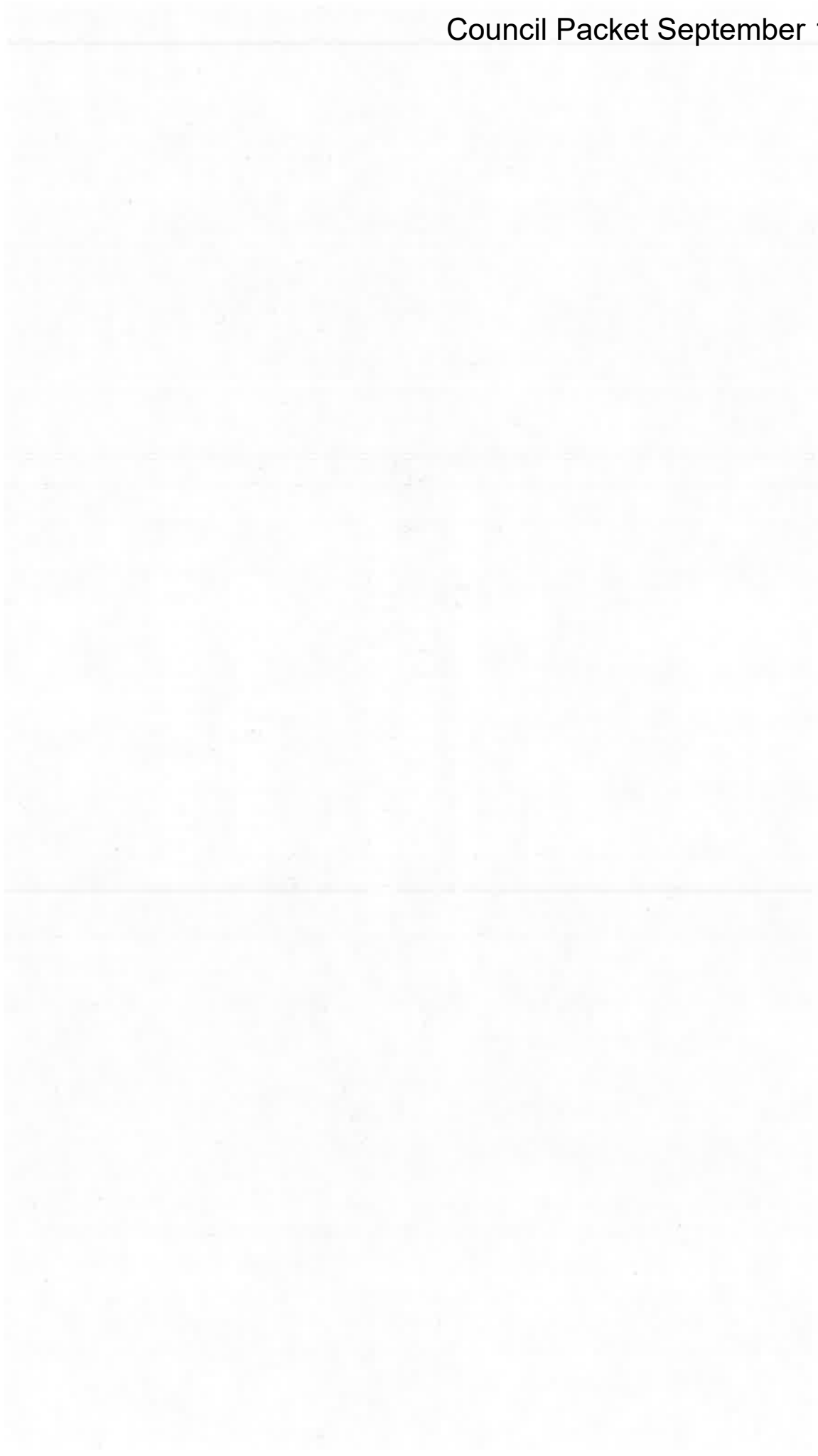
- Direction / feedback
 - » Revenue requirement
- Next steps
 - » Stormwater CFC update
 - » Water & sewer
 - Revenue requirement
 - General Facility Charge (GFC) update

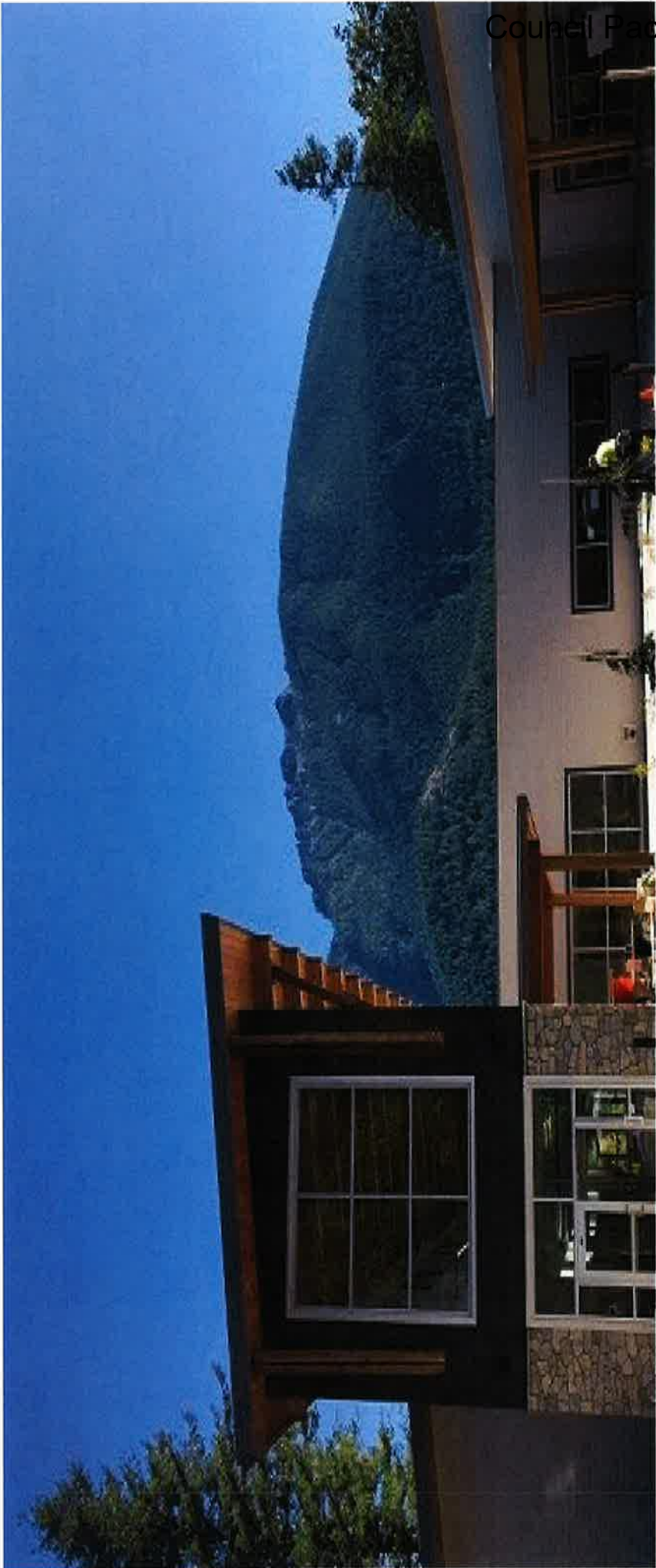
**Thank you!
Questions?**

**Sergey Tarasov, Principal
(425) 502-6452
sergey.tarasov@bowman.com**

www.fcsgroup.com







**City of North Bend
Stormwater & Flood Revenue Study**

June 24th, 2025





Presentation Overview

- Background
- Overview of rate setting process
- Summary of findings
 - » Revenue requirement
- Next steps
- Question / discussion



Background

- Ordinance 1117 established the stormwater utility in May of 2001
 - » Monthly rates were set at \$12.36 per Equivalent Service Unit (ESU) consisting of
 - Stormwater rate: \$9.86 per ESU
 - Floodplain management surcharge: \$2.50 per ESU
- Rates have been maintained at 2001 levels
- Significant changes have occurred since the establishment of the utility
 - » Economic impacts and inflation
 - » Additional regulatory requirements

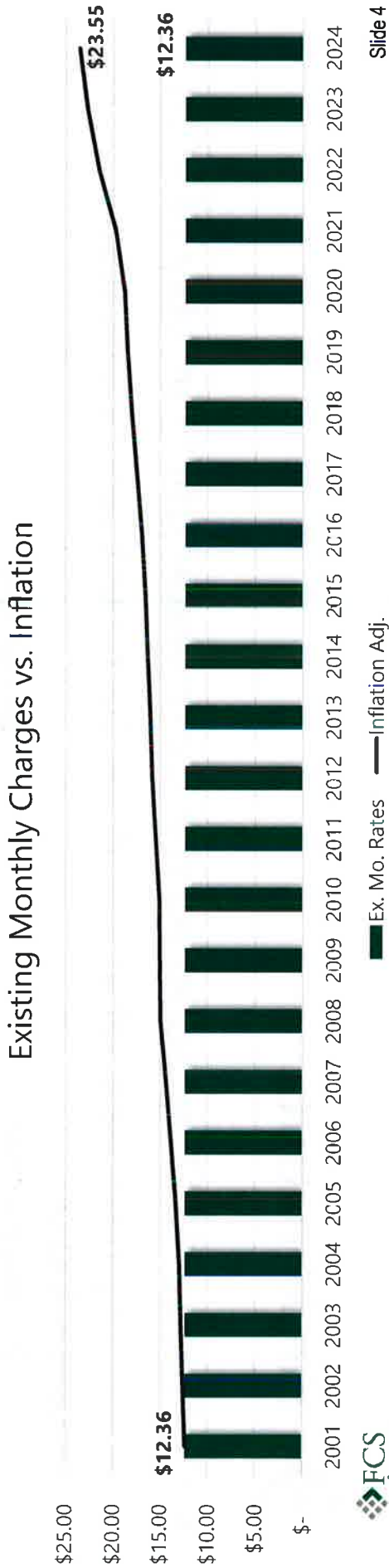
Note:

1. ESU = 2,920 square feet of impervious surface area or a single-family residence.



Background – Economic Impacts & Inflation

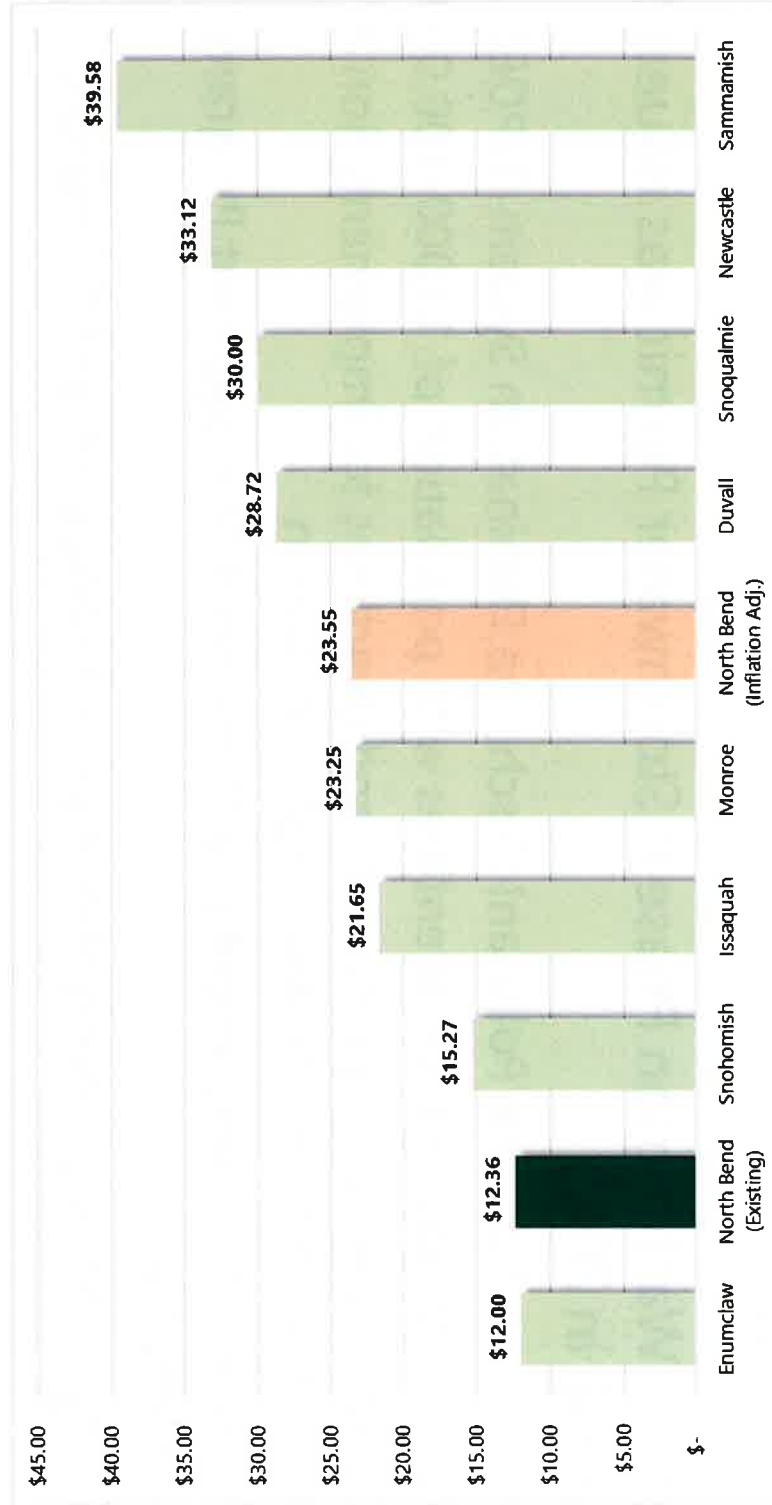
- Great recession 2007-2009
- Pandemic 2020
- Supply chain constraints 2021/2022
- General inflation
- Increased infrastructure maintenance requirements from growth



Slide 4



Residential Monthly Rate Survey



Note:

1. North Bend rates include the combined stormwater rate and floodplain surcharge.
2. Rates include City utility taxes where listed.





Background – Regulatory Requirements

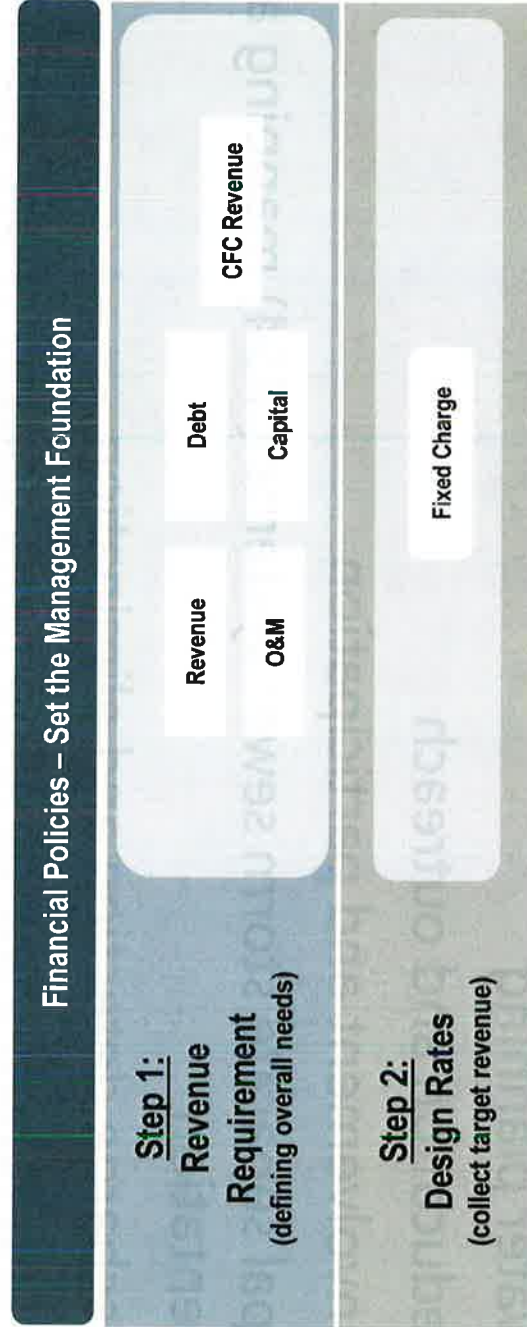
- Western Washington Phase II Stormwater Permit was issued by WA DOE in 2007
 - » Known as National Pollutant Discharge Elimination System (NPDES) Permit
 - » Applies to governmental entities with population of 10,000-100,000
 - » Outlines specific requirements and deadlines for implementation of programs to minimize discharge of pollution
 - » Requires the development of a Stormwater Management Program (SWMP) Plan
- The City is approaching the Phase II requirement threshold

Background – SWMP Plan Requirements

- Stormwater planning
- Public education and outreach
- Public involvement and participation
- Municipal separate storm sewer systems (MS4) mapping and documentation
- Illicit discharge detection and elimination
- Controlling runoff (new development, construction, etc...)
- Operations and maintenance
- Source control program for existing development

Overview of Rate Setting Process

Today's
Focus



Revenue Requirement





Revenue Requirement Objectives

- Determine the amount of annual revenue necessary to fund all financial obligations on a ***standalone*** basis
 - » Operating expenses
 - » Debt service (principal & interest)
 - » Capital cost and funding approach
- Meet financial parameters and targets
 - » Target debt service coverage ratios
 - » Maintain target reserve balances
- Evaluate revenue sufficiency over a multi-year period
- Develop a balanced rate plan while minimizing impacts

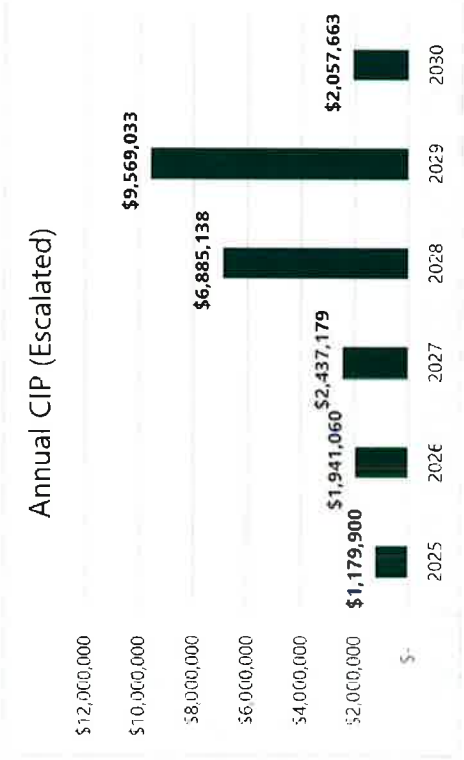


Key Assumptions

- Study period 2025-2030
- Projected rate revenues based on 2025/2026 budget & growth
 - » Annual growth of 2.5%
- 2026 budget used as baseline escalated with various factors: 3.0% to 6.0% annually
 - » Stormwater average: 3.74% per year
 - » Floodplain average: 3.68% per year
- No existing debt service

Key Components

Description	Storm 2025 – 2030	Flood 2025-2030
Ex. Rate Revenue	\$0.83M - \$0.94M	\$0.21M - \$0.24M
O&M Expenses	\$1.02M - \$1.80M	\$0.34M - \$0.41M
Debt Service	N/A	N/A
Total CIP (escalated)	\$24.07M	N/A



- Stormwater rate setting period CIP of \$24.07M funded through rates, reserves, Capital Facility Charges (CFCs) and grants / contributions
 - » Assumes \$14.7M of grant funding / contributions
 - » O&M expenses include NPDES compliance FTE additions
 - 1 Arborist: 2026
 - 1 Engineer: 2027
 - 1 Field crew: 2027



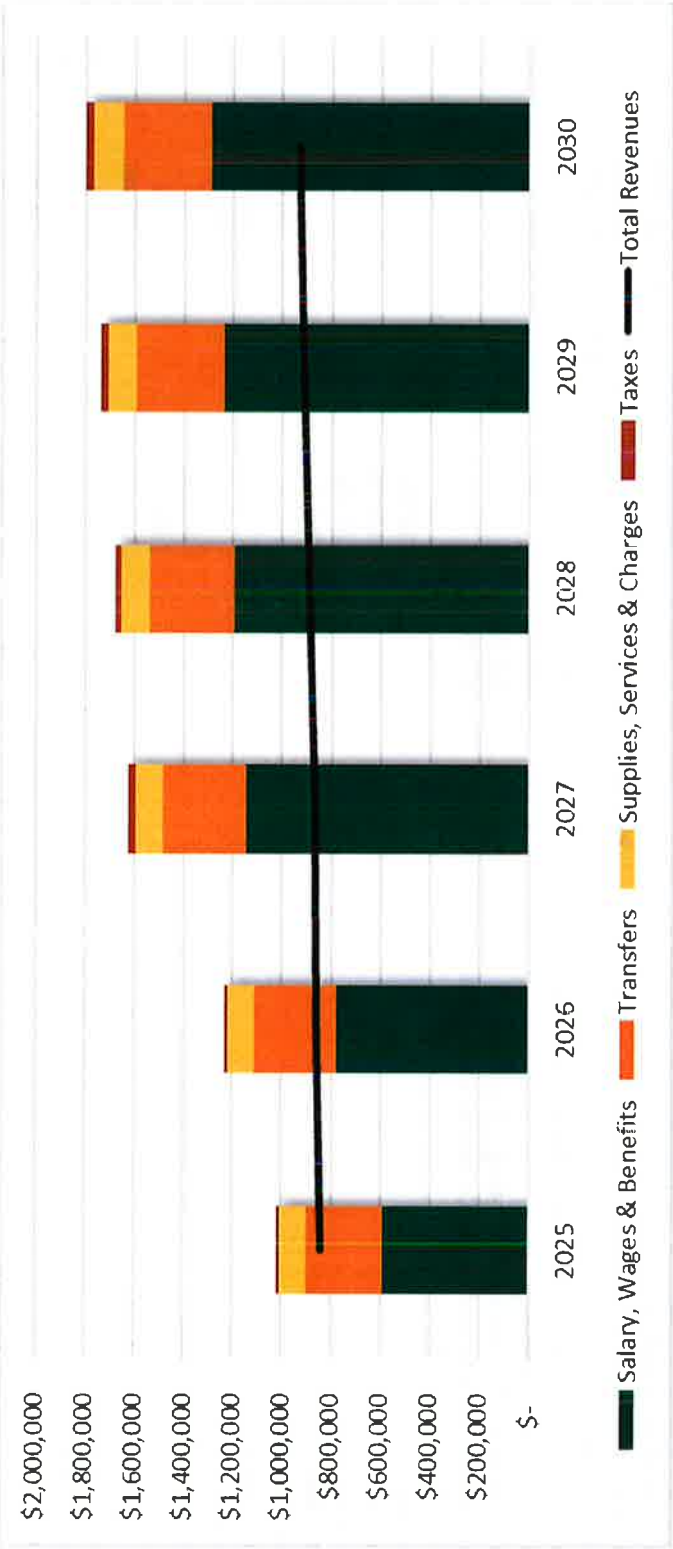
Stormwater Capital

Description	2025	2026	2027	2028	2029	2030	Total
Ribary Creek Flood Mitigation at Bendigo Blvd.	\$ -	\$ -	\$ -	\$ 240,000	\$ 880,000	\$ -	\$ 1,120,000
South Fork Levee Setback	900,000	312,000	312,000	5,040,000	5,040,000	-	11,604,000
NBW Runoff into Mt. Si Motel	-	-	-	180,000	600,000	-	780,000
6th Street (Ballarat to Pierce Lane) SD Collection and Conveyance with sidewalk	60,000	400,000	-	-	-	-	460,000
Pearce Lane SD Collection and Conveyance	60,000	300,000	-	-	-	-	360,000
Main Ave (6th St to 5th St) SD Collection and Conveyance with sidewalk	60,000	400,000	-	-	-	-	460,000
5th Street (Ballarat to Main Ave) SD Collection and Conveyance with sidewalk	60,000	400,000	-	-	-	-	460,000
Swale from East 4th Street to Pond #1	-	-	-	540,000	-	-	540,000
NE 6th Street Culverts	-	-	330,603	-	-	-	330,603
Thrasher Ave Culvert	-	-	349,156	-	-	-	349,156
Merritt Ave NE Culvert	-	-	291,864	-	-	-	291,864
Orchard Ave NE Culvert	-	-	283,363	-	-	-	283,363
Snoqualmie Valley Trail Culverts	-	-	-	-	333,627	-	333,627
Merritt Place NE Driveway Culvert	-	-	-	-	244,660	-	244,660
NE 4th Street Culverts	-	-	-	-	446,548	-	446,548
Ogle Ave NE Upsream Driveway Culvert	-	-	245,840	-	-	-	245,840
Ogle Ave NE Culvert	-	-	385,370	-	-	-	385,370
East 2nd Street - Janet Avenue to Ballarat	-	-	-	-	425,685	-	425,685
Main Ave South	-	-	-	-	-	652,477	652,477
Ballarat Ave North Culverts	-	-	-	-	-	355,442	355,442
Si View Outfall Access	-	-	-	-	86,349	-	86,349
Gardiner Creek Culvert at Bendigo Blvd North	-	-	-	-	-	665,991	665,991
Total	\$ 1,140,000	\$ 1,812,000	\$ 2,198,196	\$ 6,000,000	\$ 8,056,869	\$ 1,673,910	\$ 20,880,975
Total (Escalated)	\$ 1,179,900	\$ 1,941,060	\$ 2,437,179	\$ 6,885,138	\$ 9,569,033	\$ 2,057,663	\$ 24,069,973
Assumed Grant Funding / Developer Donations (Escalated)	(802,740)	(288,023)	(2,040,822)	(5,488,161)	(6,091,696)	-	(14,711,443)
Net City Funded CIP (Escalated)	\$ 377,160	\$ 1,653,036	\$ 396,357	\$ 1,396,977	\$ 3,477,337	\$ 2,057,663	\$ 9,358,530



Slide 13

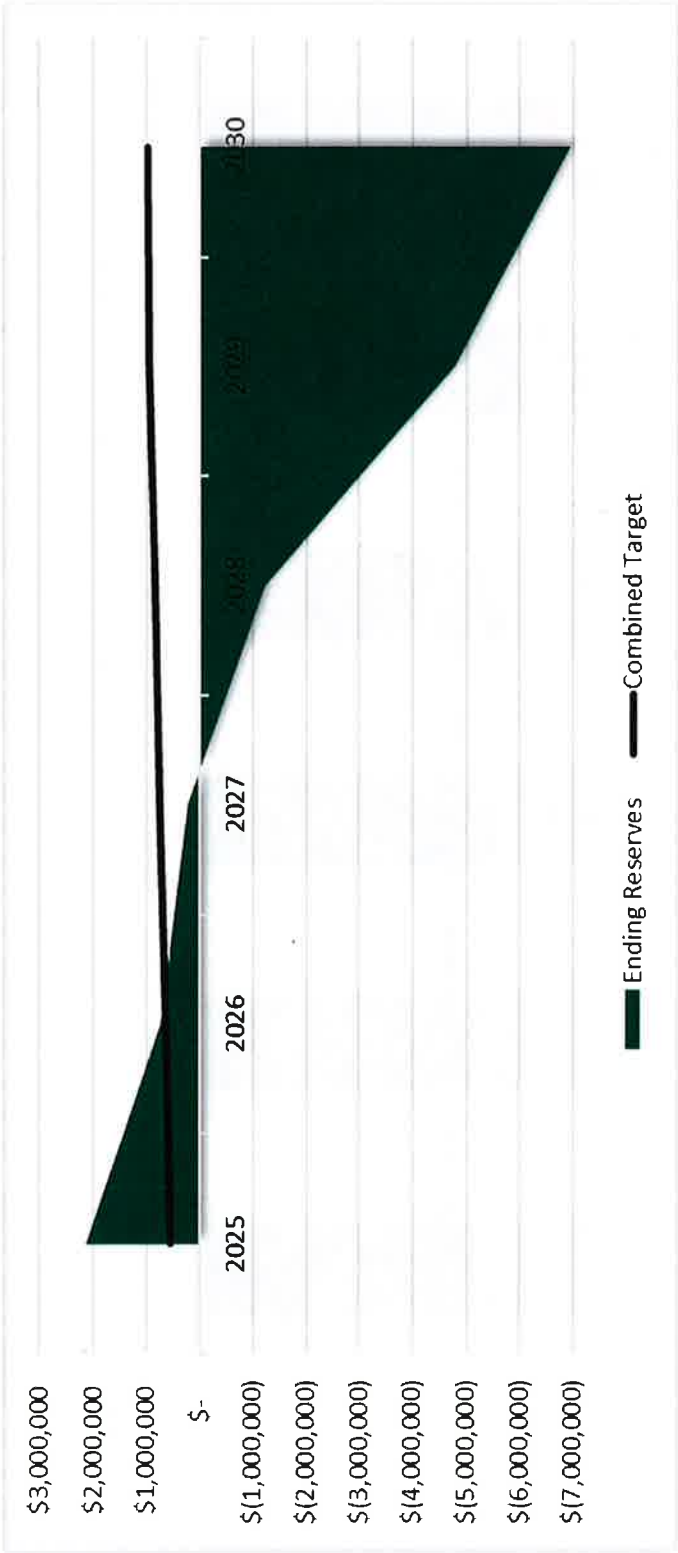
Stormwater Revenue Requirement - Baseline



- Existing rates are not sufficient to meet ongoing operating obligations
 - » Does not include capital related costs



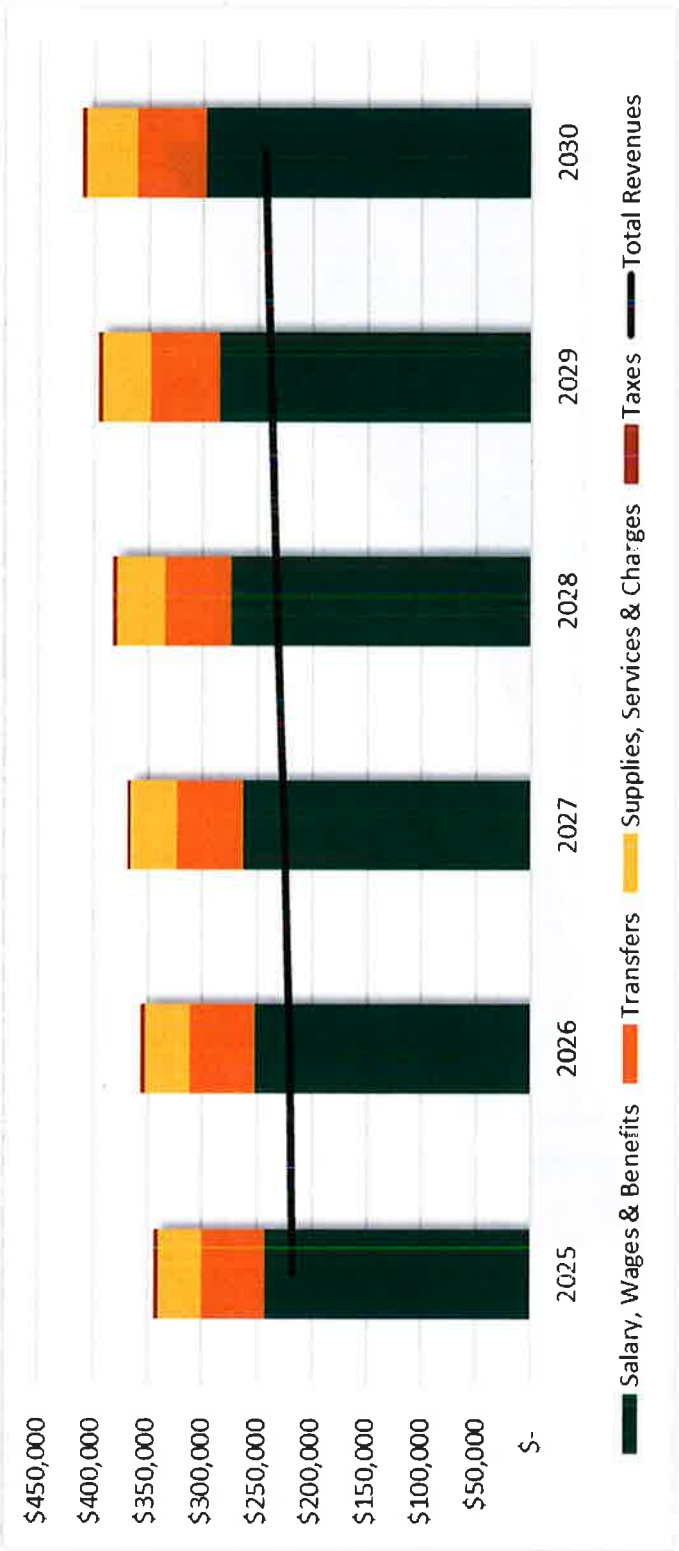
Stormwater Revenue Requirement - Reserves



- At existing rates, reserves fall below target by 2026
 - » Projected to be fully depleted by 2027



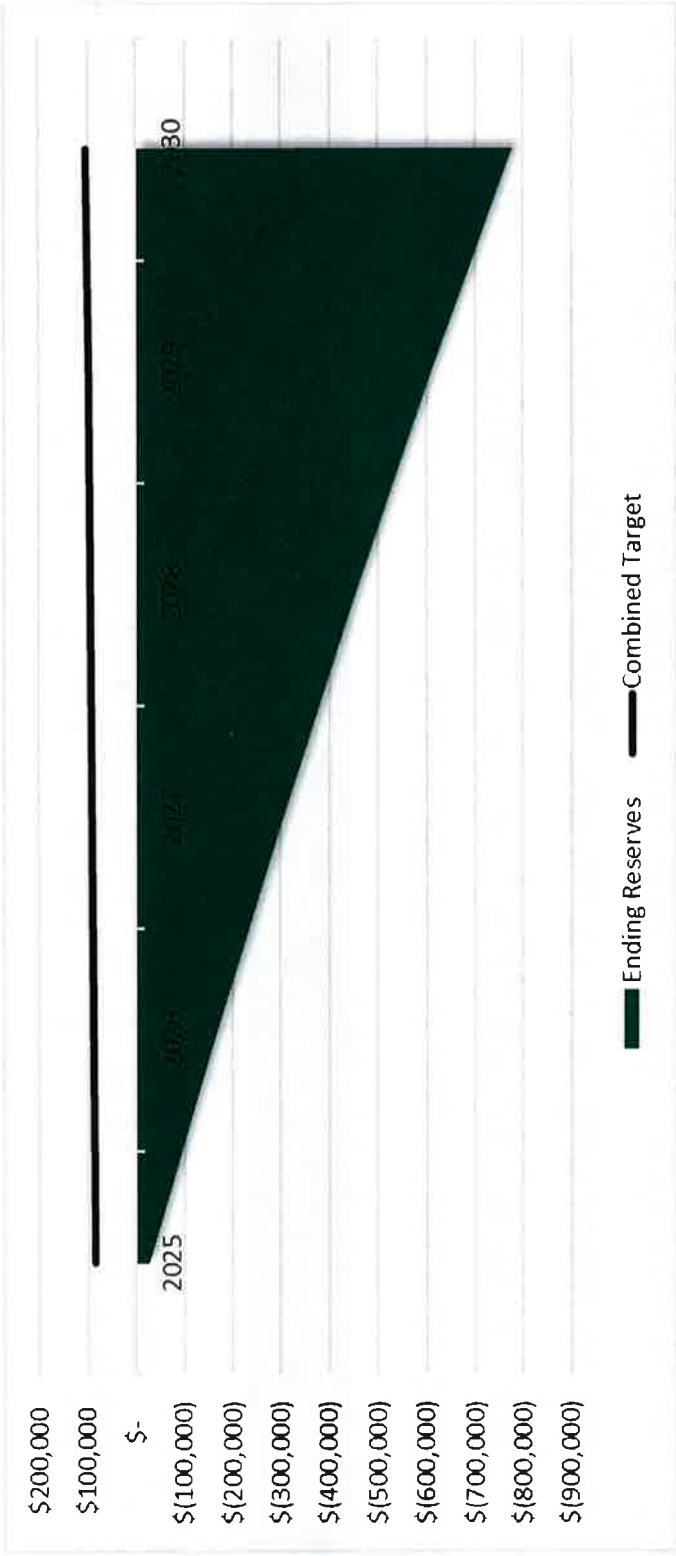
Flood Revenue Requirement - Baseline



- Existing rates are not sufficient to meet ongoing operating obligations



Flood Revenue Requirement - Reserves



- At existing rates, reserves fall below target and are fully depleted by the end of 2025



Summary

- Revenue at existing levels are not sufficient to meet obligations
 - » Unable to meet ongoing storm and flood O&M expenses
 - » Unable to complete identified capital improvement program
- Proposed scenario for consideration

Utility	Existing	Proposed Monthly Charges per ESU				
		2025	2026	2027	2028	2029
Stormwater	\$ 9.86	\$ 19.72	\$ 21.59	\$ 23.64	\$ 25.89	\$ 28.35
Floodplain	2.50	5.00	5.15	5.30	5.46	5.62
Total Monthly Charge	\$ 12.36	\$ 24.72	\$ 26.74	\$ 28.94	\$ 31.35	\$ 33.97
\$ Mo. Difference	\$	12.36	\$ 2.02	\$ 2.20	\$ 2.41	\$ 2.62
						\$ 2.86

Notes:

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2. 2026 and thereafter assume January effective dates.



Residential Monthly Rate Survey



Note:
1. North Bend rates include the combined stormwater rate and floodplain surcharge.
2. Rates include City utility taxes where listed.



Next Steps

- Direction / feedback
 - » Revenue requirement
- Next steps
 - » Stormwater CFC update
 - » Water & sewer
 - Revenue requirement
 - General Facility Charge (GFC) update

**Thank you!
Questions?**

**Sergey Tarasov, Principal
(425) 502-6452
sergey.tarasov@bowman.com**

www.fcsgroup.com



ORDINANCE 1117

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, ESTABLISHING A STORMWATER UTILITY FOR THE CITY OF NORTH BEND; ADOPTING A NEW CHAPTER ____ FOR THE NORTH BEND MUNICIPAL CODE SPECIFYING THE SCOPE, TERMS, POWERS, AND REQUIREMENTS OF THE STORMWATER UTILITY; AUTHORIZING THE ESTABLISHMENT AND COLLECTION OF STORMWATER UTILITY SERVICE CHARGES AND RATE; AUTHORIZING THE ESTABLISHMENT AND COLLECTION OF A RATE SURCHARGE FOR INITIAL FLOODPLAIN MANAGEMENT; CREATING A NEW FUND TO ACCOUNT FOR AND ADMINISTER SUCH CHARGES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, it is the intent of the City Council to create a utility with all lawful powers to plan, manage, construct, maintain, use and, where necessary, alter the stormwater control facilities in the City of North Bend; and

WHEREAS, it is the intent of the City Council to create a permanent funding mechanism which provides the resources necessary to carry out the goals and objectives of a Stormwater Management Program, and,

WHEREAS, it is the intent of the City Council to create a permanent funding mechanism which is equitable for all citizens in the City of North Bend, and;

WHEREAS, it is the intent of the City Council to fund the maintenance and operation of both public and private stormwater management facilities in the City of North Bend through a permanent funding mechanism, and;

WHEREAS, it is the intent of the City Council to fund initial floodplain management through the Stormwater Management Program, and;

WHEREAS, all citizens in the City of North Bend will be served by the program and receive the long-term benefits of such service; and

WHEREAS, in 1999 the National Marine Fisheries (NMFS) listed the Chinook Salmon and Bull Trout as "threatened" under the Endangered Species Act and the federal listing has challenged the Puget Sound region to reverse the trends that threaten or endanger the existence of native salmon and Bull Trout; and

WHEREAS, North Bend is committed to doing its part to assure that the waters of the Snoqualmie River and its tributary streams are not polluted with untreated stormwater:

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DO ORDAIN AS FOLLOWS;

Section 1. Title

This ordinance shall be titled "The North Bend Stormwater Utility Ordinance".

Section 2. Purpose

It is the purpose of this Ordinance to provide for revenue for a City of North Bend Stormwater Management Program to plan, manage, construct, maintain, use, and carry out activities related thereto. This ordinance provides these revenues by fixing rates and charges pursuant to RCW 35.67.020. There is hereby created an enterprise fund known as the "City of North Bend Stormwater Fund". All fees and charges imposed herein shall be placed in said fund for the purpose of paying any and all expenses related to the acquisition, installation, addition, improvement, replacement, repair, maintenance, operation, or administration of Stormwater Management Program facilities and activities.

Section 3. Applicability

The requirements of this ordinance shall apply to all parcels of real property in the City of North Bend, including publicly and privately owned property.

Section 4. Definitions

Capital Facilities Charge shall mean the charge levied for a pro rata share of the existing physical stormwater system and future stormwater system as represented in the Comprehensive Stormwater Management Plan, as now in effect or as may be subsequently amended.

City shall mean the City of North Bend, Washington, or as indicated by the context, may mean any official, officer, employee or agency representing the City in the discharge of his or her duties.

City roads shall mean public rights-of-way, excluding State and County roads, in the City of North Bend.

Developed Parcel shall mean a parcel of real property which has been altered by development coverage.

Equivalent Service Unit (ESU) shall mean a configuration of impervious surface estimated to contribute an amount of runoff to the City's stormwater management system which is approximately equal to that created by the average single family residential developed parcel in North Bend.

Impervious Surfaces shall mean hard surfaced areas that prevent or hinder the entry of water into the soil mantle and/or cause water to run off the surface in greater quantities or at an increased rate of flow than under natural conditions. Common impervious surfaces include, but are not limited to, rooftops, concrete or asphalt roads, sidewalks and paving, walkways, patio areas, driveways, parking lots or storage areas and gravel, hard-packed dirt, oiled or other surfaces which similarly impede the natural infiltration of stormwater, or runoff patterns existent prior to development.

Manager shall mean the City Administrator or his or her designee.

Parcel shall mean the smallest separately segregated unit or plot of land having an identified owner, boundaries, and surface area which constitutes a separate lot or tract capable of being conveyed without further subdivision.

Service Charges shall mean the amount owed after applying the appropriate rate to a particular parcel of real property based upon factors established by this ordinance.

Single Family Residence shall mean a residential structure accommodating one dwelling unit, including mobile homes, as defined by the City of North Bend land use codes.

Undeveloped land shall mean unimproved land and open space as defined by the City of North Bend land use codes.

Undeveloped Parcel means any parcel of real property which has not been altered by grading or filling of the ground surface, or by construction of any improvement or other impervious surface area which affects the hydraulic properties of the parcel.

Unit Rate shall mean the dollar amount charged per ESU.

Section 5. Rate Structure

The rates and service charges shall be based on the service provided and the relative contribution of stormwater runoff from a given parcel to the stormwater control facilities. The estimated or measured impervious surface area will be used to determine the relative contribution of stormwater runoff from the parcel.

Service charges shall be determined as described below:

1. Undeveloped Parcels – Undeveloped parcels shall not be charged.
2. Single Family Residential Parcels – The monthly service charge shall for each single-family residential parcel shall be the unit rate for one equivalent service unit.
3. Other Developed Parcels – The monthly service charge for all other developed parcels, including publicly-owned properties and including public streets, shall be computed by multiplying the unit rate times the number of equivalent service units applicable to the parcel minus any approved rate adjustment for the parcel as determined under Section 6.0.
4. Minimum Charge – There shall be a minimum monthly service charge for all developed properties equal to the unit rate.

Section 5a. Equivalent Service Unit One equivalent service unit is established at 2,920 square feet of impervious surface area. For the purpose of computation of service charges, the number of equivalent service units shall be rounded to the nearest tenth (0.10).

Section 5b. Unit Rate Established A unit rate is established at \$12.36 per month per equivalent service unit or single family residence, to be made up of a stormwater rate of \$9.86 per month per equivalent service unit or single family residence plus a floodplain management rate surcharge of \$2.50 per month per equivalent service unit or single family residence, in order to further address flooding issues directly or indirectly related to surface and stormwater within the City.

Section 6. Service Charge Adjustments and Appeals

Any person billed for service charges may file a "Request for Service Charge Adjustment" with the Manager within thirty (30) days of the date of the bill. However, submittal of such a request does not extend the period of payment for the charge.

A request for service charge adjustment may be granted or approved by the Manager only when one or more of the following conditions exists:

- (1) The amount charged is in error; or,
- (2) The parcel is nonresidential and the impervious surface area on the parcel, as established by a licensed surveyor or engineer, is more than ten percent (10%) of an equivalent service unit greater than or less than the impervious surface area used in determining the charge; or
- (3) The parcel exists in its natural unimproved condition and will remain in its natural unimproved condition with no allowable human activities or manmade improvements that adversely affect water quantity or quality; or,
- (4) The parcel includes a constructed or natural on-site stormwater mitigation facility that meets all of the following conditions:
 1. the constructed or natural facility provides storm or stormwater detention, retention, water quality treatment, and/or conveyance, ; and,
 2. the Manager has determined that the property owner is capable of maintaining and operating the facility; and,
 3. the facility is maintained by the property owner to the City's design specifications; and,
 4. the facility is available for inspection by the City; and,
 5. excess capacity, if not used by the property owner, is accessible and available for other related public purposes; and

6. the credit is revocable under conditions where the facility no longer operates at the design level established during the drainage plan review / approval process.

Credit Calculation. The maximum amount to be credited shall be a function of (1) pre and post development flows from the site or (2) a fixed percentage reduction. For water quantity migration, the formula is expressed mathematically as follows:

$$A = F \times \left[1 - \left(\frac{Q^R}{Q^D} \right) \right]$$

Where

A = the credit amount to be subtracted from the monthly fee;

F = the total monthly charge without credit;

Q^R = Design storm peak runoff rate released from the developed site with improvements in place; and

Q^D = Design storm peak runoff rate from the site in its pre-development condition.

For qualifying biofiltration, the formula is expressed mathematically as follows:

$$A = F \times 10\%$$

Where

A = The credit amount to be subtracted from the monthly fee; and

F = The total monthly charge without credit.

The following information may be required by the Manager to determine eligibility for a service charge credit:

1. approved drainage plan;
2. calculation of the credit amount based on site-specific data ;
3. signature of the person responsible for the accuracy of the credit application material; and
4. other information, as required by the Manager, to determine that the property owner is willing and has the capacity to maintain the facility.

Under no circumstances shall the amount of the credit exceed either the amount of cost savings to the Utility or the unadjusted service charge. Service charge adjustments will only apply to the bill then due and payable, and bills subsequently issued. The property owner shall have the burden of proving that the service charge adjustment should be granted.

Decisions on requests for service charge adjustment shall be made by the Manager based on information submitted by the applicant and by the City within thirty (30) days of the adjustment request, except when additional information is needed. The applicant shall be notified in writing of the Manager's decision. If an adjustment is granted which reduces the service charge for the current year, the applicant shall be refunded the amount overpaid in the current year.

If the Manager finds that a service charge bill has been undercharged, then either an amended bill shall be issued which reflects the increase in service charge, or the undercharged amount will be added to the next year's bill. This amended bill shall be due and payable under the provisions set forth in Section 5

Decisions of the Manager on requests for service charge adjustments shall be final unless appealed within thirty (30) days of the date the Managers decision. The appeal of the Managers decision must be mailed to the King County Superior Court.

Section 7. Use of Funds

Service charges collected under this ordinance shall be deposited into a special fund or funds to be used only for the purpose of paying all or any part of the cost and expense of maintaining and operating stormwater control facilities, all or any part of the cost and expense of planning, designing, establishing, acquiring, developing, constructing, maintaining and improving the Stormwater Management Program and drainage facilities. Proceeds from the floodplain management rate surcharge shall be used only for initial floodplain management planning, coordination, and funding acquisition.

Section 8. Capital Facilities Charges

The capital facilities charge for property owners seeking to develop real property within the boundaries of the City shall be:

1. Single Family Residential Parcels. The capital facilities charge for each single family residential parcel shall be referred to as the "base charge."
2. Other Parcels. The capital facilities charge for all other parcels; including publicly-owned properties but excluding public streets, shall be computed by multiplying the base charge times the number of equivalent service units applicable to the parcel upon development. The formula is expressed mathematically as follows: Capital Facilities Charge = Base Charge X # of ESUs.
3. Minimum Charge. There shall be a minimum capital facilities charge for all developing properties equal to the base charge.

Capital facilities Charge – Proceeds. All proceeds of the stormwater capital facilities charge shall be placed in the stormwater capital improvements fund for the following uses: construction of stormwater expansion made necessary by system growth, debt service for indebtedness resulting from construction of stormwater expansion made necessary by system growth, and the repair, replacement, and maintenance of existing stormwater facilities.

Section 8a. Capital Facilities Charge Established A capital facilities charge base charge is established at \$ 550.00 per equivalent service unit or single family residence.

Section 9. Lien for Delinquent Charges

Delinquent service charges shall bear interest at the rate of twelve percent (12%) per annum, or such rate as may hereafter be authorized by law, computed on a monthly basis from the date of delinquency until paid. Interest shall be calculated at the rate in effect at the time of payment of the charges regardless of when the charges were first delinquent.

The City shall have a lien for delinquent service charges, including interest thereon, against any property subject to service charges; the lien shall be superior to all other liens and encumbrances except general taxes and local and special assessments. Such liens shall be effective and shall be enforced and foreclosed in the manner provided by RCW 35.67.200 and RCW 35.67.210 as now in effect or as may be subsequently amended.

Section 10. Effective Date: The Ordinance shall be posted in the City's official newspaper of record and shall become effective July 1, 2001.

Section 11. 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.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON,
AT A REGULAR MEETING THEREOF, THIS 1st DAY OF MAY, 2001.**

ATTEST/AUTHENTICATED:

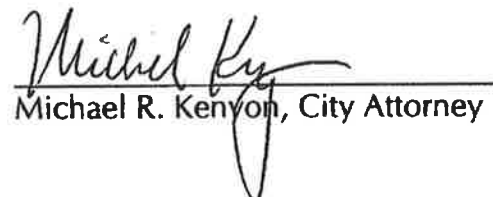

George Martinez, City Clerk

CITY OF NORTH BEND:


Joan M. Simpson, Mayor

APPROVED AS TO FORM:

Published: May 10, 2001
Effective: July 1, 2001


Michael R. Kenyon, City Attorney



LEGAL NOTICE
CITY OF NORTH BEND
King County, Washington

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the North Bend City Council has scheduled a hearing to solicit public input and comments on a proposed stormwater rate increase. The public hearing will take place during a Regular City Council Meeting on Tuesday, September 16, 2025, 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: Clerks@northbendwa.gov prior to 4:30 p.m., Monday, September 15, 2025. 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 September 11, 2025 on the City website calendar item for the [September 16, 2025 City Council meeting](#).

Further information is available by contacting Public Works Director Mark Rigos at mrigos@northbendwa.gov.

Posted: August 29, 2025

Published in the Snoqualmie Valley Record: August 29, 2025



City Council Agenda Bill

SUBJECT:		Agenda Date: September 16, 2025		AB25-097
Resolution Authorizing Mayor to Execute an Access and Utility Easement Agreement and Quit Claim Deed Related to the Alm Way Street Vacation		Department/Committee/Individual		
		Mayor Mary Miller		
		City Administrator – Amber Emery		
		City Attorney – Kendra Rosenberg		
		City Clerk – Susie Oppedal		
		Administrative Services – Lisa Escobar		
		Comm. & Economic Development – James Henderson		
		Finance – Martin Chaw		
Cost Impact: Positive \$337,858 to City		Public Works – Mark Rigos, P.E.		X
Fund Source: Utilities and Transportation				
Timeline: Immediate				
Attachments: Resolution; Exhibit A - Sewer and Access Easement; Exhibit B - Quit Claim Deed; Ordinance 1812				
SUMMARY STATEMENT:				
<p>In early 2024, Vector Development (“Vector”, on behalf of “90 NB Investments, LLC” or “90 NB”) requested that the City of North Bend (“City”) vacate a portion of Alm Way public right-of-way (“ROW”), immediately west of the intersection with NW 8th Street in consideration of payment to the City of \$337,858. This amount reflects the appraised value at the time of the offer.</p> <p>This ROW vacation was brought to the City’s Transportation and Public Works (“TPW”) Committee Meeting on March 26, 2024. On August 20, 2024, the City Council adopted Ordinance 1812 (attached), vacating a 60-foot wide ROW corridor on Alm Way (also known as SE 106th Street or “subject ROW corridor”). City staff supported the ROW vacation because:</p> <ul style="list-style-type: none">A. The property owner was willing to pay the City the fair market value of \$337,858 for this 60-foot wide ROW.B. Per RCW 35.79.030, the City is authorized to use the revenue received as compensation for the acquisition, improvement, development, and related maintenance of public open space or transportation capital projects within the City.C. As a result of the ROW vacation, 90 NB increased its proportional payment assessment share of the ongoing Meadowbrook Sewer ULID costs due to its expanding site area, which would proportionally slightly decrease the future Meadowbrook Sewer ULID assessments to the other 67 property owners. <p>By operation of law, RCW 35.79.040, upon vacation of the subject ROW corridor, the north 30 feet of the vacated ROW reverted to the City as the fee owner of abutting tax parcel number 042308-9031. However, 90 NB desires the entire ROW corridor width of 60 feet, as 30 feet is insufficient for their needs.</p> <p>To complete the legal transfer of the entire 60-foot wide ROW to 90 NB, the City needs to execute a Quit Claim Deed to transfer the portion of the vacated ROW that reverted to the City by operation of law. This Quit Claim Deed will be subject, however, to a reserved easement in favor of the City over the north 30 feet of the subject ROW corridor for access and public utilities. Attached is a resolution that will grant a Quit Claim Deed to 90 NB to complete the transfer of the north 30 feet of the vacated ROW to 90 NB, subject to a reserved easement in favor of the City over the north 30 feet of the vacated ROW for access and utility purposes, and accept the payment for \$337,858 in consideration of the ROW vacation and execution of the Quit Claim Deed.</p>				

City Council Agenda Bill

90 NB intends on building a commercial building on King County Tax Parcel #052308-9059. 90 NB plans for this construction to commence in 2026, once public sewer has been built in the area as part of the Meadowbrook Sewer ULID.		
APPLICABLE BRAND GUIDELINES: Design Standards		
COMMITTEE REVIEW AND RECOMMENDATION: This agenda item was brought forth during the City's Transportation and Public Works Committee meeting on August 26, 2025, and was recommended for approval and placement on the Main Agenda for discussion.		
RECOMMENDED ACTION: MOTION to approve AB25-097, a resolution authorizing the Mayor to execute an Access and Utility Easement Agreement and Quit Claim Deed related to the Alm Way Street Vacation, and accepting payment from 90 NB Investments LLC for \$337,858.		
RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
September 16, 2025		

RESOLUTION

**A RESOLUTION OF THE CITY OF NORTH BEND,
WASHINGTON, AUTHORIZING THE MAYOR TO
EXECUTE AN ACCESS AND UTILITY EASEMENT
AGREEMENT AND A QUIT CLAIM DEED RELATED
TO THE ALM WAY STREET VACATION, AND
ACCEPTING PAYMENT FROM 90 NB INVESTMENTS
LLC IN THE SUM OF \$337,858 IN CONSIDERATION OF
EXECUTION OF THE QUIT CLAIM DEED**

WHEREAS, on August 20, 2024, the City of North Bend (“City”) adopted Ordinance 1812, which vacated a 60 foot wide right-of-way corridor on Alm Way (also known as SE 106th Street) (“subject ROW corridor”) subject to 90 NB Investments LLC, also known as “Vector,” (hereafter “90 NB”) in consideration of the payment by 90 NB to the City of the sum of \$337,858; and

WHEREAS, by operation of law under RCW 35.79.040, upon vacation of the subject ROW corridor, the north 30 feet of the vacated ROW reverted to the City as the fee owner of abutting Parcel No. 042308-9031; and

WHEREAS, because the terms of Ordinance 1812 provided for vacation of the entire 60-foot wide segment of the subject ROW corridor, the City desires to execute a Quit Claim Deed to grant the north 30 feet of the subject ROW corridor back to 90 NB as a fee simple transaction; and

WHEREAS, 90 NB will also reserve easements for Tanner Electric and Northwest Railway Museum through separate transactions with those parties;

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

Section 1. The City Council of the City of North Bend authorizes the Mayor to execute the Access and Utility Easement Agreement with 90 NB Investments, LLC attached hereto as Exhibit A.

Section 2. The City Council of the City of North Bend authorizes the Mayor to execute the Quit Claim Deed attached hereto as Exhibit B.

Section 3. Upon full execution of the Access and Utility Easement Agreement referenced in Section 1 and the Quit Claim Deed referenced in Section 2 herein, 90 NB Investments, LLC shall pay to the City within five (5) business days, and the City shall accept, the sum of \$337,858 (“subject funds”) in consideration of the City ROW vacation and execution of

the accompanying instruments. Upon receipt of payment, the City shall promptly record the subject Access and Utility Easement Agreement and Quit Claim Deed with the King County Recorder's Office.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 16TH DAY OF SEPTEMBER, 2025.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Mary Miller, Mayor

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Effective:
Posted:

Susie Oppedal, City Clerk

WHEN RECORDED MAIL TO:

90 NB Investments, LLC
 Attn: Michael Aguero
 15 Lake Bellevue Drive, Suite 102
 Bellevue, WA 98005

Coversheet Recording Information:

GRANTOR:	90 NB INVESTMENTS, LLC, a Washington limited liability company
GRANTEE:	CITY OF NORTH BEND, a Washington municipal corporation
LEGAL DESCRIPTION:	Ptn. SE 106 th Right of Way; SW ¼ SW ¼ Sec. 4 & SE¼ SE ¼ Sec. 5, Twp. 23N, R. 8E The complete legal description is on <u>Exhibit A</u>
TAX PARCEL ACCOUNT NOS:	Not Applicable

ACCESS AND SEWER EASEMENT AGREEMENT

This Access and Sewer Easement Agreement ("**Agreement**") is entered into this ____ day of _____, 2025, by and between 90 NB INVESTMENTS, LLC, a Washington limited liability company ("**90 NB**") and THE CITY OF NORTH BEND, a Washington municipal corporation ("**North Bend**"). 90 NB and North Bend are sometimes referred to herein individually as a "**Party**" and collectively as the "**Parties.**"

1. SE 106th Property. 90 NB is the owner of the vacated portion of the Southeast 106th Right of Way in the City of North Bend, King County, Washington, as legally described on Exhibit A ("**SE 106th Property**").

2. Grant of Access Easement. 90 NB, as the owner of the SE 106th Property, hereby grants to North Bend a perpetual non-exclusive easement for ingress, egress, and access (the "**Access Easement**") over and across that portion of the SE 106th Property legally described on Exhibit A, attached hereto and visually depicted on Exhibit B, attached hereto ("**Easement Area**"). Except as otherwise provided in Section 3.4, 90 NB shall have the duty and hereby covenants to maintain the Easement Area in good condition and repair, including without limitation the roadway surface.

3. Grant of Sewer Easement. 90 NB, as the owner of the SE 106th Property, hereby grants to North Bend a perpetual non-exclusive easement for the construction, operation, maintenance and/or repair and/or replacement of sewer lines and appurtenances thereto, together with the right of ingress and egress to and from the Easement Area and right-of-way for all purposes necessary and relating thereto installation, operation and maintenance of utility ingress, egress, and access (the “**Sewer Easement**”) over, under and across the Easement Area.

3.1. Maintenance and Repair. North Bend shall have the duty and hereby covenants to maintain the sewer lines and appurtenances located in the Easement Area in good condition and repair.

3.2. Non-Interference. Except for the roadway surface, no building, fence, wall, rockery, trees, shrubbery, or obstruction of any kind shall be erected or planted within the Easement Area without the written permission of the Public Works Director for the City of North Bend or its designee. Except as provided in the preceding sentence, 90 NB retains the right to use the Easement Area so long as said use does not interfere with North Bend’s exercise of the rights granted herein

3.3. Temporary Construction Easement. 90 NB hereby grants to North Bend a non-exclusive temporary construction easement (the “**Temporary Construction Easement**”) over, under and across the Easement Area for the purposes of constructing and installing the sewer lines and appurtenances thereto and otherwise performing North Bend’s duties and obligations under the Sewer Easement. This Temporary Construction Easement shall automatically terminate (the “**Termination Date**”) upon North Bend’s completion of the construction and installation of the sewer lines and the repair and restoration obligations in Section 3.4 herein.

3.4. Restoration. North Bend agrees to restore any portion of the Easement Area which is disturbed during the exercise of the rights granted herein, including any landscaping, to as good of a condition as existed immediately before North Bend’s exercise of said rights.

4. Covenants Running with the Land. The easements and the limitations, covenants, conditions, and restrictions granted, reserved or otherwise set forth herein (collectively, the “**Covenants**”) are not intended to be personal, but shall run with the land, and shall in all respects constitute covenants enforceable at law and in equity, and servitudes burdening the land. The Covenants shall inure to the benefit of and be binding upon the Parties and their respective successors and assigns.

5. Governing Law. The validity of this Agreement, the interpretation of the rights and duties of the Parties hereunder and the construction of the terms hereof shall be governed in accordance with the internal laws of the State of Washington.

6. Attorneys Fees. In the event of any action or proceeding at law or in equity between the Parties to enforce or interpret any provision of this Agreement or to protect or establish any right or remedy of any such Party, the non-prevailing Party in such action or proceeding shall pay to the prevailing Party all costs and expenses, including, without limitation, reasonable attorneys’ fees and expenses, incurred in such action or proceeding and in any appeal in connection therewith by such prevailing Party, whether or not such action, proceeding or appeal

is prosecuted to judgment or other final determination. The term "prevailing Party" shall include, without limitation, a Party who obtains substantially the relief sought in the action or proceeding, whether by compromise, settlement or judgment. If such prevailing Party shall recover judgment in any such action, proceeding or appeal, such costs, expenses and attorneys' fees shall be included in and as a part of such judgment.

7. Amendment. This Agreement may only be amended in a writing signed by all Parties and recorded in the office of the King County Recorder.

DATED this ____ day of _____, 2025.

90 NB:

90 NB INVESTMENTS, LLC, a Washington limited liability company

By: Taylor Development, Inc., Manager

By: _____
Name: _____
Title: _____

North Bend:

CITY OF NORTH BEND,
a Washington municipal corporation

By: _____

Name: Mary Miller
Title: Mayor

STATE OF WASHINGTON)
) ss.
County of KING)

I certify that I know or have satisfactory evidence that Michael Aguerro is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Chief Financial Officer of Taylor Development, Inc., the Manager of 90 NB INVESTMENTS, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED _____.

Notary Public in And For the State of Washington, residing
at: _____
Name (printed or typed): _____
My appointment expires: _____

STATE OF WASHINGTON)
) ss.
County of King)

I certify that I know or have satisfactory evidence Mary Miller is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Mayor of the CITY OF NORTH BEND, a Washington municipal corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Type/Print Name of Notary.
Notary Public in And For the State of Washington, residing
at _____
My appointment expires: _____ .

EXHIBIT "A"
LEGAL DESCRIPTION OF ACCESS & SEWER EASEMENT

A 30-FOOT-WIDE STRIP PARCEL SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., KING COUNTY, WASHINGTON, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4;

THENCE SOUTH 89°58'59" EAST ALONG THE SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 944.13 FEET TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET NORTHEASTERLY OF, AS MEASURED PERPENDICULARLY TO, THE NORTHEASTERLY BOUNDARY OF PARCEL 'B' OF CITY OF NORTH BEND BOUNDARY LINE ADJUSTMENT NO. PLN 2023-0446, RECORDED AT INSTRUMENT NUMBER 20240516900011, RECORDS OF SAID COUNTY AND STATE, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE NORTH 54°20'03" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 1113.48 FEET TO THE COMMON LINE OF SAID SECTIONS 4 AND 5;

THENCE CONTINUING NORTH 54°20'03" WEST A DISTANCE OF 9.38 FEET TO THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY BOUNDARY SAID PARCEL 'B';

THENCE NORTH 35°36'50" EAST ALONG SAID NORTHEASTERLY PROLONGATION A DISTANCE 30.00 FEET;

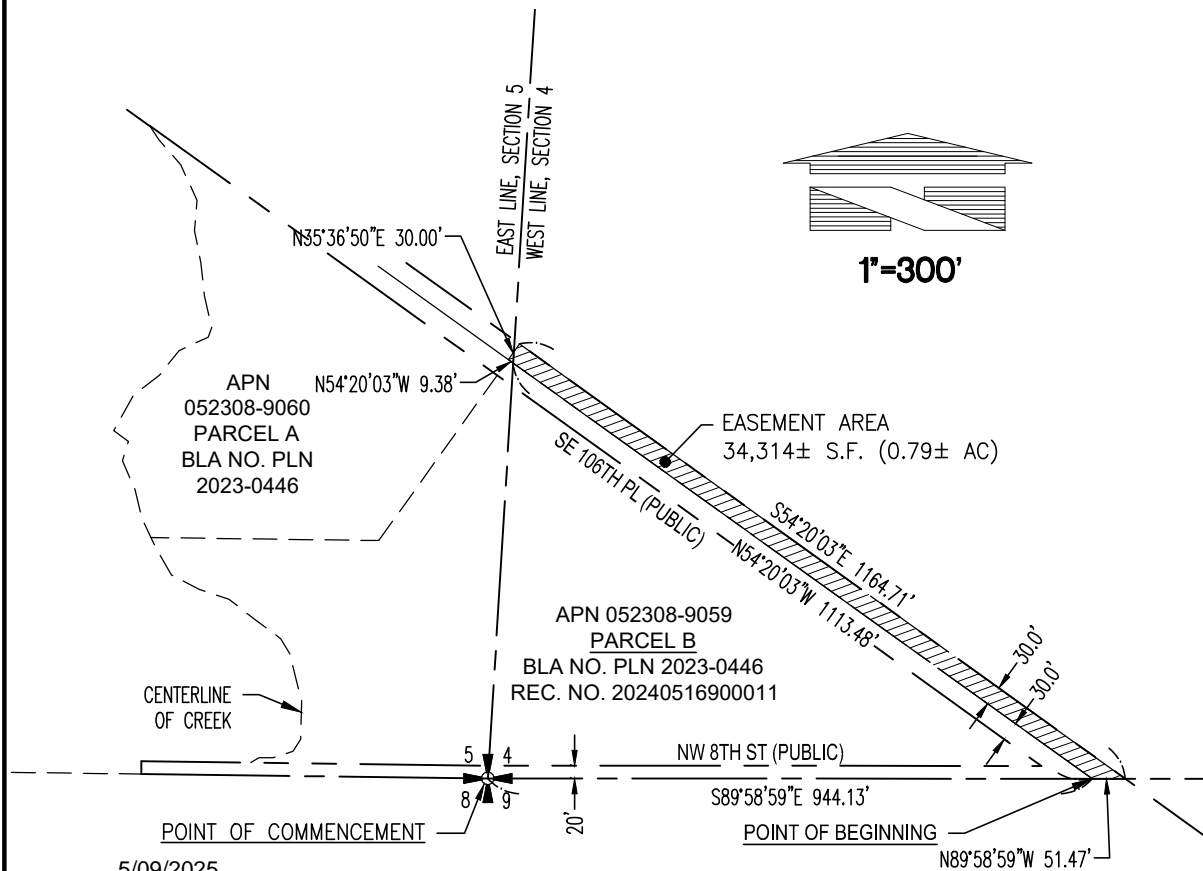
THENCE SOUTH 54°20'03" EAST, 1164.71 FEET TO SAID SOUTH LINE OF SECTION 4;

THENCE NORTH 89°58'59" WEST ALONG SAID SOUTH LINE A DISTANCE OF 51.47 FEET TO THE **POINT OF BEGINNING**.

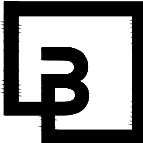
CONTAINS 34,314 SQUARE FEET (0.79 ACRES), MORE OR LESS.



EXHIBIT " B "



File:P:\23000s\23086\survey\23086-EXH04_ESMT.dwg Date/Time:5/9/2025 2:51 PM OWEN HILLE

SCALE: HORIZONTAL 1"=300' VERTICAL N/A	For: 90 NB INVESTMENTS, LLC	JOB NUMBER 23086
 Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com	Title: ACCESS & SEWER EASEMENT EXHIBIT	SHEET 1 of 1
DESIGNED _____	DRAWN JCW	CHECKED OBH APPROVED OBH DATE 5/09/25

After Recording Mail To:

90 NB Investments, LLC
Attn: Michael Aguero
15 Lake Bellevue Drive, Suite 102
Bellevue, WA 98005

QUIT CLAIM DEED

Coversheet Recording Information

GRANTOR: City of North Bend

GRANTEE: 90 NB Investments, LLC

LEGAL DESCRIPTION Ptn. Southeast 106th right-of-way, SE ¼ SE ¼ Sec. 4
& SW ¼ SW ¼ Sec. 5, Twp. 23N, R. 8E
The complete legal description is on Exhibit A.

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBERS:
N/A

The City of North Bend, a municipality organized under the laws of the State of Washington ("Grantor"), hereby conveys and quit claims to 90 NB Investments, LLC, a Washington limited liability company ("Grantee"), all of Grantor's right, title and interest in and to that portion of the Southeast 106th Street Right of Way which was vacated pursuant to Ordinance No. 1812, dated August 20, 2024, situated in King County, State of Washington,

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE FULLY INCORPORATED HEREIN.

Except for, and reserving to the City of North Bend all rights granted to the City of North Bend under the Access and Sewer Easement Agreement dated _____, 2025, granted by 90 NB Investments, LLC to the City of North Bend.

[Signature and Notary Acknowledgment on Next Page]

DATED this _____ day of _____, 2025.

GRANTOR:

CITY OF NORTH BEND

By: _____
Mary Miller, Mayor

STATE OF WASHINGTON)
)
County of King) ss.

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

Dated: _____

(Type/Print Name of Notary)
NOTARY PUBLIC in and for the State of
Washington, residing at _____
My commission expires: _____

EXHIBIT A

SOUTHEAST 106TH STREET RIGHT OF WAY VACATION LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST 106TH STREET RIGHT OF WAY IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., KING COUNTY WASHINGTON, AND LYING NORTHERLY OF THE NORTH RIGHT OF WAY MARGIN OF NORTHWEST 8TH STREET (FORMERLY KNOWN AS W.F. GARDNER COUNTY ROAD No. 635), BEING A LINE 20.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4, AND LYING SOUTHEASTERLY OF A LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5, BEING AND ENCASED 5/8 INCH BRASS PLUG WITH PUNCH, 0.6 FEET BELOW GRADE, IN THE CENTERLINE OF NORTHWEST 8TH STREET;

THENCE NORTH 03°29'02" EAST, ALONG THE EAST LINE OF SAID SECTION 5 FOR 614.70 FEET TO THE SOUTHWESTERLY RIGHT OF WAY MARGIN OF SOUTHEAST 106TH STREET;

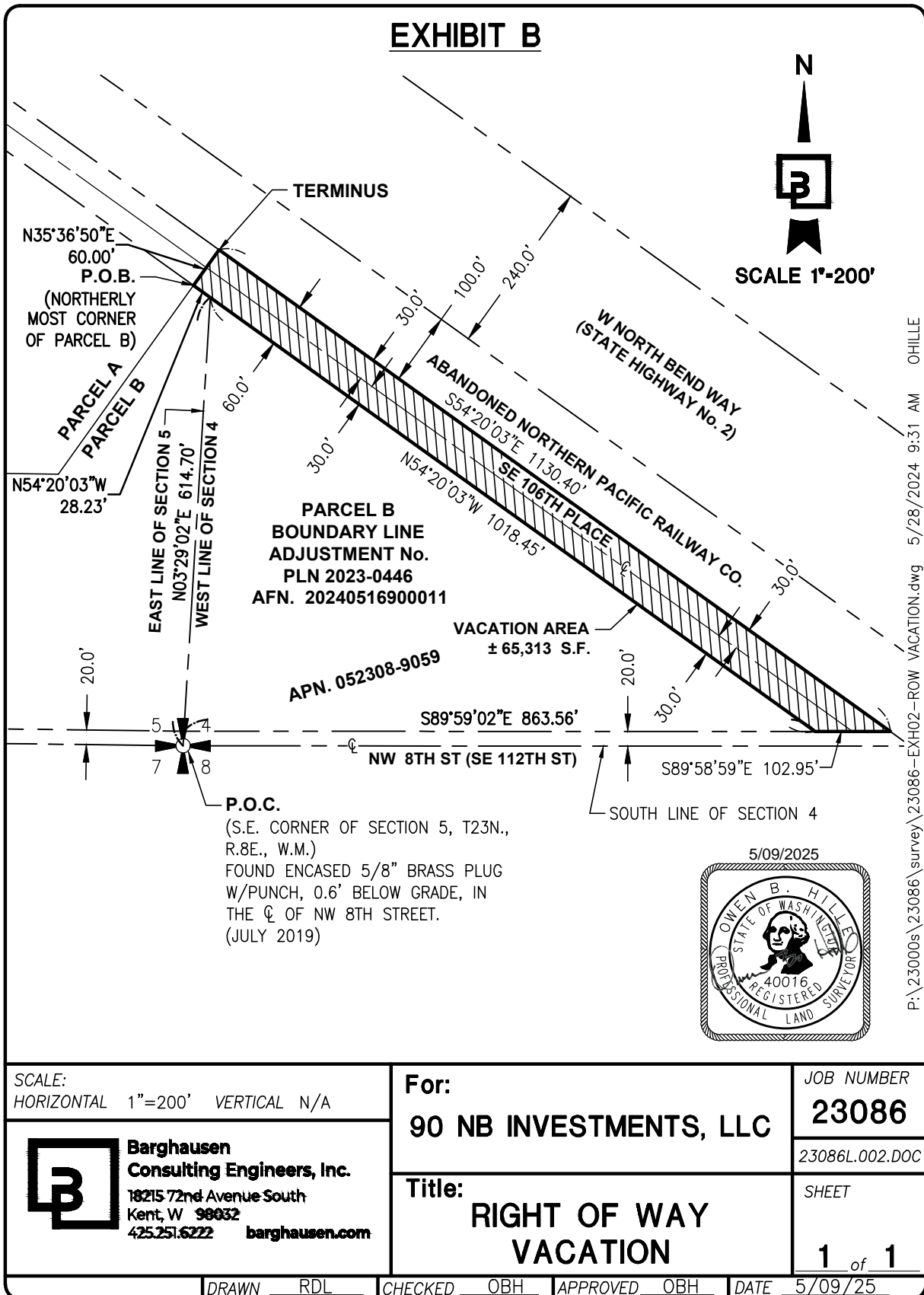
THENCE NORTH 54°20'03" WEST, ALONG SAID MARGIN, FOR 28.23 FEET TO THE NORTHERLY MOST CORNER OF PARCEL B OF BOUNDARY LINE ADJUSTMENT No. PLN 2023-0446, FILED UNDER KING COUNTY RECORDING No. 20240516900011, AND BEING THE **POINT OF BEGINNING** OF SAID LINE;

THENCE NORTH 35°36'50" EAST, 60.00 FEET TO THE NORTHEASTERLY RIGHT OF WAY MARGIN OF SOUTHEAST 106TH PLACE, BEING THE **TERMINUS** OF THIS DESCRIBED LINE.

CONTAINING 65,313 SQUARE FEET, MORE OR LESS.

5/09/2025





ORDINANCE 1812

**AN ORDINANCE OF THE CITY OF NORTH BEND,
WASHINGTON, VACATING A PORTION OF THE
PUBLIC RIGHT-OF-WAY OF ALM WAY ADJACENT
TO NW 8th STREET IN NORTH BEND WAY;
PROVIDING FOR SEVERABILITY; AND
ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, the City Council of the City of North Bend (“City”) initiated a potential vacation of a segment of the public right-of-way of Alm Way adjacent to NW 8th Street in North Bend Way, North Bend, Washington (“ROW”), through passage of Resolution No. 2113 on July 16, 2024; and

WHEREAS, upon passage of Resolution No. 2113, the City gave notice of the pendency of the Resolution and the time and place fixed for a public hearing regarding the potential ROW vacation in the manner required by state law and to allow public testimony regarding the ROW vacation; and

WHEREAS, the City further mailed a similar notice to the owners or reputed owners of all lots, tracts, or parcels of land or other property abutting the portion of the public ROW sought to be vacated, as such owners or reputed owners are shown on the rolls of the County Treasurer; and

WHEREAS, a public hearing was held on the vacation of said ROW on August 20, 2024; and

WHEREAS, the Council finds there are sufficient grounds for the vacation and that said portions of City ROW are not needed for any public purpose, and that vacation thereof would be in the public interest;

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

Section 1. Street Vacation and Reservation of Easements:

A. The following described portions of City right-of-way are hereby vacated:

The ROW legally described in Exhibit A attached hereto and depicted on the survey marked Exhibit B attached hereto, subject to an easement for public utilities.

B. The property lying in this described ROW shall inure and belong to those persons entitled to receive the property in accordance with RCW 35.79.040, conditions upon the following sections (C)-(D).

C. Reservation in favor of the City of a perpetual Nonexclusive Easement under, over, through and across the vacated right-of-way described in Subsection A of this Section for the purpose of laying, maintaining, and installing future and existing water, sanitary sewer, storm water facilities, and street lights, including street light conduits and power cabinets, and including a reservation in favor of the City of the right to grant easements for utilities over, under and on all portions of the vacated right-of-way as described above. The City shall have the absolute right, at times as may be necessary for immediate entry upon said Easement Area for the purpose of maintenance, inspection, construction, repair or reconstruction of the above improvements without incurring any legal obligation or liability. The owners of the adjacent properties agree and shall not in any way block, restrict or impede access and egress to or from said Easement Area, and/or in any way block restrict or impede full use of the real property within the Easement Area by the City for the above-described purposes. No building, wall, rockery, fence, trees, or structure of any kind shall be erected or planted, nor shall any fill material be placed within the boundaries of said Easement Area, without the express written consent of the City. Except as required or approved by the City, no excavation shall be made within three feet of said facilities. The surface level of the ground within the Easement Area shall be maintained at the elevation as currently existing.

This easement shall be a covenant running with the adjacent property parcels and burden said real estate, and shall be binding on the successors, heirs and assigns of all parties.

D. In accordance with RCW 35.79.030, the City reserves a non-exclusive access easement for public utilities, public vehicular access and a power easement over the Property to the adjacent parcel located at 1321 Alm Way, North Bend, Washington, owned by Tanner Electric Cooperative, a Washington corporation. The City grants Tanner Electric a utility easement over, under, through and upon the east 30 feet for the construction, operation, maintenance, repair, replacement, improvement, and removal of electrical distribution facilities. The owners of the adjacent property shall not erect any structures and shall not place trees or other obstructions on the easement that would interfere with Grantee's rights.

Section 2. Consideration for Street Vacation: In consideration for the vacation of the portion of ROW legally described in Section 1 of this ordinance, 90 NB Investments LLC, also known as "Vector", shall pay Three Hundred Thirty-Seven Thousand, Eight Hundred Fifty-Eight and No/100 Dollars (\$337,858.00) to the City of North Bend.

The vacation authorized by this ordinance shall not become effective, and the recording of this ordinance pursuant to Section 3 herein, shall not occur until the City receives Three Hundred Thirty-Seven Thousand, Eight Hundred Fifty-Eight and No/100 Dollars (\$337,858.00) for the property described in Section 1 of this ordinance.

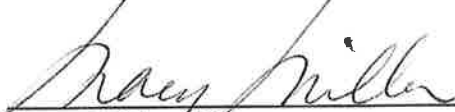
Section 3. Recording With County Auditor: Pursuant to RCW 35.79.030, the City Clerk or her designee is hereby requested to deliver and have recorded with the King County Auditor a certified copy of this ordinance and the two quit claim deeds after their execution.

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 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 20TH DAY OF AUGUST, 2024.

CITY OF NORTH BEND:


Mary Miller, Mayor

APPROVED AS TO FORM:


Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Published: August 21, 2024
Effective: September 4, 2024



Susie Oppedal, City Clerk

EXHIBIT A

SOUTHEAST 106TH STREET RIGHT OF WAY VACATION LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST 106TH STREET RIGHT OF WAY IN THE SOUTHWEST QUARTER OF SECTION 4, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., KING COUNTY WASHINGTON, AND LYING NORTHERLY OF THE NORTH RIGHT OF WAY MARGIN OF NORTHWEST 8TH STREET (FORMERLY KNOWN AS W.F. GARDNER COUNTY ROAD No. 635), BEING A LINE 20.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 4, AND LYING SOUTHEASTERLY OF A LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4, BEING AND ENCASED 5/8 INCH BRASS PLUG WITH PUNCH, 0.6 FEET BELOW GRADE, IN THE CENTERLINE OF NORTHWEST 8TH STREET;

THENCE NORTH 03°29'02" EAST, ALONG THE WEST LINE OF SAID SECTION 4, FOR 614.70 FEET TO THE SOUTHWESTERLY RIGHT OF WAY MARGIN OF SOUTHEAST 106TH STREET;

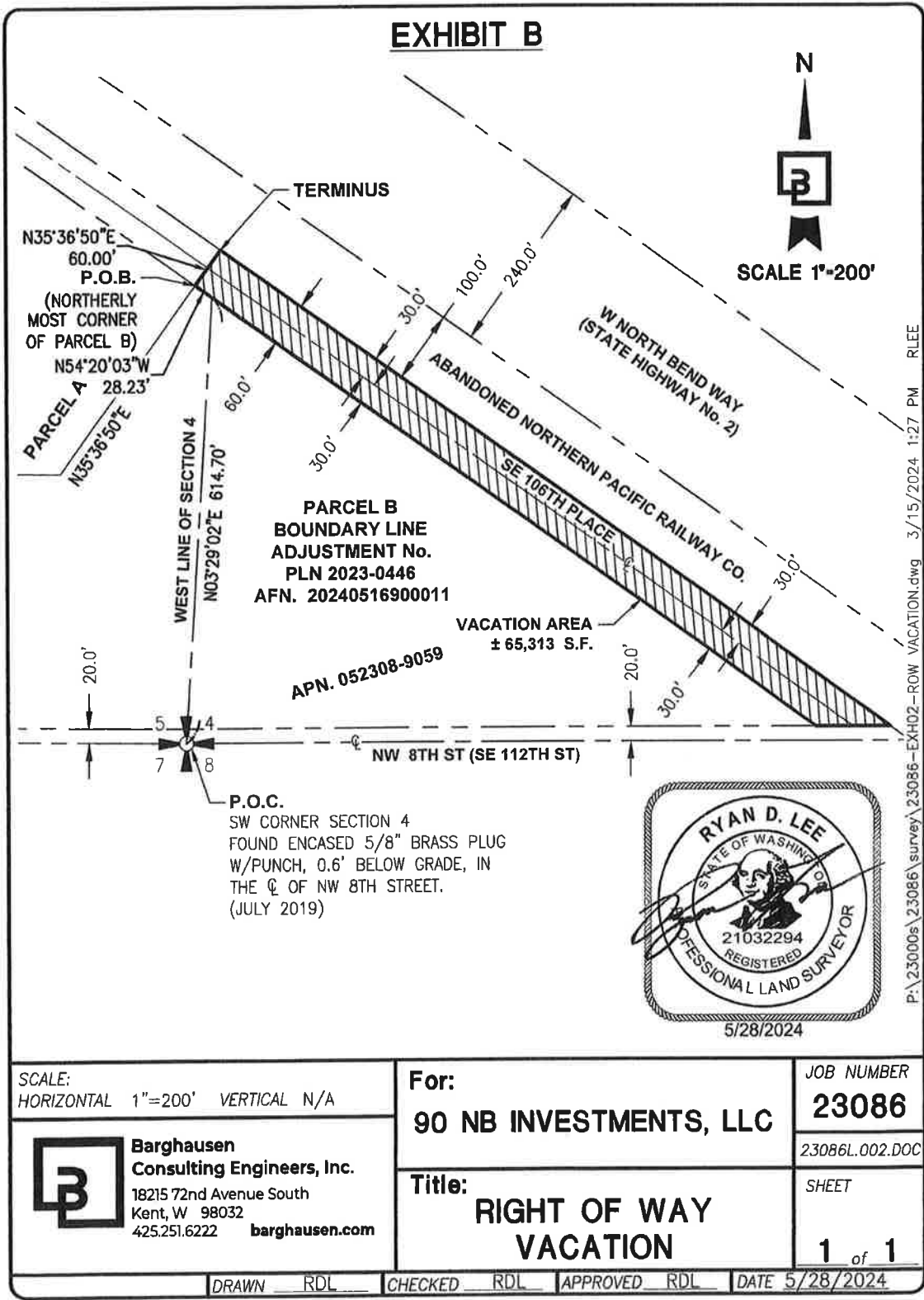
THENCE NORTH 54°20'03" WEST, ALONG SAID MARGIN, FOR 28.23 FEET TO THE NORTHERLY MOST CORNER OF PARCEL B OF BOUNDARY LINE ADJUSTMENT No. PLN 2023-0446, FILED UNDER KING COUNTY RECORDING No. 20240516900011, AND BEING THE **POINT OF BEGINNING**;

THENCE NORTH 35°36'50" EAST, 60.00 FEET TO THE NORTHEASTERLY RIGHT OF WAY MARGIN OF SOUTHEAST 106TH PLACE, BEING THE **TERMINUS** OF THIS DESCRIBED LINE.

CONTAINING 65,313 SQUARE FEET, MORE OR LESS.



23086 – 90 NB INVESTMENTS, LLC
23086L.002.DOC – RDL
MAY 28, 2024





City Council Agenda Bill

SUBJECT:		Agenda Date: August 20, 2024		AB24-077	
Public Hearing and Ordinance Vacating a Portion of City of North Bend Right-of-Way of Alm Way		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 – Rebecca Deming			
		Finance – Martin Chaw			
		Public Works – Mark Rigos, P.E. X			
Cost Impact: \$337,858					
Fund Source: Private Party					
Timeline: Immediate					
Attachments: Ordinance, Exhibit A - Legal Description, Exhibit B - Vicinity Map, Draft Easement Legal Description & Map, Public Hearing Notice					
SUMMARY STATEMENT: <p>In early 2024, Vector Development (Vector) approached the City of North Bend to determine if the City would be interested in vacating a portion of Alm Way (less commonly called SE 106th Street) public right-of-way (ROW). Vector offered the City \$337,858 for the vacation. 90 NB Investments LLC is a company that Vector formed after purchasing the property from Puget Sound Energy. Vector is the abutting property owner to the west of Alm Way and is developing tax parcel number 052308-9059 for a commercial building. Vector's proposal was informally brought forward to City staff in early 2024, and to the City's Transportation and Public Works (TPW) Committee at its meeting on March 26, 2024. There seemed to be a favorable response by the TPW Committee. At that time, an agenda bill had not been prepared. For the May 28, 2024 TPW Committee Meeting, an agenda bill was included along with Vector's proposal from the newly formed 90 NB Investments, LLC company who owns the subject site.</p> <p>There are several reasons why City staff support the ROW vacation. These include:</p> <ol style="list-style-type: none"> 1. A property owner is willing to pay the City \$337,858 for this 60-foot-wide ROW. This is the fair market value for the land per a city consultant appraiser, Sova Appraisal. The offered cost per square foot is the same amount per square foot that Vector paid several years ago when it purchased the property from Puget Western. 2. The City could use these funds to help build or improve infrastructure in this area of the City. For example, the funds could be used for a watermain replacement on NW 8th Street and/or a new watermain extension on NW 14th Street. State Law requires that at least one-half of ROW vacation proceeds must be used on acquisition, improvement, development, and related maintenance of public open space or transportation capital projects within the City. 3. Tanner Electric is one of the few, if only, nearby property owners who uses Alm Way on a regular basis. If the 60-foot ROW is vacated, the City will reserve a 30-foot wide public access and utilities easement on the outer (east) 30 feet of the 60-foot wide corridor. Thus, the City, Tanner Electric, and the public will still have legal access to use the corridor. 4. Tanner Electric staff did not seem overly concerned about the potential vacation, provided they retained 24/7 access through the corridor. 5. Vector would increase its proportional payment assessment share of the ongoing Meadowbrook Sewer ULID costs due to an expanding site area, which would thereby slightly proportionally decrease the future Meadowbrook Sewer ULID assessments to the other 67 property owners. 6. The City has no short-term or long-term plans to re-build the former bridge over Alm Way, which is immediately west of the Tanner Electric sub-station. 					

City Council Agenda Bill

If this vacation is approved, then there are a few notes about this 60-foot-wide ROW conversion to a 30-foot wide public easement to be aware of:

- A. The City will require Vector, as part of its development, to provide a minimum 20-foot wide paved fire lane (marked and signed) corridor open at all times so that Tanner Electric can drive through the new easement area.
- B. The new 30-foot-wide easement will contain a looped watermain (to be built by Vector).
- C. The new 30-foot-wide easement will contain a new sewer pipe (to be built by the City) as part of the Meadowbrook Sewer ULID.
- D. The new easement will also be able to contain power lines.

On July 16, 2024, the City initiated ROW vacation proceedings for a segment of the subject ROW on Alm Way in North Bend, which is located north of NW 8th Street. Pursuant to chapter 35.79 RCW, the City passed a Resolution that scheduled a public hearing to consider the vacation of the subject ROW, which public hearing shall be held no sooner than 20 days nor later than 60 days from the date of passage of the resolution. The Public Hearing is being held on August 20, 2024.

The public hearing notice was published in the Snoqualmie Valley Record on July 26, 2024 and the public hearing will take place during the regular City Council Meeting on Tuesday, August 20, 2024. If the Ordinance is passed, pursuant to RCW 35.79.030, the City Clerk or her designee shall deliver and have recorded with the King County Auditor a certified copy of the Ordinance after its execution.

City staff recommend Alm Way be vacated for the amount offered. In addition, a 30-foot-wide public utilities, access and power easement will be granted by Vector.

APPLICABLE BRAND GUIDELINES: Design Standards

COMMITTEE REVIEW AND RECOMMENDATION: This item was brought up during the Transportation and Public Works Committee meeting on May 28, 2024 and was recommended for approval and placement on the Main Agenda for discussion.

RECOMMENDED ACTION: Motion to approve AB24-077, an ordinance vacating a portion of City right-of-way of Alm Way, as a first and final reading.

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
August 20, 2024	Passed Ordinance 1812	7-0



City Council Agenda Bill

SUBJECT:		Agenda Date: September 16, 2025		AB25-098
Resolution Acknowledging Completion of the Shoreline Public Access and Trail Plan and Adopting the Plan to Guide Future City Planning and Projects		Department/Committee/Individual		
		Mayor Mary Miller		
		City Administrator – Amber Emery		
		City Attorney – Kendra Rosenberg		
		City Clerk – Susie Oppedal		
		Administrative Services – Lisa Escobar		
		Comm & Econ Development – James Henderson		
		Finance – Martin Chaw		
		Public Works – Mark Rigos, P.E.		
Cost Impact: NA		Senior Planner- Jamie Burrell		X
Fund Source: NA				
Timeline: Immediate				
Attachments: Resolution, Exhibit A – Shoreline Public Access and Trail Plan				
<p>SUMMARY STATEMENT:</p> <p>The Shoreline Public Access and Trail Plan (the “Plan”) aims to identify the best locations for improvements to and expansions of visual and/or physical public shoreline access. Consistent with State law and private property rights, public access rights and public safety are maintained.</p> <p>The City of North Bend received funds from the Department of Ecology (“DOE”) for the Plan. The City was initially awarded \$100,000 and then received a contract amendment for an additional \$10,000. The City contracted with DCG/Watershed to ensure the deliverables met the grant requirements for reimbursement. The City developed a Public Engagement Plan which included an online survey with 221 participants, two well-attended open houses (hosted by the North Bend Parks Commission), and an advisory group charette with project partners including King County, Si View Parks, Mountains to Sound Greenway Trust, and the Snoqualmie Tribe. GIS scoring methodology with City staff was used to rank conceptual projects that may or may not be pursued in the future.</p> <p>The North Bend Parks Commission provided a recommendation for approval of the Plan on June 25, 2025. Staff recommends approval of the Resolution, memorializing Council’s adoption of the Plan and indicating Council’s support for future projects identified in the Plan. Council’s adoption of the Plan allows the City to rely on the Plan in amending or updating the City’s Shoreline Master Program and allows the City to seek State funding for the projects identified.</p>				
<p>APPLICABLE BRAND GUIDELINES: Performing a Shoreline Public Access and Trail Plan is consistent with and upholds several brand guidelines, including ensuring sustainably managed growth, commitment to invest in the City and foster community engagement and pride, and planning for a variety of recreation opportunities.</p>				
<p>COMMITTEE REVIEW AND RECOMMENDATION: The Community & Economic Development Committee (“CED”) reviewed this item at its August 19, 2025, meeting and recommended approval and placement on the September 16, 2025 City Council Main Agenda. The CED Committee reviewed the draft plan with staff and consultants during their meetings on March 18th and May 20th.</p>				
<p>RECOMMENDED ACTION: MOTION to approve AB25-098, a resolution acknowledging completion of the Shoreline Public Access and Trail Plan and adopting the Plan to guide future City planning and projects.</p>				

City Council Agenda Bill

RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
September 16, 2025		

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, ACKNOWLEDGING COMPLETION OF THE SHORELINE PUBLIC ACCESS AND TRAIL PLAN AND ADOPTING THE PLAN TO GUIDE FUTURE CITY PLANNING AND PROJECTS

WHEREAS, on October 2, 2023, the City of North Bend (“City”) was awarded \$100,000.00 from the Washington Department of Ecology (“DOE”) to develop a Shoreline Public Access and Trail Plan (the “Plan”), and an additional \$10,000 was awarded via a contract amendment on May 8, 2025 (collectively, the “Grant Agreement”); and

WHEREAS, the purpose of the Plan is to help implement the North Bend Shoreline Master Program consistent with WAC 173-26-221(4), to identify local needs and opportunities to serve the public interest, and support the policies of the Shoreline Management Act (RCW 90.58.020); and

WHEREAS, the City has complied with all other applicable local ordinances, City policies and state laws, including public participation requirements and the DOE requirements in preparing the Plan; and

WHEREAS, City Council passage of this Resolution will formally adopt the Plan, informing future Shoreline Master Program amendments and periodic updates and making the possible City projects identified in the Plan eligible for Recreation and Conservation Office and other potential State grant funding; and

WHEREAS, the City transmitted the Plan to the DOE for approval along with all of the necessary grant close out materials on July 28, 2025; and

WHEREAS, the City Council finds that approval and adoption of the Plan is in the best interest of the public health, safety and welfare;

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

Section 1. The City Council acknowledges completion of the Shoreline Public Access and Trail Plan, finds that the City of North Bend has fulfilled all requirements of the Grant Agreement, and adopts the Shoreline Public Access and Trail Plan, hereto attached as Exhibit A, to guide the City’s future planning efforts and project selection.

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 16TH DAY OF
SEPTEMBER, 2025.**

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Mary Miller, Mayor

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Effective:
Posted:

Susie Oppedal, City Clerk

CITY OF NORTH BEND
**North Bend Shoreline
Public Access and
Trail Plan**

JULY 2025



Acknowledgments



Prepared for:
City of North Bend
Jamie Brunell
Senior Planner
(425) 888-7642

Agency Reference:
SEASPC-2325-NorBen-00032_120623

Facet Number:
2308.0024.00

Thank you to the City and Contributing Participants for their involvement in the creation of this document.

- Mary Miller**, Mayor
- Brenden Elwood**, Councilmember
- Alan Gothelf**, Councilmember
- Christina Rustik**, Councilmember
- Mark Joselyn**, City Councilmember and Si View Metropolitan Parks District Commissioner
- Heather Koellen**, Councilmember
- Suzan Torguson**, Councilmember
- Errol Tremolada**, Councilmember
- Mike McCarty**, City of North Bend Parks
- Jamie Burrell**, City of North Bend Planning
- Travis Stombaugh & Kyle Braun**, Si View Metropolitan Parks District
- Mark Rigos**, City of North Bend Public Works
- Susan Kingsbury-Comeau**, Mount Si Senior Center

- Rick Arons**, North Bend Escapes (Airbnb on river)
- Ryan Lewis, Ezekiel Rohloff, & Jaime Martin**, Snoqualmie Indian Tribe
- Martin Maisonnierre**, Development Commission (Chair of Commission)
- Jessica Self**, North Bend Downtown Foundation
- Luke Talbot**, Compass Outdoors
- Trevor Kostanich**, Mountains to Sounds Greenway
- Thomas O'Keefe**, American Whitewater
- Richelle Rose**, King County Parks
- Elissa Ostergaard & Norah Kates**, King County Water and Land Resources
- Michelle Clark**, King County Flood Control District (Executive Director)
- Chrys Bertolotto**, King County Flood Control District (Project/Program Manager)



Prepared for:
City of North Bend
Jamie Brunell
Senior Planner
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Agency Reference: SEASPC-2325-NorBen-00032_120623
Facet Number: 2308.0024.00

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FACET



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CHAPTER 1

Purpose and Intent



CHAPTER 1

Purpose and Intent

1.1 Introduction to the Planning Process

The City of North Bend is advancing planning related to public access to the Middle Fork and South Fork Snoqualmie River shorelines. This Public Shoreline Access Plan addresses shorelines jurisdiction, including rivers, floodways, land within 200 feet of the high-water mark, and associated wetlands within the 100-year floodplain. To understand the community's priorities for shoreline access, the City has developed this Plan help implement both the City's Shoreline and Parks Elements of their Comprehensive Plan and become eligible for future grant funding considerations as potential project ideas progress. This plan aims to identify the best locations for improvements to and expansions of visual and physical public shoreline access, to focus City and community resources effectively. *The goal of this project is to document conceptual level options for future capital improvements or further planning studies through the following ways:*

1. **Increase public access** and recreational opportunities to publicly owned shoreline areas (RCW 90.58.020(5)).
2. **Protect private property rights**, public access rights, and public safety (WAC 173-26-221(4)).
3. **Foster** a prompt, predictable, and uncomplicated shoreline permitting process.
4. **Alleviate Trailhead congestion**, shoreline degradation, trash accumulation, and trespass at informal and/or poorly planned shoreline access areas.



The next step for these options is to continue to vet feasibility, follow mitigation sequencing, advance design, maintain public support, and obtain funding to move them forward. The plan intends to both protect and enhance environmentally sensitive areas by proposing improvements in balance with restoration. This plan also aims to create a cohesive network of access points and shoreline trails, enhancing recreational opportunities for residents and visitors. The ideas introduced are informal concepts for further discussion, not planned actions.

The projects described in this document are recommended for the City of North Bend. *The goal of moving forward these project concepts is to improve SMP implementation and address unmet shoreline planning needs in line with the community vision and local economy, including:*



Increase public access to publicly owned areas of the shorelines (RCW 90.58.020(5)).



Increase recreational opportunities for the public in the shoreline (RCW 90.58.020(6)).



Protect private property rights, public access rights, and public safety (WAC 173-26-221(4)).



Foster a prompt, predictable, open, and uncomplicated shoreline permitting process.



Alleviate trailhead congestion, shoreline degradation, trash accumulation, trespass, and other neighborhood impacts at informal and/or poorly planned shoreline access areas.

1.1.1 Needs

The City of North Bend and surrounding region have experienced steady population growth within the last 20 years. This growth has led to higher demand for recreational opportunities, especially those associated with the Snoqualmie River. While recreation impacts are not as severe as other development types, they can still impact wildlife, the habitats they rely on, and the public land we value. The City can plan and manage where, how, and what type of recreation use occurs.

As supported by the Shoreline Management Act (SMA) at the state level, planning for shoreline public access enhancements—in tandem with targeted environmental protection measures—is a great opportunity to coordinate investments that protect shoreline resources and the environment. Engaging the public helps identify shoreline use and recreational priorities when planning for access.

This plan serves as a supplement to the City’s adopted Shoreline Master Program codified under North Bend Municipal Code (NBMC) 14.20, the Shoreline Analysis Report, Parks Element of the City’s Comprehensive Plan, and other agency long-range planning efforts. This plan was funded by the Department of Ecology Shoreline Master Program Competitive Grant Pilot Program for the 2023–25 biennium (Grant Number SEASPC-2325-NorBen-00032).



1.1.2 Goals and Objectives

The Shoreline Public Access & Trail Plan will:



Gather feedback via engagement efforts with both the community, Tribes and stakeholders in a variety of formats. Information gathering will focus on understanding public access program needs, identifying gaps, and prioritizing opportunities for improvements. Engagement efforts include an online survey, two public open houses, and an advisory group charrette.



Establish a defensible and transparent plan that aligns with site inventory and analysis, existing plans, community and advisory group feedback, and GIS scoring. The plan will include mapping of existing shoreline public access and recreational features and developing concepts for key sites or corridors. Proposed public access improvements will be reviewed through a mitigation sequencing lens to ensure no net loss of shoreline ecological function.



CHAPTER 2 Background



CHAPTER 2

Background

2.1 Regional Context and Connectivity

Positioned approximately 30 miles (48 km) east of Seattle (on the edge of its metropolitan area) along Interstate 90, North Bend lies at the foot of the Cascade Range, near Snoqualmie Pass. As of the 2020 census, its population is 7,461.

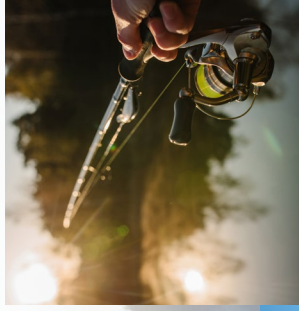
The city's character has evolved significantly since the closure of Weyerhaeuser's Snoqualmie sawmill, transitioning into a thriving residential area for commuters working in Seattle and Bellevue. North Bend gained prominence through David Lynch's television series *Twin Peaks*, which featured several local filming locations. Additionally, it hosts Nintendo North Bend, the primary production and distribution hub for the video game console manufacturer in North America.

The area now known as North Bend holds deep historical significance for the Snoqualmie Indian Tribe, who have lived in the region for thousands of years. The Snoqualmie Prairie, located southeast of Snoqualmie Falls, served as the ancestral territory for hunting, foraging, and community life. This prairie is situated within the upper Snoqualmie Valley, encompassing landmarks such as the Snoqualmie River fork confluence, Mount Si, and the western slopes of the Cascade Range.

North Bend boasts a diverse parks, recreation, and open space system, enhanced by a variety of outdoor resources and opportunities offered by county, state, and federal agencies. More than 21% of the land within city limits and Urban Growth Area (UGA) is publicly owned, encompassing parks, public facilities, wildlife habitats, and open space areas. Consequently, the outdoor recreation options available in and around North Bend are exceptional.

Activities such as hiking, fishing, horseback riding, cycling (both mountain and road), rock climbing, skiing, river sports, nature observation, and exploration of scenic landscapes are often just a short distance from city limits. Mount Si, rising dramatically from the Valley floor, is home to popular trailheads just a five-minute drive from downtown. Snoqualmie Pass, a renowned ski destination, is located only thirty minutes away. This region also provides access to year-round recreational opportunities within the Mount Baker-Snoqualmie National Forest, including nationally recognized destinations such as the Alpine Lakes Wilderness Area and Pacific Crest Trail.

Many individuals choose North Bend as their home, and visitors are drawn here, largely due to its small-town atmosphere and impressive array of local and regional outdoor recreation opportunities. Over the years, surveys conducted by the City and various recreation organizations consistently highlight community priorities such as preserving the small-town character and protecting natural areas. As North Bend experiences rapid growth, addressing the City's evolving needs for parks, recreation, wildlife habitats, and open space will be vital to maintaining its appeal as a desirable rural community.





2.2 Shoreline Management Act

In November 1972, Washington State citizens voted to enact the Shoreline Management Act (SMA) of 1971. The SMA's primary objectives include protecting the environment along shorelines, promoting public access to these areas, and encouraging suitable development that supports water-related uses. These policies are especially pertinent for shorelines of statewide significance, such as the Middle Fork Snoqualmie River, which boasts a flow exceeding 1,000 cubic feet per second (cfs) (see Figure 1 on next page).

A Shoreline Master Program (SMP) serves as a comprehensive framework encompassing goals, policies, regulations, and a Shoreline Environment Designation map to manage shoreline development in alignment with the SMA (RCW 90.58). It adheres to the Washington State Department of Ecology's SMP Guidelines (WAC 173-26) and Shoreline Management Permit and Enforcement Procedures (WAC 173-27). The SMP provisions fulfill the mandates of the SMA and integrate with the City's broader land use regulation system. Under RCW 36.70A.480, the SMP's goals and policies are considered integral to the North Bend Comprehensive Plan, as required by the Growth Management Act. All other SMP components, including regulatory uses, form part of the City's development regulations within the Shoreline Management Act framework.

Public access is identified as one of the top priorities of Washington's SMA. Therefore, planning efforts under this Act are designed to ensure compliance with this core policy while prioritizing goals and policies that enhance the environment. *Planning under this Act and state law must ensure:*

"As a part of the SMP, prepare and implement a Shoreline Restoration Plan that includes identification of key areas for public access, restoring habitat connectivity of critical areas, protection and improvement projects, consistent with the City of North Bend Shoreline Analysis Report." [Chapter 9 – Shoreline Element (Res. 2086, Exhibit A) North Bend Comprehensive Plan 2024 (Ord. 1824)]

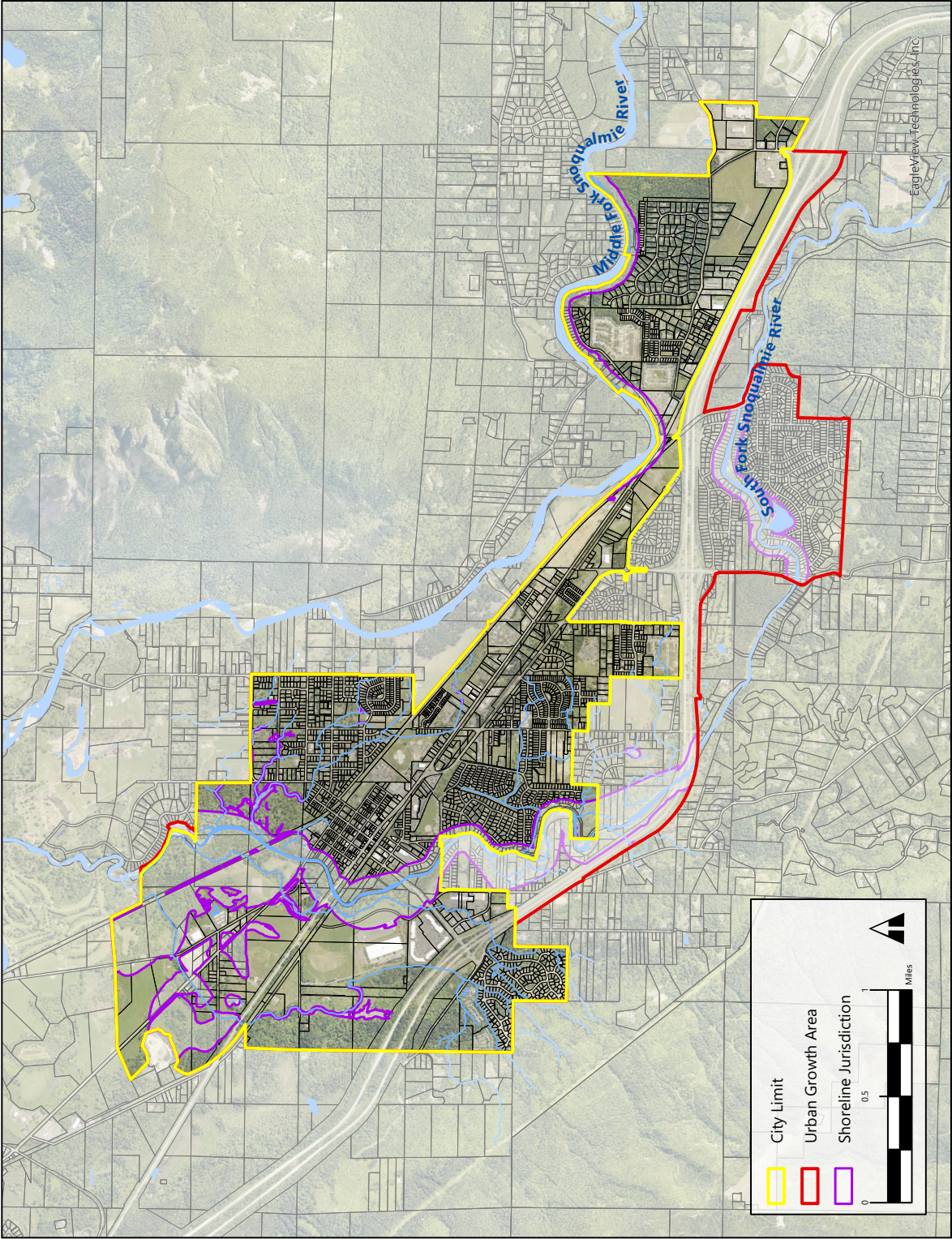
To further this, the City must also ensure:

"Alterations of the natural condition of the shorelines of the state, in those limited instances when authorized, shall be given priority for... shoreline recreational uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to shorelines of the state... the shorelines of the state and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines of the STATE." [WAC 173-26-176(3)(a)]

And:

"Alterations of the natural conditions of the shorelines of the state, in those limited instances when authorized, shall be given priority for... development that will provide an opportunity for substantial numbers of people to enjoy the shorelines of the state." [WAC 173-26-176(3)(b)]

Figure 1: Shoreline Jurisdiction Boundary, Urban Growth Area, and North Bend City Limits



2.3 Project Partners

Table 1: These project partners were identified and invited to participate in the analysis, planning, and/or review process:

ORGANIZATION	NAME	EMAIL
City of North Bend Parks	Mike McCarty	Mmccarty@northbendwa.gov
City of North Bend Planning	Jamie Burrell	Jburrell@northbendwa.gov
Si View Metropolitan Parks District	Travis Stombaugh, Kyle Braun	Tstombaugh@siviewpark.org; Kbraun@siviewpark.org
City of North Bend Public Works	Mark Rigos	mrigos@northbendwa.gov
City Council & Si View Metropolitan Parks District Commissioner	Mark Joselyn	Mjoselyn@northbendwa.gov; Mjoselyn3@comcast.net
Mount Si Senior Center	Susan Kingsbury-Comeau	Susan@mtsiseniorcenter.org
North Bend Escapes (Airbnb on river)	Rick Arons	Rick@northbendescapes.com
Snoqualmie Indian Tribe	Ezekiel Rohloff, Ryan Lewis, Jaime Martin, Joe Impecoven	Ezekiel.rohloff@snoqualmietribe.us; Ryan.lewis@snoqualmietribe.us; Jaime.martin@snoqualmietribe.us; Joe.Impecoven@snoqualmieTribe.us
Economic Development Commission	Martin Maisonpierre (Chair of Commission)	Mmaisonpierre@northbendwa.gov
North Bend Downtown Foundation	Jessica Self (Executive Director)	Jessica@northbenddowntown.org
Compass Outdoors	Luke Talbot	Luke@compassoutdooradventures.com
Mountains to Sounds Greenway	Trevor Kostanich	Trevor@relevantplanning.com; Trevorkostanich@gmail.com
American Whitewater	Thomas O'Keefe	Okeefe@americanwhitewater.org
King County Parks	Richelle Rose	Richelle.rose@kingcounty.gov
King County Water and Land Resources	Elissa Ostergaard, Norah Kates	Elissa.Ostergaard@kingcounty.gov; Nkates@kingcounty.gov
King County Flood Control District	Michelle Clark (Executive Director) Chrys Bertolotto (Project/Program Manager)	Michelle.clark@kingcounty.gov; Cbertolotto@kingcounty.gov

CHAPTER 3

**Design
Alternatives
Evaluation**

Photo: im3rd Media



CHAPTER 3

Design Alternatives Evaluation

ANALYSIS APPROACH

The City's shoreline public access planning relied on a diverse range of data sources and analytical methods as well as a diverse approach to soliciting review and receiving comments from the public to originate and evaluate design alternatives. Project analysis began with inventory of the project area (Figure 2: Wildlife Movement & Public Lands). Inventory was reviewed against research and existing planning documents. Finally, public input was integrated throughout the process.

The initial inventory was based on an online survey (see Appendix C) and close collaboration and site visits with Si View Metro Parks. This inventory resulted in documentation of 16 project ideas based on survey results, local knowledge, informal recreation patterns, and several years of informally solicited public comments, as reported by Parks staff. All

projects were in or connected to the shoreline jurisdiction. Then, a GIS methodology was used to inventory and analyze locations based on physical features, parcels/land use, and circulation networks. Additional site visits were conducted to further inventory existing conditions and access and ground-truth GIS information.

Next, background research, local landscape ecology, and the levee system were reviewed for applicability to this project. Research also included review of existing long-range planning efforts and documents that could include planning or projects within the same study area (Parks Plan, Comprehensive Plan, SMP, etc.). Finally, the approach incorporated public feedback to evaluate themes and types of public access.

Outreach included discussions with the city staff and representatives, an advisory board and the community (see Figure 2: Open House 1 - outreach exercise). Events varied from virtual to in-person and small group discussions to large open house events. The analysis and outreach refined the original list of 16 project ideas down to six design alternatives. The public then had the opportunity to rank these six projects and their preferred project types during a charrette. Final design alternatives were then further evaluated based on the public ranking, cost, alignment with long-range planning efforts, timeframe for construction, permitting requirements, and environmental impacts, resulting in a comprehensive score ranking.

Figure 2: Open House 1: Outreach Exercise



3.1 Inventory

3.1.1 Local Knowledge

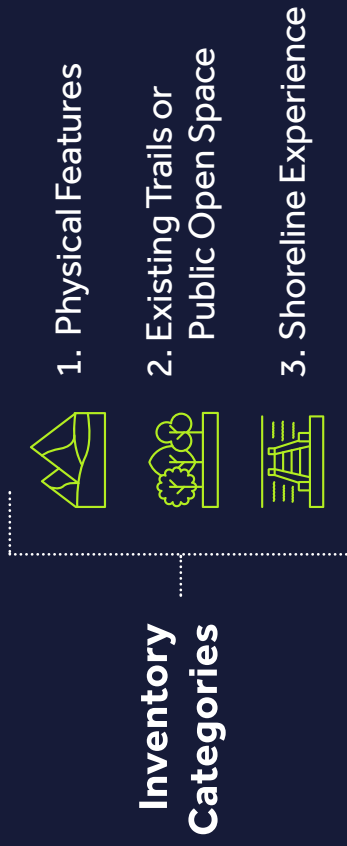
The initial inventory, conducted prior to the first public meeting, focused on gathering and documenting local knowledge by way of the online survey results and interviews and site visits with Si View Metropolitan Park District staff. This process focused on understanding whether there was existing informal recreation occurring in the project area, or if any project ideas had been repeatedly and informally proposed by the community on the survey or to the Park District staff. Project types included regional trail connections, river trail network segment extensions, water access points, water crossings, and trailheads. Projects were noted if they were in or connected to shoreline jurisdiction. They were displayed using graphics on an overview map and presented at the first public meeting. This public meeting gave city staff an opportunity to get feedback and make corrections to proposed project locations or inaccurate map data. Comments on the first public meeting maps were collected both passively by allowing attendees to mark-up maps, and actively during discussions that were documented through note taking. See Appendix D for the public meeting summary and the graphics displayed.

3.1.2 GIS Mapping /Geospatial Methodology

Utilizing available existing conditions GIS data, an inventory of local trails and facilities was created. This included pedestrian pathways, recreational trails, and sites within shoreline jurisdiction. The exercise objective was to establish a basis of information to support plan design and a framework for site analysis. The site analysis identified opportunities to address gaps and reduce conflicts. In addition, rights-of-way intersecting with shoreline jurisdiction were inventoried and reviewed for their potential as improvement project locations. A feature was defined as a public amenity and could include a beach area, trail, stair access, picnic area, restroom, or area cleared of vegetation to create physical or visual water access.



Photo: Facet



The inventory was sorted into three categories: **1) physical features**, **2) existing trails or public open space**, and **3) shoreline experience**.

The physical features category identified physical barriers and obstacles to public access, including private property, steep slopes, and wetlands. The existing trails or public open space category identified linear facilities, sidewalks, trails, parks, public rights-of-way, and any other public open space. The shoreline experience category identified attractions and destinations both formal and informal based on public input and mapped features.

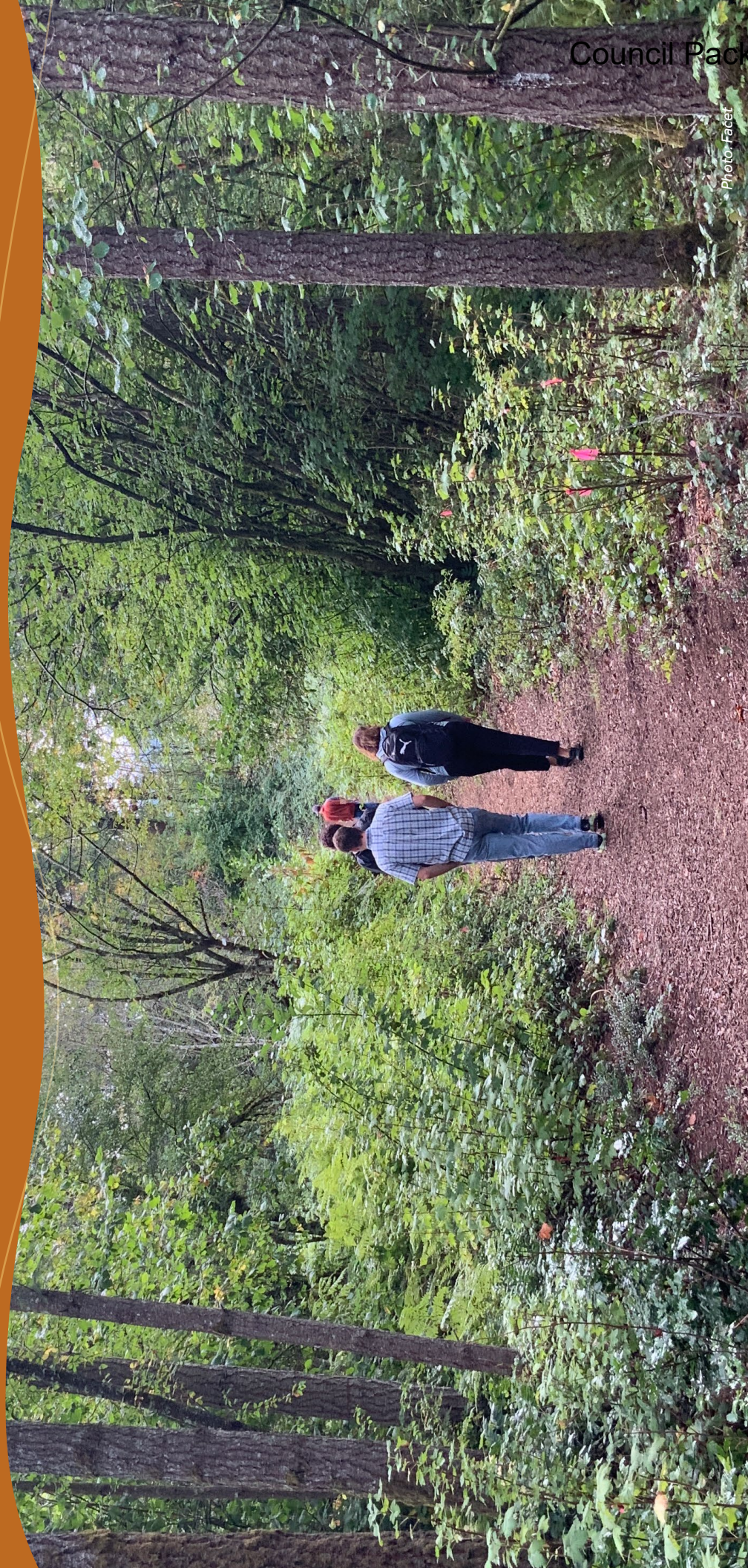


Photo: Facet

Research findings related to minimizing recreation impacts were applied to inventoried features to help determine which areas were most suitable for new amenities, while preserving other areas adjacent to these access improvements. By using the mapped data in conjunction with research and outreach (see Section 3.3), key sites for improvement concepts were identified. The different inventory layers were assigned scores based on how suitable the presence or absence of that feature would be for a proposed project. For example, a location on a flat slope

would have a high score (most favorable) whereas a steep slope would have a low or zero score (least favorable). Similarly, a wetland would have a low or zero score. Scoring for existing trails and public open spaces looked at proximities or potential connections to the shoreline jurisdiction area. Any areas with opportunities to make those connections received additional points. In locations where the public identified existing informal access, favorite views, or other popular shoreline experiences, additional points were assigned.

Locations were prioritized using the following factors and more:

- Avoids sensitive areas (like mapped wetlands)
- Targets publicly owned land
- Fills a gap between existing public areas to provide physical or visual access
- Targets areas in proximity to population density
- Aligns with locations that are near to or overlap current project proposals in other planning documents

See the GIS Methodology section for more information (See Figure 3: GIS Site Suitability Results Map).

3.1.3 Site Visits

The next analysis step was to visit potential project locations identified through mapping exercises and initial community feedback and observe local conditions. *During these site visits the following were observed:*

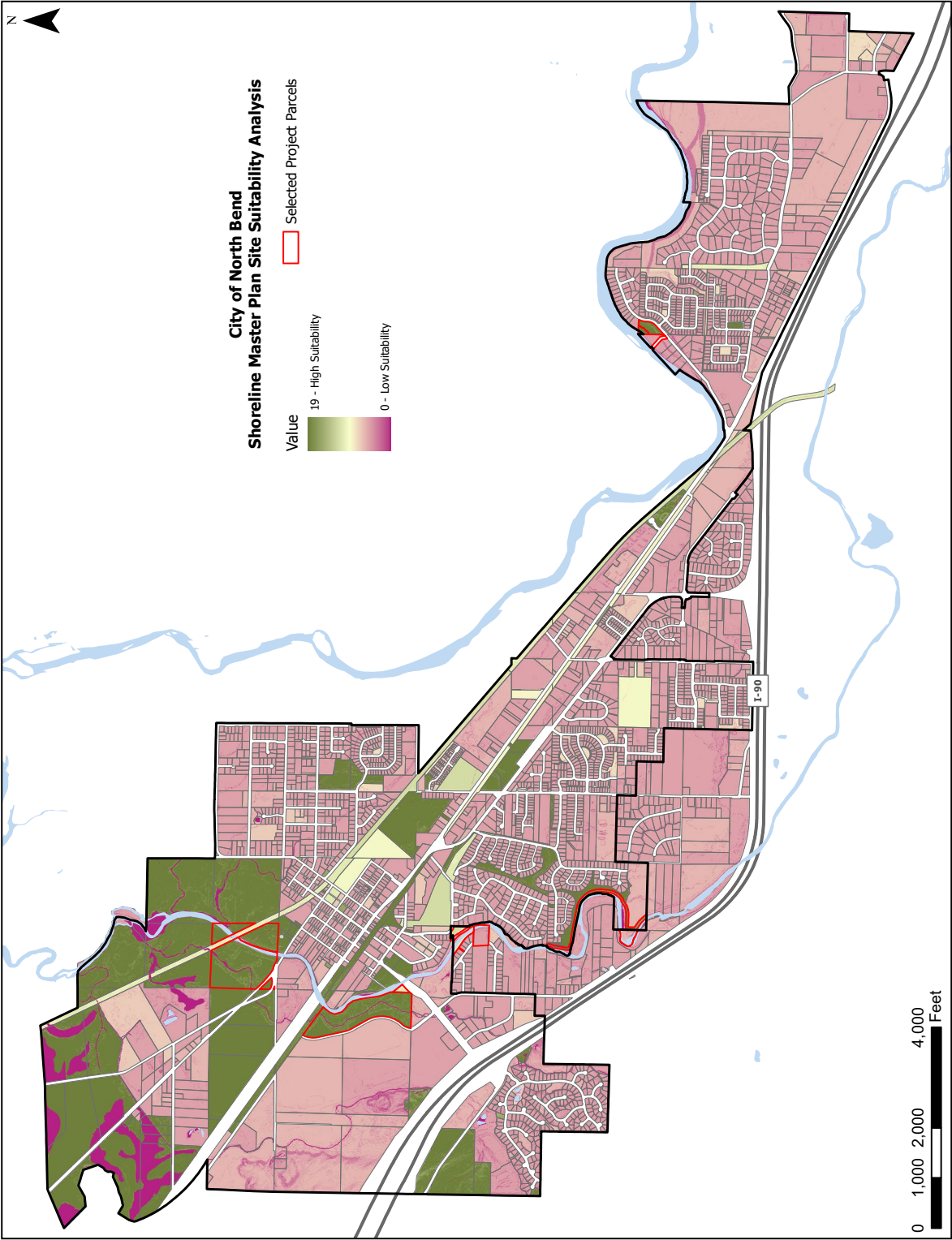
- △ **Vegetation.** Health of plants, presence of native vegetation, presence of invasive plants, signs of trampling.
- △ **Potential for restoration.** Opportunities for infill of native vegetation or invasive plant removal, to diversify plant species present, to add habitat features.
- △ **Signs of wildlife use or sensitive environmental features.**
- △ **Existing impacts.** Informal access paths, beaches, trash.
- △ **Adjacent uses and connections.** Proximity to buildings, parking, other amenities.
- △ **Accessibility.** Steepness, materials.
- △ **Current public use and visibility.**

These features were considered in the design of conceptual projects and the mitigation sequencing for any potential impacts that a project might cause.



Photos: Facet

Figure 3: GIS Site Suitability Results Map



3.2 Research and Use of Supporting Documentation

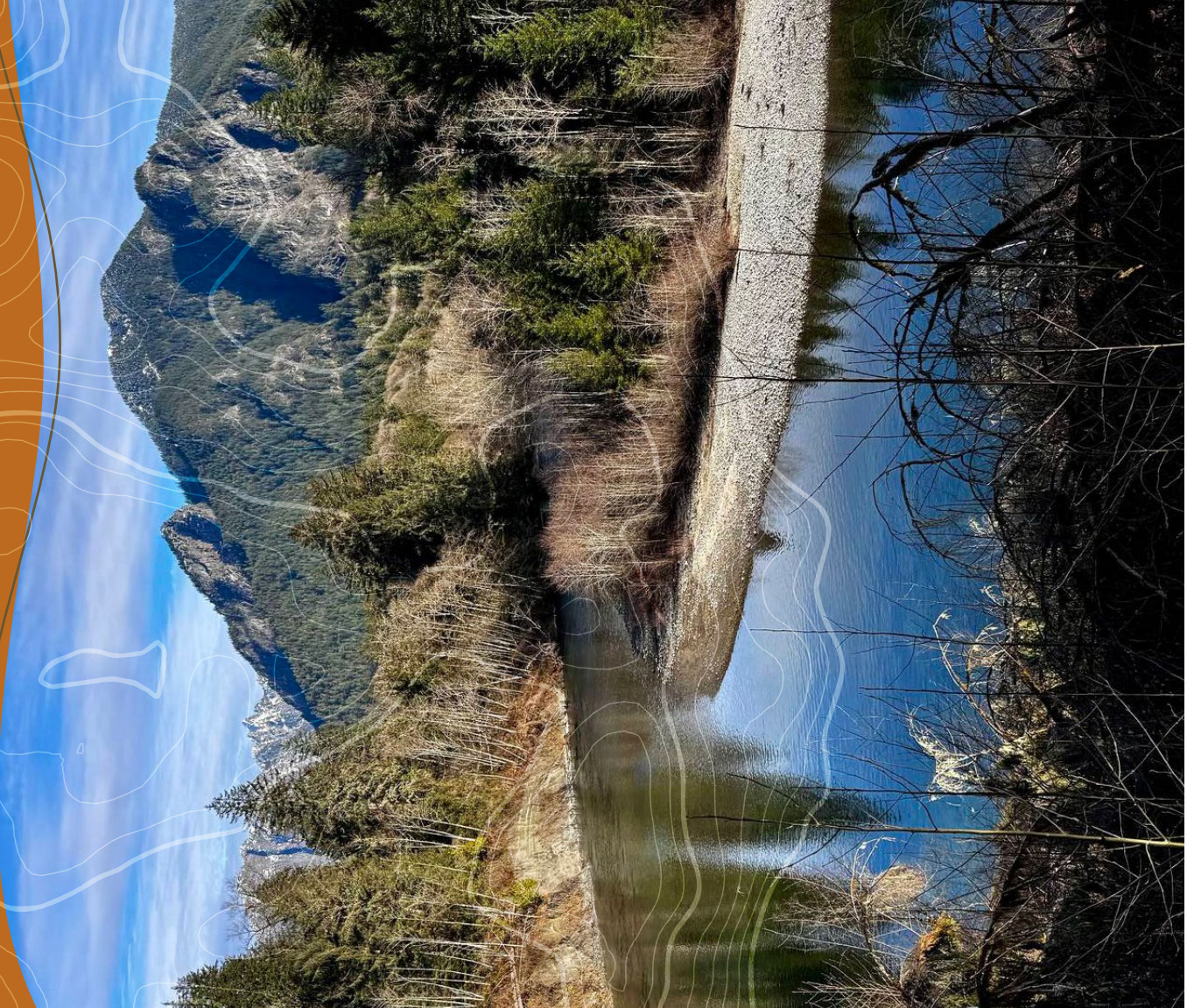
3.2.1 *Alignment with Research*

The following section summarizes the findings of the background research conducted to help form and evaluate design alternatives. Analysis began with a thorough review of research, followed by a landscape ecology analysis, and a deeper understanding of the levee system's opportunities and challenges.

RESEARCH ON RECREATION IMPACTS

To meet the goal of proposing projects that would minimize impacts to existing habitats it was important to understand how recreation impacts habitat and wildlife. Based on this research, the two most important factors to consider were where to locate new access areas and what types of access would be appropriate.

The degree of impact that recreation has on a natural area is based on many factors including frequency of use, the type of recreation, the season or timing of the use, and how sensitive the habitat is. Some examples of recreation impacts include the spread of invasive plant and animal species, altered soil characteristics, degraded water quality, habitat fragmentation, and lower availability of food, shelter and water. In general, research recommends concentrating recreation use in less sensitive areas. Further, locating recreation use closer to existing impacted areas such as roadways or high intensity use areas can focus impacts and keep them from spreading beyond a managed area. Higher intensity use requires higher intensity of both direct and indirect management. It is important for management to be adaptive and to monitor for and correct impacts.



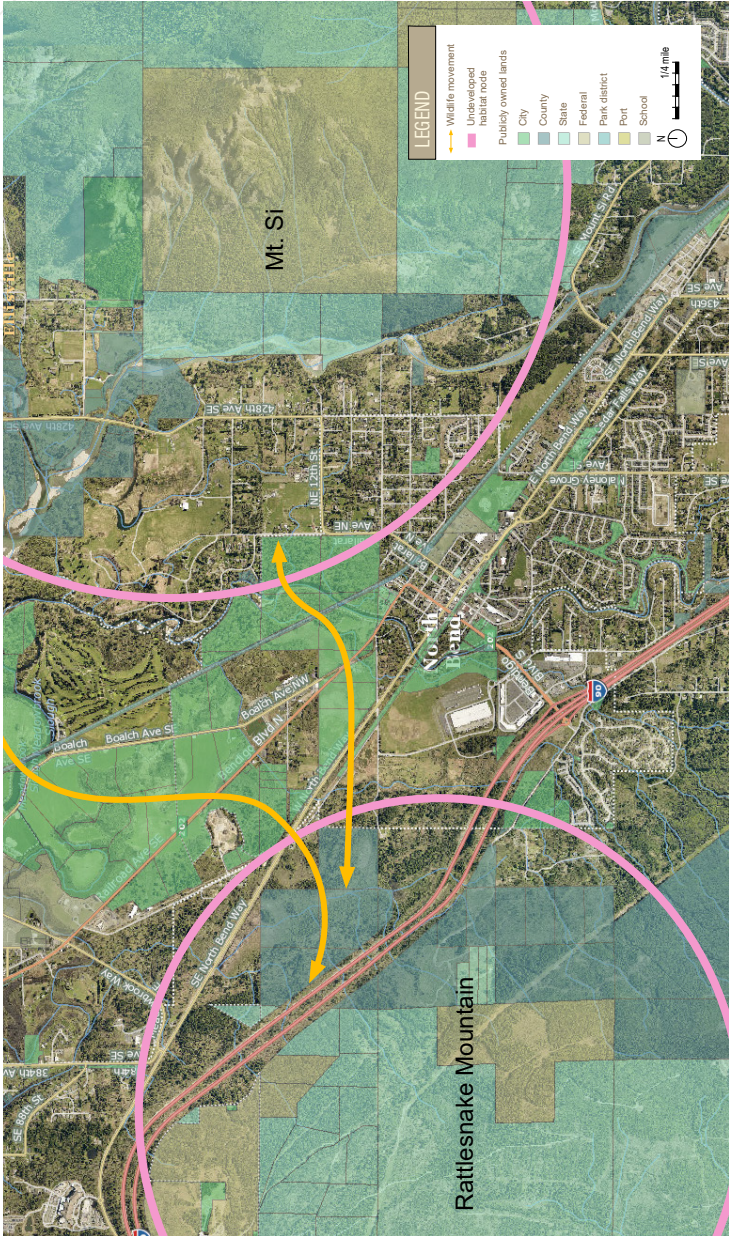
LANDSCAPE ECOLOGY

While the GIS Analysis focused on the city-scale, analysis can zoom out even further to a larger landscape scale to look at spatial patterns and connections, and how these influence proposed project locations. This analysis also attempts to respond to the concern from citizens about increased regional demand on the Snoqualmie River, and the role North Bend can play in that context.

Zooming out, we looked at the Snoqualmie River Valley at the landscape scale and focused on how the location of conceptual projects alone could minimize impacts (see Figure 4).

Figure 4. Wildlife Movement & Public Lands

(Data sources: King County I Map, 2025; WDFW PHS Mapper, 2025)



The Snoqualmie River Valley runs between and connects the two large, natural, and mostly undeveloped areas of Rattlesnake Mountain and Mt. Si. At this scale spatial patterns of wildlife movement, seed dispersal, animal foraging patterns, groundwater, and stream flows were more easily visualized. These patterns are impacted in two main ways: through dissection and perforation. Dissection is when roads or trails interrupt a connection between two spaces. For example, when elk migrate across the valley, migration is disturbed by road crossings that could harm the animals. Perforation is when trailheads or developed areas disturb an otherwise natural area. Recreation can be planned for locations that are already affected by impacts, and to protect areas that have high habitat quality or connectivity.

The northwest area of North Bend has large, publicly owned, open spaces that facilitate a regionally important connection between the two large natural areas. Meadowbrook Farm and specifically Tollgate Farm Open Space areas surround a long stretch of the Snoqualmie River. Any new recreation or activity proposed in this area would need to be sensitive to impacts on wildlife.

Based on this research, the undeveloped open space areas along the Snoqualmie River north of the Snoqualmie Valley Trail are important to large scale ecological connections across the Snoqualmie Valley. This area is not currently dissected or perforated by substantial recreation impacts and there is an opportunity to preserve this intactness by avoiding this location for recreation development in future planning efforts and instead focusing on conservation and preservation.

CONTAINMENT LEVEE SYSTEM

A unique aspect of the shorelines within the City of North Bend is the presence of the containment levee system maintained by King County Flood Control District. It was important to understand the opportunities and constraints on shoreline access related specifically to these levees. The presence of levees also limits the ecological restoration opportunities along the shoreline.

Levees on the Snoqualmie River were first installed in the 1930s to straighten and stabilize the river, protect farmland or roads, and later in the 1960s to protect towns. The levees along the South Fork of the Snoqualmie River in North Bend were raised and strengthened in 1964. Since that time, they have continued to be monitored and repaired. These levee sections are continuous but vary in the level of protection they offer, and King County is currently studying this entire area for risks of levee breach. The County has identified several flood risk reduction projects including near-term and long-term actions. All King County

projects aim to meet a levee design to control a 500-year-flood event. These projects were reviewed to find opportunities for alignment with shoreline access plans. For more details, see the Capital Investment Strategy in Appendix L.

The levee system on the South Fork Snoqualmie River totals 6.25 miles from River Mile 5.4 (upstream of I-90) to River Mile 2.1 (Snoqualmie Valley Trail Crossing) on both banks of the river. The system crosses private and public property. The King County Flood Control District maintains this system using Maintenance Easement Agreements between each property and the County. Regular maintenance is critical to ensure the County can identify problems early and address them before they escalate into larger issues. Maintenance activities may include repairing areas damaged by erosion, removal of encroachments such as structures, fences, or other obstructions within the easement, and removal of debris.

Photo: King County

The terms of each maintenance easement agreement between the County and each property may vary, but none include public recreation access. Most of these easements were written in the 1960s and grant the County the right to repair, monitor, maintain and sometimes rebuild the levee. Because these easement areas are clear of obstructions, vegetation, and include the flattened area of the levee crown, they all have the same attributes as an ideal trail development area. From a suitability analysis perspective, objective mapping ranks these areas highly because they are already environmentally impacted and would be cheaper and easier areas for trail installation and permitting due to existing physical conditions. On the other hand, all privately owned areas were ranked low or not considered at all in our analysis. Permission to use these maintenance easements to walk through a private property is at the discretion of the individual owner of that property. Feedback from community outreach events included a discussion of how in the past, many property owners were tolerant of neighbors trespassing through their property to walk along the levee system. But over time, this is no longer

the norm as properties have been sold to new owners and the City has grown and developed. To allow public recreation access along the levee, the City would need to negotiate the purchase of a public access easement with each individual property owner or obtain those rights at the time each property is developed. In turn - only if an agreement is reached by the private property owner and city for a recreational easement or property acquisition- RCW 4.24.210 protects these owners from liability claims for injuries to recreation users.

From the standpoint of mitigation opportunities, levees disconnect floodplains from the river corridor and limit the quality of instream and riparian habitats. The County has discretion in how much vegetation is allowed to grow on or near the levees, but any proposals to add or remove native vegetation would need a permit, while hand removal of invasive species does not require one. Similarly, any proposals to remove riprap or use soft-shoreline stabilization techniques that add material to the stream bank would need to be approved and coordinated with County proposals to set back or remove levee portions.



Photo: Dave Hoefler

3.2.2 Alignment with Existing Long-Range Plans

The City of North Bend, Si View Parks District, and other regional partners have developed numerous planning documents for areas that overlap shoreline jurisdiction. The efforts and analysis of these documents were reviewed, and any proposals or projects that aligned with potential conceptual projects were noted. A project that is supported in multiple documents is considered as having a better chance of success for funding, implementation, and community support. Some of the plans reviewed include: North Bend Comprehensive Plan adopted Parks and Open Space Element, 2024, Si View Parks District Comprehensive Plan, 2017, Riverfront Park Master Plan, Site Workshop, Herrera, 2023, North Bend Downtown Master Plan, MAKERS, WHPacific, 2008, North Bend Shoreline Analysis Report, The Watershed Company and ICF International, 2011, 10-year Recreation Strategy for WDFW Managed Lands, June 2022, Upper Snoqualmie Resilient River Corridor Management Plan, Snoqualmie Tribe, Natural Systems Design, Headwater People, June 2022, and the Levee Breach Mapping and Risk Assessment, King County Flood Control District, 2025, and the City's Shoreline Master Program.

Select documents have been summarized below as they relate specifically to potential conceptual projects.

3.2.2.1 Levee Breach Mapping and Risk Assessment – King County Flood Control District

The King County Flood Control District published a strategic planning document detailing the assessment of levee breach risks in King County, focusing on five levee systems including the South Fork Snoqualmie River within North Bend city limits (see Appendix L). The project aims to identify weak areas in the levee systems, understand the consequences of potential breaches, and determine next steps for improving public safety. If any of these locations overlap with potential conceptual projects, it would be important to understand any opportunities to partner on the design, development, and funding of these projects.

Climate change is expected to increase the frequency of flood events, raising the risk of levee breaches and failure. This document expressed the need to provide additional flood storage lower in the system, or in the central portion and northwest corner of city limits within the South Fork Snoqualmie. A proposed concept project aligning with the areas providing additional flood storage are more likely to be supported by the King County Flood Control District. These project areas are also distinct based on the opportunity to propose a levee setback or removal that could allow for the design of a beach or gently sloping bank down to the shoreline. Removing or relocating the levee would facilitate both easier access for the public as well as opportunities for floodplain connectivity and more significant environmental restoration.

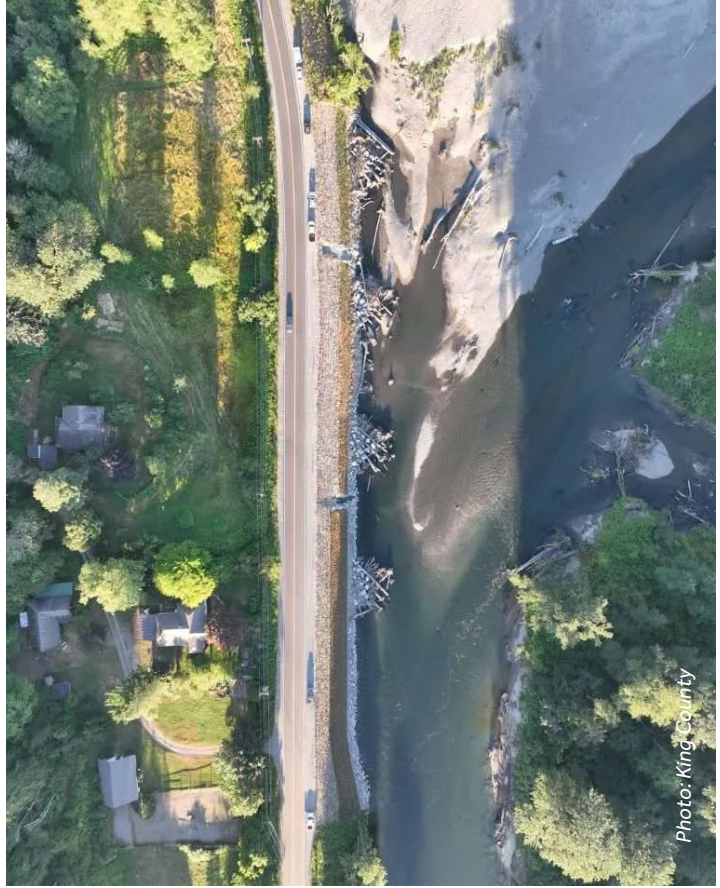


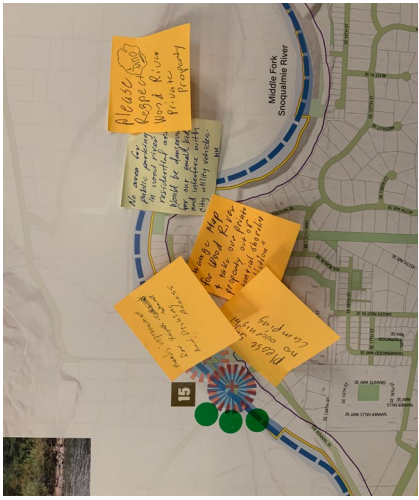
Photo: King County

3.3 Community Feedback

The project's public involvement began with the co-creation of a Public Engagement Plan (Appendix B) with the city. The strategy included multiple methods of community outreach including online surveys, in-person open houses, meeting with an advisory group, and presentations.

Public outreach began with the creation of a public survey to inform the community about the project goals and to solicit feedback on community priorities. This survey was presented at the North Bend Block Party on July 20th, 2024, and broadcast across the City's existing social media and outreach channels. The survey garnered 221 participants, and answers indicated that prioritizing public access to shorelines is important to the North Bend community. This survey is not scientific or statistically valid and therefore only reflects the perspectives of survey participants. Most respondents currently use the shoreline for swimming and wading, closely followed by walking, then boating, with few mentions of fishing. When asked about which shorelines were most visited, a clear majority utilize an existing public park with shoreline access: Tanner Landing Park.

Most survey participants reported a desire for greater trail connectivity across the city. There was a mix of support and opposition for trail connections across private property: 13 open-ended responses encouraged private property owners to grant easements for more public river access, while 6 urged the avoidance of impact to private property. The importance of trail expansion was followed by interest in more shallow and safe water access points, nature and water views, and finally restored natural habitat. Multiple comments mentioned litter prevention, with desired amenities including garbage cans, ADA access, restrooms, and picnic tables.



Photos: Facet

A complete summary of survey results can be found in Appendix C. Following the completion and analysis of the community survey, a series of meetings with the public, advisory board, and city commissions, committees, and council were held through all stages of the project.

3.3.1 Open House #1

An in-person open house was held on September 25th, 2024. This meeting brought the public further into the conversation on community priorities and values related to shoreline access. The project team displayed several maps with 16 project location ideas. The team took input from the public on these locations as well as different shoreline access amenity types and programming desires using image boards of example amenity types. Public desires derived from the open house included formalizing certain informal shoreline access points and trails, clarity on property ownership and clearly differentiating between public and private trails, shoreline access improvements, and parking considerations. A complete meeting summary can be found in Appendix D.



Photos: Facet

3.3.2 Advisory Group Charrette

On October 24th, 2024, an advisory group meeting took place to discuss public input and alternatives to prioritize projects, with invitees including the Snoqualmie Tribe, Si View Parks District, Snoqualmie (WIRA 7) Technical Coordinator, King County Flood Control District, American Whitewater Mt. Si Senior Center, and North Bend Downtown Foundation. A total of 11 people attended the hybrid meeting. Discussions and feedback from the group included the importance of identifying and leveraging multi-benefit projects, to review projects based upon proximity and opportunities to bundle them together, to separate users to avoid conflict when designing shoreline access, to acknowledge wildlife migration corridors, and to use split rail fencing or other means to limit access to conservation areas. A complete summary of Advisory group charrette notes can be found in Appendix E.

After this meeting the advisory group was given a survey and asked to rank project prioritization factors. Results ranked alignment with existing plans as the most important factor in prioritizing a project, followed by environmental impact, permitting and coordination, timeframe for design and implementation and cost as the least ranked factor from this group.



3.3.3 Engagement with Snoqualmie Tribe

The City and project team also engaged with the Snoqualmie Tribe throughout the project. The Snoqualmie Tribe was asked to be on the Advisory Committee. A formal comment letter regarding the Shoreline Access Plan was sent to the City Community and Economic Development Department from the Tribe on September 23, 2024 (Appendix A), followed by additional correspondence. In this letter the Tribe listed their concerns regarding public access to sensitive shoreline areas. The City then met with members of the Tribe on February 6th, 2025, to discuss the project approach. Key discussion points included impacts on elk and beaver habitat, and restoration standards. Following this meeting, the project team created a landscape ecology analysis map to ensure protection of wildlife corridors during the planning process.

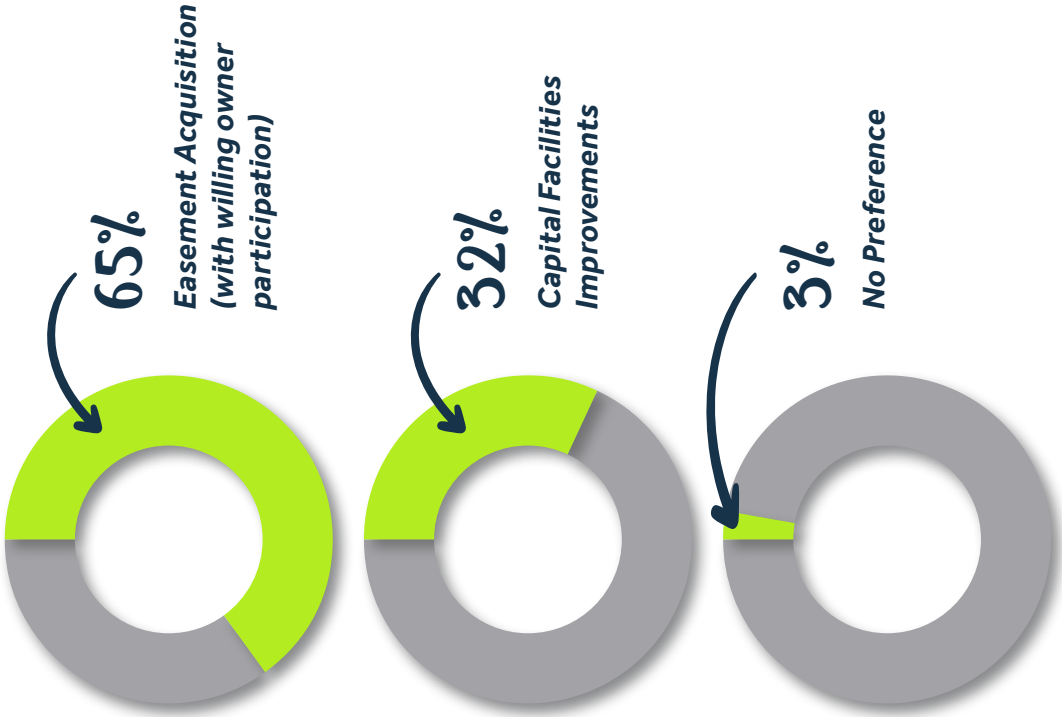
3.3.4 Open House #2

A second in-person open house was held on February 26th, 2025. At this open house, the team presented public outreach results and five distilled project concepts, plus a sixth city-wide project objective that was not a specific location concept but rather a vote of general support for the creation of future public shoreline trails. A live survey marked the transition from the presentation to the question and answer and exercise portion of the meeting.



The survey question was as follows:

Would you rather see the City prioritize easement acquisition (with a willing property owner) or see recreational facility improvements?



Participants also had the opportunity to rank the six identified projects through a cost priorities exercise. Each attendee was given five \$1,000 bills to allocate to one or several projects between the six. **Results are summarized below:**

\$25K	River Access and Cove at Snoqualmie Valley Trail
\$30K	River Access at Shamrock Park
\$12K	River Access South Fork Walk-in Area <i>(with willing property owner conveying easement)</i>
\$31K	Trail Network Expansion <i>(with willing property owner conveying easement)</i>
\$22K	Bendigo Boulevard Levee Setback
\$31K	Tanner Road Shoreline Park



Key discussion points included a dialogue on the benefits and challenges of closing gaps in trails that cross private property, clarity on property ownership of trails, and requests for clear signage and maps about river information and tribal cultural significance. An in-depth open house summary can be found in Appendix F.

PRESENTATIONS

The City and project team met with the Community & Economic Development Committee (CED) on March 11th, 2025 to respond to concerns raised by Councilmember Elwood during the second open house. It was clarified that trail easements would be with a willing property owner, and public engagement scoring is just one of several project prioritization items for this project. Incorrect data and mapping shown during the second open house meeting have since been updated by the City. A summary of the CED meeting can be found in Appendix G.

Public engagement continued with a CED meeting presentation on May 20, 2025, to review a draft of this report. Finally, all attendees for either of the two in-person public engagement meetings will also be notified as the project final draft is presented to City Council this summer.

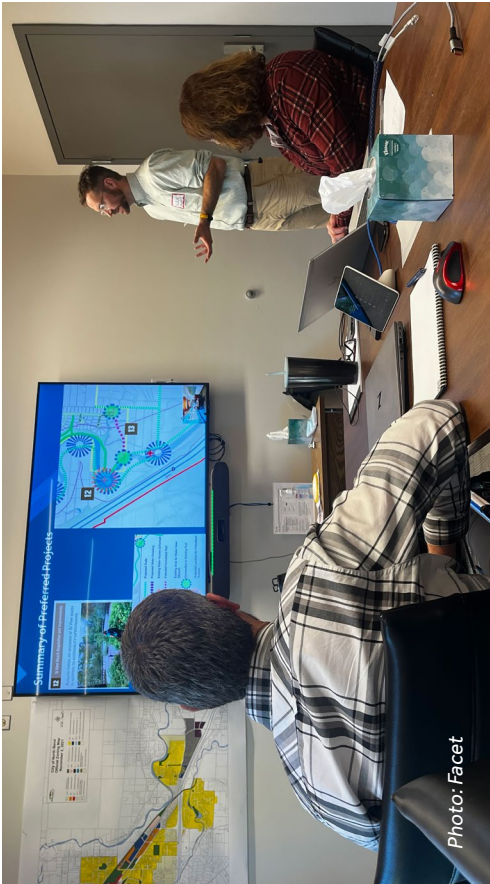


Photo: Facet

CHAPTER 4
**Design
Alternatives
Results**



CHAPTER 4

Design Alternatives Results

4.1.1 Design Alternatives and Recommendations

The design alternative analysis approach was a process that narrowed down project ideas through multiple phases of review and public input.

Round One: The initial online survey and local knowledge research effort produced 16 project ideas. **Round Two:** Further analysis and outreach narrowed those down to 7 projects, and **Round Three:** further review and site visits produced the final six projects. These final projects then became the focus of a final review and ranking by the public.

ROUND ONE:

The first round included 16 project ideas. These ranged in location relative to the shoreline (floodway versus riverfront), jurisdiction (city or county-owned), neighborhood, project type (regional trail connection or water access), and whether the project would be a new feature or would propose formalizing an existing informal feature.





Photo: Walkie Talkie

Community input, project type, ownership, and presence of existing impacts were factors that determined if a project was high or low priority to advance to Round Two. Community input was received as comments during the first open house. Projects with negative public meeting comments were given lower priority. Based on the overall public input to prioritize riverfront projects (for trails or access), all regional trail connection projects (located in the floodway and without physical or visual access to water) were given lower priority. Further projects located outside of city-limits were given lower priority. On the other hand, projects where existing informal features had already impacted a site's habitat value were given higher priority. A summary of these comments and prioritizations can be seen on the table in Appendix D.

ROUND TWO:

The annotated posters and feedback collected from the first public meeting were then presented to the Advisory Board for further feedback and ranking. The City discussed the projects and methods for prioritization with the board and met with Snoqualmie Tribe members to discuss the projects and prioritizations. From these discussions the projects were further narrowed down to five projects. Two of the previously high priority projects were lowered in priority based on the strong concerns that formalized recreation opportunities located north of the Snoqualmie Valley Trail would negatively impact elk and other animals. A summary of these comments and prioritizations can be seen on the table in Appendix A (Snoqualmie Tribe Letter) and F.

ROUND THREE:

The City conducted one final review and site reconnaissance with the five top priority projects in mind for the final round of project ideation. Through this process and further coordination with the King County Flood Control District, the team originated one additional project idea.

Public input ranked water access highly, however, the presence of the levee system was a challenge to the feasibility of a water access project. The levees end at the Snoqualmie Valley Trail, but in the areas without levees where water access would be more feasible, projects were not prioritized based on negative impacts on wildlife. A review of the capital project list for the flood control district revealed the potential to remove or setback the levee south of where the Snoqualmie Valley Trail crosses the Snoqualmie River. Based on this input the team created one more project idea to propose beach access south of the trail crossing.

DESIGN RECOMMENDATIONS

The following pages describe the six resulting proposed projects for water access. One of these projects is a city-wide, non-site-specific recommendation to expand the existing public shoreline trail network along the Snoqualmie River. The other five projects are site-specific concept plans. Four of the projects are located along the South Fork of the Snoqualmie River, and one project is on the Middle Fork. The water access types for each project vary from visual access to physical access with steps, platforms, beaches or ramps. The size of the proposed impact footprint varies, but every project has environmental restoration

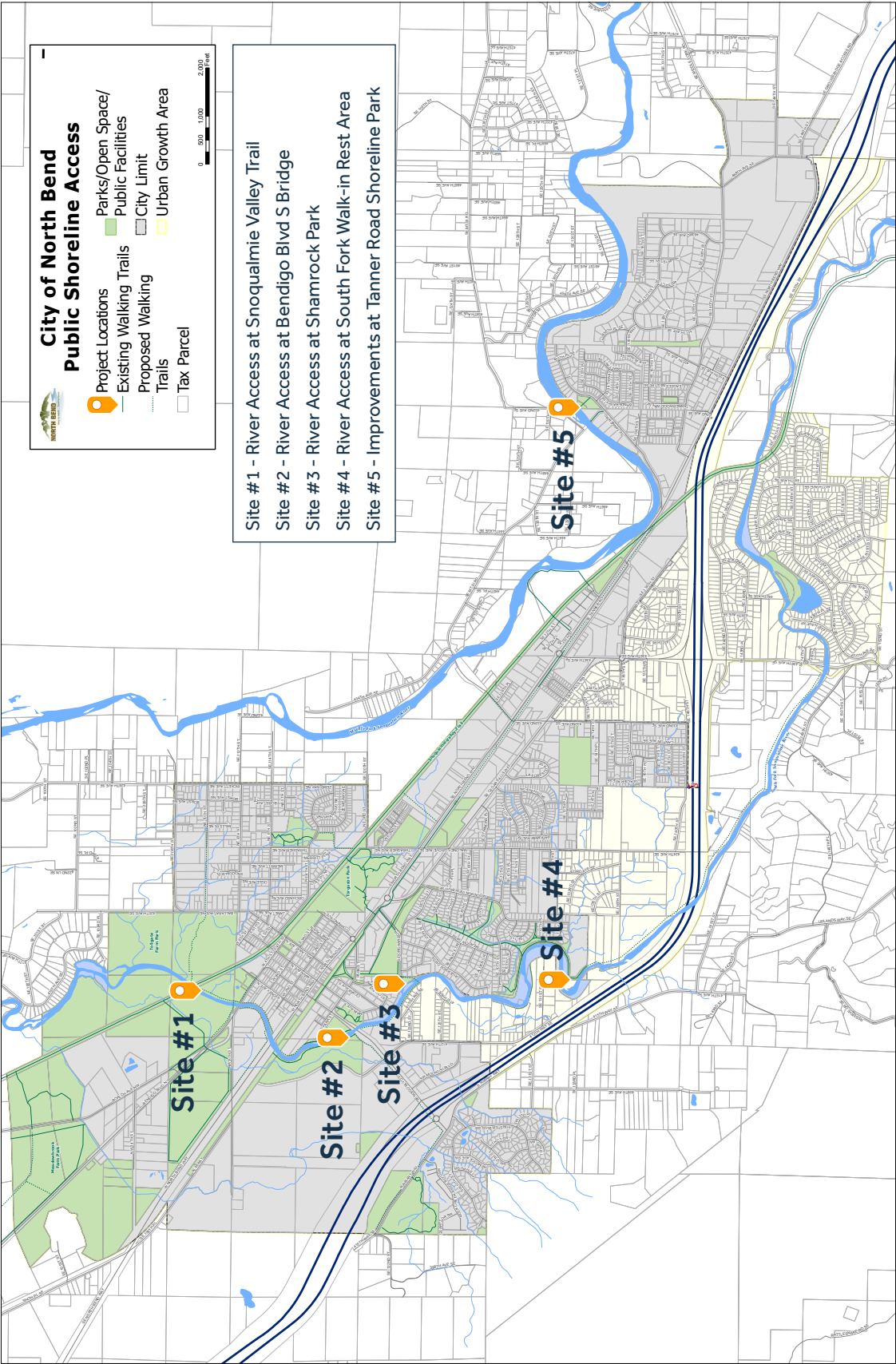
as a core design element. Finally, each project varies in its readiness for commencement, and the necessary planning, funding, regulatory approvals and coordination needed to move forward a design vary. This is especially relevant to the projects located on or near the existing levees, and the coordination necessary with the King County Flood Control District.

Projects fall into two broad categories: Actionable Projects and Forward-Looking Visions. An Actionable Project represents a nearer-term, more attainable project. A project scorecard has been created for each Actionable Project which includes a summary of its analysis score, public input rating, descriptions of proposed amenities, and additional information related to permitting, mitigation sequencing, and the overall project score. A Forward-Looking Vision is a project that was identified prior to and during the planning process but is less likely to be implemented in the near term. The project idea may not have a specific location, and additional design, community acceptance and project refinement are necessary before it can be proposed as an Actionable Project.

Each of these plans are conceptual level in nature, and do not represent actual design or routes that should be taken by the public at any point in time. Refer to the City Parks Department or Si View Parks District sanctioned maps for trail routes throughout the city. The following concepts include approximate cost estimate ranges for implementation, and the permits required to move the projects forward. If any of these plans advance, they will be coordinated with the County and Eastside Fire and Rescue, including safety and evacuation routes.

Photo: Peter Robbins

Project Sites



Project Concepts Overview

The first page of each project concept outline includes a macro and micro site map (see examples below), bullet text outlining why the project location was selected, how impacts would be minimized, and relevant amenities and activity icons (see legend to the right).

The second and/or third page of each project concept outline shows photos of existing site conditions, sketches of proposed site designs, and/or precedent images of amenities and activities.



The following pages depict possible improvements to water access areas in North Bend. Each concept includes proposed amenities and activities that would be present on site. These were selected based on community feedback.

Amenities

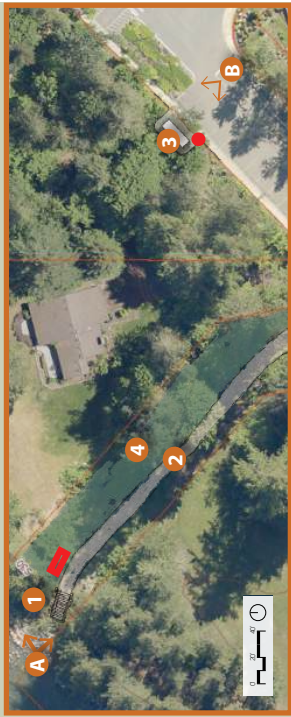
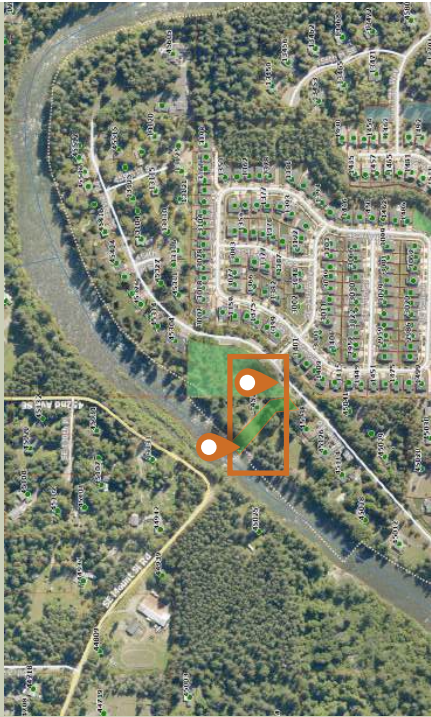
- Garbage can
- Restroom
- Parking
- Boat launch
- Picnic table
- Educational signage
- Trail
- Views

Activities

- Rafting
- Photography
- Walking
- Canoeing
- Walking along public shore trail
- Launching boats
- Safe swimming

Project: Improvements at Tanner Road Shoreline Park

The concept sketches illustrate possible improvements to the existing parking area and informal access to the Middle Fork of the Snoqualmie River for hand-carry boats. A restroom and trash receptacle at the parking lot, and safer natural stairs down to the river, possibly including a boat slide or rail.



- Public land (shown in top map)
- 1 Staircase and boat rail
- 2 Existing gravel/mulch trail
- 3 Restroom
- 4 Native planting
- A Vignette view (boat launch stairs)
- B Vignette view (restroom)
- Red rectangle Bench (not to scale)
- Red circle Garbage can (not to scale)

Why Here?

- Publicly owned
- Located next to existing road
- Located next to existing parking area
- Existing shore is covered in natural boulders. Proposed condition would be to create safer stairs down using same material type
- Gated access is managed by City

How Are Impacts Minimized?

- Location already used as hand-carry boat launch
- No vegetation disturbance anticipated for stairs, minimal for bathroom
- Design could incorporate fencing/signage to separate access from forested areas
- Bathroom and garbage cans make waste management easier for park users

Amenities



Activities



Project: Improvements at Tanner Road Shoreline Park



Proposed sketch of potential boat launch stairs and ramp



Proposed sketch of potential restroom



Existing conditions of potential boat launch stairs



Existing conditions of potential restroom location



Barrett Park restroom – Credit Romtec



Poudre river access – Credit Thomas O'Keefe

CITY OF NORTH BEND – PROJECT EVALUATION MATRIX				
Public Shoreline Access Plan				
IMPROVEMENTS AT TANNER ROAD SHORELINE PARK				
Description	Category			Score
Improvements to the existing parking area and informal access to the Middle Fork of the Snoqualmie River for hand-carry boats. It includes a restroom, trash receptacle at the parking lot, and a safer natural stair down to the river, possibly including a boat slide or rail.				
Public Access Type	<input type="checkbox"/> Beach <input checked="" type="checkbox"/> Stair <input checked="" type="checkbox"/> Trail <input type="checkbox"/> Restoration <input checked="" type="checkbox"/> Boat launch <input type="checkbox"/> Acquisition/Easement <input type="checkbox"/> Infrastructure Rehabilitation <input checked="" type="checkbox"/> Other	GIS Score	18	
Cost	<input checked="" type="checkbox"/> \$50K – 500K <input type="checkbox"/> \$500K – \$1.5M <input type="checkbox"/> \$1.5M <			9
Proposed Feature and Amenity	Access improvements including stairs, boat slide or rail, restroom, and trash receptacle.			31
Proposed Outreach, Collaboration, and/or Consultation	TBD			58
Alignment with Long-Range Planning Docs	American Whitewater mapped take-out location			
Summary of Public Comments	The public was supportive of improvements in this space to make boat access universal and include changing area/restroom and trash receptacles for boaters. Prior to this project the city received many comments on the need for restrooms and trash cans here.			
Timeframe	<input checked="" type="checkbox"/> Can be executed immediately <input type="checkbox"/> Enact by 2035 <input type="checkbox"/> Enact by 2045 and beyond.			
Permits Required	The shoreline environment designations (SEDs) are Shoreline Residential and (below the OHWM) Shoreline Aquatic. Non-motorized boat launches as well as water oriented public parks/recreation and accessory uses are permitted in both environments. Sites are limited to 55% impervious surface coverage in this SED. Boating facilities, such as non-motorized boat launches, shall be located at least 50 feet from the mouth of any fish-bearing tributary entering the Middle or South Fork Snoqualmie Rivers, cannot be within wetlands or their associated buffers, and must have adequate utility services and vehicular or pedestrian access. Please refer to North Bend Municipal Code 14.20.360(C) for boating facility design standards.			
Environmental Impact/Mitigation Sequencing	The underlying zoning for the site is low density residential (LDR). Open Space, Park, Trail, and Recreation use is allowed in this zone. Clear & grade, shoreline substantial development permit, floodplain development permits, SEPA, WDFW HPA permit. Avoidance: River access stairs and boat slide/rail, and restroom will be designed to avoid streams and wetlands to the extent feasible to meet the project objectives. Minimization: Stairs will be perpendicular to critical areas buffers to minimize impacts. Rectify/Compensate: Mitigation will be provided to ensure no net loss of ecological function.			

Project: River Access at Snoqualmie Valley Trail

The concept sketches illustrate a potential location for safe water access and amenities adjacent to the Snoqualmie Valley Trail. This concept draft proposes removing a portion of the levee, adding a restroom, and restoring native plants along the South Fork of the river.



- Public land (City of North Bend)
- Public Land (King County)
- Beach
- Gravel/mulch trail
- Restroom
- Native planting
- Connection to Snoqualmie Valley Trail
- Utility pole
- Large woody material
- Split rail fence
- Vignette view
- Bench (not to scale)
- Garbage can (not to scale)

Why Here?

- Publicly owned
- Located on impacted area (levee)
- Located close to existing trail and road
- Opportunity to shorten levee and improve habitat
- Proximity to city center
- Benefits/amenities shared with Snoqualmie Valley Trail users
- Opportunity for gentle slope water access and gravel beach near beginning of levee

How Are Impacts Minimized?

- Location is already impacted
- Design could incorporate fencing/signage to separate high intensity use from restoration areas
- Area is accessible for frequent management and maintenance

Amenities



Activities



Project: River Access at Snoqualmie Valley Trail



Existing conditions of potential beach and trail

Project: River Access at Snoqualmie Valley Trail



Proposed sketch of potential beach and shoreline trail connecting to the Snoqualmie Valley Trail

CITY OF NORTH BEND – PROJECT EVALUATION MATRIX

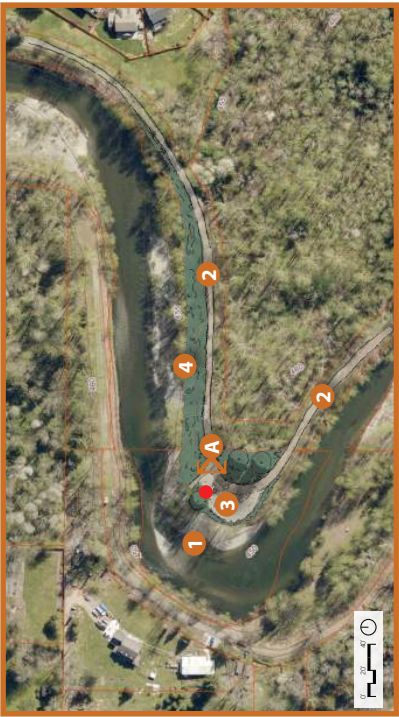
Public Shoreline Access Plan

RIVER ACCESS AT SNOQUALMIE VALLEY TRAIL

		Category	Score
Description	Improvements to the existing parking area and informal access to the Middle Fork of the Snoqualmie River for hand-carry boats. It includes a restroom, trash receptacle at the parking lot, and a safer natural stair down to the river, possibly including a boat slide or rail.		
Public Access Type	<input checked="" type="checkbox"/> Beach <input type="checkbox"/> Stair <input checked="" type="checkbox"/> Trail <input checked="" type="checkbox"/> Restoration <input type="checkbox"/> Boat launch <input type="checkbox"/> Acquisition/Easement <input type="checkbox"/> Infrastructure Rehabilitation <input type="checkbox"/> Other	GIS Score	17
Cost	<input type="checkbox"/> \$50K – 500K <input type="checkbox"/> \$500K – \$1.5M <input checked="" type="checkbox"/> \$1.5M <	Feasibility Score	9
Proposed Feature and Amenity	Trail connection, beach, levee setback or removal, restroom, and native plants along the South Fork	Public Engagement Score	25
Proposed Outreach, Collaboration, and/or Consultation	The levees will be set back on both sides of the river. Continued coordination with the KCFCD is necessary, especially as it relates to design coordination tied to public access requirements prescribed under NBMC 14.20.320.	Score Summary	51
Alignment with Long-Range Planning Docs	This trail is identified in the 2024 North Bend Comprehensive Plan - Parks and Open Space Element. This site is identified in the King County Flood Control District's Capital Investment Strategy, 2017.		
Summary of Public Comments	The public comments were largely supportive of improvements to this space with a restroom and trail connection.		
Timeframe	<input type="checkbox"/> Can be executed immediately <input type="checkbox"/> Enact by 2035 <input checked="" type="checkbox"/> Enact by 2045 and beyond.		
Permits Required	<p>The shoreline environment designations (SEDs) are Shoreline Natural and (below the OHWM) Shoreline Aquatic. Water oriented public parks/recreation and accessory uses are permitted in both SEDs. In the natural environment, only passive water-oriented recreation is allowed. Sites with fragile and unique shoreline conditions, such as high-quality wetlands and wildlife habitats, shall be used only for non-intensive recreation, passive, and low-impact activities, such as trails. Sites are limited to 5% impervious surface coverage in this Shoreline Natural SED and a maximum trail width of 5-feet. Development in the Shoreline Natural SED, when feasible, should be designed and located to preclude the need for shoreline stabilization, flood control measures, native vegetation removal, or other shoreline modifications. See North Bend Municipal Code 14.20.210 for more information.</p> <p>The underlying zoning for the site is Parks/Open Space or Public Facility (POSPF). Open Space, Park, Trail, and Recreation use is allowed in this zone.</p> <p>Clear & grade, shoreline substantial development permit, floodplain development, SEPA, WDFW HPA permit, Corps Section 401 WQC/Section 404 of CWA.</p>		
Environmental Impact/Mitigation Sequencing	<p>The proposed trail extends through shoreline buffer with access to the beach.</p> <p>Avoidance: Trail will be designed to avoid streams and wetlands to the extent feasible to meet the trail and river access objectives. The restroom will be located outside of the shoreline buffer with maintenance access from the Snoqualmie Valley Trail.</p> <p>Minimization: Critical area impacts to be minimized by locating trail in outer buffer with distinct access point. Split-rail fencing will be used to separate users from restoration areas.</p> <p>Rectify/Compensate: Mitigation will be provided to ensure no net loss of ecological function.</p>		

Project: River Access at South Fork Walk-in Rest Area*

The concept sketch illustrates a potential acquisition and development project location for safe water access and amenities adjacent to the existing levee trail. If possible with a willing seller, this concept draft proposes formalizing a walk-in only water access area, adding seasonally available amenities such as seating and trash receptacles, and restoring native plants along the South Fork of the river.



- Public land (City of North Bend)
- Public land (King County)
- Beach
- Existing gravel/mulch trail
- Picnic tables
- Native planting
- Vignette view
- Garbage can (not to scale)

Why Here?

- Adjacent to existing public trail segment
- Area is already used as a water access point
- Site already has a gentle slope and gravel areas clear of vegetation
- Site is a unique natural deposit area/inner-bend located waterward of the levee
- Environmental factors prevent development on this portion of a private parcel

How Are Impacts Minimized?

- Location already used as water access area
- No vegetation disturbance anticipated
- Design could incorporate fencing/signage to separate access area from adjacent forested and private areas.
- Nearby informal paths between the trail and the water could be closed and restored
- Opportunities for invasive species removal

Amenities



Activities



* Note this project location is not currently public. The first step would be to continue coordinating with the landowner, who has expressed openness to the water access idea

Project: River Access at South Fork Walk-in Rest Area



Goodell Creek Boat Launch – Credit: Thomas O’Keefe



Existing conditions



Proposed sketch of potential picnic tables and water access

CITY OF NORTH BEND – PROJECT EVALUATION MATRIX

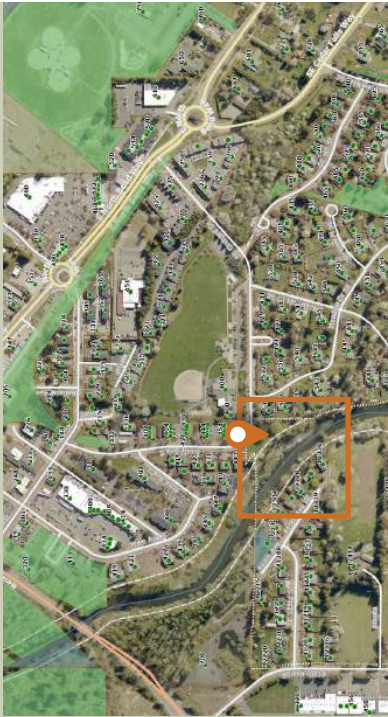
Public Shoreline Access Plan

RIVER ACCESS AT SOUTH FORK WALK-IN REST AREA*

Category		Score
Description	Potential acquisition and development of safe water access and amenities adjacent to the existing levee trail. With willing property owners to convey an easement, this project formalizes a walk-in only water access area, adding seasonally available amenities such as seating and trash receptacles and restoring native plants along the South Fork of the river.	
Public Access Type	<input type="checkbox"/> Beach <input type="checkbox"/> Stair <input checked="" type="checkbox"/> Trail <input checked="" type="checkbox"/> Restoration <input type="checkbox"/> Boat launch <input checked="" type="checkbox"/> Acquisition/Easement <input type="checkbox"/> Infrastructure Rehabilitation <input type="checkbox"/> Other	5
Cost	<input checked="" type="checkbox"/> \$50K – 500K <input type="checkbox"/> \$500K – \$1.5M <input type="checkbox"/> \$1.5M <	10
Proposed Feature and Amenity	Picnic benches, trash receptacles, native plant restoration.	12
Proposed Outreach, Collaboration, and/or Consultation	*Note this project location is not currently public. The first step would be to continue coordination with the landowner who has expressed openness to the water access idea.	27
Alignment with Long-Range Planning Docs	This site has been informally discussed over the years based on the proximity to public trails, and the current informal use of the beach area. No formal plans or documentation of this potential acquisition had been created prior to this project.	
Summary of Public Comments	The public raised concerns about this project's proximity to private property. It was clarified that this project focuses on public access and maintaining property rights, and the acquisition of easements to riverfront parcels (including levees and dikes) will only occur if the owner is interested in participating. The City directly reached out to property owners who would be directly involved in such dedications or easements, should a project move forward. No projects will move forward from this plan without further feasibility, funding, and willing property owners as needed.	
Timeframe	<input type="checkbox"/> Can be executed immediately <input type="checkbox"/> Enact by 2035 <input checked="" type="checkbox"/> Enact by 2045 and beyond.	
Permits Required	The shoreline environment designations (SEDs) are Shoreline Urban Conservancy – Recreation & Open Space (UC-ROS) and (below the OHWM) Shoreline Aquatic. Water oriented public parks/recreation and accessory uses are permitted in both environments. Sites within the UC-ROS SED are limited to 15% impervious surface coverage. The UC-ROS SED supports public open space, ecological restoration, and water-oriented uses. See North Bend Municipal Code 14.20.220 for more information. The underlying zoning for the site is Constrained Low Density Residential (CLDR). Open Space, Park, Trail, and Recreation use is allowed in this zone. Clear & grade, building, shoreline substantial development permit, floodplain development permits, SEPA, WDFW HPA permit, Corps Section 401 WQC/Section 404 of CWA.	
Environmental Impact/Mitigation Sequencing	Proposed trail and picnic area to cross through shoreline buffer and provide waterfront access. Avoidance: Trail and picnic areas will be designed to avoid streams and wetlands to the extent feasible. Minimization: Critical area impacts to be minimized by locating features in outer buffer with distinct access point and signage. Rectify/Compensate: Mitigation will be provided to ensure no net loss of ecological function.	

Project: River Access at Shamrock Park

The concept sketches illustrate a potential location for safe water access and amenities at Shamrock Park. This concept draft proposes installing a barrier-free sloped path down the face of the existing levee, including a hand-rail. Minor improvements above the levee include trash receptacles, clear connections to Si View Park, and a possible future pedestrian bridge crossing that would continue to build non-motorized connections across the city.



- Public land (shown in top map)

1 Lawn to remain

2 Gravel/mulch trail
- 3 ADA ramp

4 Native planting

5 Pedestrian bridge

6 Staircase
- A Vignette view

Bench (not to scale)

Garbage can (not to scale)

Why Here?

- Publicly owned
- Located next to existing road
- Located next to existing parking area
- Located next to existing park and amenities
- Proposed trail would not be a new impact on the riprap face of the levee
- Proximity to city center
- Positive feedback from potential willing landowner on the other side of the river

How Are Impacts Minimized?

- Trail proposed on area already impacted (levee)
- Trail placement would minimize vegetation disturbance and remove invasive plants
- Design could incorporate educational signage
- Area is accessible for frequent management and maintenance
- Trash receptacles can reduce littering

Amenities



Activities



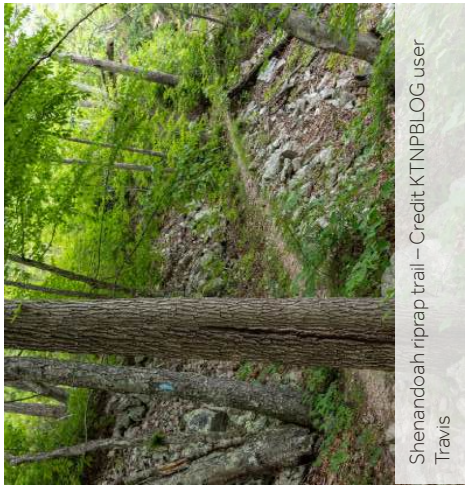
Project: River Access at Shamrock Park



Shuksan picnic area, North Fork Nooksack river –
Credit: Thomas O'Keefe



Existing conditions of potential levee trail



Shenandoah riprap trail – Credit: KTNBLOG user
Travis



Proposed sketch of potential levee trail

CITY OF NORTH BEND – PROJECT EVALUATION MATRIX				
Public Shoreline Access Plan				
RIVER ACCESS AT SHAMROCK PARK				
Description	Category			Score
Water access improvements at Shamrock Park on South Fork Levee. Installation of a barrier-free sloped path down the face of the existing levee, including a handrail. Minor amenity improvements along the top of the levee include trash receptacles, and a possible future pedestrian bridge crossing that would continue to build non-motorized connections across the city to Si View Park.				
Public Access Type	<input type="checkbox"/> Beach <input checked="" type="checkbox"/> Stair <input checked="" type="checkbox"/> Trail <input type="checkbox"/> Restoration <input type="checkbox"/> Boat launch <input type="checkbox"/> Acquisition/Easement <input type="checkbox"/> Infrastructure Rehabilitation <input checked="" type="checkbox"/> Other			7
Cost	<input type="checkbox"/> \$50K – 500K <input type="checkbox"/> \$500K – \$1.5M <input checked="" type="checkbox"/> \$1.5M <			7
Proposed Feature and Amenity	ADA trail, stairs, trash receptacles, restoration planting alongside proposed trail and stairs.			30
Proposed Outreach, Collaboration, and/or Consultation	The Si View Levee will be raised to provide 500-year flood level protection. Then cascade levee lowering can be implemented with river access. Continued coordination with the KCFCD is necessary.			44
Alignment with Long-Range Planning Docs	This site and pedestrian bridge are included in the 2024 North Bend Comprehensive Plan. This site is identified in the King County Flood Control District's Capital Investment Strategy.			
Summary of Public Comments	The public comments generally supported this river access project since there is existing parking and amenities. Desires to utilize natural rock walkways to access the river were expressed. The site is currently used by river rafters.			
Timeframe	<input type="checkbox"/> Can be executed immediately <input checked="" type="checkbox"/> Enact by 2035 <input type="checkbox"/> Enact by 2045 and beyond.			
Permits Required	The shoreline environment designations (SEDs) are Shoreline Residential, Urban Conservancy – Recreation & Open Space (UC-ROS), and (below the OHWM) Shoreline Aquatic. Water oriented public parks/recreation and accessory uses are permitted in all three environments. Sites within the UC-ROS SED are limited to 15% impervious surface coverage, while sites in the Shoreline Residential are allowed up to 55%. The UC-ROS SED supports public open space, ecological restoration, and water-oriented uses. Visual and physical access should be implemented whenever feasible and adverse ecological impacts can be avoided in the Shoreline Residential SED. See North Bend Municipal Code 14.20.220 and 240 for more information. The underlying zoning for the site is Parks/Open Space or Public Facility (POSPF). Open Space, Park, Trail, and Recreation use is allowed in this zone. Clear & grade, shoreline development, floodplain development permits, SEPA, WDFW HPA permit, Corps Section 401 WQC/Section 404 of CWA.			
Environmental Impact/Mitigation Sequencing	Proposed trail, stairs, and bridge to cross through shoreline buffer and provide visual and physical water access. Avoidance: Trail will be designed to avoid streams and wetlands to the extent feasible to meet the trail objectives. Minimization: Trail will be perpendicular to critical areas buffers to minimize impacts or be in areas of previous ecological disturbance. Rectify/Compensate: Mitigation will be provided to ensure no net loss of ecological function.			

Project: River Access at Bendigo Blvd S Bridge

The concept illustrates a potential location for safe water access and river restoration adjacent to the Bendigo Blvd S Bridge on an existing portion of levee. This concept draft proposes creating a compact and well-maintained stair access area that could be associated with a future bridge replacement project. The concept focuses recreation impacts to one area while taking measures to protect and enhance the adjacent restoration associated with the future levee setback project.



- Public land (City of North Bend)
- Public land (King County)
- Existing gravel/mulch trail
- 1
- 2 River access stairs
- 3 Native planting/restoration
- 4 Large woody material
- 5 Split rail fence
- A Vignette view
- Bench (not to scale)
- Garbage can (not to scale)

Why Here?

- Publicly owned
- Work could be coordinated with future levee setback project or future bridge improvement project
- Located on impacted area (levee)
- Located close to existing trail and road
- Opportunity to shorten levee and improve habitat
- Proximity to city center

How Are Impacts Minimized?

- Location is already impacted
- Design could incorporate fencing/signage to separate high intensity use from restoration areas
- Area is accessible for frequent management and maintenance

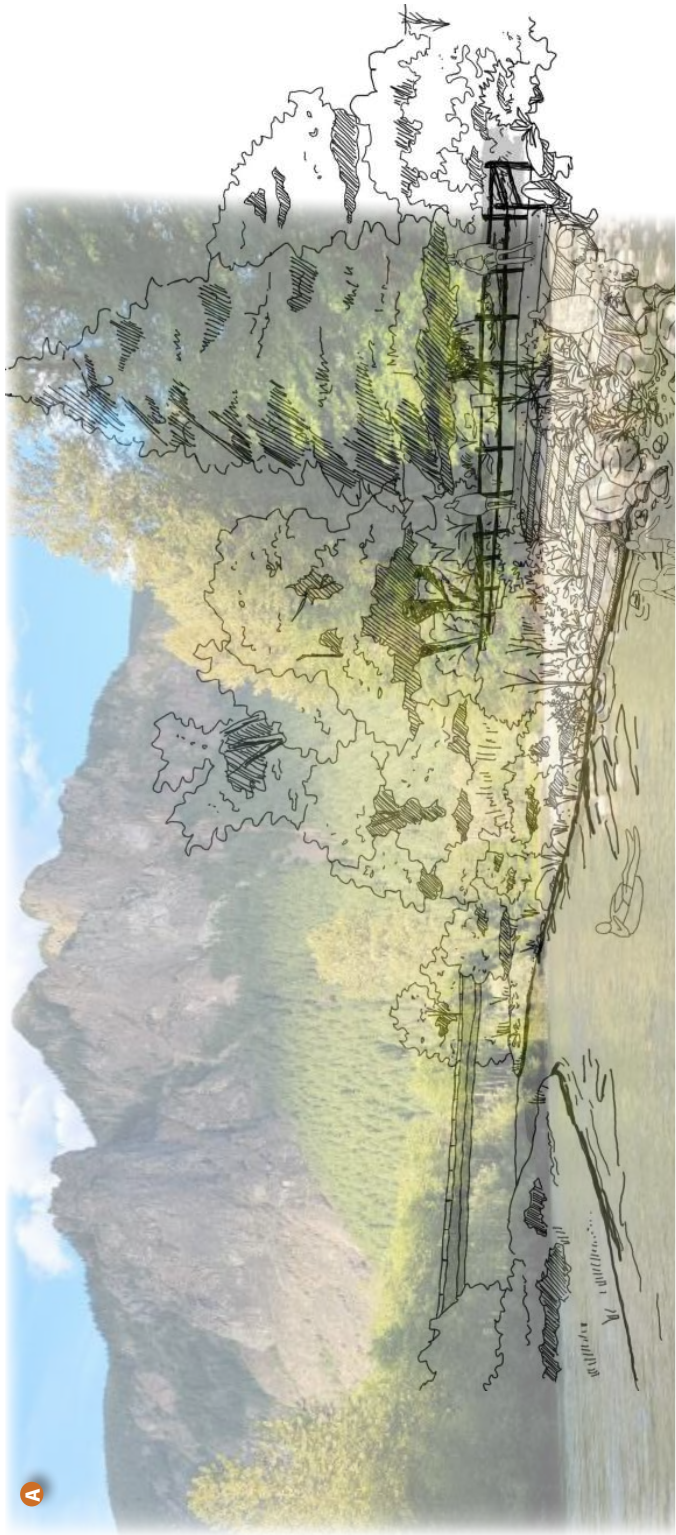
Amenities



Activities



Project: River Access at Bendigo Blvd S Bridge



Proposed sketch of potential water access



Mill Creek Park North – Credit Mrs. Weber



Red Lock River Access – Credit National Park Service

CITY OF NORTH BEND – PROJECT EVALUATION MATRIX				
Public Shoreline Access Plan				
RIVER ACCESS AT BENDIGO BOULEVARD SOUTH BRIDGE				
Description	Category			Score
Provide safe water access and river restoration adjacent to the Bendigo Boulevard Bridge on an existing portion of levee. Create a compact and well-maintained stair access area. Protect and enhance adjacent restoration area associated with the future levee setback project.	GIS Score			10
Public Access Type	<input type="checkbox"/> Beach <input checked="" type="checkbox"/> Stair <input checked="" type="checkbox"/> Trail <input type="checkbox"/> Restoration <input type="checkbox"/> Boat launch <input type="checkbox"/> Acquisition/Easement <input checked="" type="checkbox"/> Infrastructure Rehabilitation <input type="checkbox"/> Other			
Cost	<input type="checkbox"/> \$50K – 500K <input checked="" type="checkbox"/> \$500K – \$1.5M <input type="checkbox"/> \$1.5M < KCFCD Cost calculated as a design addition to the levee setback project, not including the levee setback costs.			12
Proposed Feature and Amenity	Trail and accessibility to the shoreline in coordination with future levee setback and bridge replacement projects.			22
Proposed Outreach, Collaboration, and/or Consultation	The levee will be set back on both sides of the river, and Bendigo Bridge will be replaced with a larger bridge of at least a 400-foot span to minimize the creation of a hydraulic backwater that contributes to flooding. Continued coordination with the KCFCD and WSDOT is necessary.			44
Alignment with Long-Range Planning Docs	Levee setback is a restoration priority in this location per shoreline analysis. This site is identified in the KCFCD Capital Investment Strategy.			
Summary of Public Comments	In general, the public supported public access improvements for swimmers and boaters, as well as opportunities to add signage.			
Timeframe	<input type="checkbox"/> Can be executed immediately <input checked="" type="checkbox"/> Enact by 2035 <input type="checkbox"/> Enact by 2045 and beyond.			
Permits Required	The shoreline environment designations (SEDs) are Commercial Conservancy (CC), Shoreline Urban Conservancy – Recreation & Open Space (UC-ROS), and (below the OHWM) Shoreline Aquatic. Water oriented public parks/recreation and accessory uses are permitted in all three environments. Sites within the UC-ROS SED are limited to 15% impervious surface coverage, while sites in the CC are allowed up to 60–65% dependent on which fork they are located on. The UC-ROS SED supports public open space, ecological restoration, and water-oriented uses. The CC SED promotes visual and physical access to the shoreline whenever feasible and adverse ecological impacts can be avoided. See North Bend Municipal Code 14.20.220 and 230 for more information. The underlying zoning for the site is Parks/Open Space or Public Facility (POSPF). Open Space, Park, Trail, and Recreation use is allowed in this zone. Levee setback to be permitted by others. Proposed improvements may require clear & grade, shoreline substantial development permit, floodplain development permits, SEPA, WDFW HPA permit, Corps Section 401 WQC/Section 404 of CWA.			
Environmental Impact/Mitigation Sequencing	Proposed stairs to cross through shoreline buffer and provide waterfront access. Avoidance: Stairs and adjacent trail will be designed to avoid streams and wetlands to the extent feasible. Minimization: Critical area impacts to be minimized by locating trail in outer buffer with distinct access point alongside existing bridge. Rectify/Compensate: Mitigation will be provided to ensure no net loss of ecological function. Adjacent restoration area will be protected and enhanced.			

*Cannot be calculated, due to global gaps both City-wide and UGA wide.

Project: Trail Network Expansion

The concept illustrates potential opportunities for trail extension and connection across North Bend.

Why Here?

- Identified in City's existing Parks Element (2024) and Si View Metro Parks Comprehensive Parks Plan (2017)
- Supported by Parks Element Goal 1: *Preserve and enhance the visual and physical accessibility of significant natural resources having scenic and public recreational value, while also preserving and enhancing critical habitat for fish and wildlife.* & Policy 1.1: *Integrate a balance of passive and active park and wildlife habitat areas throughout the City designed to serve the needs of all segments of the population.*

Activities



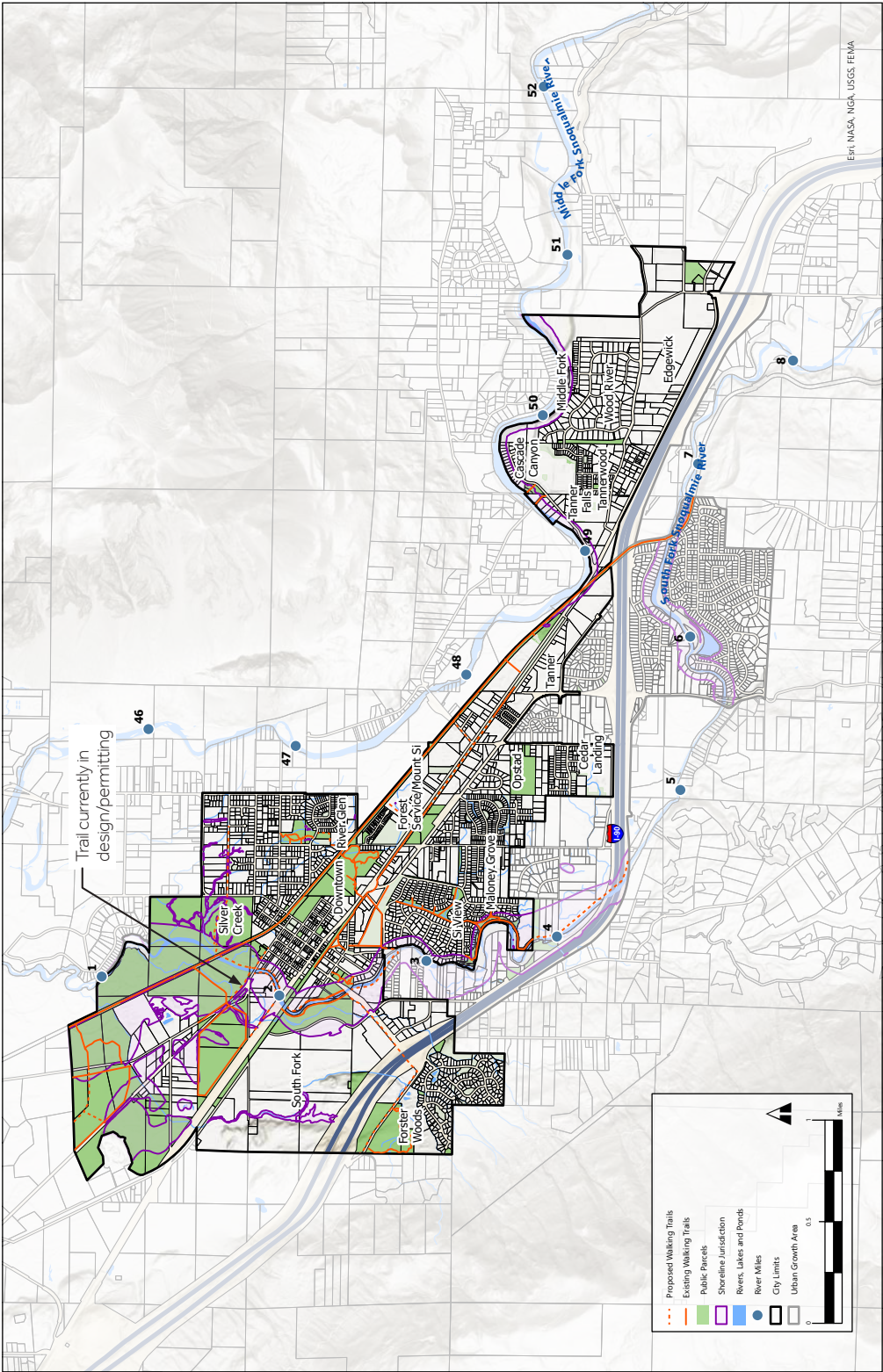
How Are Impacts Minimized?

- Design to incorporate fencing/signage to separate access area from adjacent forested and private areas.
- Nearby informal paths between the trail and the water to be closed and restored
- Opportunities for invasive species removal



Shenandoah riprap trail – Credit: KTNPBLOG user Travis

Project: Trail Network Expansion



CITY OF NORTH BEND – PROJECT EVALUATION MATRIX				
Public Shoreline Access Plan				
TRAIL NETWORK EXPANSION				
Description	Category			Score
This concept illustrates opportunities for trail extension and connection across North Bend.	<input type="checkbox"/> Beach <input checked="" type="checkbox"/> Stair <input checked="" type="checkbox"/> Trail <input type="checkbox"/> Restoration <input checked="" type="checkbox"/> Boat launch <input type="checkbox"/> Acquisition/Easement <input type="checkbox"/> Infrastructure Rehabilitation <input type="checkbox"/> Other			N/A
Cost	<input type="checkbox"/> \$50K – 500K <input checked="" type="checkbox"/> \$500K – \$1.5M <input type="checkbox"/> \$1.5M <			9
Proposed Feature and Amenity	Trail connection(s).			31
Proposed Outreach, Collaboration, and/or Consultation	Given the extent of improvements over the coming years and possibly decades, engagement will occur on a case-by-case basis as either recreational easements or property becomes available. Public notice will be consistent with noticing procedures located in NBMC Chapter 20.03.			40
Alignment with Long-Range Planning Docs	Identified in City's existing Parks Element (2024) and Si View Metro Parks Comprehensive Parks Plan (2017).			
Summary of Public Comments	The public comments were largely supportive of creating a shoreline trail network and trail extension and connectivity improvements. Concerns were raised about issues with trespassing through private property. A dialogue on the benefits and challenges of closing gaps in trails that cross private property arose during public meetings.			
Timeframe	<input checked="" type="checkbox"/> Can be executed immediately <input type="checkbox"/> Enact by 2035 <input type="checkbox"/> Enact by 2045 and beyond.			
Permits Required	TBD			
Environmental Impact/Mitigation Sequencing	All SEDs are observed in this scenario. Trails are also a permitted use in all SEDs. In the Natural SED, only passive water-oriented recreation is allowed. Sites with fragile and unique shoreline conditions, such as high-quality wetlands and wildlife habitats, shall be used only for non-intensive recreation, passive, and low-impact activities, such as trails. Sites are limited to 5% impervious surface coverage in this Shoreline Natural SED and a maximum trail width of 5 feet.			

4.1.2 Additional Discussion: Shoreline Trail Network

A proposal to create a continuous shoreline trail along the South Fork of the Snoqualmie River is both highly supported and highly contentious since much of the shoreline is privately owned. A history of permissive landowners combined with maintenance to keep levee crowns clear has resulted in public use of informal trail segments and confusion about regulations and ownership. The city does maintain a section of publicly accessible trails along the levee in the Si View neighborhood, and within other city-owned parcels, but any proposal to extend those trail segments would require a public use easement negotiation with a willing landowner. The City is planning for future opportunities. The existence of the levee system is a unique situation, and one that influences the decision to propose future public trail easements on private property, an otherwise unusual scenario. Because of the presence of the maintenance easements, the levee tops will be maintained as a continuous, unobstructed linear network for as long as the levees exist.

This offers a scenario where the City can maintain a vision to grow and connect a public trail system along the shoreline. Local land-use policies and regulations driven by the Shoreline Management Act including provisions for public access to public waters and shores, including recreational opportunities, when parcels are redeveloped at a specific threshold of size or density. In these situations, the subdivision is required to provide public access. The City can use a long-range plan to require developers to build shoreline trail segments that will become more continuous over time.

The proposed shoreline trail has therefore continued to include segments that cross through private property. Some sections have been excluded based on two factors: 1) how recently the area was developed and how unlikely it will be that the SMP mechanism will apply, and 2) feedback from the property owners unwilling to negotiate a public use easement. This network will continue to be refined over time with more feedback.

CHAPTER 5
**Public Access Plan
Implementation**



CHAPTER 5

Public Access Plan Implementation

5.1 Permitting Pathway

PERMIT PATH

Specific permitting pathways for each alternative will depend on the existing conditions at each site as well as the specific scope of work included in the design. These factors may change as the project design continues to advance, and as site specific studies are conducted. The following sections provide a general overview of local, state and federal permitting requirements followed by project specific discussions, based on a review of available mapping sources and conceptual level project details.

5.1.1.1 Shoreline Master Program (SMP)

The South and Middle Fork of the Snoqualmie River are designated as Shorelines of the State. Lands in the city within 200 feet of the ordinary high-water mark of these shoreline waterbodies are within shoreline jurisdiction and floodplains are subject to the regulations of the North Bend Shoreline Master Program (SMP). Projects subject to the SMP may require one or more of the following types of permits/reviews: shoreline exemption, shoreline substantial development permit, shoreline conditional use permit, shoreline variance. Shorelines within the city are assigned a Shoreline Environment Designation (SED), similar to a zoning overlay.



Within each SED there is a set of allowed, prohibited, and conditional uses. Each SED has specific policies and regulations around shoreline modifications and development. Uses, developments, and modifications in shoreline jurisdiction must be designed and implemented in a manner that achieves no net loss of shoreline ecological functions. Mitigation must generally be provided for any unavoidable adverse impact. In general, the SMP permits water-related and water enjoyment recreational development, including trails, through a shoreline substantial development permit (SSDP). A minimum shoreline setback of 25-50 feet, depending on the SED is required where development cannot occur. The SMP specifies that dirt or gravel public access trails to the water do not require any setback. However, it is not clear if paved trails would be allowed.

5.1.1.2 Critical Areas Ordinance (CAO)

Critical areas in shoreline jurisdiction are regulated by the SMP under NBMC 14.20. The SMP adopts by ordinance the City's Critical Areas code (NBMC Chapter 14.06 NBMC, Wetland Critical Areas, Chapter 14.07 NBMC, Critical Aquifer Recharge Areas, Chapter 14.09 NBMC, Streams and Other Fish and Wildlife Habitat Areas, Chapter 14.11 NBMC, Geologically Hazardous Areas, and Chapter 14.12 NBMC, Floodplain Management under Ord. 1688 on May 21, 2019), which provides the regulation for critical areas. Shoreline waterbodies are also designated Fish and Wildlife Habitat Conservation Areas (FWHCA) and are prescribed protective buffers as discussed above. There are also non-shoreline FWHCAs (streams) mapped within the vicinity of some project proposals, as well as geologic hazard areas. While it appears that existing mapping does not indicate wetlands in the vicinity of any project proposals, it is possible that unnamed features could be present. The presence or absence of wetland features would need to be confirmed by a site-specific delineation.

5.1.1.1.3 State Environmental Policy Act (SEPA)

SEPA is triggered by application for a permit, license, certificate, or other approval not specifically exempted. The City adopts by reference the SEPA categorical exemptions identified in Washington Administrative Code (WAC) 197-11-800. SEPA could be triggered by multiple potential project activities, including fill or excavation exceeding 1000 cubic yards or development on lands covered by water. SEPA can be processed with an Environmental Checklist or an Environmental Impact Statement (EIS). An EIS is typically necessary if one or more significant adverse impacts are identified. As currently envisioned, we do not foresee impacts rising to a level necessary for an EIS.

5.1.1.1.4 Construction Permits Etc.

The focus of this chapter is on environmental permitting requirements related to the shoreline environment the proposals are associated with. However, it should be noted that the City will likely also require construction-related permits after shoreline and/or critical area permits are obtained. Such permits could include clear and grade, building permits and ROW use permits.

5.1.2 STATE AND FEDERAL REGULATIONS

5.1.2.1 Federal Agencies

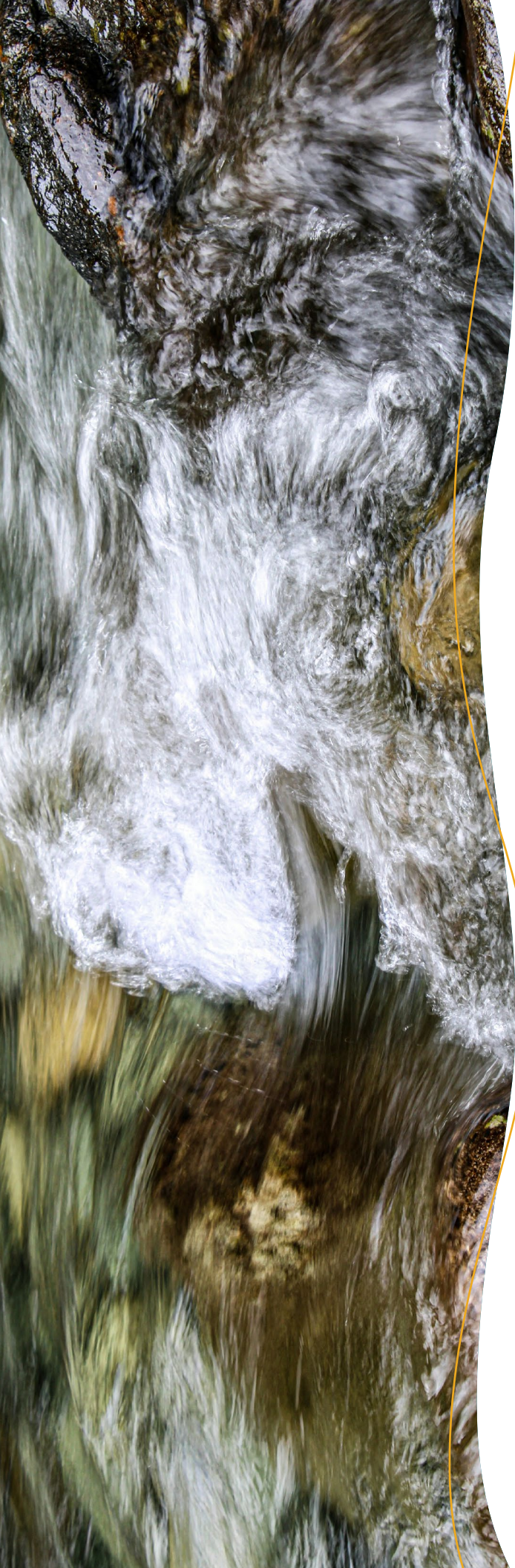
Waters of the United States are regulated by the U.S. Army Corps of Engineers (Corps) under Section 404 of the Clean Water Act. Any proposed filling or other direct impacts to waters of the U.S. which can include rivers, streams, wetlands, shoreline waterbodies, tributaries to shorelines, and in some cases other non-shoreline streams, would require pre-construction notification and permit authorization from the Corps. If activities requiring Corps permits are proposed, a Joint Aquatic Resource Permit Application (JARPA) could be submitted to apply for authorization.

Federally permitted actions that could affect endangered species may also require a biological assessment study and consultation with the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service. Compliance with the Endangered Species Act must be demonstrated for activities within jurisdictional waters and the 100-year floodplain. Application for Corps permits may also require an individual 401 Water Quality Certification and Coastal Zone Management Consistency determination from Ecology and a cultural resource study in accordance with Section 106 of the National Historic Preservation Act.

5.1.2.2 Washington State Department of Ecology (Ecology)

Ecology is charged with reviewing, conditioning, and approving or denying certain federally permitted actions that result in discharges to state waters under Section 401 of the Clean Water Act. However, Ecology review under the Clean Water Act would only become necessary if a Section 404 permit from the Corps was issued (see below). Ecology also regulates wetlands and streams under the Washington Water Pollution Control Act, but only if direct impacts are proposed. Therefore, authorization from Ecology would not be needed if filling activities are avoided.

Ecology also issues conditional use permits (CUPs) and shoreline variances. A CUP is needed if a proposed use is listed as a conditional use in a shoreline environment designation, or if the SMP does not address the use. A CUP may be required even if a proposed use is otherwise exempt from the requirement to obtain a substantial development permit. Some proposals may require both a substantial development permit and a conditional use permit. Variances can be granted only where there are "extraordinary circumstances relating to the physical character or configuration of property such that the strict implementation of the master program will impose unnecessary hardships on the applicant or thwart the policies set forth in RCW 90.58.020" [WAC 173-27170].



A JARPA may also be submitted to Ecology to apply for a Section 401 Water Quality Certification and Coastal Zone Management Consistency Determination if filling is proposed. Ecology approvals are either issued concurrently with the Corps approval or within 90 days following the Corps permit.

In general, neither the Corps nor Ecology regulates buffers, unless direct impacts to critical areas are proposed. When direct impacts are proposed, buffers are applied based on Corps and Ecology joint regulatory guidance.

5.1.2.3 Washington State Department of Fish and Wildlife (WDFW)

Chapter 77.55 of the RCW (the Hydraulic Code) gives WDFW the authority to review, condition, and approve or deny "any construction activity that will use, divert, obstruct, or change the bed or flow of state waters." This provision includes any in-water work, the crossing or bridging of any state waters and can sometimes include stormwater discharge to state waters. WDFW will issue a Hydraulic Project Approval (HPA) if a project meets regulatory requirements.

WDFW can also restrict activities to a particular timeframe through the conditions of approval on an HPA. Work is typically restricted to late summer and early fall, however, WDFW has in the past allowed crossings that don't involve in-stream work to occur at any time during the year.

5.1.3 SMP AMENDMENT CONSIDERATIONS

Looking at the existing SMP (NBMC 14.20), specifically NBMC Table 14.20.270. Shoreline Use and Modification Matrix - the Natural SED allowances may be problematic for one or more proposed projects. Specifically, the limitation of a maximum 5-foot trail not consisting of impervious surfaces, in addition to prohibiting structures within this SED. As a way to address these limitations, the City may require SMP code amendments to allow flexibility where the project is clearly tied to a larger planning process (e.g. a master or park planning document), designed to minimize environmental impact and preserve buffer functions, limit structures (instead of prohibit) to those that serve essential recreational or interpretive function, and add a definition for multi-use trails. Timing-wise, the City may either await the next SMP periodic update or start a locally-initiated SMP update process in consultation with Ecology.

5.2 Funding Strategy

The below list includes a few funding streams the City may consider when applying for public access and associated restoration implementation funding. Applicability for these grant opportunities falls under the 'Timeframe for Design and Implementation' scoring rubric, further described under Appendix H.

- The Recreation and Conservation Funding Board (RCO) has a bi-annual grant program dedicated to land conservation, recreational planning and implementation. The RCO board evaluates all projects containing goals and objectives, inventory, public involvement, and capital improvement program.
- The Salmon Recovery Funding Board is a lead entity for administering salmon recovery grants used to restore degraded salmon habitat in southwest Washington, as well as for watershed planning. Funding

can be used for culvert projects, restoring shoreline modifications to a more natural state, and shoreline enhancement opportunities.

- The U.S. Environmental Protection Agency (EPA) and Department of Ecology provide a federal and a 40% state match in grants under Section 319 of the federal Clean Water Act. The program funds eligible water quality infrastructure improvements and stormwater financial assistance program grants. Ecology also funds aquatic invasive species management grants to plan for and implement aquatic invasive management actions. The Rebuilding American Infrastructure with Sustainability and Equity grants (RAISE) Grant (funded through 2026 by USDOT) enables funding at the federal level to support transportation and multi-modal projects that have local and regional impact. Grant applications focus on project readiness, economic benefit and accessibility, and consideration of climate change.



APPENDIX A

Snoqualmie Tribe Letter



09/23/2024
City of North Bend
920 SE Cedar Falls Way
North Bend, WA 98045

Re: North Bend Shoreline Access Plan

Dear Jamie Burrell,

I am writing on behalf of the Snoqualmie Indian Tribe to share comments regarding the North Bend Shoreline Access Plan. The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington. As the Salish Sea region has grown in population, the Snoqualmie Tribe’s Ancestral Lands have been heavily impacted by recreation.

Thank you for the opportunity to review and comment. Below is a categorized and summarized list of comments regarding the North Bend Shoreline Access Plan.

Environmental and Ecological Concerns | We acknowledge the plan’s intent to enhance recreational opportunities within the area. However, we must emphasize that such enhancements should not come at the expense of the environment and its ecological functions. The natural habitats and ecosystems within the Snoqualmie River corridor are vital for the health of our community and the broader environment. Any recreational development must be carefully balanced to ensure that it does not degrade these critical resources.

Floodplain Restoration and Flood Storage | The need for floodplain restoration and enhancing flood storage in the Upper Valley is paramount. These efforts are essential not only for mitigating flood risks but also for maintaining and re-establishing the natural hydrological processes that support the river’s health, along with the water supply for many residents including the City of North Bend. We urge the plan to specifically prioritize and seek funding for floodplain restoration projects that enhance flood storage capacity while preserving the natural landscape and biodiversity. Floodplain reconnection is a key attribute of the Upper Snoqualmie [Resilient River Corridor Management Plan](#), and we request that North Bend’s Plan reference the Corridor Plan, even if they do not perfectly overlap spatially, as conditions in



the City of North Bend directly influence conditions across the entire watershed. Floodplain reconnection in the Upper Snoqualmie has also been identified as a needed action for Climate Resiliency for the Snoqualmie watershed. And recent research has demonstrated the economic benefits to jurisdictions that prioritize and invest in floodplain restoration. (<https://www.americanrivers.org/wp-content/uploads/2020/06/AR-Economic-Outcomes-Report.pdf>) We urge the City to take a long-term view of the many benefits of floodplain reconnection and restoration, which can enhance shoreline access along with many natural functions.

Shoreline Protection | Protecting shoreline resources is another critical concern. Paving or trampling along the shoreline can cause significant harm to these sensitive areas. We recommend implementing measures that minimize human impact on the shoreline, such as designated pathways and boardwalks that prevent direct contact with the natural habitat. These measures will help protect the shoreline while still allowing for public access and enjoyment.

Balancing Public Access and Environmental Protection | While we support the goal of enhancing public access to the Snoqualmie River, it is crucial to balance this with the need to protect and preserve the environment. We suggest incorporating educational programs and signage to inform visitors about the importance of the river's ecological functions and the need to minimize their impact. By fostering a sense of stewardship among the public, we can ensure that the river remains a vibrant and healthy ecosystem for future generations.

In conclusion, the Snoqualmie Indian Tribe urges the City of North Bend to carefully consider these comments and incorporate them into the final plan. We look forward to working collaboratively to achieve a balanced approach that respects both the natural environment and the community's recreational needs.

Thank you for your attention to these important matters.

Sincerely
DocuSigned by:
Jaime Martin
55ECFF68F5D44FA...

Executive Director, Government Affairs & Special Projects
Snoqualmie Tribe

APPENDIX B

**Public
Engagement
Plan**



Formerly DCG/Watershed

City of North Bend

Shoreline Access Plan

PUBLIC ENGAGEMENT PLAN

AUGUST 2024

Prepared for:

City of North Bend
Jamie Brunell
Senior Planner
425-888-7642

Agency Reference: 2024-11

Facet Reference: 2308.0024.00

Prepared by:

Kyle Braun, PLA
Landscape Architect
kbraun@facetnw.com



Kirkland Office
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Kirkland, WA 98033
425.822.5242

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1. Introduction

The City of North Bend's current public access and trails system along shorelines of the state (shoreline jurisdiction) including the Middle Fork and South Fork of the Snoqualmie River provide environmental, health, and aesthetic benefits to the entire community. Even with quality existing public access points and trails found along these shorelines, these trails do not connect in a seamless way. As such, the City desires to further the public access goals of the Shoreline Master Program (SMP) via an Integrated Public Shoreline Access Plan, providing a roadmap for incentivizing public access in-tandem with or prior to future development. This effort is also largely supported by the community, which is documented in the 2022 Parks Survey, that noted shoreline and river access as a top concern for many of the participants.

This plan aims to bring community stakeholders together in evaluating existing and potential public access within shoreline jurisdiction (the South Fork Snoqualmie River and the Middle Fork Snoqualmie River; their floodways; land within 200 feet of the ordinary high-water mark of these waterways and associated wetlands within the 100-year floodplain), surrounding the Snoqualmie River. The City applied for and received a Department of Ecology SMP competitive grant to conduct this effort.

Like many cities in King County and the Snoqualmie Valley, the North Bend community is also faced with the need to support growth and development and provide adequate amenities to both existing residents and the robust tourism industry's present in North Bend and the upper Snoqualmie Valley. This plan intends to provide public stakeholders with a roadmap for future public access improvements, providing the necessary documentation needed for the City to apply for future funding from various sources such as the state Recreation and Conservation Office (RCO).

The public involvement effort will be a collaboration between the City and Facet, in which the City will lead stakeholder identification, notification, and outreach. The City will also handle event and project promotions, incorporating messaging or content developed with Facet, if needed. Facet will facilitate selecting engagement events, in order to efficiently solicit stakeholder feedback relevant to the planning and design process. This Public Engagement Plan provides a preliminary outline of the public involvement effort.

1.1 Overview of Public Shoreline Access Planning Project

The project comprises three distinct but overlapping tasks: (1) Public Shoreline Access Planning, including a high-level review of the existing shoreline inventory and characterization report and updated constraints and opportunities analysis, (2) Draft SMP amendment, and (3) Public Involvement. Tasks 1 and 2 will yield concrete work products that are informed by the feedback and input received from the public involvement effort (Task 3). Public involvement will engage stakeholders—both internal and external—to solicit feedback and document attitudes and perceptions about public access needs and improvements.

2. Engagement Goals and Strategies

The goals and strategies that will guide the public involvement effort are derived from the City's Comprehensive Plan Chapter 10 – Shoreline Element, especially Public Access and Recreation Element goals and Policies.

- **Goal A** : Enhance North Bend's river shore recreation value by creating a natural linked greenway system.
- **Goal B**: Implement a public access system in accordance with the City's Parks, Recreation, Wildlife Habitat and Open Space Plan that increases the amount and diversity of public access consistent with private property rights, public safety and the natural shoreline character.

PUBLIC ACCESS

- **PAR P-1**: Public access should be located and designed to respect private property rights, maintain privacy of private property, be compatible with the shoreline environment, protect ecological functions and processes, and protect aesthetic values of the shoreline.
- **PAR P-2**: Acquire or obtain access rights, dedications, and easements to riverfront parcels, including levees and dikes, as available. Such rights should be pursued as opportunities and funding becomes available. Partner with other jurisdictions for funding and obtaining easements.
- **PAR P-3**: Where appropriate, promote the development and enhancement of public access to the river to increase fishing, kayaking and other water-related recreational opportunities.
- **PAR P-4**: Develop guidelines for creating contiguous greenways that protect the riparian environment and related wildlife habitats when opportunities arise.
- **PAR P-5**: As a part of the SMP, prepare and implement a Shoreline Restoration Plan that includes identification of key areas for public access, restoration, protection and improvement projects, consistent with the City of North Bend Shoreline Analysis Report.
- **PAR P-6**: Provide public access in the shoreline jurisdiction in association with the following uses: developments with five or more dwellings; commercial development; industrial development; and public agency development. Ensure public access is consistent with the City's adopted Parks, Recreation, Wildlife Habitat and Open Space Plan.
- **PAR P-7**: Ensure developments, uses, and activities on or near the shoreline do not impair or detract from the public's access to the water or the rights of navigation.
- **PAR P-8**: Provide public access as close as possible to the water's edge of the Middle and South Forks of the Snoqualmie River without causing significant ecological impacts and consistent with appropriate trail standards.
- **PAR P-9**: Identify opportunities for public access on publicly owned shorelines. Preserve, maintain and enhance public access afforded by shoreline street ends, public utilities and rights of-way.
- **PAR P-10**: Design public access to provide for public safety and comfort and to minimize potential impacts on private property and individual privacy.

- **PAR P-11:** Provide public access and interpretive displays as part of publicly funded restoration projects where significant ecological impacts are addressed.
- **PAR P-12:** Maintain and enhance City parks, trails and public access facilities adjacent to shorelines in accordance with City and County plans.
- **PAR P-13:** Encourage waterfront development to provide a means for visual and pedestrian access to the shoreline area wherever feasible.
- **PAR P-14:** Encourage the acquisition of suitable upland shoreline properties to provide access to publicly owned shorelands. Encourage public access to the South Fork Snoqualmie and Middle Fork Snoqualmie on shoreline street ends, public utilities and rights of way.

RECREATIONAL DEVELOPMENT

- **PAR P-15:** Allow for passive and active shoreline recreation that emphasizes location along shorelines in association with the City's Parks, Recreation, Wildlife Habitat and Open Space Plan and Si View Metropolitan Park District Comprehensive Plan.
- **PAR P-16:** Give priority to shoreline recreational development in order to provide access, use, and enjoyment of North Bend's shorelines.
- **PAR P-17:** Encourage the coordination of local, state, and federal recreation planning to satisfy recreational needs.
- **PAR P-18:** Promote recreational developments and plans that conserve the shoreline's natural character, ecological functions, and processes.
- **PAR P-19:** Encourage a variety of compatible recreational experiences and activities to satisfy diverse recreational needs.
- **PAR P-20:** Give water-dependent recreation priority over water-enjoyment recreation uses. Give water-enjoyment recreational uses priority over non-water-oriented recreational uses.
- **PAR P-21:** Integrate and link recreation facilities with linear systems, such as hiking paths, bicycle paths, easements, and scenic drives.
- **PAR P-22:** Pursue opportunities to expand the public's ability to enjoy the shoreline in public parks or public open spaces through dining or other water-enjoyment activities.
- **PAR P-23:** Promote non-intensive recreational uses which avoid adverse effects to the natural hydrology of aquatic systems, do not contribute to flood hazards, and avoid damage to the shoreline environment through modifications such as structural shoreline stabilization or native vegetation removal.

Goal A and B provide clear direction in the SMP's direction towards completing an integrated public access and trail plan along and within shorelines of statewide significance. It is during this planning process through thoughtful engagement of project stakeholders and the public that the City intends to accomplish this planning effort.

3. Documentation of Public Involvement Effort

For documenting community engagement and feedback for support of future funding applications, the following information will be collected throughout the public involvement effort.

Table 1. Summary of Documentation of Public Involvement

Subject	Documentation Description	Responsible Party
Extent of outreach	<ul style="list-style-type: none"> An inventory of all outreach methods, such as posters, emails, mailings, etc., used to engage the public. Approximate quantity of public contacts targeted per outreach method, such as number of households. Extent of geographic area where outreach was conducted. 	City
Event participation	<ul style="list-style-type: none"> Number of participants/respondents, such as completed sign-in sheets from planned events or total of respondents to survey or other engagement exercise. Summary of feedback received, such as formal responses received or written summary of participant discussion. 	Event facilitator (City or Facet)

4. Stakeholder Outreach and Engagement

The following considerations are provided to assist the City with targeted outreach to key demographics and interest groups.

4.1 Stakeholder Identification

4.1.1 Demographics

According to the Census.gov 2020 American Community Survey, Census Tract 9503, representing the City of North Bend, includes a population of 7,461 residents across 2,797 households, with 5,192 employed. While stakeholder participation is encouraged broadly by any interested parties, the project team aims to capture feedback that reflects the specific demographics of the greater North Bend community. Specifically, the following groups should be represented in the feedback received.

- Working Families with School-Aged Children.** Several statistics captured by the 2020 American Community Survey conducted by the U.S. Census paint a picture of working families with school-aged children as a key demographic in North Bend. Specifically, roughly one fifth of the population of North Bend is under the age of 18 (22.8%) and the average persons per household is 3.09. Roughly three fifths of the population is in the civilian labor force (69.6%) and an overwhelming majority of persons over age 25 have at least a high school diploma

(95.8%). Further, a large number of households have a computer with broadband internet. Altogether, this suggests that digital engagement and outreach to schools and workplaces could be effective means of outreach. Further, it suggests that a middle- to high-school reading level would be appropriate for use in outreach and engagement materials.

- Long-term Residents.** According to the U.S. Census data, most residents have lived in the same house a least 2 years prior to the census date (91.8%), with the largest influx of people moving into this area between 2010 and 2017 (30.9% of total residents). This is supported by the large number of owner-occupied housing units (32.6%), also captured by the Census. The number of long-term residents and owner-occupied housing units both support the idea that direct mailing could be an effective outreach tool.
- Seasonal Residents and Tourists.** According to the U.S. Census data, approximately 6% of all residences within this census tract are vacant, denoting the potential presence of vacation rentals and/or seasonal residents. It is also well known that the City of North Bend is a popular weekend destination for residents outside the City. Business and organizations that support tourism through recreation could benefit greatly from additional shoreline and water access. Direct engagement of recreation-related businesses and organizations, such as through direct outreach or mailing, could be an effective means of engagement that could increase support for the trail planning effort.

Table 2. Summary of Demographic Engagement

Demographic Group	Potential Outreach Avenues, Liaisons, and Partners in Outreach
Working families with school-aged children	<ul style="list-style-type: none"> Elementary, middle, and high schools Parent-Teacher organizations Youth advocacy and engagement organizations Si View Community Center and Pool
Long-term residents	<ul style="list-style-type: none"> Neighborhood and community organizations Establish social media channels Community destinations (e.g., senior center, parks, pool, festival, farmers market, block party)
Seasonal Residents and Tourists	<ul style="list-style-type: none"> Lodging and hotel accommodations Tourism/recreation-related businesses Economic development commission Tourism bureaus and advocates Recreational user groups

4.1.2 Interest Groups

The following is a list of preliminary stakeholder groups that may represent interests related to public access and trails along the City's shorelines.

Table 3. Preliminary Summary of Stakeholder Interest Groups

Interest	Potential Stakeholders
Residential property owners	<ul style="list-style-type: none"> Shoreline property owners Owners of short-term rentals (e.g., Airbnb, VRBO)
Commercial, industrial, and institutional property owners	<ul style="list-style-type: none"> Business owners and operators Commercial property management companies Recreation providers (Compass Outdoors, for example)
Community and Recreational Groups	<ul style="list-style-type: none"> Mountains to Sounds Greenway Evergreen Mountain Bike Alliance Si View Running Club King County Search and Rescue North Bend Senior Center American Whitewater
First Nations, Environmental groups and public agencies	<ul style="list-style-type: none"> Si View Metropolitan Parks District Tribes (Snoqualmie, Muckleshoot, etc.) Mountains to Sounds Greenway Trust Washington Department of Natural Resources King County (Flood District, Parks, Natural Resources, etc.) Washington Department of Transportation
Utility providers	<ul style="list-style-type: none"> Puget Sound Energy King County Flood District Tanner Electric City of North Bend Sallal Water Comcast
Economic development groups	<ul style="list-style-type: none"> North Bend Chamber of Commerce North Bend Downtown Foundation
City staff	<ul style="list-style-type: none"> Planning, engineering, and development department staff Parks and recreation staff Utility department staff Public Works department maintenance staff

4.1.3 Advisory Group

The project will convene an advisory group composed of entities representing various interest groups, outlined above, within the community. These entities represent a wide range of interests and priorities, ensuring that diverse perspectives are considered throughout the project process. The advisory group will play a crucial role in informing the project, acting as representatives of different community priorities.

Table 4. Potential Advisory Group Members

Organization	Name	Email
City of North Bend Parks	Mike McCarty	-
City of North Bend Planning	Jamie Brunell	-
Si View Metropolitan Parks District	Minna Rudd	-
City of North Bend Public Works	Mark Rigos	-
City Council & Si View Metropolitan Parks District Commissioner	Mark Joselyn	-
North Bend Senior Center	TBD	-
North Bend Escapes	TBD	-
Snoqualmie Tribe	TBD	-
Economic Development Commission	TBD	-
North Bend Downtown Foundation	TBD	-
Compass Outdoors	TBD	-
Mountains to Sounds Greenway	Trevor Kostanich	-
American Whitewater	Thomas O'Keefe	-
King County	TBD	-

5. Outreach Strategy

The project will rely on the City's existing network of public outreach and community engagement for project notifications. City staff will be encouraged to share opportunities for public participation through established channels and relationships, such as social media, email lists, community calendars, and other tools. Coordinated content, such as a City email blast, graphic, or digital handout can be useful in disseminating information consistently. If desired, Facet can assist the City with reviewing draft content or editing narrative information to engage a public audience.

5.1 Public Engagement

5.1.1 Community Survey

To begin, a high-level informational survey will be conducted to get an understanding of what residents of North Bend consider shoreline access. This will provide an understanding of specific priorities, and areas of interest within the City, and will help formulate more targeted outreach to the public and stakeholders. The first opportunity for this public outreach would be the creation of a story map public survey that was presented with a QR code at North Bend Block Party on July 20th, 2024 at the City of North Bend's booth. In addition to the block party, the link to the survey will also be broadcasted through the City's existing social media and community outreach channels.

Outreach Goals:

- Inform the community that the project is starting and the project goals and anticipated outcomes.
- Inform the community about the project resources including the project schedule, project website and key contacts.
- Inform the community about past access planning activities that will inform this project
- Solicit feedback on community priorities and values related to shoreline access

5.1.2 Outreach Meetings and Events

Following completion and analysis of the community survey, a series of meetings will be held in 2024 through the design development and planning stages. Later in the project cycle, meetings will be held with the Planning Commission and City Council to discuss the draft and final planning documents, including potential code revisions and adoption. An overview of the meeting sequence and strategy is provided below.

Outreach Meeting #1 (1 of 3) – Public Open House 1

- Meeting Goals:
 - Present background information including planning activities that will inform this project, early analysis on existing conditions, and feedback from the first survey.

- Solicit feedback on community priorities and values related to shoreline access to inform project vision
- Attendees and format: Advisory group, members of the public, in-person open public meeting
- Discussion: Project overview, including scope, schedule, background, purpose, and next steps of plan adoption and funding
- Facet will develop exhibits and facilitate exercises designed to capture the following feedback:
 - Broad input from community members on existing conditions, including recreational amenities and assets, experiential assets, constraints and opportunities to inform subsequent planning efforts.
 - Community vision regarding shoreline access and identity.

Outreach Meeting #2 (2 of 3) – Advisory Group Charrette

- Meeting Goals
 - Understand the priorities of different user groups represented
 - Define shared values between different entities representing the broader community
 - Solicit feedback on outreach and determine whether any user groups are underrepresented and are in need of targeted outreach
 - Identify shared resources for supporting project implementation
- Attendees and format: City staff and select advisory group members invited to participate in a second working session, invite-only in-person working charrette
- Discussion: Review of key takeaways and highlights from public open house, review and expansion of community vision, distill opportunities and constraints
- Facet will develop exhibits and facilitate exercises designed to capture the following feedback:
 - Specific concerns and targets for shoreline access improvements.
 - Preliminary identification of key nodes, system gaps, and potential connections.

Outreach Meeting #3 (3 of 3) - Public Open House 2

- Meeting Goals:
 - Solicit feedback on project recommendations including project vision, proposed projects, and policy updates.
 - Inform the community on next steps
- Attendees and format: Internal and external stakeholders, members of the public, in-person open public meeting
- Discussion: Project update and progress, review of preliminary plan diagram and concepts, and next steps of plan adoption and funding
- Facet will develop exhibits and facilitate exercises designed to capture the following feedback:

- Qualitative feedback on preliminary plan diagram and concepts, including alignments, connections, design standards and recommendations, and proposed facilities.

Optional Outreach Meeting #4 – Advisory Group Meeting

- Meeting Goals:
 - Solicit any remaining feedback on project recommendations including project vision, proposed projects, and policy updates.
 - Inform the community on next steps
- Attendees and format: Internal and external stakeholders, members of the public, in-person open public meeting
- Discussion: Project update and progress, review of final plan maps and graphics, and next steps of plan adoption and funding
- Facet will develop exhibits and facilitate exercises designed to capture the following feedback:
 - Qualitative feedback on preliminary plan diagram and concepts, including alignments, connections, design standards and recommendations, and proposed facilities.

Facet will support City staff in preparing and presenting project progress in support of plan review and adoption. Specifically, Facet will support the following meetings:

- Joint Parks and Planning Commission Virtual Meeting (1 of 2)
- Planning Commission Virtual Meeting (2 of 2)
- City Council Virtual Work Session Meeting or Council Work Study (1)

5.1.3 Schedule of Public Engagement

The following table summarizes the schedule of public engagement consistent with the overall project schedule and target for plan adoption by June 30, 2025.

Table 5. Public Engagement Schedule

Date	Milestone / Notes	Responsible Party
July 2024	<ul style="list-style-type: none">• Draft and finalize Public Engagement Plan (PEP)	Facet/City
July 2024	<ul style="list-style-type: none">• Conduct community survey	Facet/City
July/August 2024	<ul style="list-style-type: none">• Finalize date and location of first meetings (Public Open House 1 and Advisory Group Charrette)• Publish to City calendar and notify internal team• Send “save-the-date” or meeting invitation	City

Date	Milestone / Notes	Responsible Party
September 2024	<ul style="list-style-type: none"> Promote Public Open House 1 Finalize date and location of Public Open House 2, publish to City calendar, and send "save-the-date" 	City
September 2024	<ul style="list-style-type: none"> Prepare draft meeting agenda Prepare meeting materials Facilitate Public Open House 1 	Facet
October 2024	<ul style="list-style-type: none"> Facilitate Advisory Group Charrette Promote second Public Open House 2 	Facet/City
October 2024	<ul style="list-style-type: none"> Developing draft plan diagram and concepts Prepare draft meeting agenda Prepare meeting materials 	Facet
November 2024	<ul style="list-style-type: none"> Revise plan diagrams and concepts Advance trail plan report 	Facet
January 2025	<ul style="list-style-type: none"> Facilitate Public Open House 2 	Facet/City
February 2025	<ul style="list-style-type: none"> Revise plan diagrams and concepts Advance trail plan report 	Facet
February 2025	<ul style="list-style-type: none"> Prepare for first Planning and Parks Joint Commission Virtual Meeting Attend first Planning and Parks Joint Commission Meeting 	Facet/City
March/April 2025	<ul style="list-style-type: none"> Prepare for second Planning and Parks Commission Meeting Attend second Planning and Parks Joint Commission Meeting Receive recommendation from Planning Commission to forward SMP Amendments to Ecology, final review 	Facet/City
May/June 2025	<ul style="list-style-type: none"> Prepare for and attend CED Committee Deliver final documents for Ordinance and Integrated Shoreline Public Access & Trails Plan 	Facet/City
Project Completion	<ul style="list-style-type: none"> Final Adoption by City Council 	City

PEP: Community Survey Questions



Formerly DCG/Watershed

TECHNICAL MEMORANDUM

Date:	July 2, 2024
To:	Jamie Brunell, City of North Bend
Cc:	Mike McCarty, ACIP, Rebecca Deming
From:	Kyle Braun, PLA Back-up Project Manager, Landscape Architect
Project Name:	North Bend Public Shoreline Access Plan
Project Number:	2308.0024.00

Online Survey Questions

INTRODUCTION TO THE SURVEY:

The City of North Bend is advancing planning related to public access to the Middle Fork and South Fork Snoqualmie River shorelines. To understand the community's priorities for shoreline access, the City is developing an Integrated Public Shoreline Access Plan as part of the Shoreline Master Program (SMP). This plan will address shorelines, including rivers, floodways, land within 200 feet of the high water mark, and associated wetlands within the 100-year floodplain. This plan aims to create a cohesive network of access points and trails, enhancing recreational opportunities for residents and visitors. Your feedback in this survey will help guide this planning process, ensuring the needs and preferences of the community are fully considered.

PRELIMINARY SURVEY:

Shoreline Access

- 1. On a scale of 1 to 5 with 5 meaning "extremely important" and 1 meaning "not at all important", how important are North Bend shorelines and shorelines access within the city.**
 - a. 5, Extremely important
 - b. 4
 - c. 3
 - d. 2
 - e. 1, Not at all important

- 2. How often do you visit shorelines in North Bend for recreation?**

- a. One or more times a week
- b. One or more times a month, less than once a week
- c. More than once a year, less than once a month
- d. Once a year or less
- e. Never

3. How important is it to be able to do each of the following on shorelines, and rivers in North Bend? (1 to 5 with 5 meaning "extremely important" and 1 meaning "not at all important")

- 5, Extremely important
- 4
- 3
- 2
- 1, Not at all important

- a. Enjoy shoreline features, such as views or waterfront attractions
- b. Walk, hike, run, or bicycle on trails
- c. Picnic
- d. boating/paddling (kayaking, rafting, paddle boarding, etc.)
- e. Fish
- f. Wading
- g. Swimming

4. What does shoreline access mean to you?

- a. Ability to physically touch and enter water safely.
- b. Ability to view water from shoreline.
- c. Ability to recreate (kayak, paddle board) on water through public access points.
- d. Ability to swim from shoreline.
- e. Other

5. When recreating or enjoying the shoreline and/or shoreline access locations what do you look for in the facilities?

- a. Primitive trails or experience
- b. Accessible features and amenities.
- c. Easy to find and get to.
- d. Restored natural habitat
- e. Convenient parking
- f. Shallow and safe water to swim and touch (family friendly)

- g. Views of nature, wildlife, or water
- h. Ease of access for watercraft or PFD's such as paddle boards
- i. Other (open response)

6. Which shorelines and water access in North Bend do you visit most? (Select 3)

(Include basemap currently being developed by City GIS, need points for each of these locations)

*Access outside North Bend city limits, therefore not subject to project planning or future improvements.

- a. Shamrock Park
- b. Riverfront Park
- c. Gardiner Weeks Park
- d. Tanner Landing Park*
- e. SE 114th St (Bluehole)*
- f. Tollgate Farm Park (upstream of SVT trestle)
- g. Tollgate Farm Forest (downstream of SVT trestle)
- h. New Si View Park
- i. Tanner Road
- j. South Fork Levee via Cedar Falls Road*
- k. 424th Ave SE (Maloney Grove)
- l. SE 103rd Pl (Access to Tollgate Farm Forest) *
- m. Riverbend

7. Areas not included on list above (place a pin on other areas where you access the water in the interactive maps [HERE](#))

[Integrate the interactive map, adjust this question to ask users to select the location and/or place a pin for places they visit most]

8. What do you usually do when you visit the areas you selected above?

- a. Open form

9. What features do you like about the areas you selected?

- a. Open form

10. Do you feel that shoreline access meets the needs and is equitable for all community members?

- a. Yes
- b. No
- c. Other

11. Are there specific shoreline activities you'd like to see better supported or managed?

- a. Yes
- b. No
- c. Other

12. How safe do you feel at shoreline access points? (1 to 5 with 5 meaning "extremely safe" and 1 meaning "not at all safe")

- a. 5, extremely safe
- b. 4
- c. 3
- d. 2
- e. 1, not at all safe

13. What makes you feel safe at shoreline access points, and are there specific access points that feel safer than others?

- a. Open Form

14. What makes you feel unsafe at shoreline access points, and where are these located?

- a. Open Form

15. Are you satisfied with the current level of public access to the shoreline?

- a. Yes
- b. No
- c. Other

16. Are there any other comments and considerations you would like to share with the city about this planning process?

- a. Open form

Demographics (Optional at end)

1. What is your relationship to the City of North Bend?

- a. I own a home inside the city limits
- b. I rent a home inside the city limits
- c. I own a business in North Bend
- d. I work in North Bend
- e. I am a student in North Bend
- f. I am a visitor to North Bend

2. Are you willing to share your address, approximate address, or neighborhood? This will help the city to understand who is participating in this survey.

- a. Open Form

3. What is your age?

- a. 12 and under
- b. 13-19
- c. 20-29
- d. 30-39
- e. 40-49
- f. 50-59
- g. 60-69
- h. 70-79
- i. 80-89
- j. 90+

4. Do you identify as any of the following groups? (choose all that apply)

- a. White
- b. Black or African American
- c. Hispanic or Latino
- d. Asian or Asian American
- e. Native American or Alaskan Native
- f. Native Hawaiian or Pacific Islander
- g. Other (please specify)
- h. Prefer not to answer

5. How many people live in your household? (choose one)

- a. Just me
- b. Me and one other person
- c. Three people

- d. Four people
- e. Five or more people

6. How many people in your household are younger than 18? (choose one)

- a. None
- b. One
- c. Two
- d. Three
- e. Four or more

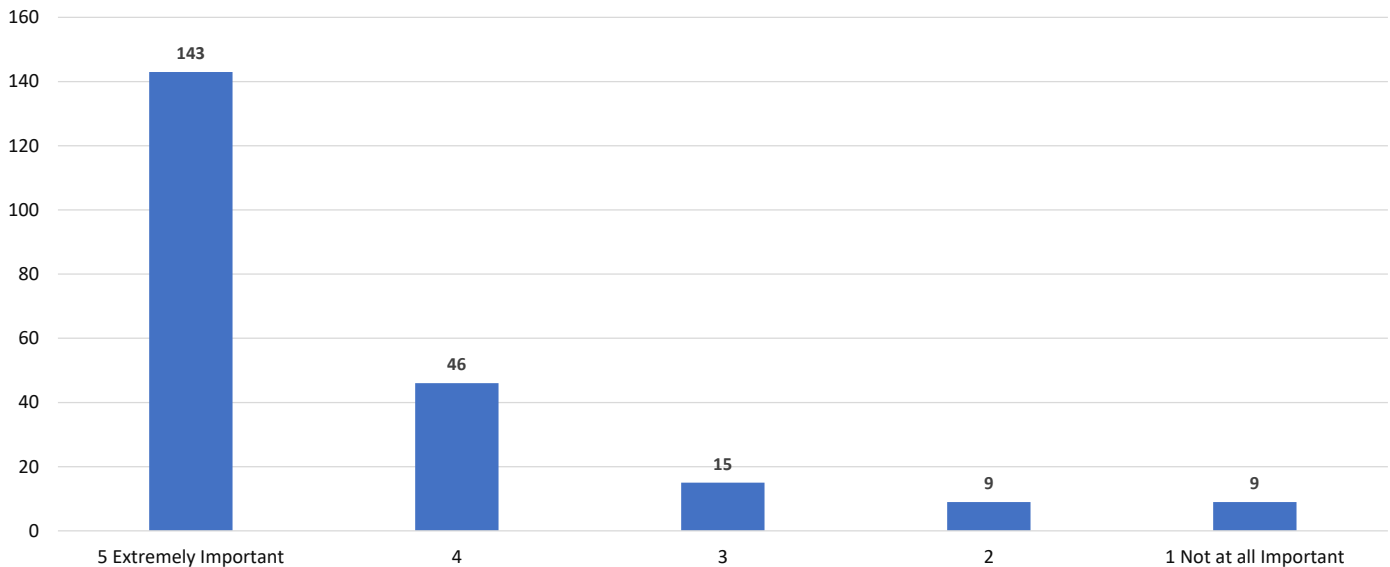
7. What is your household income? (choose one)

- a. Less than \$30,000
- b. \$30,000 to \$50,000
- c. \$50,000 to \$70,000
- d. \$70,000 to \$100,000
- e. \$100,000 to \$200,000
- f. \$200,000 or more
- g. Prefer not to answer

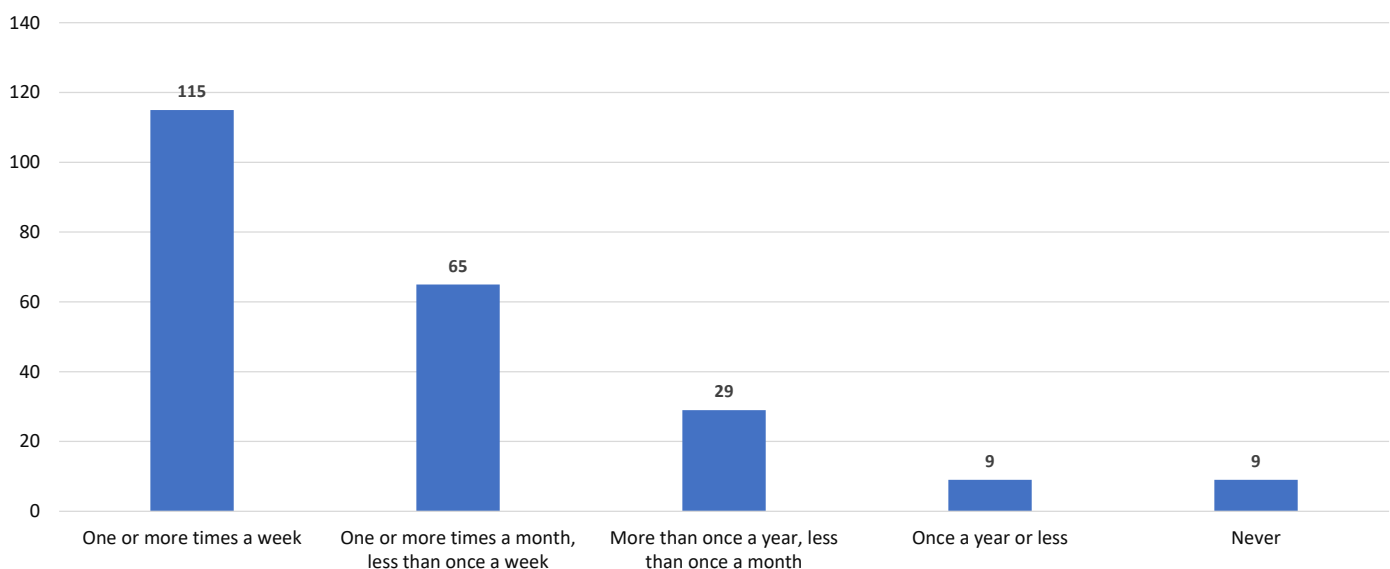
APPENDIX C

River Access Survey

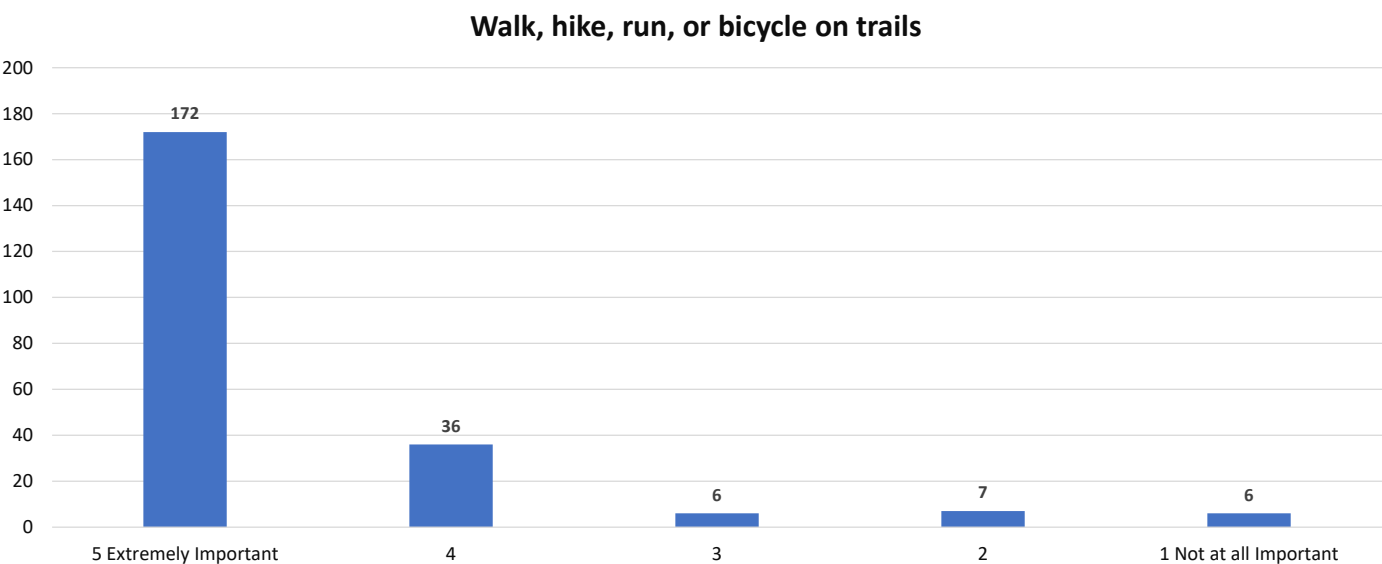
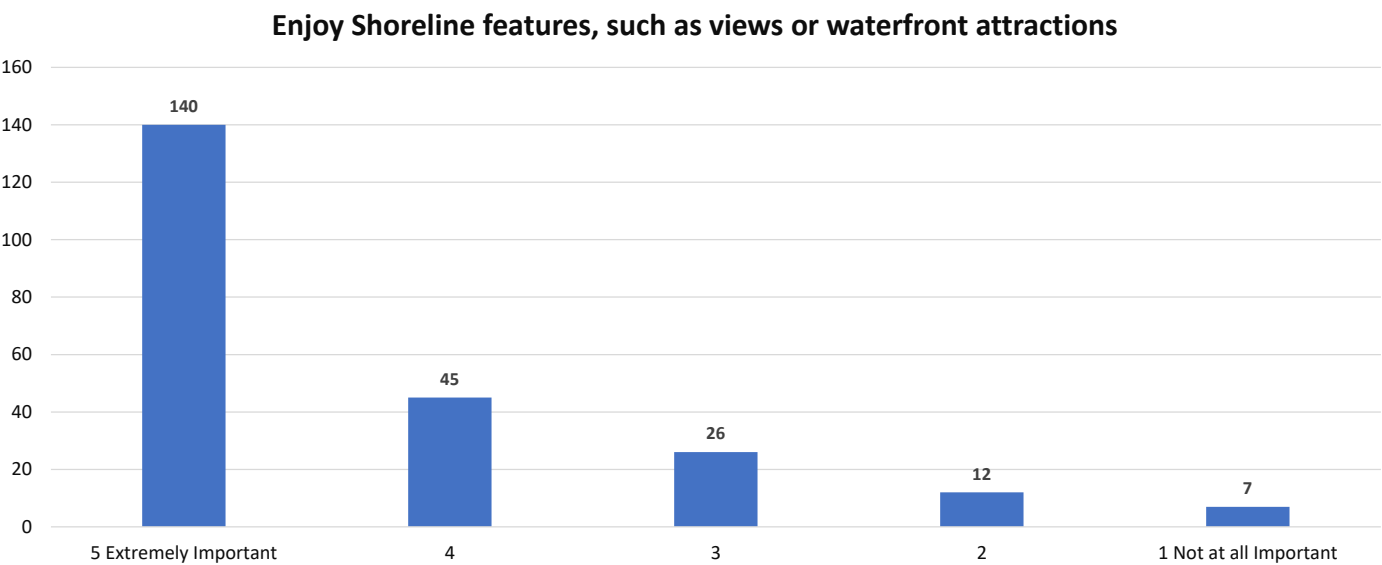
1. On a scale of 1 to 5 with 5 meaning “extremely important” and 1 meaning “not at all important”, how important are North Bend shorelines and shoreline access within the City?



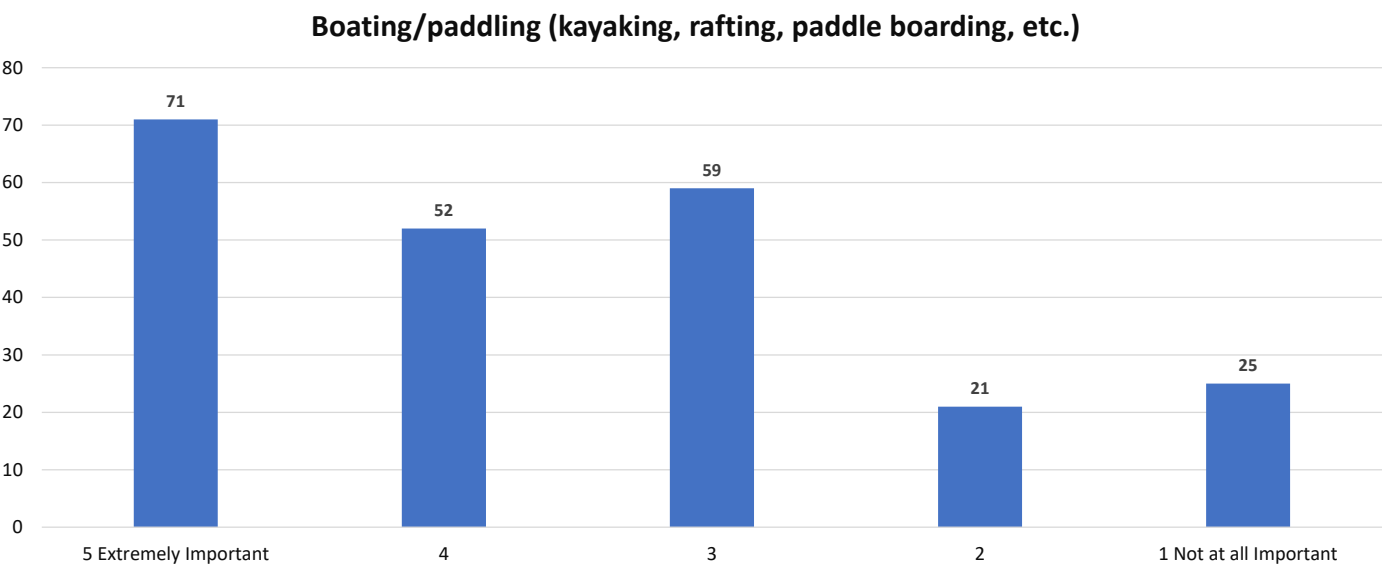
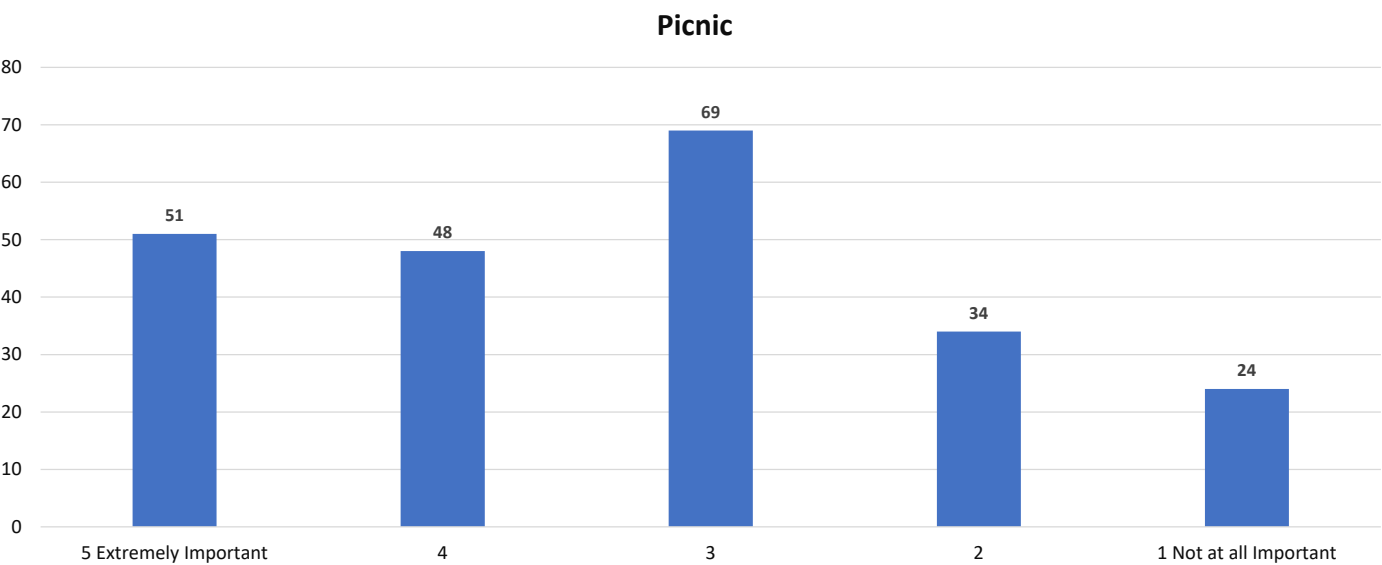
2. How often do you visit shorelines in North Bend for recreation?



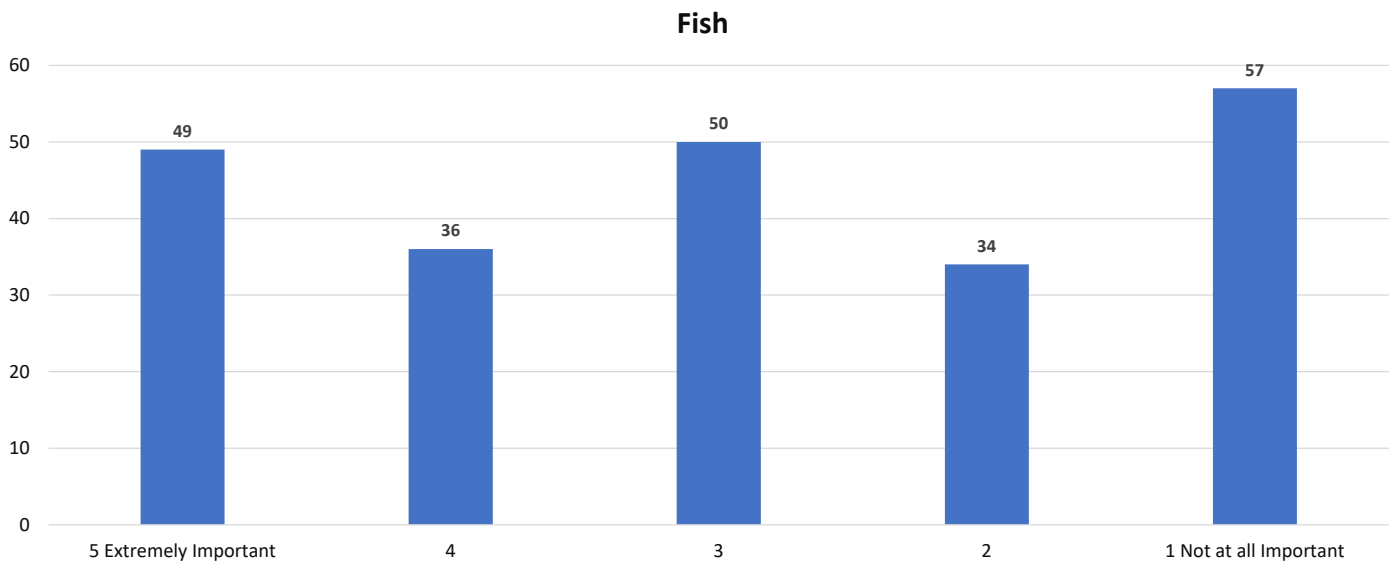
3. How important is it to be able to do each of the following on shorelines and rivers in North Bend? (1 to 5 with 5 meaning “extremely important” and 1 meaning “not at all important”)



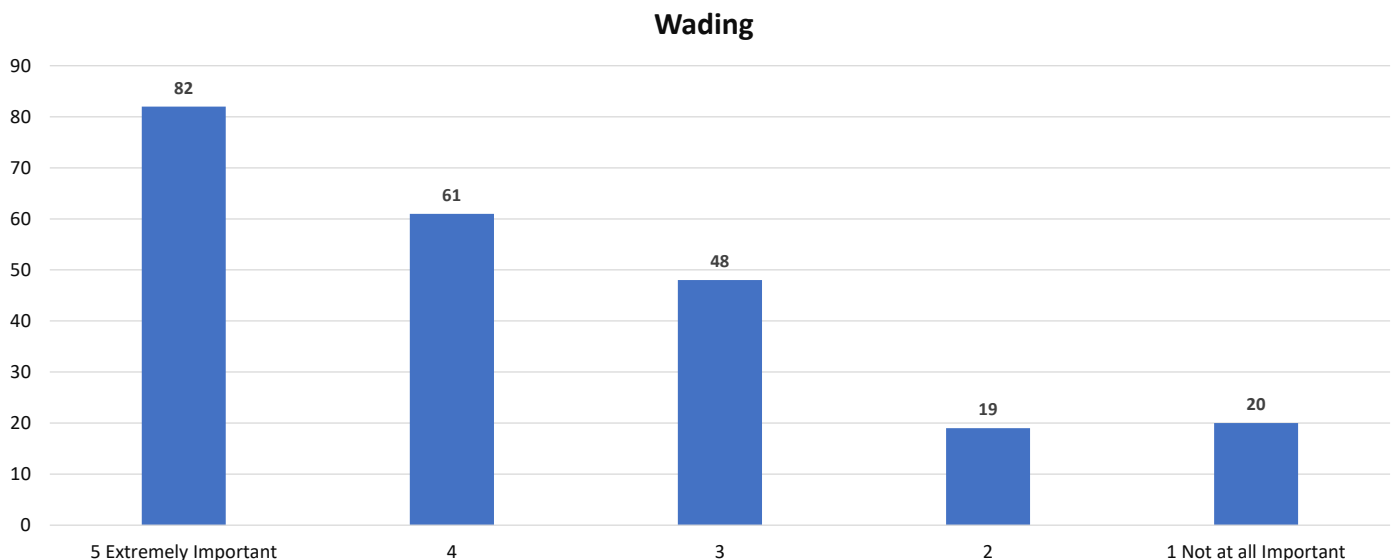
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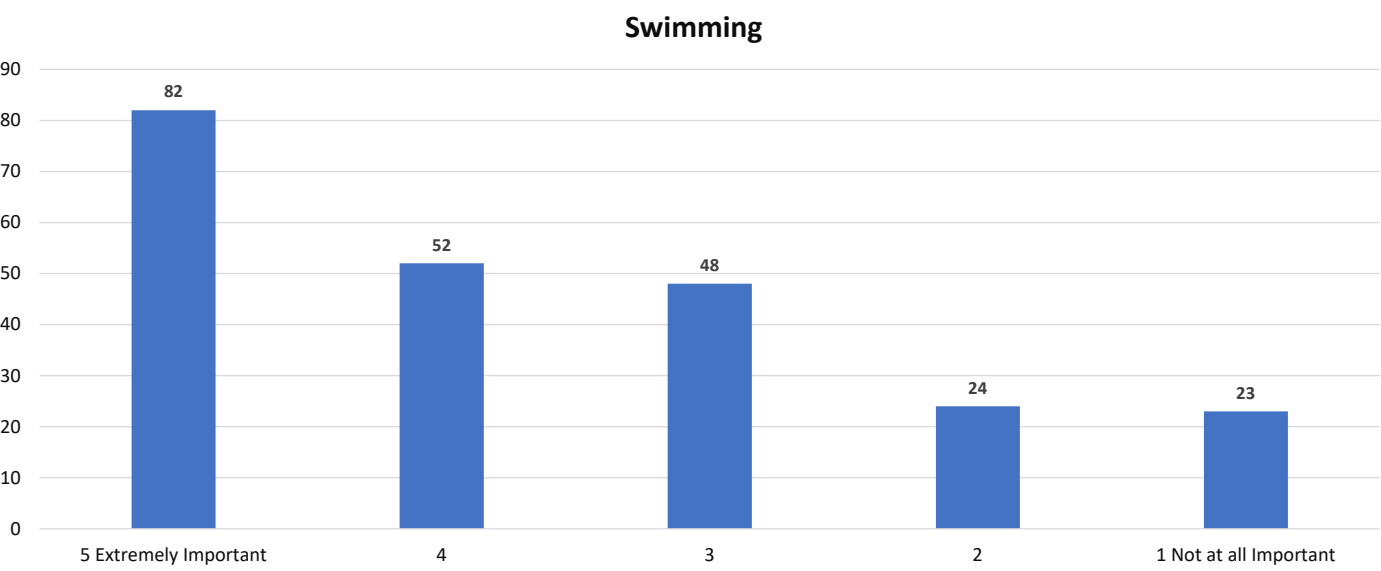
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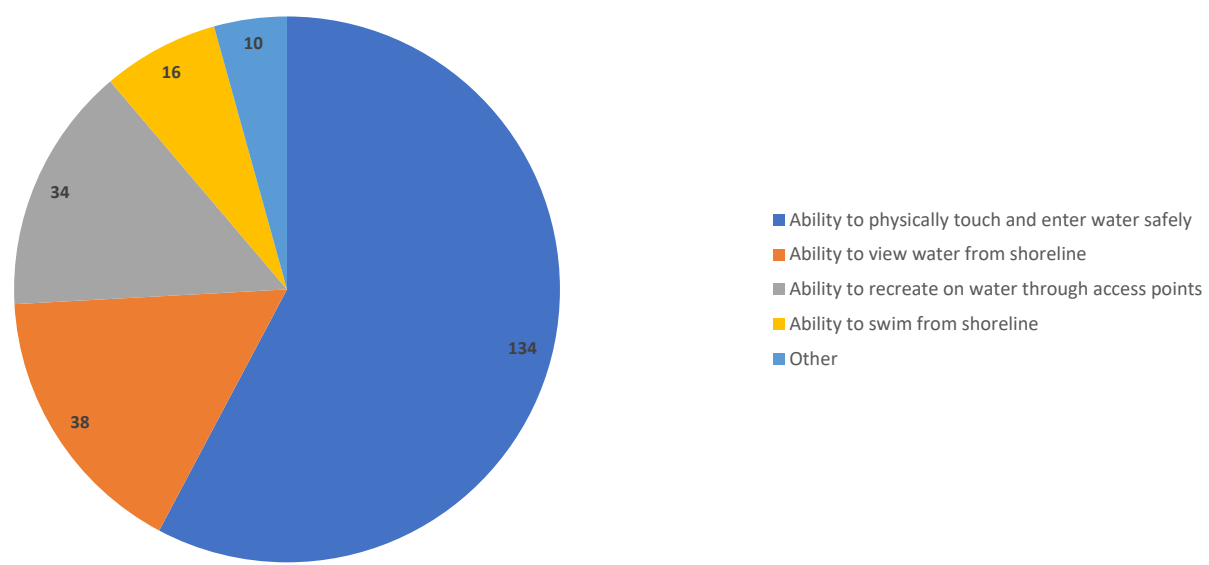
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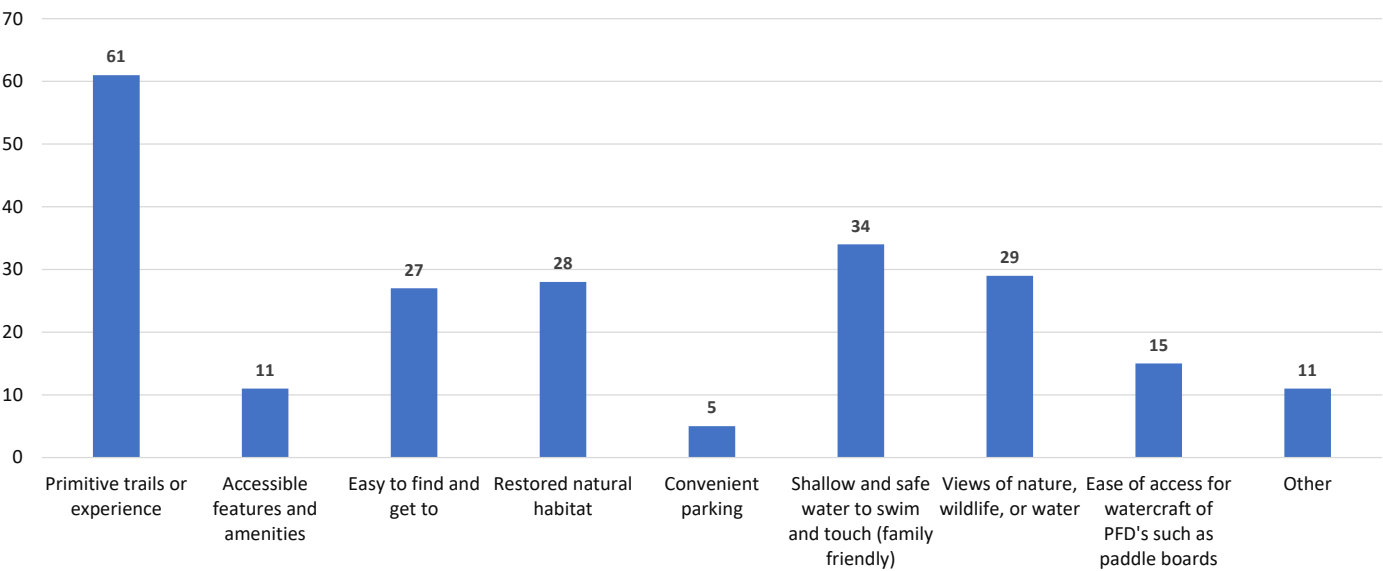
4. What does shoreline access mean to you?



4. What does shoreline access mean to you?

Other Responses
Ability to swim, recreate, splash, view, touch, Wade. Basically all of it but safely.
Love walking along side the river and would greatly appreciate having access to these areas that can be walked, hiked and biked along.
I want to see access to the trails along the shore line to RIDE my HORSE
Access for my dog!
All of the above
Walk
Intrusion of my property!!!
More unwanted tourists that leave garbage behind, are rude and destroy our backyard beauty. Do not destroy our community giving more access to tourists. The locals know we're to go. Save Noth Bend!!!

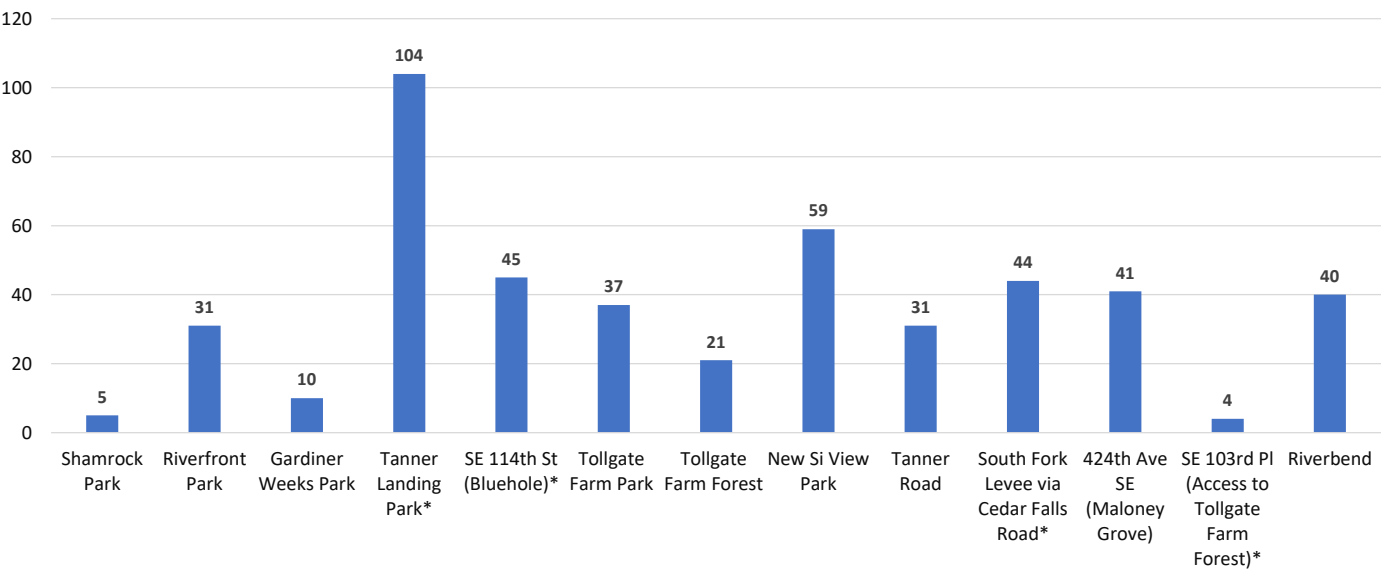
5. When recreating or enjoying the shoreline and/or shoreline access locations what do you look for in the facilities?



5. When recreating or enjoying the shoreline and/or shoreline access locations what do you look for in the facilities?

Other Responses
All above.
All of the above except primitive trails or experience.
Deep pools for swimming and fishing
Don't use them
Equine friendly trails
Family friendly plus restrooms nearby so people aren't peeing and pooping by the water!
I look for most of these but each location differently and depends on what access I want at a given time
I would like to be able to take my horse to the shore
Not intrusive of habitat/space that needs to be preserved. No intrusive structures, no clear cutting, minimal impact possible on the body of water - overly easy access for people not boating leads to crowding, people who don't manage risks or impacts
Trails along side the river for walking & biking
Walking and biking!

6. Which shorelines and water access in North Bend do you visit the most?



7. What do you usually do when you visit the areas you selected above?

Responses

(Used to) walk my dog, look at rocks, birdwatching, kayaking

After reading the above list I was really surprised to see so many access points to the rivers. I've lived in North Bend for eight years and this is new information to me. I don't know how I missed knowing this.

Bike and run around area

Bike or walk on the South Fork levee. When our kids were living at home, they'd go down the levee trail to go wading in the South Fork on hot days.

Bike through the trails. Hang out. Put feet in. Throw rocks with small kids. Look at birds and trees.

Bike, run or swim

Bike, walk, picnic

Boat. Bike

Canoeing and swimming

Catch and release fly fishing

Relaxing

Enjoying nature and the views

Cool down, swim, relax.

cool off on hot days

Depends on the activity I want to do and the season. Swim, fish, wade, view

Dog swim, tube float, beach chair/read

Enjoy it

Enjoy nature and peace and quiet without hordes of people

Enjoy the beauty of the surroundings and I enjoy getting in a good workout along the riverbanks.

Enjoy the native ecology, rest

Enjoy the trail along the river and the views. Set up chairs on the shoreline and relax.

enjoy the view

Enjoying un-developed and less-disturbed natural habitats by walking along the river levee, identifying and learning about native plants, visiting the handful of old growth trees in the area, riding bikes, sitting along the river and reading, and occasionally, swimming.

Family hangs out at the river and relaxes and lets kids play in the water

Family water play (picnic, sand play, water play, etc)

Fish

Fish for steelhead and salmon

Fish, enjoy mtn. View. Let kids play.

Fish, let kids play in the water, visit with friends

Fish, wade in water

Float south fork on tubes...

float the river

Float, Wade in the water

Fly fish

Fly fishing, hiking along the river

Foraging and enjoying nature clean up trash

Go for a run. Take a dip.

Hang out with family

Hike

Hike

Hike

Hike, bike or kayak.

I like to wade in the water in my neighborhood which is in unincorporated King county and erroneously listed as within North Bend City limits on this survey.

I use over half the parks listed above to walk along the river, either by myself, with dogs, or in a small group.

I usually walk my dogs and let them enjoy some off-leash exploring & water-play when it's not too busy. I also wade in the stream and lake, take pictures, and pick up broken glass. I also hang around for sunset whenever possible.

One of my dogs loves to eat blackberries over on the far side of the lake. We go here about 5x per week during the off-season (if the water is low enough to access the back beach).

This is our Happy Place.

I walk my dogs in my NEIGHBORHOOD parks - I don't access the river in public parks, just our PRIVATE Riverbend access points.

I walk on the trails.

In summer, wade in water during run breaks. Otherwise, enjoy peaceful views of the water

In warm weather, the family goes swimming, wading, and plays in the water and on the beach. Other seasons are for walking on the beach, skipping rocks, and letting the dog take a swim.

Kayak or paddle board. Swim.

Kayak, hike, mountain bike

Kayak, swim

Launch/takeout watercraft

Let dogs swim, enjoy the views, walk along the river trails

Look at nature/walk dog

Look at the river while walking/running

Look at the river.

Look at water as can't access

Lounge

Most of my river access time is trail running. I enjoy swimming at the Blue Hole.

Mostly walk along the riverside

7. What do you usually do when you visit the areas you selected above? *Continued***Responses**

Packraft
picnic
Picnic
Picnic, Play in the sand, Skip rocks, Listen to nature
Picnic, Fish, Wade, Swim, Skip rocks with kids
Picnic, wade in the water with kids
Play in play areas or hike
Relax
Relax and picnic with family. Splash and play in the water with our kids.
Ride my bike , walk my dog
Ride my horse
Run, walk dogs, fish
Run, walk, bike, swim and float down river.
Sight seeing.
Sit and enjoy the view, sounds of nature
Sit and enjoy the views, dip our feet in the water
Sit by the water. Get sad at all the trash
Sit eat wade
Sit in my lawn chair in the water and picnics
Sit in peace.
Sit on the shore and relax, wad feet in water, drink and snack with friends
Sit with friends and family and dip in the water.
Stop and enjoy the view. Look for ducks. Listen to the roar of the moving water.
Swim
Swim
swim
Swim
Swim and relax with our little kids. There are no good pool options in the valley, so we're trying to help them become water-safe swimming in the river.
Swim the dog.
Swim with family, fish, paddle board
Swim with kids. Put in/take out kayaking, sit and enjoy nature.
Swim, explore rocks
Swim, Fish, kayak, picnic, float, bike.
Swim, kayak, tube
Swim, paddle board, off leash dog
swim, paddle, fish
Swim, paddle, fish, float, walk the river,
Swim, picnic, canoe
Swim, picnic, walk dog, kayak
Swim, play fetch with dog
Swim, play with family
Swim, raft
Swim, splash, very important to us that our dogs get to swim. If this turns into a "no dogs allowed" situation, we will be very unhappy.
Swim, SUP, picnic
Swim, wade in water with toddler, play fetch with dog, raft/kayak down South Fork, picnic on shore.
Swim, walk, tube, chill
Swimming, boating
take a walk
Take in nature
take my dog for a swim
Take the dog for a swim.
Take walks and enjoy the scenery.
Taking a walk and enjoying the views.
Tanner Landing the most - of those on the list. Walk a bit - although trails are limited without leaving the park. Often play in the water with our dog or sit on the rocks with our feet in the water.
We also go out middle fork road often which I realize is not part of this survey.
View
Wade enjoy views with grandson, Cool off, Fish , Find semi private spot
Wade in the water, have a party, sit and talk, hike
Wade in, bring a floaty if it's shallow enough to relax and not float away. Working on getting the nerve up to swim and SUP.
Wade, cool off, float
Wade, reflect, seek refuge and quiet.
Wade, ride the trails, let the dog swim
wade, sit and relax. ride by on mountain bike
Wade, swim
Wade, swim, play with my dog!
Wade/swim/raft
Wading, swimming, hiking.
Wading, want to swim safely

7. What do you usually do when you visit the areas you selected above? *Continued***Responses**

Walk along the river, access the rocky beach, stack rocks into cairns, look for wildlife - particularly birds/ducks and deer, listen to the running water, enjoy viewing other humans in or at the water, sit and be still in nature

Walk along the river, find a spot to stop, snack, and throw rocks with my kids

Walk along the shore

Walk and hike

Walk and run on trails

Walk around, wade in the river, watch nature

Walk dog

Walk in water, play with dog

Walk on trail to NB

walk on trail, swim, walk dog

walk on trails

Walk or swim

Walk shoreline, wade in with kids.

Walk the dog (on and off leash), walk with my toddler, wade, skip stones, trail run, ride bikes.

Walk the dog. Picnic

Walk, bike, enjoy the quiet scenery

Walk, bike, sit by the water, enjoy nature, take pictures, listen to podcasts by the water

Walk, bring a chair and relax near/in water, kids play on the beach area, let the dog swim

Walk, enjoy

Walk, picnic, access water

Walk, put a kayak in

Walk, relax at river, skip rocks

Walk, run, go down to the water.

Walk, run, swim

Walk, run, wade in the water

walk, sit and watch and listen to nature and sounds of the river

Walk, sit by the river, find solitude, wade and cool off.

Walk, swim, show visitors

Walk, train running, mountain bike, SUP, fly fishing, swim, sun bathe

Walk, view scenery, contemplate peace and quiet or natural sounds of rushing water

walk, wade, fish

walk/hike

Walk/hike; bike; wade, skip rocks

Walk/run

Walking, running, picking berries, skipping rocks etc..

Watch wildlife, wade, float, paddle board.

We go down to the water. Sometimes we swim or wade in on hot days.

We haven't had the opportunity to explore shorelines because of lack of accessibility.

We run along trails on south fork levee.

We wade enjoy views and swim (usually too cold) at Tanner landing.

We walk along the shoreline daily to enjoy nature, wildlife, and views of the water and mountains.

Whitewater kayaking, paddle boarding, walking the SVT, wading to fish.

8. What features do you like about the areas you selected? *Continued***Responses**

Access
 Access
 Access and ideally deeper water.
 Access to exit river
 Access to public green space. These places need to be preserved for the community and all to enjoy.
 Access to water
 Access, beauty
 access, proximity, nature
 access, variable water conditions (relatively safe areas for kids, deeper holes for adults)
 accessibility
 Accessible by bike, usually has locals only and is never too busy
 All natural features. Lots of trees. Nice walking path.
 All the areas are pleasant, but Tanner Landing has only one picnic table to sit and it is often moved around to different locations which is fine, but that kind of determines where I can go with the dog.
 Availability of nature-immersive experience unimpacted by noise and sight of auto traffic and buildings
 Beach access, trails, nature, easy to access
 Beautiful place, peaceful, not far from my home, can access the water, not crowded, parking available.
 Beauty
 Being able to access trails and adequate parking
 Being able to get down to the river
 bench, trail
 Bike path, dog park
 Close to home
 Close to home,
 Close to home, easy to use trail
 Close to my house. Deep water.
 Combination of natural experience with an urban environment
 continuous access along south fork river bank
 convenience, easy parking
 deep enough to get immersed
 Development hasn't taken over riverside land.
 Direct view of water
 Dirt trails - primitive but accessible enough for a bike and dog.
 ease of access and calm water, safe for kids
 Ease of access to family-friendly areas along the river, where our kids can play without it being too deep or too fast.
 Easily accessible
 Easy access
 Easy access by train bridge, across the street from the Pour House, slow moving water and shallow. Good for a swim for us or the dogs.
 Easy access to riverfront and slow moving water.
 Easy access to the water, river is calmer in swim areas, near where I live
 Easy access to the water.
 Easy access, but scary because of shady characters there right off of the SVT
 easy access, multiple access points for environmentally friendly and healthy commuting
 Easy access, walking trail
 Easy parking and to walk to.
 Easy parking, accessibility, shallow water.
 easy public access.
 Easy river access where my kids can swim and wade. And beautiful trails at Tollgate and Tanner to enjoy being close to the river.
 Easy to access from our house in riverbend via trails.
 Easy to access, beauty, safety, great feature to our area.
 Easy to access, quiet places to enjoy the River.
 Easy to access, safe for kids, not too crowded, etc.
 easy to get to
 Easy to walk to from where I live
 Easy-ish to get to, not trashed out
 Existence of a trail, shaded, a spot available to safely access the river
 feels natural and not built up. rarely very busy
 Fish. Solitude. Views. No trash.
 Gardiner weeks park- That it is right downtown

 Tolgate farm park- I only access the river from the SVT- never parked at tolgate to get there.
 Gentle slope to water from top of dike
 Get to on foot/bike from downtown
 Good access to whitewater river stretches. Close to home. Deep enough to swim. Shoreline to hang out on.
 How close we are to the water.
 I can mostly find peace and quiet to enjoy nature

8. What features do you like about the areas you selected? *Continued***Responses**

I enjoy the fact that these areas are relatively un-developed and have less-disturbed natural ecosystems. Being able to walk through forested areas along the riverway without heavily developed parks (e.g., concrete features, planted grass, lack of native plants and/or forest, etc.) is a restorative activity for me, and enables a lot of the activities that I participate in at these areas (birding watching, identifying plants, etc.). There are few sections of the river proximal to the downtown area with these types of natural habitats and/or forest, and thus, these areas are significant to me.

I like that my access to the river is quiet and respected by myself and other members of my neighborhood which lies within unincorporated King county and not within North Bend City limits.

I love it when it is uncrowded/empty. I love the views, the cold & clear water. I love having the space to allow my dogs some freedom to run & play while not inconveniencing others. I love to watch how the lake and lakebed change based on water levels. And I love to watch birds and fish and mammals doing their thing. We often see Great Blue Heron, occasionally eagles, and - much more rarely - bear, coyotes, deer.

I value above all else that there is healthy, native ecology

It is heavily wooded and more "wild", the river runs quiet and then cascades over small rapids so is interesting and noisy: I have seen ducks and deer.

It is mostly about feeling safe leaving my car unattended

It's calm enough for safe swimming for children in mid to late summer, has some shallow and deeper parts, and has a fun jumping rock on the opposite shore.

It's usually not too crowded during the week, people using the areas are typically quiet and respectful, and they are close enough that I can go often

Lack of crowds

Large, easily assessable beaches

Long trails, access to the rivers

Lots of shade and river access, relatively easy to find private space, nice (but short) trail along the river

Lots of space to accommodate a lot of people.

Many sites are generally flat and could be accessed by a track chair if available as part of an accessible parks program that many states offer.

Natural

No development

Natural and untouched

Natural beauty and access.

Natural beauty. Quiet.

Natural habitat

Shallow areas that are safe for kids

Natural setting, peaceful, shady, plentiful sand, clean, easy access, safe water, removed from roads

Natural setting. Primitive trails, but enough trail to not have to wade through brambles :)

Natural/undeveloped look, clean water, views

Nature

Nature and it's beauty

Near my home, easy to walk or bike to, not crowded, somewhat primitive, no loud music or people with glamping setups

nearby, good swimming area, quiet, uncrowded, lots of room

Next to my home

nice beaches, good access

Nice trails

No tourists, just locals.

Not bisected by roads & traffic.

Not crowded no litter

Not heavily impacted by people whatsoever; no alteration of river's appearance from the corridor itself, doesn't attract traffic of people not launching crafts

Not overcrowded

Not too busy, not overdeveloped.

not too crowded

Parking, Views

Partial wilderness and relative seclusion.

Peace and quiet. Natural surroundings

Pretty walk, shaded

Primitive access but easy to get to. Calm water for swimming

Primitive trails, direct water access, views, wading, dog can swim off-leash.

Primitive, quiet

privacy

Private

Proximity

Proximity to home/downtown

Proximity to our place and or public park

Quiet

Quiet location, maintained trail, mostly safe for walking

Quiet, close to home,

Quiet, easy access, low traffic, close to home

Quiet, serene lovely vista.

River access and trails

Riverbend access is very convenient for the residents

Rural. Rough. Primitive. Quit making all the places I love so neat and shiny.

Allow more than one answer.

Lame survey.

Safe, easy access that still looks natural at the site. An example would be Tanner: the parking is set back from the river, and there are trees everywhere, river access sites are

8. What features do you like about the areas you selected? *Continued*

Responses

Shaded. Deep calm water. Scenic trail

Since equine access is getting smaller and smaller it's so Nice to have these trails to ride on

Slow moving water and lots of shoreline access

Some public spaces and that we respect private property and keep trespassers off

That it's PRIVATE to our development

That the parks are sweet places that don't invade on the secluded parts of North Bend. Dislike Tanner landing because a quiet spot has now become a tourist nightmare. So many cars and people ruining a local area.

That they have rocks to sit on, it's away from other people and I can park nearby - I'm not very familiar with the other places.

The beauty and the ability to get out into nature and hike, run, walk and bike alongside our rivers, lakes, streams and ponds.

The blue home is an awesome community spot, River front and River bend have a nice naturey feel. The levee above the blue home used to be one of the best walks in town, and was a blessing for the community.

The only access I really know about

The primitive forest and ability to see the river.

The river is accessible.

The river is gorgeous, and changes with the seasons and the weather, it's relaxing just to see it ebb and flow. Swimming at Blue Hole is great on a hot day, with the levee improvements getting down to the water is a bit tougher--steps would be great. River paths are usually shaded, making them great for trail running on a hot day. And they also get less wind due to the trees, which is sometimes a benefit.

The trails are open with good views and access to the river. The levee trail at 436th is especially nice. Not very crowded certain times of the day.

The view.

There is decent access for fishing

there is water to see and it is cooler than the city.

They are close to town or where I live, have good parking that ensures that I don't disturb my neighbors, and have primitive river access.

They are well created

They belong to WoodRiver.

They're accessible via bike trails. Not too busy. Have shallow areas.

They're in my back yard and relatively private

Trail hike, deep water, parking

Trails and people

Trails, parking, quiet, natural, dogs

Trails.

Very easy access from my home, trail path along the water front, fishing access and small beach areas.

View and accessible

Views

Views

views and sounds of the river, away from roads

Views of the river. There are no where near enough views and trails of the beautiful river areas in our communities (North Bend & Snoqualmie).

Walk or swim

Walkable from home and great swimming at the blue hole

Walkable from my home and just a few steps to feel like you're in the woods.

Water access for all, forest, wild life, no concrete.

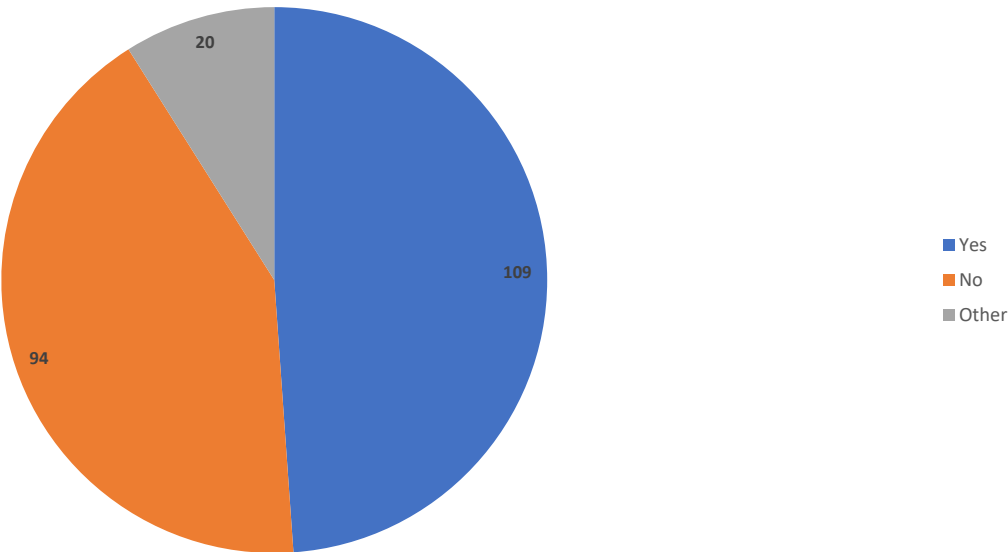
Water, rock hounding, views of Mt Si and rivers.

Wild areas

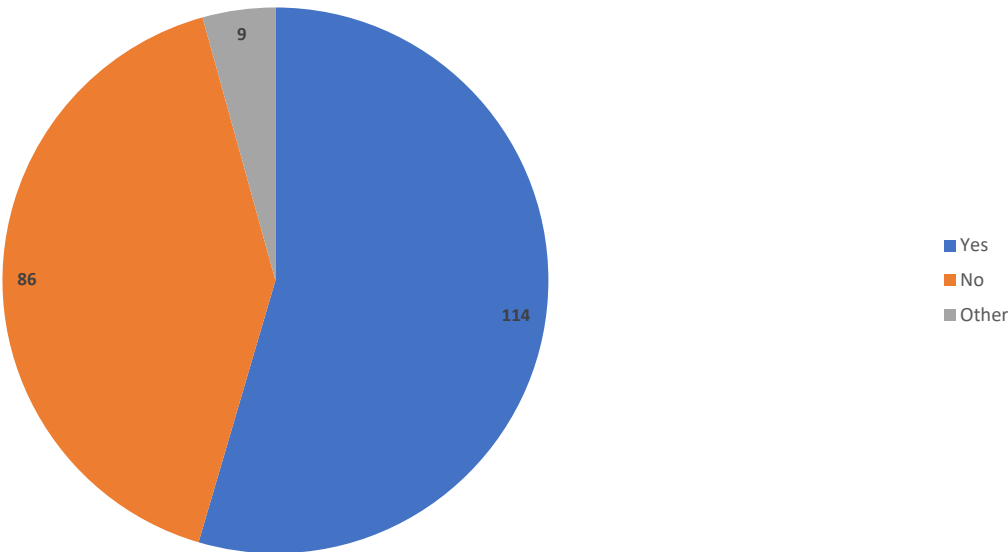
Wild, yet accessible, private

Within walking distance of my house.

9. Do you feel that shoreline access meets the needs and is equitable for all community members?



10. Are there specific shoreline activities you'd like to see better supported or managed?



10. Are there specific shoreline activities you'd like to see better supported or managed?

Other Responses

Access for differently abled.

added access; all river shoreline should be accessible to public

Bird watching, identifying and learning about native plants, habitats, and indigenous culture, and walking through preserved natural habitats and extant forests.

I trust your judgment

It would be fun to have an area with cliff jumping and/or rope swings.

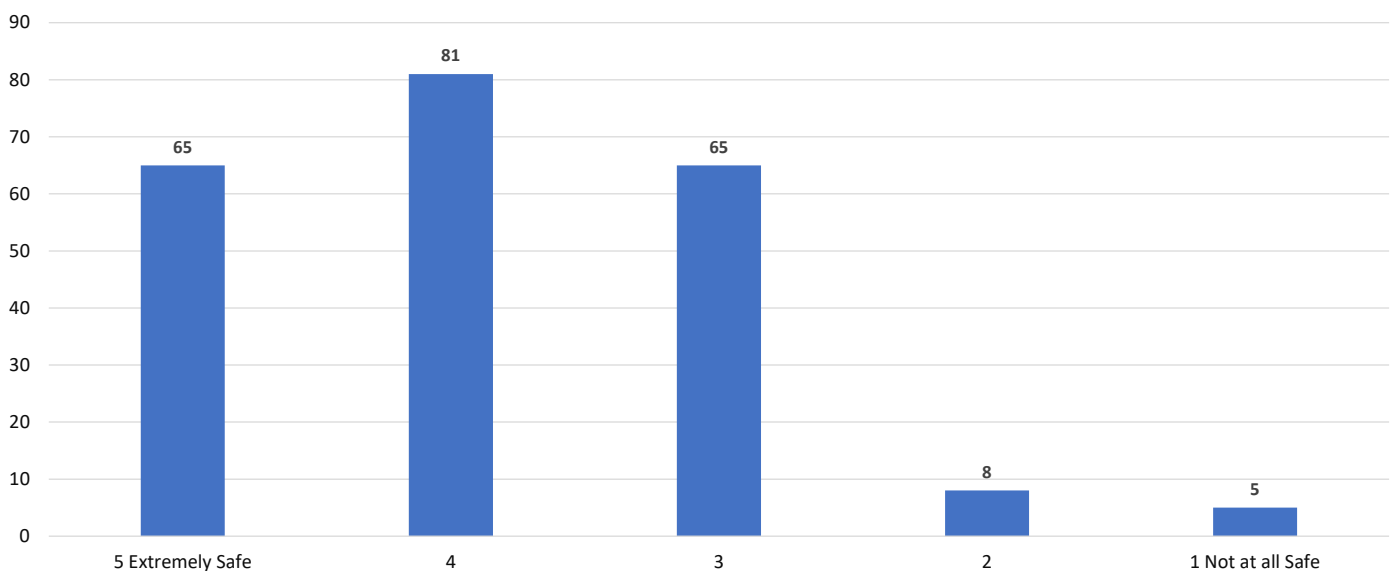
Keep it wild without invasive plants

No, but my concern is safety on the river, that people are going to get caught in debris and drown.

unsure

Yes - takeout for the middle fork; property owner near current tanner "ramp" is NOT pleased about boater presence; location has become overgrown at times, and is generally speaking not the safest to have people walking out rafts

11. How safe do you feel at shoreline access points? (1 to 5 with 5 meaning "extremely safe" and 1 meaning "not safe at all")



12. What makes you feel safe at shoreline access points, and are there specific access points that feel safer than others?

Responses

A gradual walk in rather than climbing over riprap and steep dikes like at the blue hole.
 ability to get to the water with the dogs. Tanner Landing is ok, but when water levels are low, there are too many boulders for safety.

Absence of homeless people
 Access on areas where the water is slower/safer to be near
 access through private property

As a white man, I generally feel reasonably safe at river access points when I might feel more vulnerable as a woman or person of color. The most inviting river access points have good sight lines and nearby trails or public presence.
 Because I only access in points that my neighbors use I feel safe.
 Better grading at Tanner road kayak accesses
 Calm water, easy access to shoreline, clean.
 clean and accessible
 Clean is really important. No garbage or broken glass.
 Close to town/usually at least a few people around
 Designated parking to avoid ambiguous access issues and disrupting the nearby residents.
 Ease of access to river.
 Ease of access
 Ease of access from top of dike to water without falling or climbing down rocks
 Ease of entering the water.
 Ease of getting down to the river, steepness of path, presence of brush. Beach behind 10th in New Si View is a favorite, but can be difficult to manage getting floaties or a wagon of supplies down to the shoreline.
 Easy access and no particular access point is safer than others where I access the river.
 easy river access, flat shoreline
 Easy to reach

For the most part I feel safe. Sometimes if there aren't many other people around and I am alone, I might feel uncomfortable when a solo stranger shows up. I move or leave when I feel uncomfortable in those case. Doesn't happen very often and is part of being in the wilderness alone. Otherwise I feel the shorelines are safe. I suppose if there were concerns about drowning there could be life vests available to borrow or toss to someone.

Free of foreign objects
 General safety of North Bend
 Good parking that is safe for loading and unloading kayaks, bikes and recreational equipment without being in the way of traffic. Good trails free of major obstructions.
 Good spots along the river with fewer water hazards.
 Good trail grooming / maintenance, lack of trash
 Gradual decline into the access point.
 Gradual depth. I don't want to step off into the deep end or a swift current. So prefer access points of gradual depth.
 Have no idea since I had not visited shoreline access points listed.
 I am a guy. My guess is that most women would not feel comfortable at most of these locations by themselves
 I don't feel like we need to make every shoreline manicured and safe. So I disagree with the point of view of this question
 I feel safe as all access point are clean and quaint. Some homeless under bridges are protective of their homes.
 I feel safe because I respect the land and the water
 I feel safe entering the shoreline to give my horse the opportunity to drink from the river
 I feel safe when access is not hindered by debris such as trees that have fallen down. Sometimes this is on the trail to the water and sometimes in the water.
 I feel safest when there are others around me recreating and I'm not by myself.
 I have educated myself on how rivers work so that I can feel safe around them
 I have not found water safety information for each park
 I like access points that are easy to get to, with some people around, but aren't crowded.
 I prefer when there's something of beach area to picnic/set stuff down and a low slope.
 I won't enter the water if fast flow above ankles
 I'm not actually going into the river much
 It is owners Private Property.
 I've always felt safe accessing the shoreline at these locations throughout my entire life, including as a young child. This has not changed as I have gotten older or have continued to visit the park.
 Lack of other people
 Low barrier entry, don't have to scramble to get in or out, can safely portage a kayak
 Most access points have ample parking with spaces that are away from busy roads, but with steep, unmanaged declines to the river, they lack safe access to the water.

Walking from downtown North Bend to one of the river levees through the new Si View neighborhood feels safe, although actual river access is not.

Myself
 N/A
 Nature isn't meant to be safe, some places deserve more caution than others, that's okay
 navigable access points, no homeless encampments
 NB is generally a safe town, there are some homeless that I worry about some, but otherwise no major concerns. For accessing the river itself, a bit more beach entry would be nice but not essential.
 Need more police presence to keep the crazed drug addicts from violating people and property.
 No current, shallow
 No deep drop offs, fewer slippery large rocks and more smaller round rock
 No drug using, graffiti, garbage, clear entry and exit. View from main trails.
 No evidence of pollution or crime, friendly and kind residents
 No homeless, few people
 No obstacles down stream, like downed trees, that can trap swimmers
 No tourists

12. What makes you feel safe at shoreline access points, and are there specific access points that feel safer than others? *Continued*

Responses

Not an abundance of traffic; low traffic of individuals not boating at designated points that create safety concerns for all present; maintained (not eroding) path edges. I feel very safe at the boating "takeout" at the end of Mahoney Grove Ave - no traffic, low visibility that makes boaters, their vehicles, and their gear a target for theft/vandalism, low impact on surrounding community (currently no house in immediate sight of the dead end of that road); not a designated trail head which allows designated space for gear heavy recreators to keep themselves and others safer

Not too many people, which makes it easy to keep track of everyone.

Not too steep, stable footing, gradual type entry up to shallow or slow moving water

nothing comes to mind, most areas I've been feel quite safe.

NS

Obviously some are more maintained better than others

Only use the one in my backyard

Open access and clearings provide nice areas to sit

Open spaces, adequate parking, lack of homeless shelters and debris,

Parking that's not right on the road, cleanliness

Parking, trail access

People!! Community !!

Personal safety and community present

Pristine nature that hasn't been adulterated by humans

Public visibility of the place to avoid thefts etc.

Remediate trash and debris restoration of the natural habitat

river conditions vary in different locations; safer parking in some areas;

River flow means less safe different times of year

Riverbend access points feel more safe than the levee trail.

SAFE is a relative term. With a few people in the area you can feel relatively safe. If you are alone and there are no people anywhere nearby, you may not feel very safe. So this is

Safety isn't really a concern except for children. Who should be watched closely and wearing life jackets by the river.

Safety starts with available swim lessons, and parent supervision.

Seems well maintained never felt dangerous

Shallow slow water.

Signage about strong currents or unseen dangers

signage, fence in dangerous areas

Since I can't get to the water at any of the access points, I can't say if any areas feel safer than others.

Steep entry, not well marked entry points, no access for special needs individuals.

Swimming/water activities in parks or secluded places involves risk. People need to be aware of their abilities and use safety devices (wet suits, waders, life preservers) when appropriate.

Tanner landing has great access points

That I can hike down to the water without having to jump

That people especially rafters respect the river and don't pollute

The more public access points feel safer. Those close to people's homes feel less safe. They occasionally result in negative or harassing comments from the property owners near the river.

The ones we go to feel safe because there is a big shoreline and shallow water.

the paths being up off of the river

The safety aspect is related to the exposure to Nature and potential to encounter wildlife that may be unpredictable. It does not include personal safety due to bad actors / agents, etc

There is not a lot of questionable activities going on.

They are large publicly accessible spaces.

Trail access

Under the bridge at riverfront park on bendigo sometimes has rough looking folk and graffiti.

Visibility. Ease of walking to water.

Visible from trail

We are blessed to have a relatively low crime rate in North Bend. Furthermore, most shoreline access areas that I visit are well traveled and adjacent to amenities where it would be possible to summon help if needed.

We feel safe walking the entire shoreline except when it's dark due to the possibility of running into bears or cougars.

We only visit Tanner Landing Park, very accessible.

Well enforced banks, hand rails if needed, secure footing.

What's to be afraid of?

Why would I ever feel unsafe? Just let it be natural.

13. What makes you feel unsafe at shoreline access points, and where are these located?

Responses

A lot of access points are just footpaths irresponsibly made by visitors that have eroded over time, but creating official paths would increase traffic and diminish the primitive natural state of these areas.

Some areas, especially under roads, or even occasionally at Riverfront Park, are inhabited by transients who have left garbage and evidence of fire.

Ad hoc, sloped, dirt paths to access water from trails or proximity to water rapids, such as the ones along South Fork.

Any park that does not have water safety specifics for that location. Parks that do not have areas to safely enter and exit the water (if that should be allowed at the location). More than water safety, I worry about safety from other people but I don't know how to rectify that for parks that aren't formally developed. I prefer more native parks but that can come with higher insecurity.

At times stones are added to river access points along the South Fork River trail, likely to prevent erosion. These stones make the steep paths dangerous to walk on.

Automotive traffic, particularly at the cedar dalls way bridge.

Blue Hole signage limiting access to Silver Creek is misleading, signs should come down. Steps down repaired levee access and a bit more of a flat entry at the bottom would improve safety.

Car traffic, drug abuse

Cars, difficult walk to get to the water. The bridge on 436th is a good example.

Climbing over the boulders that comprise the levy (particularly at 114th st) can be precarious even for a healthy, active adult. I like it being more primitive and understand that flood control is the priority for levy design, but perhaps any new river access should offer something suitable for a wider range of people.

crazed drug addicts which increasingly are moving out from seattle and making north bend a less safe place.

Dangerous parking (on the road/right next to it), lots of trash, transient camping

Debris in the river, fast currents

Deep, cold water and swift currents.

Obviously can't do anything about the temperature

Dirty or messy situations

Dogs off leash (very common!) everywhere, particularly in new si view access points.

Erosion along trail

Fast deep water.

Fast moving water, banks unstable, trash, sometimes people

Fences

Foot traffic is causing bank erosion.

For me it's about my car potentially being vandalized that keeps me away from North bend. I have been going to Carnation for hikes on the river

Hard to access

Having vehicles broken into. Not enough space to load kayaks, bikes, etc out of the way of traffic.

Hearing about hostile landowners who dislike the parking situation. I also occasionally see people living out of vehicles at some access points, which isn't confidence inspiring.

Hidden and lack facilities and look abandoned

High fast water

High visibility from road/houses - lots of gear, and vehicles left unattended for hours at a time frequently, vulnerable to theft/vandalism. Badly eroding edges of trails or roads creating hazards for falls/injury while handling gear, particularly in wet conditions

Homeless and their garbage. Across from Pour House.

homeless encampments

Homeless people

Homeless people

Homeless people

homeless people in Gardiner Weeks park

Homeless people occasionally showing up

Homeless, trash, (don't see any in North Bend)

Homeless.

Human beings

Human beings

I can't walk very long or far. so all access points are unsafe for me.

I don't feel unsafe at shoreline access points I frequently visit. I feel they are accessible for me.

I feel less safe when there is trash or other debris or it's obvious someone has been camping in the area. The only areas I've experienced this are Tollgate Forest downstream from the SVT bridge

I feel safe

I need information about the access points.

I only access the water at the swimming hole near New Si View and right now it is good. There have been times in the past where trees have come down over the river. It has always been confusing as to who is responsible to "clean" something like that up.

I typically feel completely safe at these shoreline access points at all times of day.

If I see one or more strange/unfriendly people or a cougar or a mama bear with a couple cubs.

In North Bend, there are homeless along the River in multiple locations.

Inadequate parking, homeless shelters and debris, hidden spaces

It is a private area owned by 109 owners

It's a river there is a certain level of inherent unsafety

I've seen some homeless people hanging around South fork River access on the SVT

Litter, graffiti, homeless people. This is happening under the trestle and road bridge at North Bend Way and the South Fork Snoqualmie river right near town.

Loose rocks or steep drop/rise for access

Lots of loose rocks, tree roots (Tanner Landing), uneven footing, steep hills, narrow over grown trails, or potential homeless people living under i90 (along south fork or along riverfront park)

Maloney Grove has a steep access point and feels less safe.

13. What makes you feel unsafe at shoreline access points, and where are these located? *Continued*

Responses

No issues, except kids getting into dangerous water currents

North of the trestle on svt trail there is a little access point. It is secluded and I don't feel safe there. It is also only accessible by walking in.

To get to the water at Gardiner weeks park seems impossible.

Not applicable.

Not me but some are concerned about homeless

not properly maintained

nothing comes to mind

NS

Only unsafe place is along iron horse trail towards snoqualmie. Lots of drugs and homeless now so we avoid.

overgrown trees; fast current

Overgrowth of weeds. Clean up the riverfront areas of blackberries, and other invasive species that just ruin the area.

Parking (worried about vandalism). Access to the shoreline is limited and hard to get to at most places.

Partially submerged trees that can trap swimmers

People knowledge and respect of others and nature

People occasionally sleep in their vehicles at the dead end access point at the end of Maloney Grove Ave. Mostly I suspect this has been transient construction workers, because they leave early & return late in the day as if they've gone to work somewhere. Also, it tends to peak when there are large blocks of new homes going in nearby.

People swimming w/o any lifejackets

People that live on Reining Rd and the activities that occur their do not feel safe

Poor footing. Lack of visibility.

Poor lighting

rocky, boulder stretches. Not much you can do here

See above

See comment above about negative interactions from property owners who live close by. This has happen at the blue hole and an other pots on the middle fork on the Mt Si road. I've also had some uncomfortable encounters with some homeless folks when fishing on parts of the south fork.

some areas accessible only by trail; homeless camps near some South Fork bridges; very unsafe river conditions between SVT and Circle River development (trees across river, strainers)

Some areas of river bank have private encroachment.

Some of the access points on the south and middle fork

Some of the access points on the SVT heading toward Tollgate don't always feel safe because sometimes people camp there, I think people who are unhoused. I don't want to shame anyone for being unhoused, but as a woman who recreates alone, it's alarming to be wandering out in the woods seemingly alone and then stumble upon someone camping. I don't know how to fix this, but perhaps connecting people with local services that can help them?

some paths down to water can be rough, having at least one nice path for each access point would be nice

Stairs down to the blue home would be rad

steep decline to get to the water or too many obstacles like boulders.

Steep unsafe entry points.

Steep, unmanaged declines to the river to access the water. No shore once at the river. I find this throughout all of the shorelines.

Parking at the access point on Cedar Falls Road.

Walking to the access points for the South Fork River levees both upstream and downstream of Tollgate SVT Railroad trestle from North Bend Way, particularly with dogs.

Walking to the access points for the river levees both upstream and downstream of South Fork River from Bendigo Blvd., particularly with dogs.

Homeless populations living along the rivers

Sunset!!

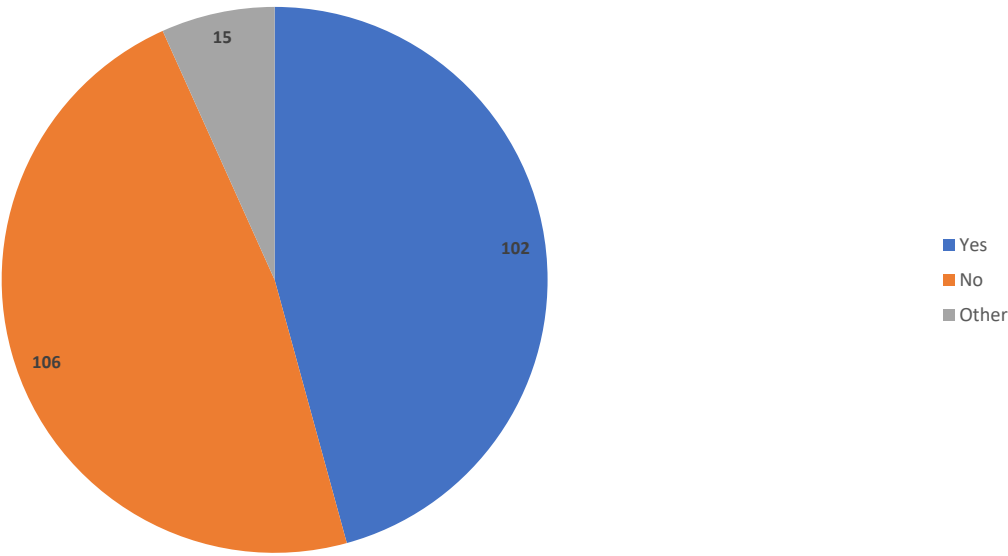
Suspicious people and activities

That rafters drink excessively and drop their garbage in the river

13. What makes you feel unsafe at shoreline access points, and where are these located? *Continued*

Responses
The access points are usually well marked and populated with fellow outdoor enthusiasts just trying to enjoy nature and the water. The only time I've felt unsafe was while biking past groups of homeless men, living, blocking and heckling bicyclists using the Snoqualmie Valley trail system near Mt Si Golf Course. Those incidences were scary, so I tend to stay away from that part of the trail system.
The collapsing trail in the east side of the park.
The hostile and incorrect signage put up by nearby neighbors at 114 Bluehole makes the area feel unsafe.
The riprap at blue hole is really loose and could cause injury and there isn't a safe route to the water for kids. Dry stacking the riprap into steps or a terrace like area would be a huge improvement.
The river only gets really high after a lot of rain, so it's not hard to know when to be cautious about walking on the trail.
The trails down to the water can be very steep and slippery. It would be nice to have better maintained trails/steps down to the water.
There are some river access spots near SVT & levee trails where there are/have been signs of encampments, so I'm more cautious, and frequent those spots less often - but I've never been harrassed or had any actual trouble.
Too many loud people playing loud boom boxes
Too many strange young kids
Too steep and vegetation overgrowth
Trail access
Transients living nearby. Trash
Trash - generally under bridges.
Trash, drug paraphernalia, dangerous trails,
Trash/fishing gear, no easy shoreline to walk
Under the bridge at riverfront park on bendingo sometimes has rough looking folk and graffiti.
We feel that the delay of improving the flood control infrastructure around both Si Views and the city makes the river unsafe during the rainy season.
When homeless people or people with substance abuse issues are congregating or camping at access points.
When you sometimes see broken glasses

14. Are you satisfied with the current level of public access to the shoreline?



14. Are you satisfied with the current level of public access to the shoreline?

Other Responses

Existing access points are pretty good but North Bend area could use more based on growing population.

Generally yes, but would love Middle Fork access south/east of Blue Hole, along levee and past Christmas Tree farm.

I like that the current spots are low traffic/visibility. My worst fears of development is increasing competition and traffic with individuals who don't respect the intended purpose of ramps or boater parking

Kind of. Would be nice to have bike racks and more bike path connections.

Mostly satisfied, one of the reasons I love living in North bend. But could be more options.

N/A

Partially would welcome more

Some are ok

There can always be more as rivers should be treated as a natural resource. Not personal property.

There is great access but there could always be more.

Unsure; I'm not sure of all the current access points.

Yes, but there is significant room for improvement to make it more accessible and inviting

Yes, with the exception of the handful of property owners who have fenced the South Fork levee to prevent public access.

15. Are there any other comments and considerations you would like to share with the City about this planning process?

Responses

1. Can the gate at the end of Maloney Grove Ave that is blocking access to the levee trail be replaced with something easier to navigate for people with bikes, strollers, or wagons & children? And improve the surface of the short road leading from that gate up to the levee.

2. Can the access trail between South Fork Park and the levee trail be improved and signage added? If this was done, there would be no real need for improvements at the Cedar Falls Rd/South Fork levee intersection, because access would be via South Fork Park where there are already improvements.

3. The areas directly under I-90 are very rocky and sometimes difficult to navigate, especially for any wheeled devices like bikes, strollers, or wagons. Can this surface be improved?

114 Bluehole should have the hostile signs which incorrectly state the area is off access, taken down.

Access should only be allowed in places that will NOT impact private property owners.

Accessible paths for ADA and all users would be good. Better restrictions for dangers such as bridges or currents

Balancing private property rights with community access is always a challenge, but encouraging landowners to grant easements for river access is a great approach when it's possible.

Barriers along levees paid with government funding along middle and south forks need to be removed.

Be ready for a big litter cleanup and fire.

Blue hole is sporadically blocked by private landowners.

Congratulations.

Connect everything with bike and walking trails protected from cars.

Draw attention to current access points that see many people

Find parking. People park in front yard often for access which then hinders what I can do like mow my own grass or have guests over because they are already parked there.

Plus people come and circle through our neighborhood way too fast even with kids playing outside. Part of the reason we moved to a cul de sac was to have the ease of letting our kids play without having to be too worried about traffic but people zip through anyways

Have continuous trail walking access of river bank on southfork of river.

15. Are there any other comments and considerations you would like to share with the City about this planning process?

Responses

I am frustrated that many individual property owners all along the South Fork seem to have staked out "their" spot along access trails and put up no trespassing signs on either side of what seem like public right of ways.

This disrupts the trail access, effectively preventing people from getting from one side to the other. This is especially horrendous near the Safeway where everyone has chopped up various parts of the trails so you cannot go through to the other side. I am not sure if this is legal but it sure feels illegal and exclusionary on what seems to be public land.

I appreciate all natural forested areas. I especially appreciate the remaining old growth trees.

I do NOT want trails marring the riverbank and increasing the traffic of the Middle Fork. It is a beautiful river that is extremely prone to erosion effects with the glacial till, claybeds, and natural landslides that ends up passing through an already very populated area. The road is already completely unsafe on most weekends in fair weather because of Mailbox peak and the Middle Fork trailhead; please do not bring more traffic to that area.

I have heard that the County is planning to install more formal access to paddlers leaving Tanner Landing Park -- it is important to me that community members who live nearby are prioritized in planning. I love the natural and dynamic nature of the middle fork at Tanner Landing and am not supportive of formal infrastructure.

I have never noticed any trash or disruptions when visiting the shoreline but the trash bin in the parking area is usually overflowing. May be beneficial to add more recycling and trash receptacles.

I realize this is not a city issue, but private owners blocking access on our local levies is horrible.

I think it is confusing to the general public about who is responsible for what on the river and the levies that accompany them. And, I think you need to include the levy because you need to use it to access the river. Which also brings up the challenge of people blocking public access to the levy and the river. What part is public and what part is not? And, how can you own something that the community depends on to protect the town if there was a big flooding event? Lastly, if improved access is created, how will this effect the integrity of the levy?

I think it would be nice if we had something like McCormick Park in Duvall with good beach access, parking, facilities.

I think there are more than enough trails and access with causing more taxes and stealing peoples' land.

I thought there was a plan to add beach access near the back of the former riverbend golf course. That would be a great spot.

I wish our town had walkways, restaurants, along the rivers in downtown NB (like Bend, OR or similar).

I wish there were more trails along the levees.

I would like the shoreline trail in the new si view neighborhood to continue further into town. Access to the shoreline behind the apartments by the senior center., so it's one continuous trail from one end of north bend to the other.

I would like the shoreline trails connect to a greater trail system

I would like to see a comprehensive trail plan that would enable people to walk long distances on interconnected trails or routes that maximize shoreline access while preserving property rights of existing property owners and minimizing impacts to wildlife habitat. A good example is Bellevue's Lake-to-Lake Trail and the various trails in the adjacent parks, although it is unfortunate that so much of the route is on city sidewalks. The current fragmented state of shoreline access points that require either automobile travel or foot travel on city streets to connect is less desirable.

I would like to see the trails along shoreline, especially on levees built and maintained with public funds, stay open to the public. When they get blocked off by private individuals, that seems very unfair considering the public provides the funding for maintaining the levees.

I would love to be able to walk along the dike from Maloney Grove all the way to city businesses - coffee, restaurants, stores

I would love to see a beach park style project close to downtown and our rivers. It would be nice to have an established location with bathrooms, picnic tables, and a swimming area. We have many great, natural trails along the river but a "formal" waterfront area for the public and mixed use would be nice.

I'd like to have a river trail from River Bend to downtown NB. There is a small amount of personal property on the river near the Senior Center and Si View Park with fencing that keeps this from happening. A complete trail along this section of the south fork would be a big asset for the city.

I'd like to see a whitewater slalom course, and whitewater surf wave established on the south fork by new or old ai view.

I'd love to serve/assist however I can. What a wonderful challenge!

I'm disturbed by individual property owners attempting to block access to public swimming holes. Specifically the blue hole now feels far less welcoming than it once did.

i'd love to see a whitewater park in the snoqualmie river! Also a bike/foot trail next to the S fork snoqualmie connecting Bendigo Blvd to South Fork landing. A pedestrian bridge across the S fork improving bicycle and foot travel between downtown and the Safeway area.

If there is a way to eventually improve the trail system so that they are all interconnected. With connected access to the downtown Snoqualmie and downtown North Bend corridors that would be fantastic. Also, if there is a way to gain public access along the forks of the Snoqualmie for everyone to enjoy, I'd be all for that. Similar btw to the Burke-Gilman trail system which anyone can enjoy even those who are differently-abled.

I'm glad to see North Bend prioritizing open access to natural resources for recreation. As a resident myself and someone who prefers to play nice with my neighbors, I'd love to see good parking designations and clear guidance for access near shorelines.

I'm new here so don't have much experience, just happy that you're asking us what we want

In addition to access, more needs to be done to maintain ecological health and prevent and remove litter and man made debris especially after high water season.

In general would love to see as many green belts as possible in the city and as connected as possible. Keeping the natural beauty and native flora. It is great to get the feeling that you are stepping into nature and out of the town.

Invasive species (blackberries especially) impede access and hurt the river ecology.

Lack of a pedestrian connection between cedar falls way and riverbend (149th between 437th place SE and 438th ave SE) feels especially unsafe.

It is particularly important to me that the Riverfront Park area remains a natural habitat that is not developed into a parking area, manufactured park, and/or access point that has the potential to disturb the wetland ecosystem that exists in this area. I use this park as a natural habitat destination proximal to downtown North Bend, which are not particularly abundant. Protecting and/or further restoring the area with native plants and/or by removing invasive plants is important to me; creating and/or including signage that provides indigenous names and history (as facilitated by the Snoqualmie Tribe) would also be a welcome addition to me! Furthermore, this area acts a critical buffer zone for groundwater permeation during flood events for the adjacent neighborhood, and thus, alteration of the area (by capping land with hardpack gravel, concrete, packed trails, etc.) would increase the risk posed to the neighborhood during flood events (as experienced in 2006 and 2009).

It seemed to be that in the past I was able to walk from Cedar Falls Way all the way into North Bend. Now the levee is blocked by residential and commercial properties. Are all of these properties in compliance? I've noticed this on both sides of the South Fork in particular. I did review the map.

It would be great if there were more ADA-accessible access points near town!

It would be great to have a dog friendly shore access park, similar to what Marymoore has.

It would be great to see more pedestrian access heading towards blue hole, specifically on picket ave. There is a concrete block that makes it almost impossible for a bike, stroller, or cart to pass through. Moving the concrete block a few feet to the west would be an extremely easy fix.

It would be nice if some, not all, trails were ADA accessible. My mother in law is in a wheelchair and I cannot think of a river trail that she could walk with us on and see the kids play at the river

It would be nice to have a map on the park site that shows the water access, views of water, etc locations.

It would be nice to have more access to swimming holes. Currently the only place we can find to really swim is Rattlesnake Lake. Are there other spots where it could be made safe with a tiny bit of infrastructure?

It would be outstanding if the city could create more extensive walking / fishing access along the river

15. Are there any other comments and considerations you would like to share with the City about this planning process? *Continued*

Responses

It's confusing to know what is public/private property so that we can be respectful of any private property rights. Signs that show where private property starts, or even just a map explaining it, would be really helpful.

It's not clear what the plans are for Riverbend. Please leave Riverbend alone.

Keep it clean

Keep it wild

Let's focus on the people in north bend and not the radical socialist environmental politicians in olympia.

Maintaining the wilderness of shoreline is valuable; please do not build/develop on all available shoreline areas

More connected trails, more paved, accessible trails

More shoreline access is increasingly important as this community grows. There are several places that seem to be privately-owned that are unclear whether the public can use or not. It seems that some areas are increasingly blocked off by private landowners and people aren't sure where they can go.

More shoreline trails would be great.

Need to open walking/trail access from new Si View all the way to Bendigo Blvd and beyond to NBW at Tollgate

No

No

No one should be able to block trail. Walk along river from Frisbee golf course to NB. You can NOT walk without meeting gates/fence.

North Bend

North Bend

North Bend

North Bend could have world class aquatic programs right in town with a little more investment.

Outdoor recreation opportunities along our rivers can be wonderful for everyone to enjoy, as long as the river and banks are protected from pollution and erosion.

Parts of the river are fenced off from access.

Please don't sell the riverfront to developers. Placing development in front of the river restricts access to what should be public green space.

Please add more trails to the shoreline. The longer, the better.

Please do not make it "no dogs allowed". You will see that rule broken so fast.

Please don't over-develop our natural beauty!

Please open the opportunity for people with a variety of disabilities to come together and contribute to the planning process. A commitment to ensuring all shoreline initiatives are accessible would mean everything to families in North Bend.

Please publish all the shoreline access locations.

Please put a river trail in from the SVT north of the waste water plant, all the way along the west/southside of the river, around Mt. Si Golf Course along north side of Three Forks natural area and then reconnect with SVT near the dog park. Very hard crushed limestone or paved trail to provide access to more people. Huge asset to the city.

Please remember there is a equine community in this city

Please respect private property and update map to show wood river subdivision natural area as private

Property owners cutting off access is a brutal hit the the community.

Quit developing the hell out of wild places. All we need is invasive plants dealt with.

Recommend finding one or two areas with natural beaches that could be enhanced with walking trails and other features making it inviting. There are also many nearby sites in Snoqualmie and Unincorporated KC that might be better suited to these types of facilities than in the city.

River access is very important for life in North Bend. Both more public and improved areas (like Tanner Landing), as well as areas that are more natural, secluded, but still accessible by trails and walking paths (like access through Si View or the levee). Any planning should be done to keep both of these sorts of locations in mind. It is important to have places that are larger, public, with improved infrastructure, but is just as important to have places that are more natural and wild.

Riverbend is in unincorporated King county and not within North Bend City limits. You are overreaching your boundaries.

Riverbend is outside of city limits and should have an asterisk

See # 13

Should not be expanding access or making it easier. This obviously would lead to more people accessing it causing a whole host of new problems for our nature and for our community.

Signage about safety. PFD recommendation at access areas with fast moving water. Signage about not moving rocks or plants, negative impacts to environment.

Snoqualmie

Snoqualmie

Take into consideration the private properties along these rivers. The lack of respect. The trespassing & littering that currently exists.

Thank you for considering river access and trails on river dikes; greatly appreciated.

15. Are there any other comments and considerations you would like to share with the City about this planning process? *Continued*

Responses

Wood River is private.

Would love to get a reply on the lake in Riverbend that is non existent. It would take minimal effort to reestablish the wildlife and water flow

Would love to see more public access along levees and river trails

Yes. Why is Riverbend listed within the city's planning area & not marked as unincorporated? This is a major concern for me & several (most of) my neighbors

Yes... Happy to share my thoughts.

Craig Glazier c: 425-365-3399

Thank you for considering what improvements could be made

The access should be centrally located to town and with ample parking. I don't think it should be in one of the neighborhoods as that will be more of a private park just for that neighborhood. Downtown by the museum seems like a great place to improve river access.

The public access levee needs to run as far as possible. The fact that you cannot get from new Si View to downtown on the levee is very annoying!

Signs need to be removed from blue hole that state that it is private, it is not, and the person putting the signs up should be communicated with and the law further enforced as required.

There are homeowners along the shoreline at new si view that feel they own point of the river that are along access points and they will confront people enjoying the beach areas and ask them to leave

There are numerous locations on the rivers that are private property. Users of these locations should be advised that they are on private property.

There are signs at the Blue Hole stating that there is no access for non silver creek residents. Is this signage correct?

There is a section of the bank right off the bridge at North bend that is closed for some dining area, that's ridiculous. The whole bank should be open and connect to the rest of the trails.

There is a spot families in new Si View have accessed for many years at the bend in the river to the south of the neighborhood. I've heard recently that access points have been blocked from the path on the eastern shore and families have been reprimanded for being there.

Waterside trails: please make the utility trails on the levees available for walking and biking

We are next to the river and people trespass all the time on our property despite no trespassing signs from us and the government.

We greatly enjoy the river as it is and don't want there to be major changes.

We have such beautiful rivers around the City. Need more "beachy" type access points that are not overrun by crowds like Rattlesnake Lake. Easy means, able to bring small children down to the river with a wagon, etc. Parking should close by and safe!

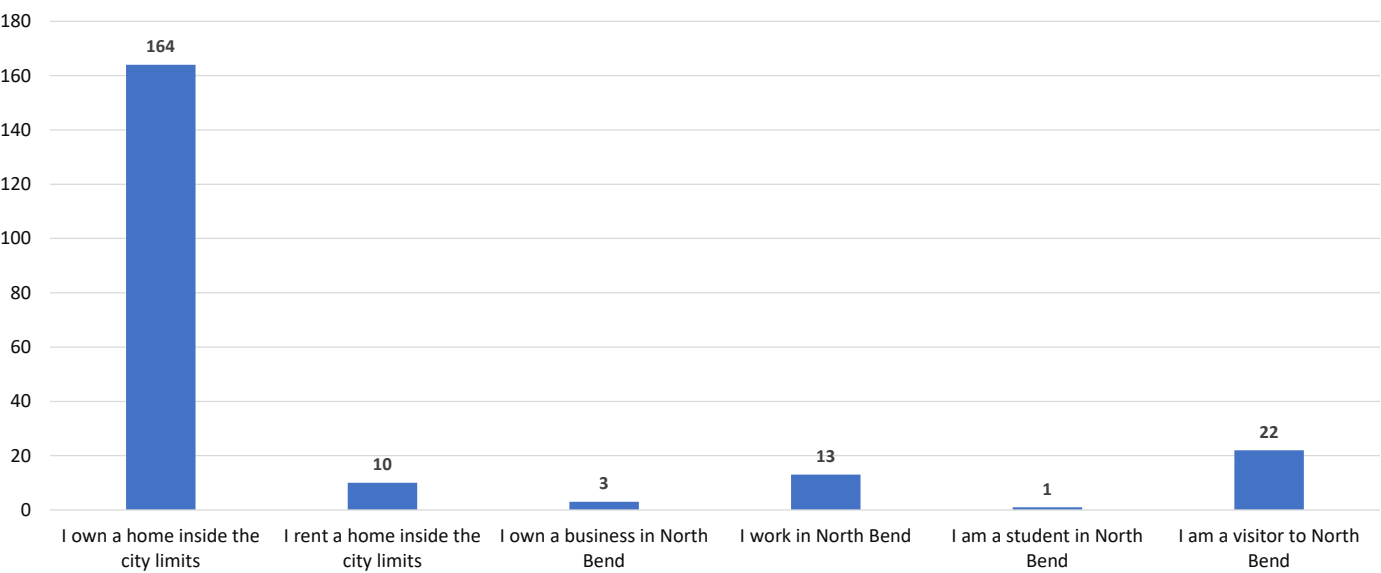
We like North Bend as it is. Do not over develop and take the charm from our city.

We need fish signage with posted regulations. People don't know the regulations and otherwise poach anyway. I regularly "educate" these dumb people.

We need to have continuous paths along shoreline through private properties. Many countries have these measures in place. Like the south fork we should be able to run along for all of its length within north bend and beyond.

While access is easy for me and my family, it can be difficult for people with limited mobility. Having a couple access point with steps/ramps and railings would be nice while keeping areas as natural possible.

What is your relationship to the City of North Bend?



Are you willing to share your address, approximate address, or neighborhood? This will help the City to understand who is participating in this survey.

Responses
100 e 4th street
1021 Patkanim Ave SE
10233 428th Ave SE, North Bend, WA 98045
1029 Pickett Ave
1057 Stilson Ave SE
1105 Rachor Pl NE
1131 SE 11th Street
1196 SE 14th Place
12414 412th Ave SE
12918 412 th Ave SE
130 SE 10th St
137/9 463rd Ave SE
1373 Salish Ave SE
14221 441st Pl se North Bend, WA
14425 445th Ave S, North Bend WA 98045
14633 450th Ave SE, North Bend 98045. (Home-owner, Riverbend)
14946 441st Ave SE
1906 SE 12th St, North Bend, WA 98045
210 Melakwa Pl NE
221 E Third Street, North Bend
231 Sydney Ave S North Bend
285 SE 10th Circle
3016 SE 16th St. North Bend, WA
324 E 2nd St

Are you willing to share your address, approximate address, or neighborhood? This will help the City to understand who is participating in this survey. *Continued*

Responses

100 e 4th street
 1021 Patkanim Ave SE
 10233 428th Ave SE, North Bend, WA 98045
 1029 Pickett Ave
 1057 Stilson Ave SE
 1105 Rachor Pl NE
 1131 SE 11th Street
 1196 SE 14th Place
 12414 412th Ave SE
 12918 412 th Ave SE
 130 SE 10th St
 137/9 463rd Ave SE
 1373 Salish Ave SE
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 14425 445th Ave S, North Bend WA 98045
 14633 450th Ave SE, North Bend 98045. (Home-owner, Riverbend)
 14946 441st Ave SE
 1906 SE 12th St, North Bend, WA 98045
 210 Melakwa PL NE
 221 E Third Street, North Bend
 231 Sydney Ave S North Bend
 285 SE 10th Circle
 3016 SE 16th St. North Bend, WA
 324 E 2nd St
 Brookside Acres/Maloney Grove
 Cascade Canyon
 Cedar falls
 Cedar Falls neighborhood
 Cedar falls neighborhood
 Cedar Falls subdivision
 Cedar Landing
 Cedar Landing
 Cedar Landing
 Cedar village
 Cedar Village (outside city limits)
 Downtown North Bend
 Edgewick
 Forster Woods
 Forster Woods
 Forster woods
 Forster Woods
 Forster Woods
 Forster Woods neighborhood
 forster woods, north bend
 Hamron Heights Neighborhood
 I can't answer above Q because I'm in uninc. KC. Riverbend
 I grew up in a home in the neighborhood adjacent to Riverfront Park.

Are you willing to share your address, approximate address, or neighborhood? This will help the City to understand who is participating in this survey. *Continued*

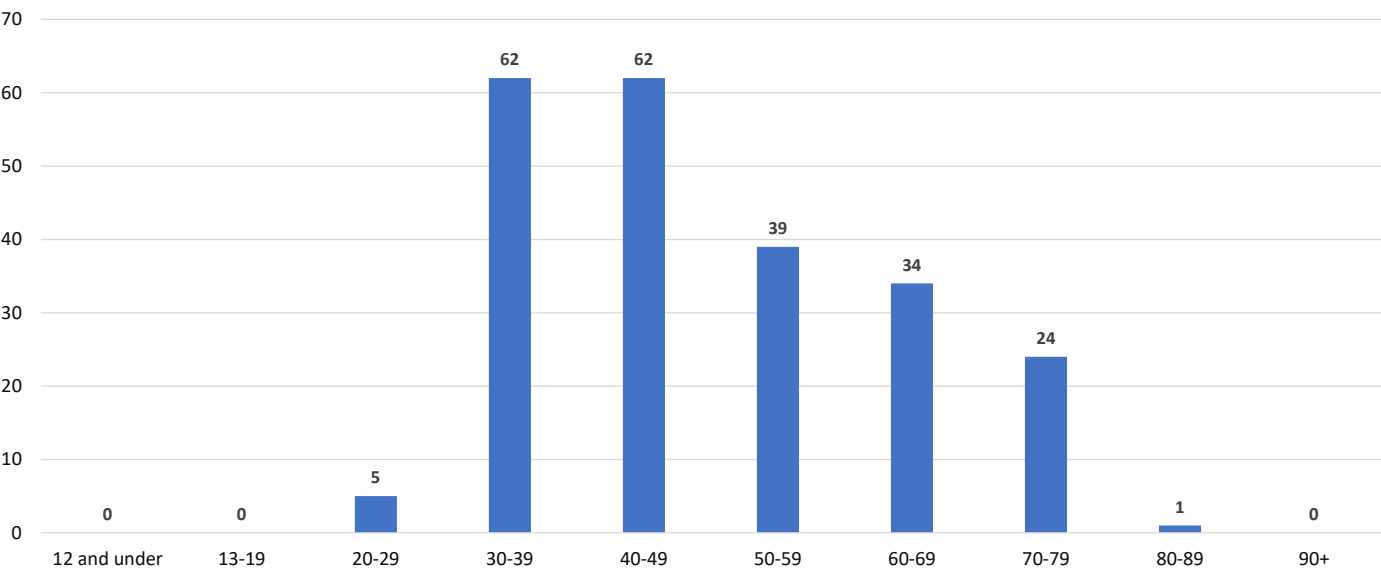
Responses

I live near Si View
 I live near the fire station
 I live on the Lake Dorothy road, out past Twin Falls Middle School
 Johnson Heights Snoqualmie
 King County homeowner just outside North Bend city
 Lived in the valley 50 years
 Maloney Grobe
 Maloney Grove
 Maloney Grove
 Maloney Grove
 Maloney Grove
 Miners Ridge
 Miners Ridge neighborhood - SE 16th St.
 New Si View
 New Si View
 New si view neighborhood
 North Bend
 Old Si View
 Old Si View
 Old Si View
 Old Si View
 Opstad
 Own home in the Edgewick area
 Pulte River Glen
 River Glen
 Riverbend
 Riverbend
 Riverbend
 Riverbend
 Riverbend
 Riverbend
 Riverbend
 Riverbend
 Riverbend
 Riverbend
 Riverbend
 Riverbend
 Riverbend home owner
 Riverbend, 14808 439th PL se
 SE 10th Circle, North Bend in new Si View community.
 SE 147th St
 SE 15th St
 Se 77th st Snoqualmie
 Si View
 Si View
 Si View (new)
 Silver Creek
 Silver creek
 Silver Creek

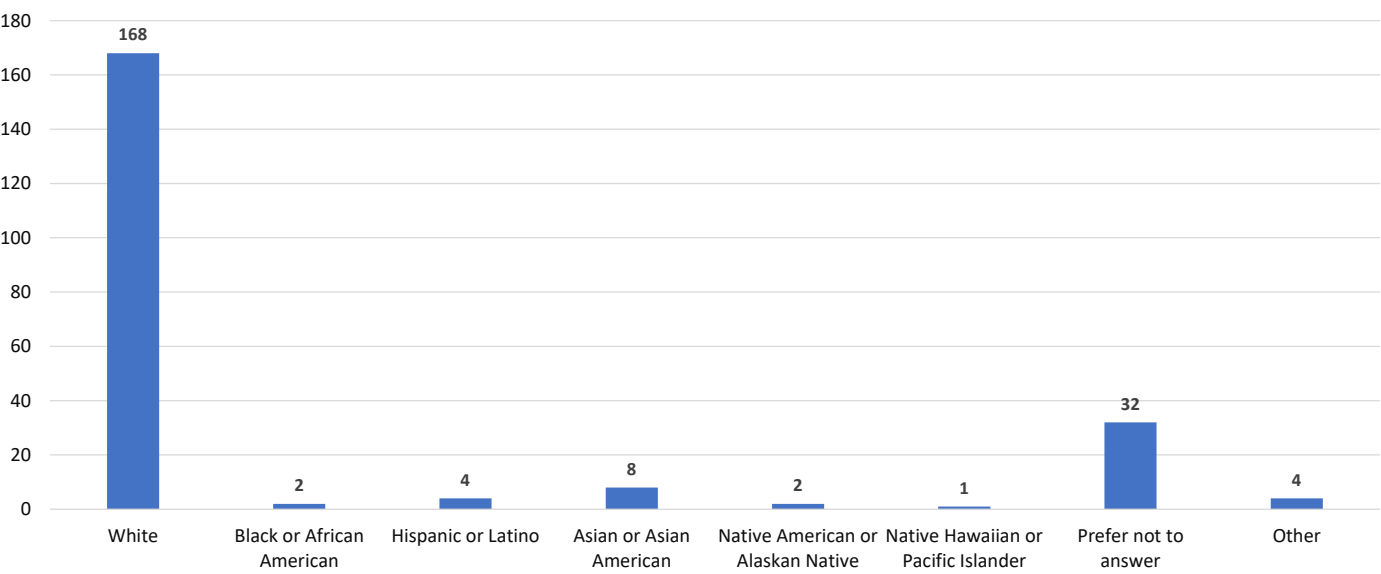
Are you willing to share your address, approximate address, or neighborhood? This will help the City to understand who is participating in this survey. *Continued*

Responses
Silver creek
Silver Creek
Silver Creek
Silver creek
Silvercreek
Snoqualmie
Snoqualmie
Snoqualmie Ridge
Stillson Ave.
Tanner
Tanner Falls neighborhood
Tannerwood neighborhood
Timberstone
Timberstone neighborhood
W 3rd St
Wilderness Rim
Wilderness Rim
wilderness rim
Wilderness Rim
Wood Riber
Wood river neighborhood
Wood River neighborhood
Wood River Subdivision
Yes
Yes
yes
Yes if asked.
Zemp Way NE

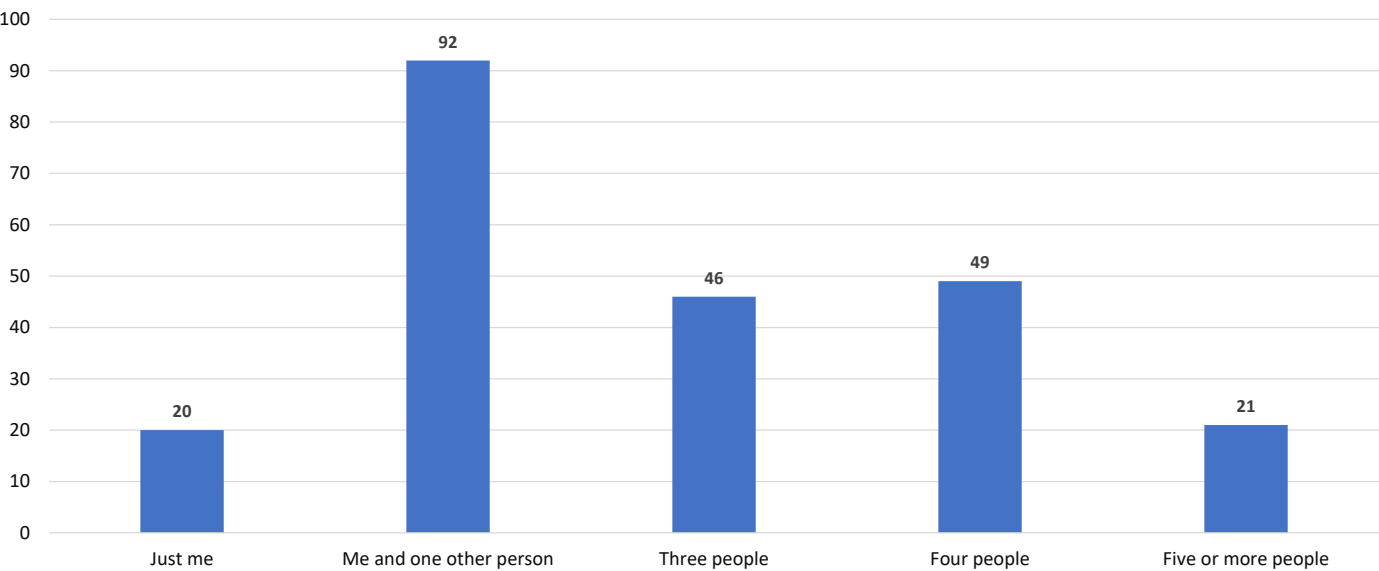
What is your age?



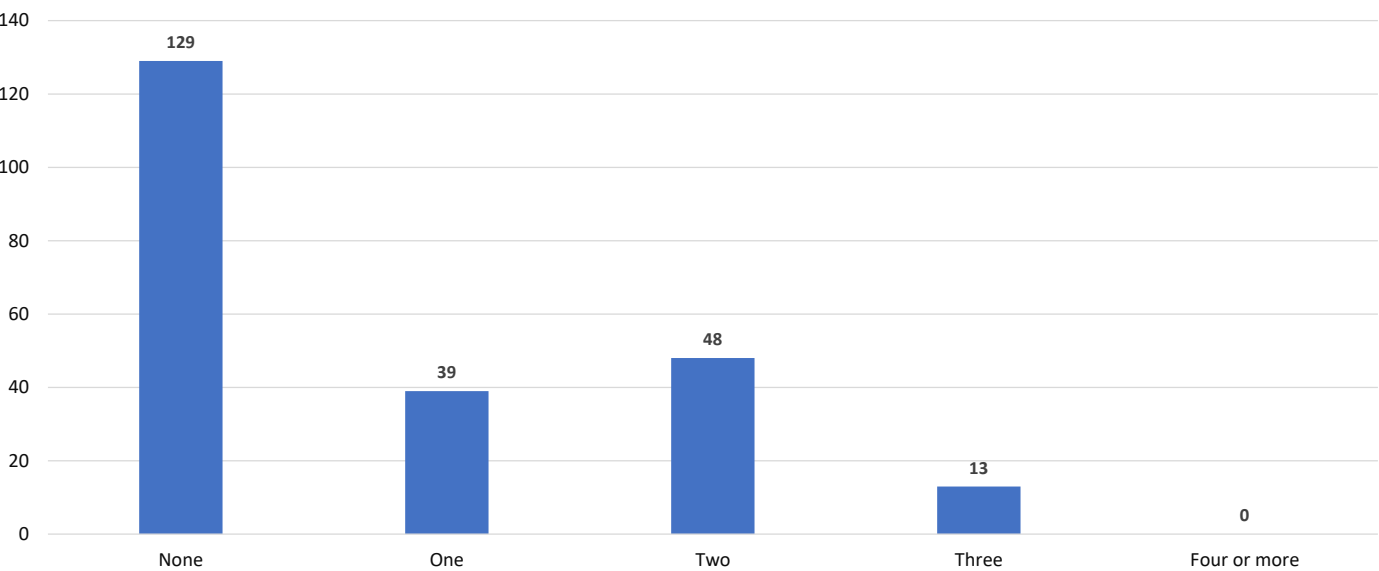
Do you identify as any of the following groups? (Choose all that apply)



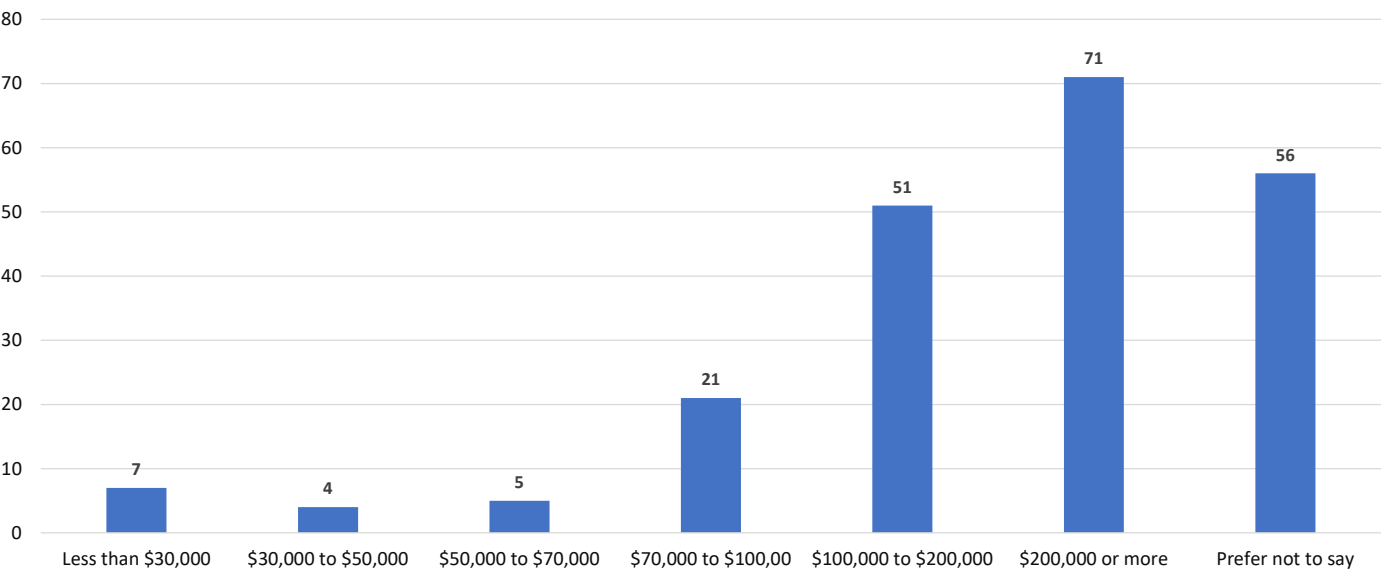
How many people live in your household?



How many people in your household are younger than 18?



What is your household income?



APPENDIX D

Open House Meeting 1

City of North Bend

Shoreline Access Plan

MEETING SUMMARY: PUBLIC OPEN HOUSE

Prepared for:

City of North Bend
Jamie Brunell
Senior Planner
425-888-7642

Meeting Summary: North Bend Shoreline Access Plan – Public Open House

Date: Wednesday, September 25, 5:30 PM – 7:00 PM

Location: North Bend City Hall

Attendance: 33 people signed in, with an estimated total of 50+ attendees.

OVERVIEW

The first public open house for the North Bend Shoreline Access Plan kicked off with a presentation by North Bend city staff and representatives from Facet. The presentation covered the project scope, timeline, and goals for the open house, alongside an overview of the in-person activities available. Attendees were encouraged to visit the project website and participate in the online public survey. A flier containing the survey link was available to all attendees.

A series of large posters were displayed for attendee interaction:

1. **Overview Poster:** This poster detailed the project extents, timeline, description, and survey link.
2. **Overall Shoreline Poster:** Attendees were prompted to share the locations along the shoreline that they enjoy.
3. **Plan Enlargement Posters:** Four enlarged maps highlighted shoreline features, access points, and opportunities for input on desired amenities and access improvements. These maps focused on the following areas:
 - Downtown Tollgate
 - Si View
 - Cedar Falls
 - Tanner Middle Fork
4. **Precedent Image Posters:** These posters showcased images of similar shoreline conditions in other communities. Attendees were invited to place red dots on images they felt were not a good fit for North Bend's shoreline and green dots on those they thought would work well.

PUBLIC COMMENTS

Attendees had the opportunity to provide feedback via sticky notes on the posters and through conversations with city staff and Facet representatives. In addition, all participants were encouraged to take the online survey. Key discussion points included:

- **Formalization of Existing Access:** Support for formalizing certain informal shoreline access points and trails.
- **Trail Gaps & Private Property:** A dialogue on the benefits and challenges of closing gaps in trails that cross private property.
- **Clarity on Property Ownership:** The need for clearer documentation on which properties and trails are city-owned versus privately maintained, such as HOA trails.
- **Shoreline Access Improvements:** Suggestions for improving shoreline areas to enhance access for kayaks, rafts, and fishing activities.
- **Signage and Maps:** Requests for clear signage and maps to differentiate between public and private trails.
- **Parking Considerations:** Concerns about parking were raised in relation to expanding trail and shoreline access.

Table 1. Sign In Sheet

Name	Email
Dough Schripsema	Doug.schripsema@gmail.com
Trudy Stotz	trudylouisetotz@gmail.com
Evan Chaki	Evan.chaki@outlook.com
Lindsay Howard	T.Lindsayhoward@gmail.com
Chris & Mike Mackenzie	Weescots3@comcast.net
Chrys Bertolotto	cbestolotto@kingcounty.gov
Ward Bettes	wardbettes@compcast.net
Matt Kasser	vekasser@gmail.com
Julie Witt	Juliewitt209@gmail.com
Monty Champoux	mbchampoux@gmail.com
Sandra Larson Tevis	Sandra.tevis@gmail.com
Terry Currant	Curranttc@gmail.com
Jessica Self	jessica@jessicaself.com jessica@northbenddowntown.org
Taylor Walker	Tgk.walker@gmail.com
Ben Jenkins	ben@jenkinsimaging.com
Cathy Braun	jbtree@msn.com
Greg Lopez	Dr.gregory.lopez@gmail.com
Dutch Siedeupf	dutchlead@comcast.com
Norah Kates	nkates@kingcounty.com
Jeff Krueger	Jeff.Krueger2@gmail.com
Kevin Golic	Kgolic@comcast.net
Ken Cadieux	KcKudoo@gmail.com
Matt Miller	mmiller@wwad.net
Mike Mackenzie	Mhmackenzie503@gmail.com
Terry Swiatkowski	terryski@gmail.com
Jessie Pittis	armpittis@gmail.com
Trevor Kocran(h/sp?)	trevorkocran(h/sp?)@gmail.com (sp?)

Kathryn Podschwit	katie@pressedonmain.com
Ryan Schackleton	Ryan.shackleton@gmail.com
Justin VanLandschoot	justindvl@gmail.com
Robert Shingleton	RobertShingleton@gmail.com
Alex Chamas	amchamas@gmail.com

About the Project

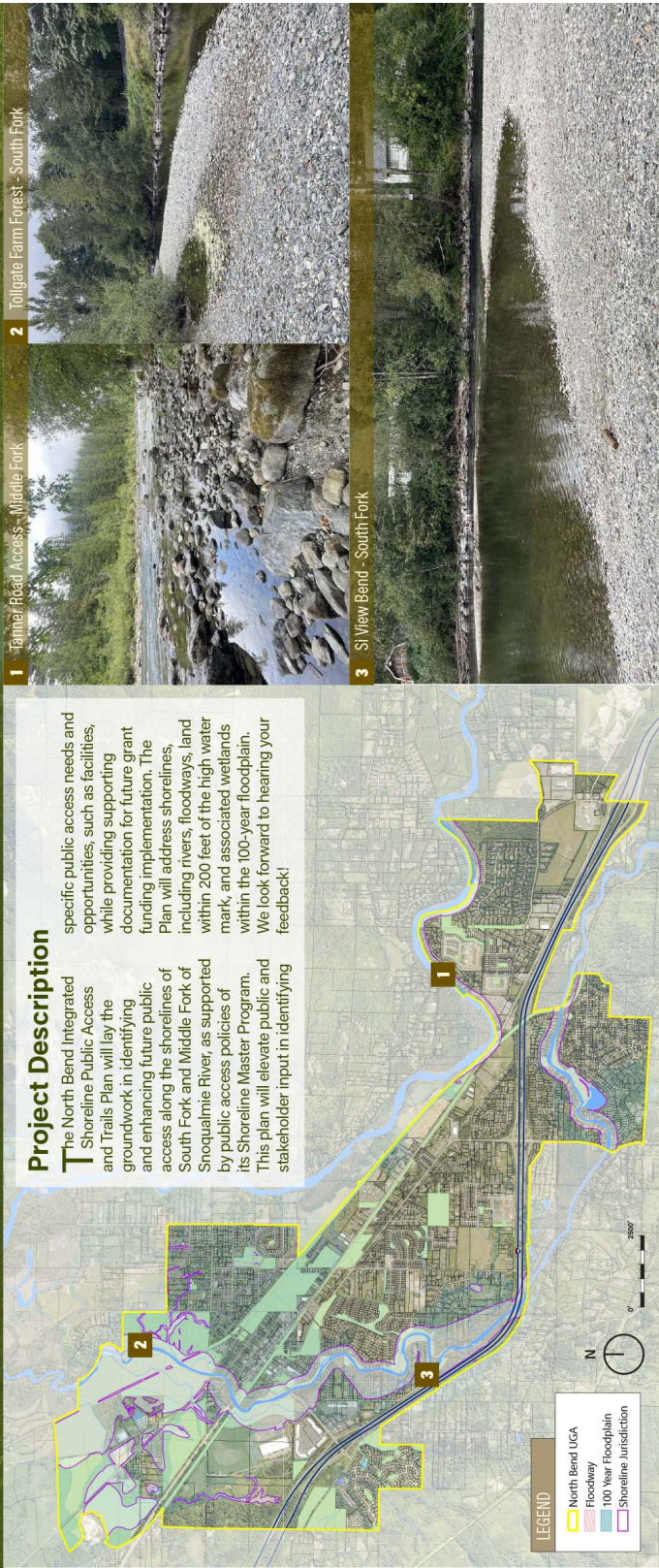
City of North Bend Public Shoreline Access Plan

VISIT THE PROJECT WEBSITE TO TAKE THE SURVEY AND SHARE YOUR THOUGHTS ON PRIORITIES FOR SHORELINE ACCESS PLANNING. VISIT THE LINK BELOW SCAN THE QR CODE:



Project Description

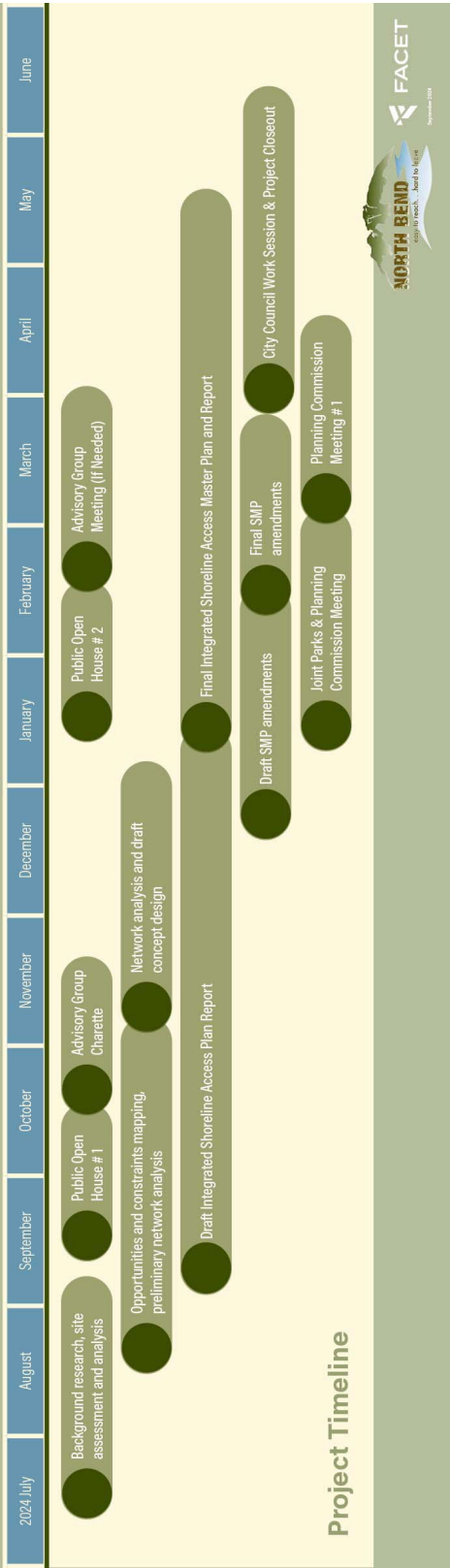
The North Bend Integrated Shoreline Public Access and Trails Plan will lay the groundwork in identifying and enhancing future public access along the shorelines of South Fork and Middle Fork of Snoqualmie River, as supported by public access policies of its Shoreline Master Program. This plan will elevate public and stakeholder input in identifying specific public access needs and opportunities, such as facilities, while providing supporting documentation for future grant funding implementation. The Plan will address shorelines, including rivers, floodways, land within 200 feet of the high water mark, and associated wetlands within the 100-year floodplain. We look forward to hearing your feedback!



1 Tanner Road Access - Middle Fork

2 Tollygate Farm Forest - South Fork

3 Sl View Bend - South Fork

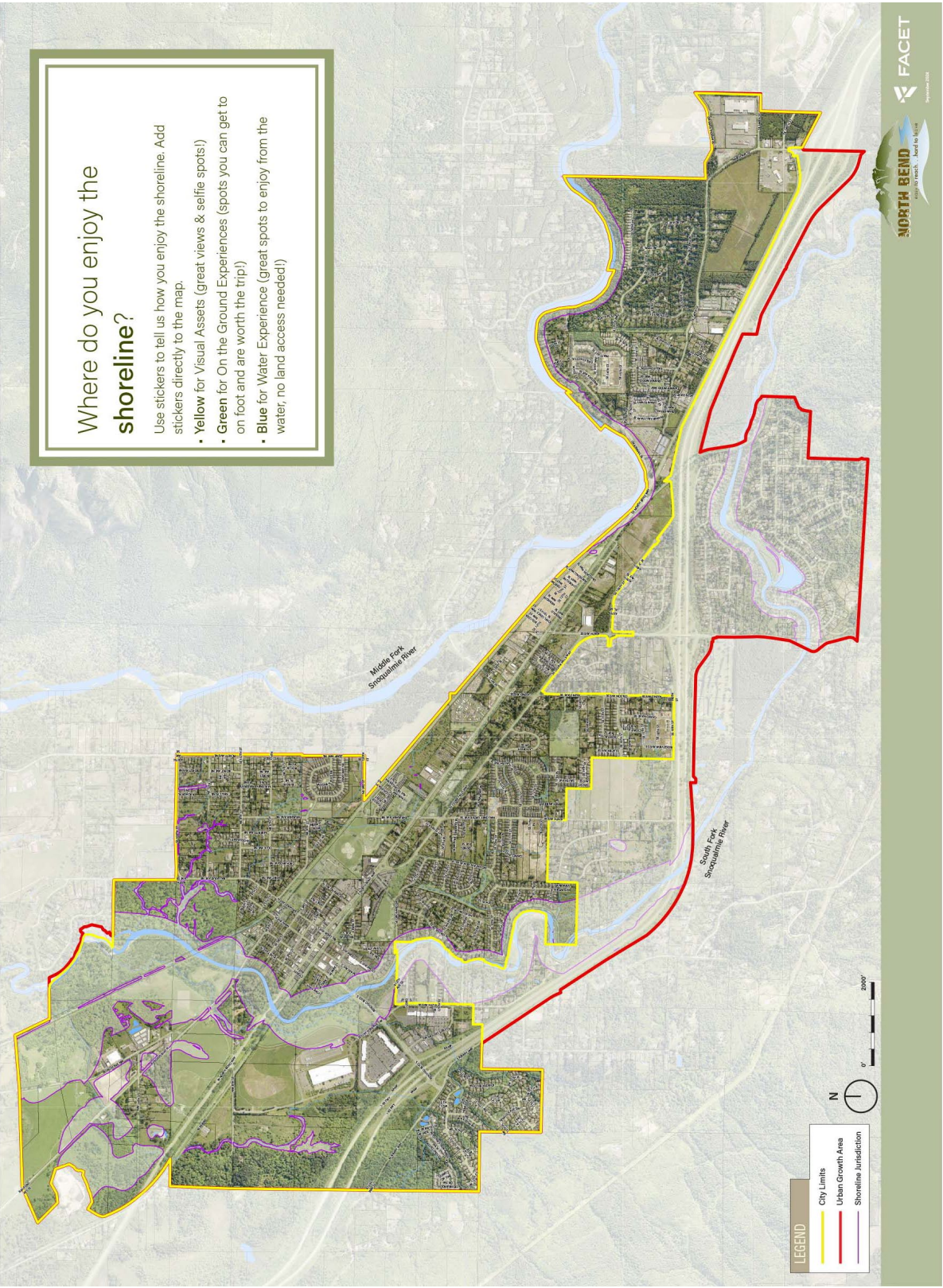


Project Timeline



City of North Bend Public Shoreline Access Plan
Share Your Experience!

What does the **shoreline** mean to you?

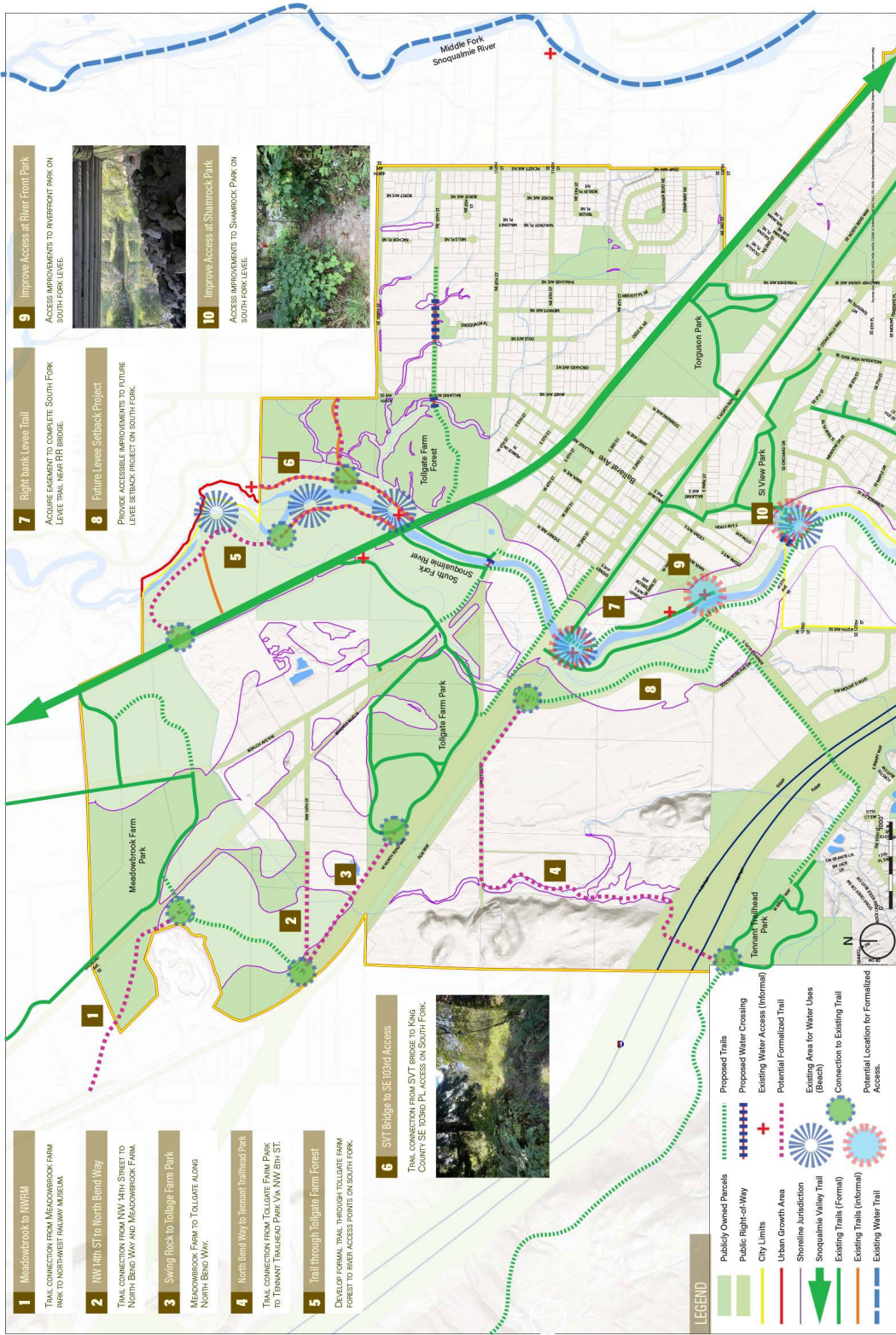


City of North Bend Public Shoreline Access Plan

Share Your Vision! - Downtown Tollgate

DO YOU SEE ANY ADDITIONAL OPPORTUNITIES AT SHORELINE AREAS YOU CURRENTLY ACCESS?
ARE THERE ANY AREAS, AMENITIES, OR FEATURES YOU WOULD LIKE TO SEE AND WHERE?
PLACE A GREEN DOT ON YOUR POTENTIAL OPPORTUNITY, ON A POTENTIAL PROJECT NUMBER, OR SIMPLY DRAW IT ON THE MAP.

What do you want to see along the shoreline?

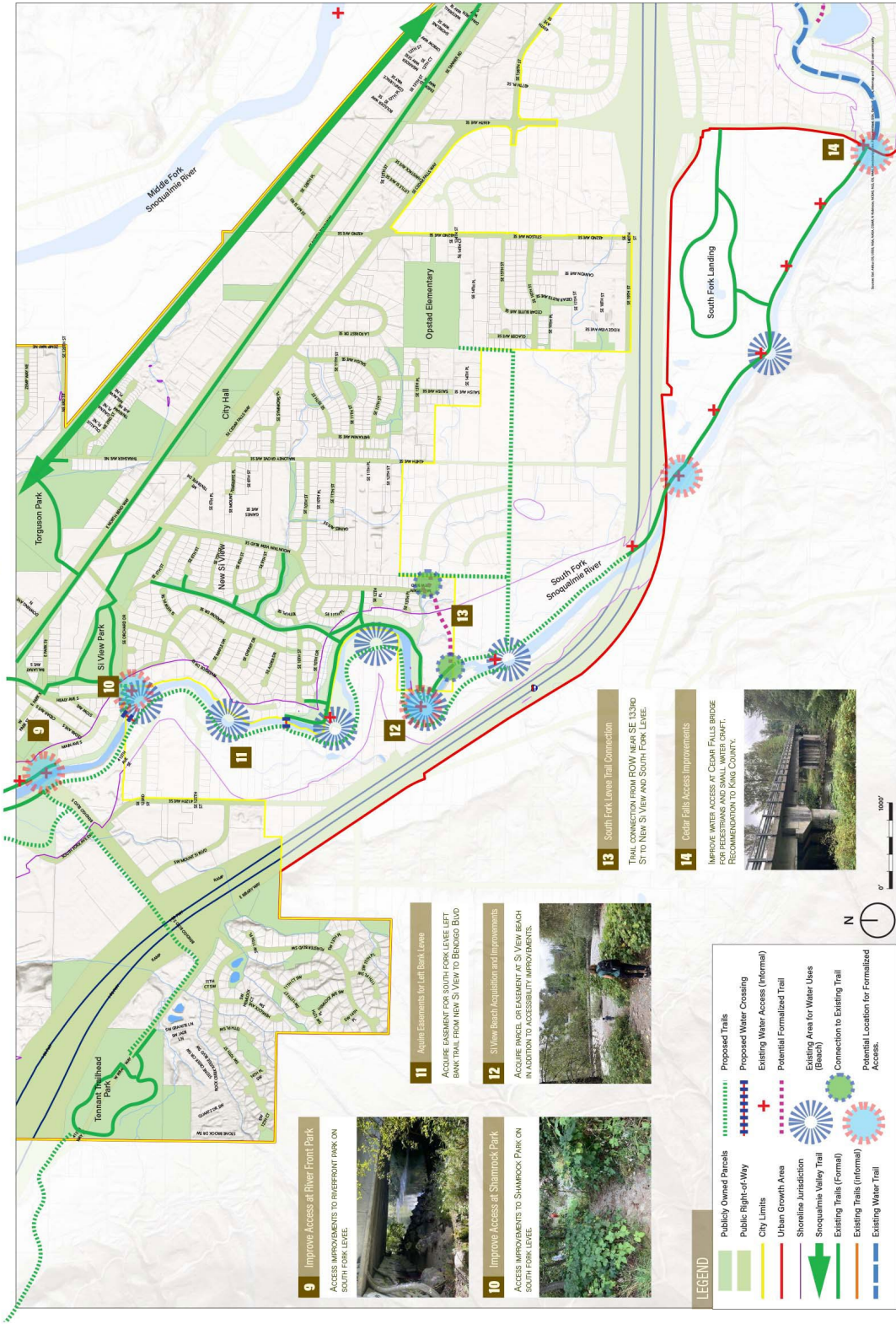


City of North Bend Public Shoreline Access Plan

Share Your Vision! - Si View

DO YOU SEE ANY ADDITIONAL OPPORTUNITIES AT SHORELINE AREAS YOU CURRENTLY ACCESS?
ARE THERE ANY AREAS AMENITIES, OR FEATURES YOU WOULD LIKE TO SEE AND WHERE?
PLACE A GREEN DOT ON YOUR POTENTIAL OPPORTUNITY, ON A POTENTIAL PROJECT NUMBER, OR SIMPLY DRAW IT ON THE MAP.

What do you want to see along the shoreline?



DO YOU SEE ANY ADDITIONAL OPPORTUNITIES AT SHORELINE AREAS YOU CURRENTLY ACCESS? ARE THERE ANY AREAS, AMENITIES, OR FEATURES YOU WOULD LIKE TO SEE AND WHERE? PLACE A GREEN DOT ON YOUR POTENTIAL OPPORTUNITY, ON A POTENTIAL PROJECT NUMBER, OR SIMPLY DRAW IT ON THE MAP.

PLACE A GREEN DOT ON YOUR POTENTIAL OPPORTUNITY,
ON A POTENTIAL PROJECT NUMBER, OR SIMPLY DRAW IT
ON THE MAP.



City of North Bend Public Shoreline Access Plan

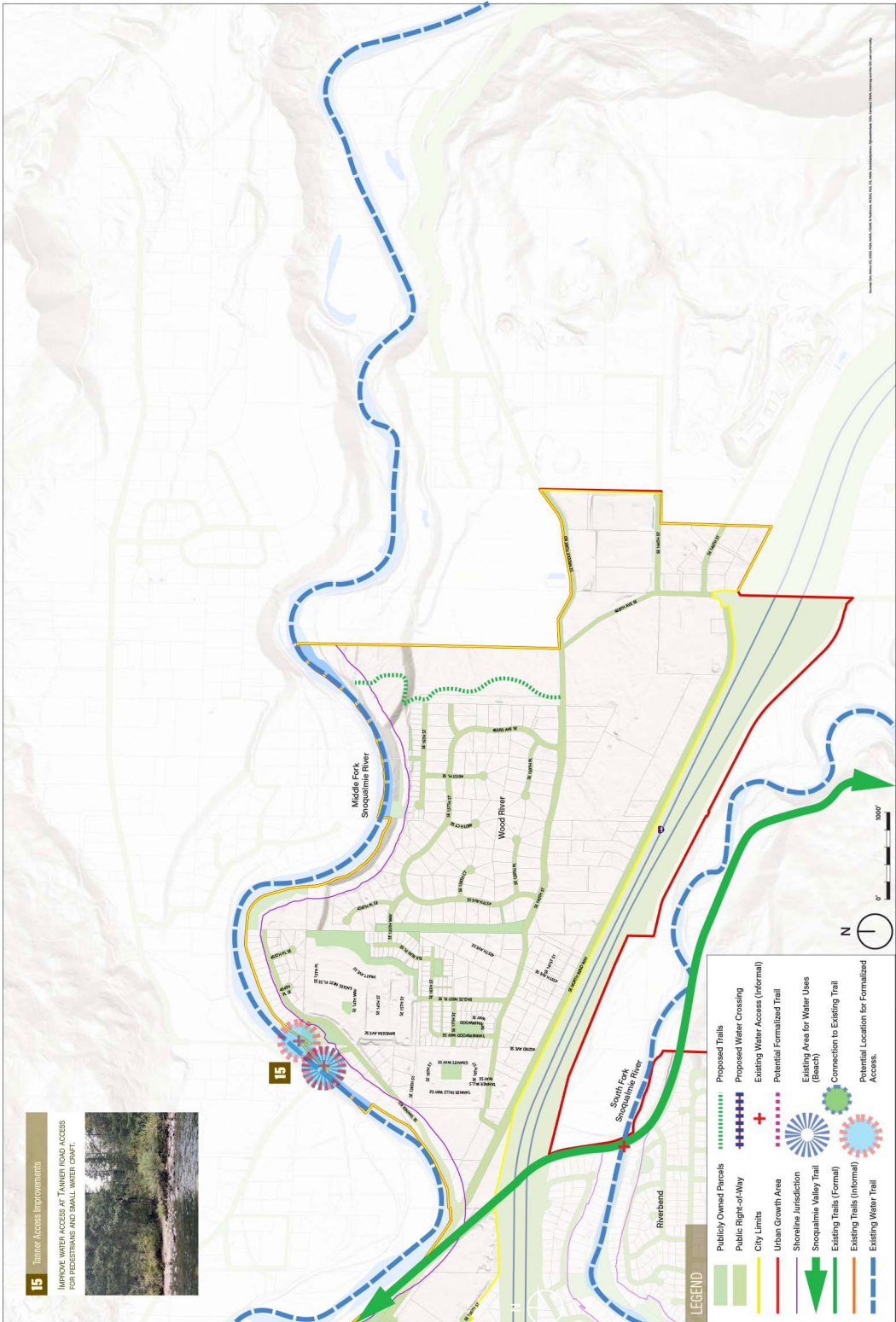
Share Your Vision! - Tanner Middle Fork

DO YOU SEE ANY ADDITIONAL OPPORTUNITIES AT SHORELINE AREAS YOU CURRENTLY ACCESS?

ARE THERE ANY AREAS, AMENITIES, OR FEATURES YOU WOULD LIKE TO SEE AND WHERE?

PLACE A GREEN DOT ON YOUR POTENTIAL OPPORTUNITY, ON A POTENTIAL PROJECT NUMBER, OR SIMPLY DRAW IT ON THE MAP.

What do you want to see along the shoreline?



Disclaimer: Potential trail routes are conceptual in nature for planning purposes only and do not represent actual trail alignments. Actual trail specific evaluation will be needed, including delineation of critical area boundaries. The City of North Bend neither warrants nor guarantees or guarantees regarding any aspect of data depiction.



APPENDIX E

Advisory Group Charrette



MEETING INFORMATION

Date & Time:	10/24/2024, 2-3:30pm
Participants:	In Person: Jamie Burrell, Senior Planner; Mike McCarty, Principal Planner; City of North Bend. Alex Capron, Senior Planner, Marina French, Principal Landscape Architect, Kyle Cotchett, Environmental Planner, Facet NW; Travis Stombaugh, Executive Director, Kyle Braun, Landscape Architect, Si View Metropolitan Park District; Thomas O'Keefe, Pacific Northwest Stewardship Director, American Whitewater. Virtual: Norah Kates, Snoqualmie (WRIA 7) Technical Coordinator King County, Chrys Bertolotto, King County Flood Control District; Trevor Kostanich, Stakeholder & Citizen.
Cc:	-
From:	Marina French, PLA, Principal Landscape Architect, Alex Capron, AICP, Senior Planner
Project No./Name:	2308.0024.00 – North Bend SMP Public Access Plan
Objective:	Advisory Group Charette, Public Outreach

Agenda

Meet in the Adjournment room and go over public mark-ups from the earlier Open House, along with methodology for scoring public access and survey requesting input.

- A. Attendee introduction: **20 minutes**
- B. Begin PowerPoint: **30 minutes**
 - i. Introduction to the process, why plan, and schedule: **5 minutes**
 - ii. Review of the public engagement process & results to date: **5-10 minutes**
 - Process: existing conditions and documentation
 - Summary of preferred projects
 - Survey- prioritize projects or easements?
 - iii. Review of scoring methodology: **10-15 minutes**
 - Why score these projects?
 - Walk through each factor and how it would be scored
 - (MAYBE walk through example of two projects)
 - Survey- rank the factors
 - Open discussion: **5 minutes**

C. Group exercises: **40 minutes (20 minutes each station)**

- I. Station 1: Project voting/dollar exercise (Project Boards plus easel with 'Write in Project') – Each in-person participant is allowed to 'pay' into the exercise.
 - Take notes on discussion of public charrette results
 - Take notes on voting
 - Results:
 - Projects #1-3 - \$0 – Meadowbrook to NW Railway Museum, NW 14th St to North Bend Way, Swing Rock to Tollgate Farm Park, respectively
 - Project #4 - \$1K – North Bend Way to Tennant Trailhead Park
 - Project #5 - \$3K – Trail through Tollgate Farm Forest
 - Project #6 - \$1K – Si View Trail to SE 103rd Access
 - Project #7 - \$2K – Right Bank Levee Trail (acquire easement)
 - Project #8 - \$2K – Future Levee Setback Project (currently in King County Flood Control design phase)
 - Project #9 - \$0 – Improve access at River Front Park
 - Project #10 - \$5K – Improve access at Shamrock Park
 - Project #10a (not scored in-person) – construct pedestrian bridge to left bank (currently a parks-identified capital improvement)
 - Project #11 - \$2K – Acquire easements for Left Bank Levee (from New Si View to Bendigo Blvd)
 - Project #12 - \$2K – Si View Beach Acquisition and Improvements – either acquire parcel or easement at beach, accessibility improvements
 - Project #13 - \$0 – South Fork Levee Trail Connection from ROW near SE 133rd St to New Si View and S Fork Levee
 - Project #14 - \$3K – Cedar Falls Access Improvements (UGA only, currently within King County Jurisdiction)
 - Project #15 - \$2K -
 - Project #16 - \$2K
- II. Station 2: Amenities and specific elements or programming comments (Precedent Boards)
 - Take notes on discussion of public charrette results
 - Add Vote thumbs up/thumbs down scoring on precedent board images

Discussion

Topic: Roundtable discussion of methodology and what factors should be considered:

- Mike described the element of 'adjacency/proximity to people' as a possible consideration for what would predict a more successful park location
- Chrys reflected on the example of Tanner Park when considering proximity. This was identified by the public as one of the most used existing spots, yet it is not in close proximity to any people or houses. Why else is it popular?
 - o Is it size?
 - o Parking?
 - o Low bank?
- Tom related his experience in seeing projects develop due to other outside opportunities that come up. If we think about it that way, then it might be good to look at the proximity of other projects nearby. If multiple projects can be bundled together, it might make it easier to get them funded.
 - o The group was then reminded that for the purpose of this document, even if a project ranks higher than another, that has no impact on funding eligibility or the order the city would need to implement them. We could add some text narrative to the document to clarify that.
- Travis add that another way to think about funding is to set aside high priority projects and pro-actively begin dedicating funding to their implementation, and asking taxpayers to pay for them.
 - o Mike agreed and noted that this could be easier with a multi-benefit project
- Norah liked the idea of spending more time analyzing why existing parks are popular and seeing if those traits exist in the proposed parks. She cautioned however that it might be the case that the different amenities that explain why parks are popular may not always overlap. Some amenities or characteristics might conflict with each other. For example, the public may want amenities that are ADA accessible, and they may want sites that are remote and very natural. These two elements may be difficult to implement at the same park. Therefore, it's important that the proposed projects represent the range of desired amenities and characteristics.
- Chrys wondered about the proposed intensities of treatment on the levy. Some of the projects appeared to propose opening the levy system. She advised against this because if the levy is compromised at one location, it not only affects adjacent residents, but it also shifts risks elsewhere.
 - o Travis and the team clarified that no current project proposes to compromise or remove any levy structures.

- Kyle confirmed that the existing flood mitigation is the baseline. The trail proposed in coordination with the levee setback project does not propose any design elements on the levy.
- Norah asked for clarification on how the permitting and coordination score was created. Marina clarified it was based on the complexity of proposed features and how many different permits or permitting agencies would need to be involved to move the project forward.
- Chrys noted that if the team was looking at the levy system as a whole, its easier to modify levees lower in the system. They have a capital investment strategy document that describes future improvements we can reference.
- Trevor commented that the public may be deterred from supporting a project if it's too costly and wondered if one of the scoring factors could focus on a project's ability to win a grant. This may mean that the city and team need to have a deeper understanding of which grants are most strategic to target. For example, is a levee grant more appropriate than an RCO grant? Would a project be more successful at being awarded one versus the other?
 - He also asked for the team to describe any other takeaways from the open house. The team described how there was public concern over invasion of privacy with the levy trails, and that there was a lot of support for the idea of more hand-carry boat launch areas.

Next the team discussed the project boards.

- Shamrock park- it was clarified that the pedestrian bridge would be considered a separate project from the park
- Project #8- the levee setback and trail. It was clarified that this project is already in progress.
- Tom brought up that American Whitewater has been meeting with the Snoqualmie Tribe about development on the river. The conversation has focused on addressing impacts, and there is concern about impacts downstream of the falls is pushing folks elsewhere on the river, specifically around here. The sentiment is that people will show up, so planning is essential to decide where we want them to go.
 - Tom has been working with Joe Impeccoven, the recreation policy program manager at Snoqualmie Tribe. He used to work at REI and is very well connected with the outdoor recreation community.

Next the team discussed the amenity boards.

- The team noted that the public disliked the examples that had a lot of concrete areas. Tom brought up that we should look at the Clackamas River example where Portland General Electric used stamped, stained concrete to have a more natural look to the infrastructure installed.
- Tom also described how the team should consider there are two areas at play in these access sites- one where you bring down your boat, and one where people want to hang out in the

water. It's important to have them separate to avoid conflicts. You can also consider having a landing that allows you to set a boat into the water sideways into the flow.

- Tom will email some links to some resources on this design "River Access Planning Guide" and "The Good, the Bad and the Unusual" examples.

Action Item Summary

No.	Action Item	Owner	Due Date	Priority
	Garner Survey Results from Community leaders by 12/23	Jamie Burrell, City	12/31 or 1/7	Mid
	Begin GIS methodology and establish timeline for completion	Alex (Facet), Stephanie (City)	12/6	Mid
	Begin project mitigation opportunities and program planning preliminary analysis, schedule site visit for Ryan K and Marina with possibly Jamie and/or Mike	Alex (Facet)	12/6	Mid

Decisions Made

Decision	Decision by
Interactive survey to be sent to all community leaders by 11/22 (once survey is reviewed and approved by City)	Alex (Facet)

APPENDIX F

Open House Meeting 2

City of North Bend

Shoreline Access Plan

MEETING SUMMARY: PUBLIC OPEN HOUSE #2

Prepared for:

City of North Bend
Jamie Brunell
Senior Planner
425-888-7642

Meeting Summary: North Bend Shoreline Access Plan – Public Open House

Date: Wednesday, February 26, 2025, 6:00 PM – 7:00 PM

Location: North Bend City Hall

Attendance: 19 people signed in and 31 people completed the survey, with an estimated total of 50+ attendees.

OVERVIEW

The second public open house for the North Bend Shoreline Access Plan kicked off with a presentation by North Bend city staff and representatives from Facet. The presentation covered the public outreach results to date alongside an overview of the top five project concepts plus a sixth general trail expansion concept. The sixth project was not a specific concept but a vote of support for the creation of future public shoreline trails. Attendees were asked to give feedback on and vote on the concepts in a dollar exercise described in the Public Comment section below.

MEETING MATERIALS

Following the PowerPoint presentation describing the need to plan around shoreline access, public input and process thus far, a live survey question leading into the question and answer and exercise portion of the open house and series of stations allow the public to comment on proposed concept projects. The survey question is as follows:

Would you rather see the city prioritize easement acquisition (with a willing property owner) or see recreational facility improvements?

A series of large posters were displayed for attendee interaction:

1. **River Access and Cove at Snoqualmie Valley Trail:** The concept sketches illustrated a potential location for safe water access and amenities adjacent to the Snoqualmie Valley Trail. This concept draft proposed removing a portion of the levee, adding a restroom, and restoring native plants along the South Fork of the river.
2. **River Access at Shamrock Park:** The concept sketches illustrated a potential location for safe water access and amenities at Shamrock Park. This concept draft proposed installing a barrier-free sloped path down the face of the existing levee, including a handrail. Minor improvements above the levee include trash receptacles, clear connections to Si View Park and a possible future pedestrian bridge crossing that would continue to build non-motorized connections across the city.
3. **River Access S Fork Walk-in Area (with willing property owner conveying easement):** The concept sketch illustrated a potential acquisition and development project location for safe water access and amenities adjacent to the existing levee trail. If possible, with a willing seller, this concept draft proposed formalizing a walk-in only water access area, adding seasonally available amenities such as seating and trash receptacles, and restoring native plants along the South Fork of the river.
4. **Bendigo Blvd Levee Setback:** The concept illustrated a potential location for safe water access and river restoration adjacent to the Bendigo Blvd S Bridge on an existing portion of levee. This concept draft proposed creating a compact and well-maintained stair access area that could be associated with a future bridge replacement project. The concept focused on recreation impacts to one area while taking measures to protect and enhance the adjacent restoration associated with the future levee setback project.
5. **Tanner Road Shoreline Park:** The concept sketches illustrated possible improvements to the existing parking area and informal access to the Middle Fork of the Snoqualmie River for hand-carry boats. It includes a restroom and trash receptacle at the parking lot, and a safer natural stair down to the river, possibly including a boat slide or rail.
6. **Trail Network Expansion (with willing property owner(s) conveying easement):** The concept illustrated potential opportunities for trail extension and connection across North Bend.

PUBLIC COMMENTS

The open house began with a presentation and survey question, followed by a group exercise to vote on preferred projects. Attendees had the opportunity to provide feedback via the presentation survey, sticky notes on the posters, and through conversations with city staff and Facet representatives.

31 community members participated in the survey (*Would you rather see the city prioritize easement acquisition (with a willing property owner) or see recreational facility improvements?*), providing the following results:

- Easement Acquisition (with willing owner participation) – 65%
- Capital Facilities Improvements – 32%
- No Preference – 3%

One immediate piece of feedback on the survey was the absence of an option to indicate opposition to easement acquisition or a 'neither' choice. The commenter noted that due to this, they decided not to participate in the survey.

After the survey the community participated in the 'Project 'Dollar' exercise where they voted on their preferred projects. This project began with 16 concepts that were narrowed down to six total project ideas, based in-part on review of GIS scoring analysis, site visit inventory, survey feedback and other factors such as alignment with existing planning documents, permitting and coordination, and environmental impact. This exercise allows the public to allot five votes (five \$1K bills) to separate projects or the same project (Project-Concepts link) from a preference standpoint. The project name, resulting tally, and sticky note comments are as follows:

- River Access and Cove at Snoqualmie Valley Trail - \$25K
- River Access at Shamrock Park - \$30K
 - Rafters use this area to take out their boats since there is existing parking and amenities.
 - Utilize natural rock walkways to access the river.
- River Access S Fork Walk-in Area (with willing property owner conveying easement)- \$12K
 - Negative feedback about proximity to adjacent private property.
- Bendigo Blvd Levee Setback - \$22K
 - This area is calm and good for swimming.
 - Kayakers use this area, and improving access will limit impact.
 - There are opportunities to add signage here.
- Tanner Road Shoreline Park - \$31K
 - Make sure boat slides are universal.
 - Include a changing area for kayakers.
- Trail Network Expansion (with willing property owner(s) conveying easement) - \$31K. Note that the base map information will be updated.

Key discussion points included:

- **Trail Gaps & Private Property:** A dialogue on the benefits and challenges of closing gaps in trails that cross private property.
- **Clarity on Property Ownership:** The need for clearer documentation on which properties and trails are city-owned versus privately maintained.
- **Signage and Maps:** Requests for clear signage and maps to differentiate between public and private trails, provide river information, and recognize tribal cultural significance.

Table 1. Sign In Sheet

Name	Email
TJ Cycyota	tjcycyota@gmail.com
Monty Champoux	mbchampoux@gmail.com
Brian Fitzgibbon	Brian.Aylward3@gmail.com
Wynter and Brandon Elwood	
Jim and Cidny Walker	Walker.Cynthia@comcast.net
Norah Kates	nkates@kingcounty.gov
Mike Sciacqua	North_bend@hotmail.com
Keta Shaw	ketashaw@gmail.com
Dorothy Fair	fairdorothy@yahoo.com
Sam White	Samuel.j.white@gmail.com
Mike Ouhl	Mw027beach@yahoo.com
Paula J Lodahl	paulalodahl@comcast.net
Ward Bettes	wardbettes@comcast.net
Erika Jordan	Elbates26@gmail.com
Mica Jordan	mcjordanzook@gmail.com
Jason Gibb	JGibb83@comcast.net
Andrew Hoffman, Rich Seqbert	kellybree@hotmail.com
Chrys Bertolotto	cbertolotto@kingcounty.gov
Stellan Hunter Keverer	

APPENDIX G

**Community
& Economic
Development
Committee
Meeting**



Formerly DCG/Watershed

TECHNICAL MEMORANDUM

Date:	March 11, 2025
To:	Jamie Burrell, Senior Planner; Community & Economic Development Committee
Cc:	Mike McCarty, AICP, Planning Manager; Stephanie Vaughn, GISP, Senior GIS Analyst
From:	Alex Capron, AICP, Senior Planner; Marina French, PLA, Landscape Architect
Project Name:	North Bend Shoreline Public Access and Trail Plan
Facet Number:	2308.0024.00

North Bend Shoreline Public Access and Trail Plan – Mapping & Public Engagement

This memo aims to respond to the concerns stated in recent correspondence between the city and Councilmember Elwood. This memo will also summarize the overall public engagement for this effort, including preliminary feedback from the February Open House group exercise.

The Shoreline Public Access and Trail Plan is a Department of Ecology funded effort intending to identify local needs and opportunities – as well as implement the city’s Shoreline Master Program in programming public access, environmental protection, and water dependent uses. The intended project focus is to identify public shoreline access opportunities and recommendations.

MAPS OF EXISTING PUBLIC TRAILS

During the Open House on February 26th, questions were raised about the Shoreline Public Access Map shared on the city’s website and displayed during the first public meeting, including depictions of trail information. This map was created by the city using existing data layers from the county and other city maps. One intention of this project was to ground-truth existing data including correcting errors on existing historical datasets from multiple sources. One important way to do this is through public outreach when the community can comment on maps, as happened during the first Open House. In addition, the team continued to analyze shoreline access opportunities and land ownership after the first Open House. The data and mapping have identified errors and have been updated. The five specific shoreline access project concepts that were identified and brought forward to the second Open House were further vetted. A map is attached to this memo representing the current understanding of existing shoreline access on public property, as well as public exercise results from the February open house.

SEATTLE | KIRKLAND | MOUNT VERNON | WHIDBEY ISLAND | FEDERAL WAY | SPOKANE
facetnw.com

The final report may still include the originally displayed, incorrect maps as an appendix to document the project process. This appendix would include an explanation and disclaimer. The plan however, will not include any maps showing existing or proposed public trails on private property. The report will describe general public support for capitalizing on future opportunities to expand the existing public shoreline trails with willing landowners as opportunities present themselves. No specific locations are identified for this.

SUMMARY OF PUBLIC OUTREACH

The project kick-off included the co-creation of a Public Engagement Strategy with the city. The strategy includes multiple methods of community outreach including online surveys and in-person open houses and presentations. No specific neighborhoods or individual homeowners were identified for targeted outreach. If a final concept involved private property, it was only in the case where previous outreach had been done by the city that ensured the homeowner was willing to have their property included in a concept plan.

Public outreach began at the Block Party July 20, 2024, with a QR code to an online survey, garnering 221 participants over the course that the survey was open. A survey results summary is attached. Following this survey, a well-attended Open House was held on September 25, 2024. Here, the project team displayed several maps with 16 project location ideas. The team took input from the public on these locations as well as different shoreline access amenity types and programming desires using precedent image boards.

On October 24, 2024, an advisory group meeting took place to discuss public input so far and alternatives to prioritize projects, with invitees including the Snoqualmie Tribe, Si View Parks District, Snoqualmie (WIRA 7) Technical Coordinator, King County Flood Control District, American Whitewater Mt. Si Senior Center, and North Bend Downtown Foundation. A total of 11 people attended the hybrid meeting.

After this meeting the advisory group was given a survey and asked to rank project prioritization factors. Results ranked alignment with existing plans as the most important factor in prioritizing a project, followed by environmental impact, permitting and coordination, timeframe for design and implementation and cost as the least ranked factor from this group.

The city and project team also engaged with the Snoqualmie Tribe on February 6th to discuss project approach and hear their concerns.

On February 26th another Open House was held where the team presented public outreach results to date and to present the five project concepts. The community was asked to give feedback on and vote on the top concepts. The sixth project was not a specific concept but a vote of general support for the creation of future public shoreline trails. Responses and feedback from the 2nd Open House outlined below will be added to an overall project score. Final project scores will reflect a project's public support, as well as acknowledge other feedback and concerns raised.

OPEN HOUSE #2 INITIAL VOTING RESULTS

The open house began with a presentation that ended with a survey question, followed by a group exercise to vote on their preferred projects. The survey question was as follows:

Would you rather see the city prioritize easement acquisition (with a willing property owner) or see recreational facility improvements?

– 31 participants –

Easement Acquisition (with willing owner participation) – 65%

Capital Facilities Improvements – 32%

No Preference – 3%

One immediate comment on this survey was that there was no option to say you did not support easement acquisition, or a 'neither' option. The commenter indicated that because of that they were not going to participate in this survey.

After the survey the community participated in the 'Project 'Dollar' exercise where they voted on their preferred projects. This project began with 16 total concepts that were narrowed down to six total project ideas, based in-part on review of GIS scoring analysis, site visit inventory, survey feedback and other factors such as alignment with existing planning documents, permitting and coordination, and environmental impact. This exercise allows the public to allot five votes (five \$1K bills) to separate projects or the same project (Project-Concepts link: northbendwa.gov/DocumentCenter/View/10498/Project-Concepts) from a preference standpoint. The project name and resulting tally are as follows:

- River Access and Cove @ Snoqualmie Valley Trail - \$25K
- Trail Network Expansion (with willing property owner(s) conveying easement) - \$31K #in bottom right-hand corner of map]. It is noted that the base map information will be updated.
- River Access at Shamrock Park - \$30K
- River Access S Fork Walk-in Area (with willing property owner conveying easement)- \$12K
- Bendigo Blvd Levee Setback - \$22K
- Tanner Road Shoreline Park - \$31K

PLAN NEXT STEPS

The project plan focuses on public access and maintaining property rights, as well as suitability of properties to provide access to publicly owned shorelands and acquiring rights, dedications and easements to riverfront parcels (including levees and dikes), so long as the owner is first interested in participating. The city directly reached out to property owners who would be directly involved in such dedications or easements, should a project move forward. No projects will move forward from this plan without further feasibility, funding, willing property owners as needed.

Encl: Online Survey Results



APPENDIX H

Project Scoring Methodology

Scorecard Methodology

To determine an overall score for each proposed project, the team considered three main categories. The first category was the initial GIS analysis score. This score gave each project an objective rating based on factors such as ownership, physical constraints, and existing connectivity, for example. See Appendix I for a complete description of the GIS scoring methodology and data layers used for this analysis.

The second category includes a score representing public support of the project. As described in more detail in Section 3.3, the community outreach process included an online survey and two open house events. This outreach process gave participants the opportunity to propose project ideas and locations. All proposed projects were supported by either public comments during the open house or via the online survey. During the second open house, attendees were introduced to each project and asked to allot five votes for their preferred project(s). The results of the voting process became the public engagement score for the project.

The final category is a score for feasibility of implementation. This score was determined by analyzing five different factors related to implementation feasibility for each of the proposed projects. The team looked at: alignment with existing planning documentation, environmental impact, permitting and coordination requirements, timeframe for design and implementation, and cost.

Many of these factors were already considered in the initial project selection process. The proposed projects prevailed over other earlier suggestions from the open house because they align with existing planning documents, result in a net positive environmental impact, and permitting and coordination requirements were considered feasible. The scoring for feasibility of implementation dives deeper into these factors to give value to the alignment.

Feasibility is defined as being easier and faster to move forward with or implement. For example, a project is considered more feasible when it has public support (as defined by alignment with existing plans or public engagement score). A project is considered more feasible if it costs less or aligns with other proposed projects and would be easier to fund. Cost is also considered a reflection of complexity. Less complex projects are assumed to be faster and easier to implement. Projects that are 'shovel ready' are considered easier to implement. The consideration of permitting and coordination complexity is related to timeframe. A project is considered more feasible if it does not require extensive coordination with multiple parties (indicating a longer time period and therefore more cost to accomplish) or permitting approvals from multiple agencies that require extensive documentation and may need many months to review and approve.

Ratings or scores for each factor are shown in the list below:

- **Alignment with existing planning documents.** The following documents were reviewed:
 - North Bend Comprehensive Plan adopted Parks and Open Space Element, 2024
 - Si View Parks District Comprehensive Plan, 2017
 - Riverfront Park Master Plan, Site Workshop, Herrera, 2023
 - North Bend Downtown Master Plan, MAKERS, WHPacific, 2008
 - North Bend Shoreline Analysis Report, The Watershed Company and ICF International, 2011
 - 10-year Recreation Strategy for WDFW Managed Lands, June 2022,

- Upper Snoqualmie Resilient River Corridor Management Plan, Snoqualmie Tribe, Natural Systems Design, Headwater People, June 2022, and
- Levee Breach Mapping and Risk Assessment, King County Flood Control District, 2025.
- King County Flood District's Capital Investment Strategy, 2017.

This factor relates to feasibility in that we assume that if a project has already been mentioned or discussed in previous documents, it is more likely to have public support, has a higher probability of receiving funding, and more information may be available to begin the project, thus providing savings in both time and money. Therefore, the more existing planning documents that align with a project, the higher the score. These are proposed project scores:

- Aligns with no existing planning document = 0
- Aligns with at least one existing planning document = 2
- Aligns with more than one existing planning document = 3
- **Environmental impact.** This factor considers feasibility as alignment with SMP goals. Projects that meet those goals are preferred and will therefore be more readily supported by the public and thus installed. Our assumption is that when a project mentions minimizing its environmental impact, that equates to reducing impervious surfaces and other built features. While all projects propose a net ecological improvement to the site, some projects have a stronger environmental benefit by reducing impervious surfaces and restoring native vegetation to a greater extent. These projects are assigned a higher score than projects that propose to increase impervious surfaces and will require more mitigation. Specifically, any project that proposes to remove or setback a levee is considered the highest environmental benefit and lowest impact. These are proposed project scores:
 - Removes impervious surfaces or levee and/or has a low impact on the environment = 3
 - Proposes minimal built features such as a pedestrian trail only and/or has a medium impact on the environment = 2
 - Adds new impervious surfaces and/or has a high impact on the environment (independent of mitigation) = 1
- **Permitting and Coordination Requirements.** This factor evaluates feasibility based on the extent to which actions and approvals from external parties, beyond the city and its residents, are required for the successful implementation of the project. We assume that if a project solely requires minimal, city-only permits, it will be completed faster than other projects. The contrasting scenario would be a project that requires permits from local, state, and federal agencies, and requires extensive coordination within the city as well as with landowners, the county, or other parties to make decisions or fund the project. This type of project would be considered more difficult to implement and would receive the lowest score. Based on the locations of all proposed projects, even the most modest proposals will require a moderate level of permitting. The most complex permitting score is assigned to any project that proposes modifying a levee segment. These are proposed project scores:
 - Has moderate permitting and coordination requirements = 3
 - Has complex permitting and coordination requirements = 2
 - Has levee modification permitting and coordination requirements = 1
- **Timeframe for design and implementation.** This factor considers how soon a project will be developed and implemented. While coordination for all projects could begin immediately, some projects will require more extensive coordination time than others before implementation can

occur. Based on the city's desire to have project ideas that can seek grant funding as soon as possible, projects that could be implemented sooner were scored higher than projects that will need more time to process. These are proposed project scores:

- Design and construction phase can begin immediately = 3
 - Design and construction phase can begin by 2035 = 2
 - Design and construction phase unlikely until beyond 2045 = 1
- **Cost.** This factor considers the approximate cost to implement the proposed project. It assumes that the lower the cost, the more feasible it is that the project will be constructed. Cost also represents project complexity. These are proposed project scores:
- Cost is between \$50,000 and \$500,000 = 3
 - Cost is between \$50,000 and \$1.5M = 2
 - Cost is greater than \$1.5M = 1

FEASIBILITY											
Name	MEAN GIS Overall score	Public Engagement Score	Cost (50-500K = 3, 500K-1.5M = 2, 1.5M+ = 1)	Alignment with Plans (No= 0, At least 1 = 2, More than 1 =3)	Timeframe for Design (Immediate = 3, 2035 = 2, 2045 + = 1)	Permitting & Coordination Requirements (Mod. = 3, Complex = 2, Involves Levee mods = 1)	Environmental Impact (Low = 3, Med = 2, High = 1)	Feasibility Score	Score without GIS	Scores without Public Engagement	Overall Score
River Access at Bendigo Boulevard South Bridge*	10	22	2	3	2	2	3	12	34	22	44
River Access at Shamrock Park including Pedestrian Bridge	7	30	1	2	2	2	1	8	38	15	45
River Access at South Fork Walk-in Rest Area**	5	12	3	0	2	3	2	10	22	15	27
Improvements at Tanner Road Shoreline Park	18	31	2	0	3	3	3	11	42	29	60
River Access at Snoqualmie Valley Trail	17	25	1	3	1	1	3	9	34	26	51
Trail Network Expansion***	N/A	31	1	3	1	3	2	10	41	10	41

Low= remove impervious or levee,
Med= trail only,
High = new impervious

*Note this project is rated as an add-on to the existing levee setback project currently underway

**Note this project is not currently on publicly owned land.

***Project requires extensive purchase of public access easements or other coordination prior to trail creation.

APPENDIX I

GIS Scoring Methodology

Author: Nathan Burroughs, GIS Analyst, Facet; Alex Capron, Senior Planner, Facet; Stephanie Vaughan, Senior GIS Analyst, City of North Bend

Date: August 2024

RE: Methodology for North Bend Shoreline Public Access Planning Analysis

Data Sources:

Physical

Digital Elevation Model (DEM) – LiDAR 1-foot resolution

SED layer

Zoning layer

NWI Wetlands

Parcels/Land Ownership

King County & City of North Bend

Land Use Analysis:

In order to examine the most feasible locations for new trails and access, we intend to perform a land use analysis combining physical features of the landscape and parcel usage. This analysis will be performed entirely in ESRI's ArcGIS software.

Step 1: Physical

The Lidar-based DEM provided by either the Puget Sound LiDAR Consortium or the City of North Bend can be used to derive a slopes raster, and the slopes layer can be clipped to the study area. The slopes raster will then be reclassified into four different categories and assigned four decreasing values as follows:

- 0 to 10 degrees: 4
- 10 to 25 degrees: 3
- 25 to 50 degrees: 1
- 50+ degrees: 0

The wetlands vector is also unioned with the study area. Values were assigned as follows:

- Wetlands: 0
- Non-wetlands: 1

The resulting vector was then converted into a raster.

An aquatic area vector is derived from either the King County waterways layer or the aquatic designation from the SED layer. This vector is also unioned with the study area. Values were assigned as follows:

- Aquatic: 0
- Non-aquatic: 1

The resulting vector layer is then converted into a raster. Note, a flaw in this step is that it may remove potential creek walking areas as potential trail connections.

The slopes raster, buildings raster, wetlands raster, and aquatic raster are then multiplied together using the Raster Calculator. This results in a final physical raster layer in which cliffs (50+ degrees), buildings, wetlands, and aquatic areas are given a value of 0, indicating that they are unbuildable areas. The remaining values reflect the original slope values.

Step 2: Parcels/Land Use

Parcel ownership can be derived from multiple data sources, though assessor data is likely the most reliable. ROW areas rely on assigned ownership based on direct communications with the city.

Parcel ownership values were assigned as below:

- 12 – Public, City Owned
- 4 – Other Public (County, Federal, State, SVMPD)
- 4 – ROW
- 3 – Tax Exempt Parcel
- 2 – Private, Vacant or Undeveloped
- 1 – Private or Other

City-owned parcels were weighed significantly higher than other public properties, based upon more-direct decision making for this property type.

The resulting vector was then converted into a raster.

Park areas receive a bump in their parcel score. Park areas are unioned with the study area. Values are assigned as follows:

- Parks: 3
- Non-parks: 0

Vacant Parcels receive a bump in their parcel score. Values are assigned as follows:

- Vacant: 1
- Non-vacant: 0

Parcels within City limits receive a bump in their parcel score. Values are assigned as follows:

- Within City limits: 1
- Outside City limits: 0

The resulting vector is then converted into a raster.

The parcel and parks raster layers were summed together using the Raster Calculator. This results in a final physical raster layer with values ranging from 1 to 15.

Step 3: Combined Parcels/Land Use and Physical

A modified physical raster is created from the original physical raster described above. All pixels valued 1, 3, or 4 were reclassified to 1, and all pixels valued 0 were left as 0. This gives us a raster with values assigned as follows:

- Buildings, Cliffs (50+ degree slopes), Wetlands, Aquatic areas: 0
- Everything else: 1

The original physical raster layer and the parcels/land use raster layer were summed together using the Raster Calculator. This resulted in a combined raster with values ranging from 1 to 19.

This combined raster is multiplied with the modified physical raster to assign values of 0 to areas where trails are unfeasible. The final resulting raster contains values ranging from 0 to 19.

Step 4: Zonal Statistics of Project Areas

- Each project area is analyzed against the raster analysis (using the Zonal Statistics tool) to derive an overall project score. Statistical fields calculated are:
Min
- Max
- Range
- Mean
- Standard Deviation
- Median

APPENDIX J

**Project Selection
Decision Table**

Overview Area	Neighborhood	City or County Jurisdiction	Open House #1 Project number (16 total)	Open House #1 Project Name	Description of Project	Relationship to Shoreline	Type	New/ Improved	Open House #1 Feedback	Prioritization feedback summary	Top projects from Open House	Advisory Board Feedback (\$ exercise)	Snoqualmie Tribe Feedback	Feasible for Round #2
Downtown Tollgate	Meadowbrook / Tollgate Neighborhood	City	1	Meadowbrook to NWFM	Shown as 'Potential Formalized Trail'. Trail connection from northwest railway museum to Swing Rock area across from Meadowbrook Farm Park that could connect across Snoqualmie-North Bend Road to the existing trail at Meadowbrook Farm Park.	In floodway	Regional trail connection	New	No comments	Low priority due to project type	No	No \$	No comments	No
		City	2	NW 14th St to North Bend Way	Start at street end and add trail within existing ROW that connects to North Bend Way, that then connects to Swing Rock area and Meadowbrook Farm Park.	In floodway	Regional trail connection	New	No comments	Low priority due to project type	No	No \$	No comments	No
		City	3	Swing Rock to Tollgate Farm Park	Trail connection between Meadowbrook Farm Park and Tollgate Farm via public land and along North Bend Way with a connector to NW 14th St ROW at the midpoint (Project No. 2).	In floodway	Regional trail connection	New	No comments	Low priority due to project type	No	\$1K	No comments	No
		City	4	North Bend Way to Tenant Trailhead Park	Connect Tollgate Farm Park to Tenant Trailhead via NW 8th St ROW, along Gardiner Creek, then across I-90.	Portion of trail along Gardiner creek is within shoreline jurisdiction.	Regional trail connection	New	No comments	Low priority due to project type	No	\$1K	No comments	No
	Meadowbrook / Tollgate Neighborhood	City	5	Trail Through Tollgate Farm Forest	Formalize existing deer trails along the west or left bank of the South Fork Snoqualmie River shoreline as well as add a connector trail between the Snoqualmie Valley Trail and the river trail.	Along the West bank South Fork Snoqualmie	Extends river trail network	Some new, some improvements on existing informal or animal trails	Generally people want to be able to access this area. They also felt that more formal access would discourage the undesirable activity and encampments that are currently present. To 'clean it up'.	Higher priority based on presence of existing informal trails.	Yes	\$4K	Snoqualmie Tribe is highly concerned about impacts to elk and other animals if more formal and regular human activity in this area of the river is proposed.	No
		City	6	SVT Bridge to SE 103rd Access	Trail connection along the east bank of the South Fork Snoqualmie starting at the Snoqualmie Valley Trail Bridge and ending at the King Co owned public land at SE 103rd PI ROW cul-de-sac. Requires crossing two feeder streams.	Along the East bank South Fork Snoqualmie	Extends river trail network	New	Generally people think this is a beautiful area that could be nice to access. They also felt that more formal access would discourage the undesirable activity and encampments that are currently present. To 'clean it up'.	Higher priority based on presence of existing informal trails.	Yes	\$1K	Snoqualmie Tribe input and landscape ecology analysis discouraged more formal development in this area due to the greater habitat value of an undisturbed area here.	No
	Downtown	City	7	Right Bank Levee Trail	When possible with a willing landowner, acquire easements or other means to create publicly owned trail connection in the privately owned gap between Riverfront Park and the city owned railroad ROW and park & ride.	A continuous riverfront trail along the east bank of the South Fork Snoqualmie between Bendigo Blvd S and W North Bend Way.	Extends river trail network	New	Generally contentious due to current status as privately owned land.	Low priority due to negative public meeting comments.	No	\$4K	No comments	No
	South Fork Employment	City	8	Future Levee Setback Project	Look for opportunities to access the river in the design of the levee setback project.	Located opposite Riverfront Park on the west bank of the South Fork Snoqualmie	Water access	New	No comments	Higher priority due to it being a city-owned property.	Yes	\$4K	No comments	Yes

Overview Area	Neighborhood	City or County Jurisdiction	Open House #1 Project number (16 total)	Open House #1 Project Name	Description of Project	Relationship to Shoreline	Type	New/Improved	Open House #1 Feedback	Prioritization feedback summary	Top 8 project from Open House	Advisory Board Feedback (\$ exercise)	Snoqualmie Tribe Feedback	Feasible for Round #2?
Downtown Tollgate	Downtown	City	9	Improve Access at Riverfront Park	Look for opportunities to access the river at Riverfront Park.	East bank of South Fork Snoqualmie near Bendigo Blvd S	Water access	New	Master Plan for Riverfront Park currently underway. Through that process water access was determined to be unsupported at this location.	Low priority based on negative result of master plan project for the park.	No	\$3K	No comments	No
		County	10A	Improve Access at Shamrock Park	Owned by Si View Metro, outside city limits, adjacent to Si View Park. Look for opportunities for barrier free access to the east bank of the South Fork Snoqualmie River.	East bank of South Fork Snoqualmie	Water access	New	No comments	Higher priority due to adjacency to publicly owned space.	Yes	\$7K (did not include ped bridge)	No comments	Yes
		County	10B	Shamrock Park Pedestrian Bridge	Related to above project, city is looking to propose a pedestrian bridge crossing between Shamrock Park and a future easement/acquisition of private property on the west bank outside of the city limits. City is currently coordinating with a willing landowner. Connection would go all the way across the property back into city limits (Mountain Valley Shopping Center).	Crossing river	Water access and crossing	New	No comments	Higher priority due to adjacency to publicly owned space and previous discussions of this as a planning project.	Yes	(not scored in-person)	No comments	Yes
Si View	South Fork Residential	County	11	Acquire Easement for Left Bank Levee	General proposal for when possible with a willing seller, purchase easement along riverside to create a publicly owned trail connection along the West bank of the South Fork Snoqualmie in the South Fork Residential neighborhood (currently outside of the city limits).	West bank of South Fork Snoqualmie	Extends river trail network	New	A handful of red dots discouraged a connection north of where the public owned levee trail ends. Is this the line between old and new si view neighborhoods? There was a note saying elk cross here.	Low priority due to negative public meeting comments.	No	\$4K	No comments	No
		County	12	Si View Beach Acquisition and Improvements	When possible with a willing landowner, acquire portion of parcel or easement to allow for public access to the river on the east bank of the South Fork Snoqualmie adjacent to the public section of levee trail. Located outside city limits.	East bank of South Fork Snoqualmie	Water access	Formalize existing	No comments on the specific location, but red dots related to new connection to the trail from the neighborhood and the icon for 'existing water access' to the south.	Higher priority due to project type and presence of informal river access.	Yes	\$4K	No comments	Yes
		City	13	South Fork Levee Trail Connection	Seek opportunities to create a more direct connection between the Si View Neighborhood and the publicly owned levee trail section on the east side of the South Fork Snoqualmie. Presented as connecting to the street end of Mountain View Blvd SE	East side of South Fork Snoqualmie	Trailhead	New	Several comments did not like seeing a trailhead proposed on this dead-end street and had concerns about parking and attracting public use at this location.	Low priority due to negative public meeting comments.	No	\$1K	No comments	No
Cedar Falls/ Tanner Middle Fork	River Bend	County/UGA	14	Cedar Falls Access Improvements	Improve access at Cedar Falls Bridge for pedestrians and small water craft. Located outside city limits.	Upper South Fork Snoqualmie	Water access	New	A couple comments discouraged proposing public facilities within the neighborhood.	Low priority due to negative public meeting comments.	No	\$5K	No comments	No
		City	15	Tanner Access Improvements	Improve access at end of ROW for small water craft.	Middle Fork Snoqualmie	Water access	Improve existing	Comments encouraged access at this specific site, and discouraged any additional access east of here near the HOA land.	Higher priority due to public ownership, existing impacts, and positive public meeting comments.	Yes	\$4K	No comments	Yes
		County	16	Future King County Middlefork Access	Seek opportunities to improve water access for pedestrians and small water craft between the Snoqualmie Valley Trail and then Middle Fork Snoqualmie near Dalgren Family Park where the river is close.	Middle Fork Snoqualmie	Water access	New	No comments	Low priority due to combination of project beting in county jurisdiction, lack of clarity or demand for the connection, and no positive public comments.	No	\$2K	No comments	No

APPENDIX K

Project Cost Schedule Breakout

Project Cost Schedule Breakout

Item No. / Description	Est. Qty.	Unit	Unit Price (numeric)	Extended Amount (Qty x Unit Price) (numeric)
Improvements at Tanner Road Shoreline Park				
1 Natural Boulder Staircase	1	EA	\$20,000.00	\$40,000.00
2 Boat Rail	1	EA	\$1,000.00	\$1,000.00
3 Multi-use Trail (5ft width, compacted gravel, accessible trail)	50	LF	\$20.00	\$1,000.00
4 Landscape to be irrigated, approx.	500	SF	\$3.00	\$1,500.00
5 Bench	1	EA	\$500.00	\$500.00
6 Trash Receptacle	1	EA	\$200.00	\$200.00
7 New Restroom Building	1	EA	\$150,000.00	\$150,000.00
Estimated Project Total				\$194,200.00
River Access at Snoqualmie Valley Trail				
1 Major beach creation (grading and import natural sand/gravel mix, large woody material)	1	EA	\$500,000.00	\$500,000.00
2 Multi-use Trail (5ft width, compacted gravel, accessible trail)	50	LF	\$20.00	\$1,000.00
3 New Restroom Building	1	EA	\$50,000.00	\$50,000.00
4 Landscape to be irrigated, approx.	500	SF	\$3.00	\$1,500.00
5 Split-rail fence	50	LF	\$2.00	\$100.00
6 Bench	1	EA	\$500.00	\$500.00
7 Trash Receptacle	1	EA	\$200.00	\$200.00
Estimated Project Total				\$553,300.00
River Access at South Fork Walk-in Rest Area				
1 Minor beach creation (grading and import natural sand/gravel mix, large woody material)	1	EA	\$200,000.00	\$200,000.00
2 Site furnishing	1	EA	\$1,000.00	\$1,000.00
3 Landscape to be irrigated, approx.	500	SF	\$3.00	\$1,500.00
4 Trash Receptacle	1	EA	\$200.00	\$200.00
Estimated Project Total				\$202,700.00

Project Cost Schedule Breakout (continued)

Item No. / Description	Est. Qty.	Unit	Unit Price (numeric)	Extended Amount (Qty x Unit Price) (numeric)
River Access at Shamrock Park				
1 Lawn restoration	500	SF	\$1.00	\$500.00
2 Multi-use Trail (5ft width, compacted gravel, accessible trail)	50	LF	\$20.00	\$1,000.00
3 Landscape to be irrigated, approx.	500	SF	\$3.00	\$1,500.00
4 Natural Boulder Staircase	1	EA	\$20,000.00	\$20,000.00
5 Bench	1	EA	\$500.00	\$500.00
6 Trash Receptacle	1	EA	\$200.00	\$200.00
7 Pedestrian Bridge	1	EA	\$500,000.00	\$500,000.00
Estimated Project Total				\$523,700.00
River Access at Bendigo Blvd S Bridge				
1 Multi-use Trail (5ft width, compacted gravel, accessible trail)	50	LF	\$20.00	\$1,000.00
2 Natural Boulder Staircase	1	EA	\$20,000.00	\$20,000.00
3 Landscape to be irrigated, approx.	500	SF	\$3.00	\$1,500.00
4 Minor beach creation (grading and import natural sand/gravel mix, large woody material)	1	EA	\$200,000.00	\$200,000.00
5 Split-rail fence	50	LF	\$2.00	\$100.00
6 Bench	1	EA	\$500.00	\$500.00
7 Trash Receptacle	1	EA	\$200.00	\$200.00
Estimated Project Total				\$223,300.00
Subtotal of All Items				\$1,697,200.00
Contingency mark up of 15%				\$254,580.00
Total for Schedule with Escalator				\$1,951,780.00

APPENDIX L

**King County Flood
Control District- South
Fork Snoqualmie River
Capital Investment Strategy**

King County Flood Control District - South Fork Snoqualmie River

CAPITAL INVESTMENT STRATEGY

The South Fork Snoqualmie River basin drains 85 square miles with headwaters in the Cascade Mountains. The river flows through the Upper Snoqualmie Valley and the City of North Bend. Continuous levees flank the South Fork from river mile 2.1 to 5.2. Provisional goals aim to address flood risks to a 500-year level of protection.

Scope: The corridor planning process will support decision makers in setting flood risk reduction priorities:

- Define flood and erosion hazards in three corridor planning areas
- Focus on critical "worst first" public safety risks in each corridor
- Propose conceptual 6-yr CIP consistent with budget placeholder

Summary of Risk: Under existing conditions, for a 500-year flood event, the following are subject to inundation by flood water:

- 553 structures
- 27 critical facilities
- 1.2 miles of interstate (I-90)
- 1.7 miles arterial roadway
- 12 miles of local roadway
- 9 homes plus utilities



Proposed Risk Reduction Projects: Below is a draft sequenced action plan for implementing risk reduction efforts in the South Fork Snoqualmie Corridor. The project sequence reflects current information on urgency, severity, consequence, responsibility or authority, and funding or partnership opportunities.

The current adopted 2017-2022 King County Flood Control District CIP budget includes:

- \$11.4M for Upper Snoqualmie Valley Residential Mitigation (USV), a portion of which is annually programmed to cost share home elevations along the South Fork
- \$7.5M for South Fork Corridor Implementation
- \$27.7M for countywide corridor plan implementation, some of which could be allocated to the South Fork Snoqualmie River priorities (specific projects TBD)

Project	Problem	Approaches	Cost Estimates ¹
Efforts Underway (Funded Projects - 2017 CIP)			
I-90 Flood Risk Reduction Project	McConkey levee upstream of I-90 may overtop and combine with Clough Creek and flood I- 90.	Project priority changed – see Proposed Long Term Action K.	Total: \$150K
A. Residential Flood Mitigation	Shamrock Park / Berry Estates At the 500-year flood 32 homes are at risk of inundation. Clough Creek At the 500-year flood 38 homes are at risk of inundation.	Elevate 12 homes. Elevate 6 homes.	Total: \$1.8M Total: \$900K FCD 6YR: \$810K Homeowner Match: \$90K
Proposed Near Term Actions (Years 0 – 6)		6-Year CIP Placeholder: FCD 6-Year Request: Total Project Cost:	\$7.5M \$13.6M to \$16.7M \$18.7M to \$26.7M
B. Circle River Ranch Risk Reduction	Homes and infrastructure are at risk from erosion and flooding as the river migrates into a new side channel closer to development.	Potential solutions include: Gravel removal / instream engineered structures / bank stabilization / property acquisitions.	Total: \$4.3M FCD 6YR: \$4.3M
C. US Army Corps of Engineers Public Law 84-99	Eleven South Fork Snoqualmie River levees are eligible for participation in the U.S. Army Corps of Engineers levee program but do not meet standards	Potential solutions include: Manage vegetation, inspect, and identify all deficiencies / new projects in the corridor to meet standards / create System Wide Improvement Framework.	Total: \$150K to \$1M FCD 6YR: \$150K to \$1M
D. Levee Remediation	Six levee deficiencies have been identified in this leveed segment. Toe erosion / seepage / sink hole / depression in the levee surface.	Design and reconstruct the impaired segment of levee in place.	Total: \$1.9M FCD 6YR: \$1.9M
E. Ribary Creek Improvements	Ribary Creek levees and culverts overtop SR 202 (Bendigo Boulevard), flooding the retail center nearly annually.	Design, permit and construct. Potential solutions may include: culvert replacement / gravel removal / levee setbacks	Total: \$6.1M to \$8.3M ² FCD 6YR: \$6.1M to \$8.3M
F. Reif Road Levee Improvements (Phase 1) Phase 2 for Implementation is Proposed Medium Term Action G	Reif Road Levee overtops at a 20-year or greater flood resulting in widespread inundation.	Conduct a feasibility study to determine the project scope. Potential solutions include: repair and/or raise levee in place / setback levee / gravel removal / home elevations.	Total: \$6.2M to \$11.2M FCD 6YR: \$1.1M to \$1.2M (Phase 1) FCD YR 7-10: \$5.1M to \$10.2M

1. Cost estimates include best available projections regarding right-of-way acquisition, design, construction, 10-year site establishment, 10-year effectiveness monitoring. Corridor planning cost estimates do not include maintenance and monitoring beyond 10-years.
2. Possible funding partner – City of North Bend
3. Possible funding partner - WSDOT, City of North Bend

Project	Problem	Approaches	Cost Estimates ¹
Proposed Medium Term Actions (Years 7 – 10)			(Unfunded projects) Total Project Cost: \$26.1M - \$47.2M
G. Reif Road Levee Improvements (Phase 2) Phase 1 for Feasibility / Design is Proposed Near Term Action F	Reif Road Levee overtops at a 20-year or greater flood resulting in widespread inundation.	Construct Reif Road Levee Improvements Project. Potential solutions include: repair and/or raise levee in place / setback levee / gravel removal / home elevations.	Total: \$5.1M to \$10.2M (Phase 2)
H. Nintendo Levee Setback	The Bendigo Upper Left levee, (Nintendo Levee) overtops at a 20- year or greater flood, inundating undeveloped property, railway lines and roadways.	Leverage partnerships to construct a setback levee maximizing local floodwater storage benefits.	Total: \$14M2
I. Si View Levee Improvements	Provides 100-year level of protection with no freeboard except at the downstream end of the levee which overtops at an approximately 30-year flood. As gravel accumulates, increased overtopping is anticipated in the future.	Increase flood level of protection to 500-year by raising levees in place or gravel management.	Total \$7M - \$23M
Proposed Long Term Actions (Beyond 10 Years)			(Unfunded Projects) Total Project Cost: \$34.9M - \$57.1M
J. Bendigo Bridge Replacement	The 150-foot span of Bendigo Bridge creates a hydraulic backwater that contributes to flooding.	Increase outreach to Washington State Department of Transportation (WSDOT), and the City of North Bend to partner with the FCD, to replace Bendigo Bridge with a larger bridge of at least a 400-foot span.	Total: \$14.8M3
K. I-90 Flood Risk Reduction Project	McConkey levee upstream of I-90 may overtop and combine with Clough Creek and flood I- 90.	Setback levee / gravel removal	Total: \$10M to \$23M3
L. Prairie Acres Right Levee	At the 500-year flood the City of North Bend Waste Water Treatment Plant and 32 structures are inundated.	Setback levee / levee repair / raise levee in place	Total: \$1.4M - \$2.4M
M. Bendigo Upper Right Levee	At the 500-year flood 18 structures and local Streets are inundated.	Setback levee / levee repair / raise levee in place	Total: \$3.3M - \$3.5M
N. Bendigo Lower Right Levee	The levee overtops during a 100-year or greater flood, inundating 129 structures and local Streets.	Setback levee / levee repair / raise levee in place	Total: \$2.2M - \$6.4M
O. Bendigo Lower Left Levee	The levee overtops during a 50-year or greater flood, inundating five structures, NW 8th Street and a forested area.	Levee removal / setback levee / levee repairs.	Total: \$3.2M-\$7M
P. Prairie Acres Left Levee	The levee overtops at a 20-year or greater flood, inundating forested and undeveloped agricultural land.	Levee removal / setback levee / levee repairs.	Total: \$500K - \$1.5M

1. Cost estimates include best available projections regarding right-of-way acquisition, design, construction, 10-year site establishment, 10-year effectiveness monitoring. Corridor planning cost estimates do not include maintenance and monitoring beyond 10-years.
2. Possible funding partner – City of North Bend
3. Possible funding partner – WSDOT, City of North Bend



City Council Agenda Bill

SUBJECT:		Agenda Date: September 16, 2025	AB25-099
Resolution Setting Public Hearing Related to Petition to Vacate Right of Way Adjacent to NW 8th Street	Department/Committee/Individual		
	Mayor Mary Miller		
	City Administrator – Amber Emery		
	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, P.E.		X
Timeline: Immediate			
Attachments: Resolution, Exhibit A & B – ROW Legal Description, Vicinity Map, ROW Vacation Letter, Site Plan			
<p>SUMMARY STATEMENT:</p> <p>Earlier this year, the City of North Bend (“City”) received a request on behalf of Panattoni Development Company, Inc. (“Developer”) to dedicate right-of-way (“ROW”) for a narrow, unimproved property in the northwest quadrant of the City limits. Specifically, the subject ROW (the “Site”) is accessed from the north via NW 8th Street and is located approximately 1,000 feet northwest of the large Nintendo Warehouse building. The Site is south of NW 8th Street as shown on the attached Vicinity Map (Exhibit 1). The Site is situated east of tax parcel number 082308-9001 and west of tax parcel number 092308-9027 (both tax parcels are owned by the Bettes Family). The Site area is approx. 22,000 square feet (0.51 acres). The Site is very long (1,100 feet) and narrow (20 feet wide) and therefore not particularly buildable, once City building zoning setbacks are applied. Currently, the Site is vacant and contains pasture grasses, shrubs and a narrow gravel driveway. No utilities exist on the Site.</p> <p>The ROW dedication request was sent to the City by letter dated January 28, 2025, from attorney Nancy Bainbridge Rogers of Cairncross & Hempelmann (attached). The Developer has offered \$88,000 for purchase of the Site, the appraised market value pursuant to the Developer’s appraisal. The Developer wants to build three warehouses on the Site’s adjacent three parcels but first needs to acquire the Site. The building of the warehouses is tentatively scheduled to occur in either 2026, 2027 or 2028. The Developer wishes to purchase the Site from the Bettes Family who is the current property owner of the Site. But before that can occur, the City would have to be willing to vacate the ROW to the Bettes Family who is the abutting property owner east and west of the Site. Following the Bettes Family payment of \$88,000 to the City, the Developer has informed City staff they intend on purchasing the Site, the two parcels noted above, and a third contiguous parcel from the Bettes Family so that the Developer can build their project.</p> <p>Vacating a public ROW is a two-step process. First, the City must advertise and hold a public hearing on the proposed ROW vacation, allow the public to comment, and announce that the City is considering vacating the ROW. The second step, if authorized by the City Council, would be to adopt an ordinance vacating the ROW, reserving all necessary easements, and requiring compensation. This step would occur at the October 21, 2025 City Council meeting if this Resolution is approved by City Council.</p> <p>City staff recommend vacating this ROW because it does not provide any public benefit. Further, compensation in consideration of the ROW vacation in the amount of \$88,000 would allow the City to fund and build needed utilities such as sewer, water or storm drainage in the nearby area.</p>			
APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services including transportation and traffic management.			

City Council Agenda Bill

COMMITTEE REVIEW AND RECOMMENDATION: The Transportation and Public Works Committee reviewed and discussed this item at their February 22 and March 25, 2025 meetings. During those meetings, there seemed to be interest from the TPW Committee in selling this ROW. Because this is a petition to vacate ROW, the City is required to bring this forward to City Council.

RECOMMENDED ACTION: MOTION to approve AB25-099, a resolution initiating vacation process for a portion of City right-of-way located along NW 8th Street and setting a Public Hearing date of October 21, 2025.

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
September 16, 2025		

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, INITIATING AND SETTING A PUBLIC HEARING DATE TO CONSIDER THE VACATION OF A PORTION OF THE PUBLIC RIGHT-OF-WAY ALONG NW 8TH STREET

WHEREAS, the City Council of the City of North Bend, Washington (“City”) wishes to initiate vacation proceedings for a portion of the public right-of-way (“ROW”) south of NW 8th Street, located in North Bend, Washington, as more particularly described in Exhibit A and depicted in Exhibit B attached to this Resolution; and

WHEREAS, the current property owner, the Bettles Family, intends on purchasing the ROW from the City for \$88,000 and after that occurs selling that ROW to a developer named Panattoni who intends on building three warehouses on the Site and on three contiguous properties; and

WHEREAS, pursuant to Chapter 35.79 RCW, the City is required to pass a resolution to schedule a public hearing to consider the vacation of the subject right-of-way, which public hearing shall be held no sooner than 20 days nor later than 60 days from the date of passage of this Resolution;

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

Section 1. Request for Public Hearing. A public hearing regarding the proposed vacation of a portion of the public right-of-way along NW 8th Street located in North Bend, Washington, as more particularly described in Exhibit A attached hereto and depicted in Exhibit B attached hereto, shall be timely noticed and set on the City Council meeting agenda for October 21, 2025.

Section 2. City Clerk to Post and Mail Notice. As required by RCW 35.79.020, the City Clerk is hereby directed to give notice of the pendency of this Resolution and the time and place fixed for hearing of the potential vacation by a written notice posted in three of the most public places in the City, and a like notice posted in a conspicuous place on the portion of right-of-way sought to be vacated. The City Clerk is hereby further directed to give notice of the pendency of this Resolution and the time and place fixed for hearing of the potential vacation by a written notice mailed to owners or reputed owners of all lots, tracts, or parcels of land or other property abutting the portion of right-of-way, as shown on the rolls of the county treasurer, and directed to the address thereon shown.

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 16TH DAY OF
SEPTEMBER, 2025.**

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Mary Miller, Mayor

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Effective:
Posted:

Susie Oppedal, City Clerk

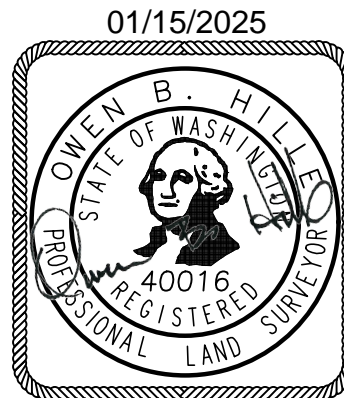
EXHIBIT "A"

**LEGAL DESCRIPTION
FOR RIGHT-OF-WAY VACATION**

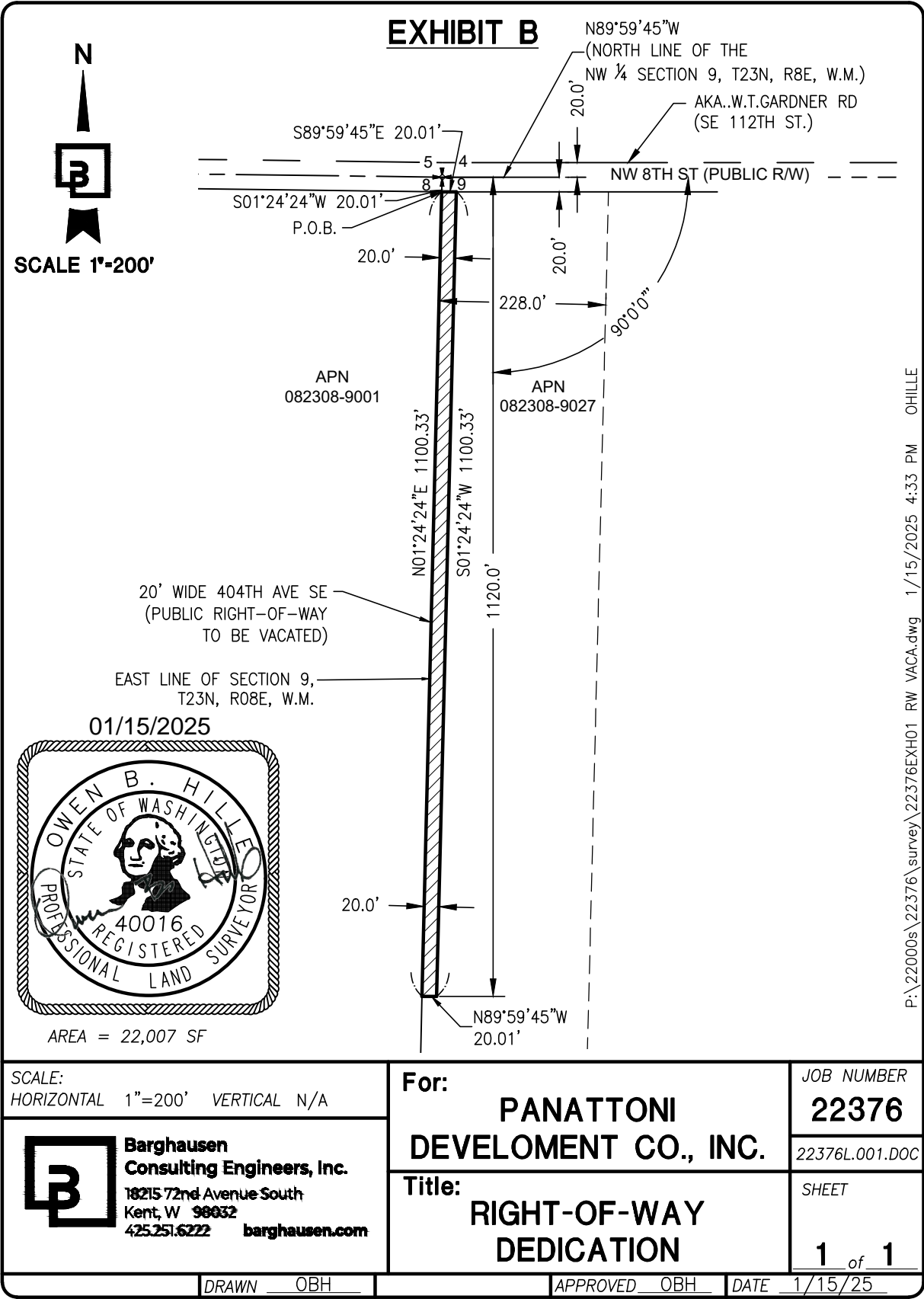
THE WEST 20 FEET OF THE SOUTH 1100.00 FEET OF THE NORTH 1120.00 FEET OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9;
THENCE ALONG THE WEST LINE OF SAID SECTION 9 SOUTH 01°24'24" WEST, 20.01 FEET TO THE SOUTHERLY MARGIN OF NORTHWEST 8TH STREET (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF BEGINNING;
THENCE ALONG SAID SOUTHERLY MARGIN SOUTH 89°59'45" EAST, 20.01 FEET TO A POINT ON THE EAST LINE OF THE WEST 20 FEET OF SAID SECTION 9;
THENCE ALONG SAID EAST LINE SOUTH 01°24'24" WEST, 1100.33 FEET;
THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 9 NORTH 89°59'45" WEST, 20.01 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 9;
THENCE ALONG SAID WEST LINE NORTH 01°24'24" EAST, 1100.33 FEET TO THE POINT OF BEGINNING.

CONTAINING: 22,007 SF (0.51 AC.)



Project Name: Mt Si Panatoni
Job No.22376
January 15, 2025
OBH
22376L.001.docx



VICINITY MAP

King County iMap



EagleView Technologies, Inc., King County, King County

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: 6/27/2025

Notes:



King County

351

CH&C CAIRNCROSS & TEMPELMANN
ATTORNEYS AT LAW
524 2nd Ave., Suite 500
Seattle, WA 98104
www.cairncross.com
office 206.587.0700
fax 206.587.2300



January 28, 2025

VIA E-MAIL AND FIRST-CLASS U.S. MAIL

City of North Bend
Attn: Mayor Mary Miller & Mark Rigos
920 SE Cedar Falls Way
North Bend, WA 98045
mayor@northbendwa.gov
mrigos@northbendwa.gov

Re: Mt. Si Industrial Center – Request for Right-of-Way Vacation of 404th Avenue SE

Dear Mayor Mary Miller and Mark Rigos:

On behalf of our client, Panattoni Development Company, Inc., this letter and enclosures serve as a request for the City of North Bend to vacate a segment of 404th Avenue SE.

The requested vacation area is shown on the enclosed boundary survey. The current condition of the 404th Avenue SE right-of-way is a 20-foot-wide, gravel driveway traveling south from NW 8th Street to a dead end in the middle of lands that Panattoni is acquiring for development. Aerial photos of the 404th Avenue SE right-of-way, as well as one view looking to the south are found at pages ii, iii, and iv of the enclosed Appraisal Report, by CBRE, Inc. (October 21, 2024). The appraised market value of the proposed right-of-way vacation is \$88,000.00.

We understand that the next steps in the vacation process include City confirmation of the appraisal amount and accuracy of the survey map, and that following internal staff review, if the vacation is acceptable, vacation documents will be prepared for review by the City Council's Transportation and Public Works Committee, followed by a public hearing and full Council vote. We stand ready to assist the City.

Thank you for your attention to this matter.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "Nancy Bainbridge Rogers", followed by a horizontal line.

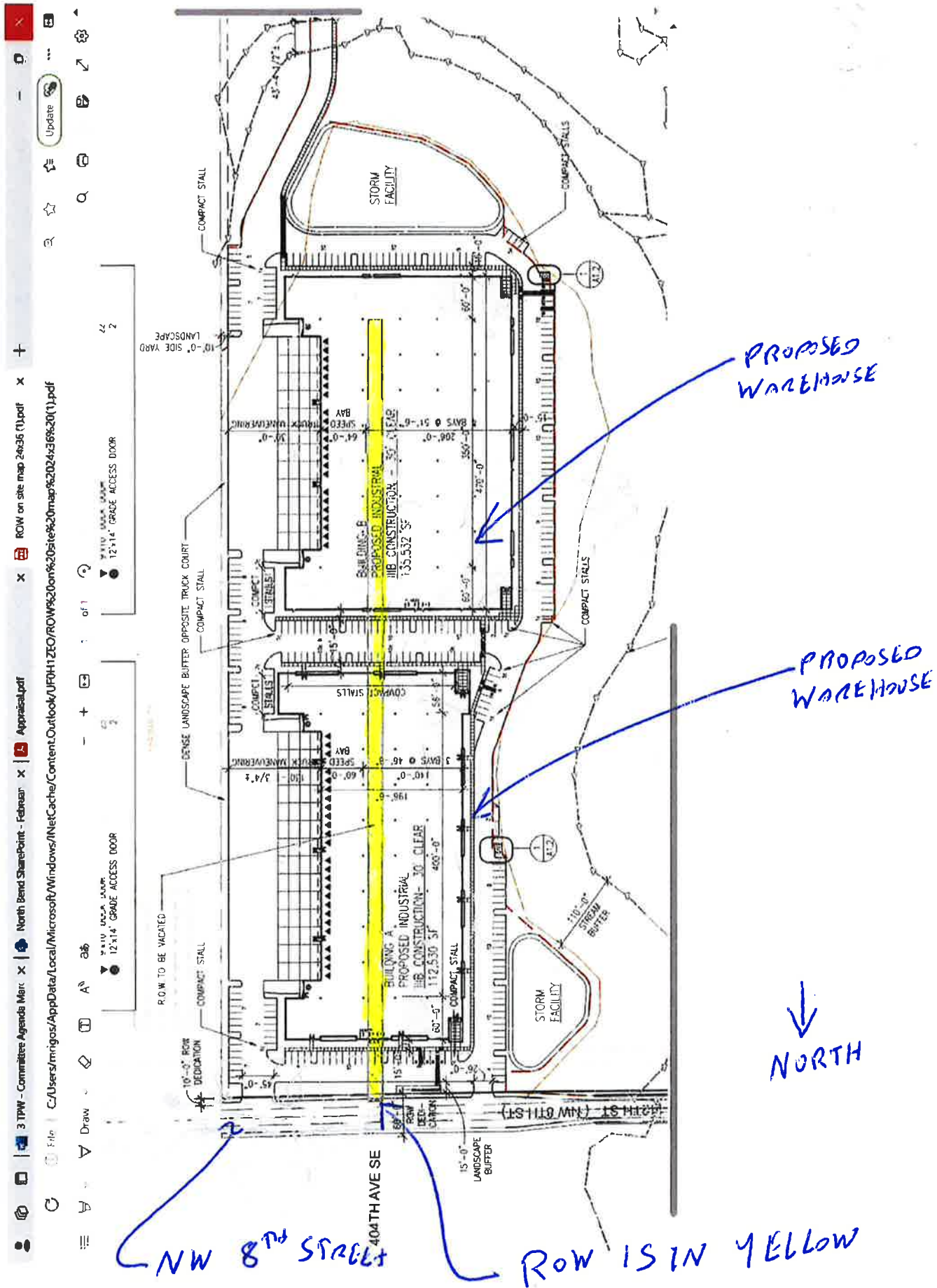
Nancy Bainbridge Rogers

NBR/alw

Enclosures:

Appraisal Report
Boundary Survey
Legal Description for Right-of-Way Vacation

www.cairncross.com
direct: (206) 254-4417





City Council Agenda Bill

SUBJECT:		Agenda Date: September 16, 2025		AB25-100	
Motion Authorizing the Mayor to Execute and Administer an Employee Agreement for Tom Mohr		Department/Committee/Individual			
		Mayor Mary Miller			
		City Administrator – Amber Emery			X
		City Attorney – Kendra Rosenberg			
		City Clerk – Susie Oppedal			
		Administrative Services – Lisa Escobar			X
		Comm. & Economic Development – James Henderson			
		Finance – Martin Chaw			X
Cost Impact: N/A		Public Works – Mark Rigos			
Fund Source: N/A					
Timeline: Immediate					
Attachments: Director Employment Agreement for Tom Mohr					
<p>SUMMARY STATEMENT:</p> <p>On January 7, 2025, Council approved director employee agreements for the City’s current department directors. Tom Mohr was named as the Public Works Director by Mayor Miller on September 9, 2025. The Director Employee Agreement for Tom Mohr is attached.</p>					
<p>APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services.</p>					
<p>COMMITTEE REVIEW AND RECOMMENDATION: This item was discussed at the Finance and Administration Committee on September 9, 2025. The Committee recommended approval and placement on the Main Agenda for discussion at the September 16, 2025 City Council meeting.</p>					
<p>RECOMMENDED ACTION: MOTION to approve AB25-100, authorizing the Mayor to execute and administer an Employment Agreement for the Director of Public Works, in a form and content approved by the City Attorney.</p>					
RECORD OF COUNCIL ACTION					
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>			
September 16, 2025					

**CITY OF NORTH BEND
DEPARTMENT DIRECTOR EMPLOYMENT AGREEMENT**

THIS AGREEMENT is made and entered into between the CITY OF NORTH BEND, a Washington municipal corporation (the "City") and Tom Mohr, Department Director, to describe the terms and conditions of the Department Director's employment by the City as its Public Works Director.

RECITALS

WHEREAS, Tom Mohr has the skills, experience and qualifications necessary to perform the duties of the Public Works Director as described in the job description attached as Exhibit A, and

WHEREAS, Tom Mohr agrees to serve in the capacity of Public Works Director subject to the terms and conditions set forth in this Employment Agreement, and

WHEREAS, Tom Mohr acknowledges that the 2025 Cost of Living Increase to wages shall serve as adequate consideration for this Agreement, and

NOW, THEREFORE, AND IN CONSIDERATION OF in consideration of the above recital and of other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Public Works Director and the City agree as follows:

AGREEMENT

1. Employment. The City hereby employs the Public Works Director to serve in the position of Public Works Director for the City of North Bend. The duties of said position shall be to perform all duties assigned to the position of Public Works Director as provided in the job description, the North Bend Municipal Code, and Washington State law, together with such other and further duties and special projects as may be assigned to the Public Works Director by the City's Mayor or designee. The Public Works Director shall serve at the pleasure and at the discretion of the City's Mayor and City Administrator (per City ordinance).
2. Duration of Employment. This Employment Agreement shall become effective on September 5, 2025, and shall continue indefinitely thereafter unless sooner terminated by the parties as provided in paragraphs 3 and 4 below.
3. "At Will" -Termination by the City. The Public Works Director shall at all times during their employment be considered an "at Will" employee, subject to termination by the City's Mayor at any time with or without cause. Nothing in the Agreement shall be construed other than an "at Will" employment relationship between the City and the Public Works Director construed other than an "at Will" employment relationship between the City and the Public Works Director and the Public Works Director expressly acknowledges that no contrary representations have been made by the City.

North Bend Public Works Director
Employment Agreement

4. Resignation-Termination by the Public Works Director. The Public Works Director reserves the right to resign or retire from employment at any time with or without cause. The Public Works Director agrees to give the City not less than thirty (30) working days' notice prior to the effective date of any such resignation.
5. Compensation. The Public Works Director shall be compensated for services rendered during the term of this Agreement as follows:
 - a. Base Salary. Public Works Director shall receive a monthly salary of \$16,332 per month. The rate of pay may be adjusted annually thereafter consistent with the salary range and steps established for his/her position and equal to the cost-of-living and/or cost-of-market increases given to Department Head level positions or higher.
 - b. Engineering Premium Retention Pay. On the first payroll of each year, you will receive an Engineer Premium Retention Pay of \$10,000 to be paid on the January 20th payroll as per your employee agreement.
 - c. Benefits. The Public Works Director shall be entitled to sick leave accrual set forth in the City Personnel Policies, and 12 paid holidays, plus 1 floating holiday chosen by mutual agreement, to total 13 paid holidays annually. The Public Works Director shall be entitled to vacation leave accrual as set forth in the City Personnel Policies at a rate of up to 16.6 hours per month equivalent to 200 hours annually. The Public Works Director shall also receive all other benefits provided by the City of North Bend to regular employees as follows.
 - Medical insurance, premium paid 100% and 100% paid for spouse and dependent children.
 - Dental insurance, premium paid 95% and 90% paid for spouse and dependent children.
 - Vision insurance, premium paid 100% and 100% paid for spouse and dependent children.
 - Standard Insurance life insurance policy of \$50,000 paid for employee only.
 - Enrollment in Public Employees Retirement System (PERS) retirement system.
 - Executive Leave of 90 hours annually
 - All other benefits provided to City of North Bend regular employees as they exist now or may be modified in the future.

The Public Works Director shall also be entitled to elect other voluntary benefit options as they exist now or as they are modified in the future. The following describes the voluntary benefits as they exist on the effective date of the Agreement:

- Self-paid individual and/or family supplemental insurance coverage for Short-term Disability, Cancer Care, and Critical Illness.

- Pre-tax deductions for Unreimbursed Medical expenses and/or Dependent Day Care.
 - Additional self-paid Voluntary Group Life Insurance.
 - Self-paid enrollment in the choice of two Deferred Compensation Plans.
- c. Timing of Monthly Payments-Deductions. All monthly payment of salary and benefits shall be made at the same time and on the same date as the City's regular payroll. All such monthly payments shall be subject to all required state and federal deductions, including income tax, social security, and any other deduction required and authorized by law.
6. Work Schedule. The Public Works Director is a confidential, exempt employee for purposes of the Federal Fair Labor Standards Act and as such shall not work a fixed forty (40) hour per week schedule. The Public Works Director shall generally work at North Bend City Hall during regular business hours of the City, Monday through Friday, provided, that the Public Works Director shall receive time off for holidays according to the holiday schedule customarily observed by the City. The Public Works Director is also required to attend all meetings of the North Bend City Council and such other council committees, city board, commission and staff meetings as requested by the Mayor or as required by the duties of the position.
7. Other Activities. The Public Works Director shall focus their professional time, ability, and attention to City business during the term of this Agreement. The Public Works Director shall not engage, without the express prior written consent of the City Council, in any other business duties or pursuits whatsoever, or directly or indirectly render any services of a business, commercial, or professional nature to any other person or organization, whether for compensation or otherwise, that is or may be competitive with the City, that might cause a conflict-of-interest with the City, or that otherwise might interfere with the business or operation of the City or the satisfactory performance of the functions and duties of the Public Works Director.
8. City Documents. All data, studies, reports and other documents prepared by the Public Works Director while performing his duties during the term of this Agreement shall be furnished to and become the property of the City, without restriction or limitation on their use. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other materials either created by or provided to the Public Works Director in connection with the performance of this Agreement shall be held confidential by the Public Works Director to the extent permitted by applicable law, except as may be required by any governmental agency or court of competent jurisdiction. Such materials shall not be used by Employee, without the prior written consent of the City Council, for any purposes other than the performance of their duties. Additionally, no such materials may be disclosed to any person or entity not connected with the performance of services under this Agreement, except as required by (a) law, (b) any governmental agency, (c) subpoena, or (d) an order issued by a court of competent jurisdiction.
9. Severance Package.
- a. Severance for At Will Termination. In the event the Public Works

Director's employment with the City is terminated for any reason other than those delineated in subparagraph (b) below, the City will provide the Public Works Director a severance payment for six (6) months of salary, less mandatory payroll deductions, and six (6) months equivalent medical and dental coverage (employer plus employee portions and to include spouse and dependents, if enrolled at the time of termination) within thirty (30) days of the effective date of termination. The severance payment and insurance payment will be paid monthly for six (6) months following at will termination.

- b. Termination by Resignation or for Cause. The severance package provided for in subparagraph (a) above shall not be available to the Public Works Director if the termination of the Public Works Director's employment with the City is due to:
 - i. Resignation. The Public Works Director's voluntary resignation from employment. For purposes of this paragraph, "voluntary resignation" means a resignation of employment resulting from the free choice of the Public Works Director and not the result of anything that could be reasonably construed as a suggestion to resign in lieu of termination made by any appointed or elected agent of the City;
 - ii. Misconduct. Criminal conduct, commission of any crime, abuse of public office, illegal acts involving personal gain to the Employee, malfeasance in office, or other gross misconduct, including, but not limited to, fraud, deceit, embezzlement, theft of funds or property, assault, or sexual, racial, or other harassment; or
 - m. Job Performance. Insubordination or incompetence of the Public Works Director in the performance of their official duties.
 - c. Construction. The severance package provided in subparagraph (a) above shall not be construed as an extension of the Public Works Director's employment beyond the termination date. The Public Works Director shall not, during the period between the termination date and the end of the severance payments, accrue any additional sick leave, vacation, leave, or other benefit accorded active City employees.
10. Hold Harmless. The City of North Bend agrees to hold harmless and indemnify the Public Works Director from any and all costs, risk or liability associated with or arising out of acts or failures to act which are performed within the scope of his or her employment as the Public Works Director including the reasonable cost of legal defense by counsel appointed by the City or its insurance carrier, as applicable. This promise to indemnify shall exclude only criminal acts of the Public Works Director and acts or failure to act which would constitute an intentional tort or intentional wrongdoing knowingly committed by the Public Works Director outside the scope of his or her duties or without the express direction of the Mayor, Mayor's designee, or City Council of the City of North Bend. This promise to hold harmless and indemnify shall survive beyond the employment of the Public Works Director with the City of North Bend in order that the Public Works Director shall be held harmless, indemnified, and defended in the

future for all acts taken as the Public Works Director subject to the limitations contained herein.


11. General Provisions.

- a. Provisions Severable. Every provision of this Agreement is intended to be severable. If any term or provision hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of the Agreement.
- b. Rights and Remedies. The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by any party shall not preclude nor waive its rights to use any or all other remedies. Any rights provided to the parties under this Agreement are given in addition to any other rights the parties may have by law, statute, ordinance, or otherwise.
- c. Attorney's Fees. In the event of any dispute with regard to the interpretation or enforcement of this Agreement, the parties shall bear their own costs and fees.
- d. Entire Agreement. This Agreement contains the entire agreement between the parties respecting the matters herein set forth and supersedes all prior agreements between the parties hereto respecting such matters.
- e. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Washington; venue for any dispute shall be in King County, Washington.
- f. No Waiver. No waiver of any breach by either party of the terms of this Agreement shall be deemed a waiver of any subsequent breach of the Agreement.
- g. Counterparts. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
- h. Amendment. No amendment of this Agreement shall be effective unless the amendment is in writing, signed by each of the parties.

Dated this _____ day of _____ 202____.

EMPLOYEE:

CITY OF NORTH BEND:



Tom Mohr

Mary Miller, Mayor



Amber Emery, City Administrator

Attest:

Susie Oppedal, City Clerk

Approved as to Form:

Kendra Rosenberg, City Attorney



City Council Agenda Bill

SUBJECT:		Agenda Date: September 16, 2025		AB25-101
Ordinance Adopting North Bend Municipal Code Section 6.12.035 Relating to Clean-up of Horses, Ponies, Burros and Mules		Department/Committee/Individual		
		Mayor Mary Miller		
		City Administrator – Amber Emery		
		City Attorney – Kendra Rosenberg		
		City Clerk – Susie Oppedal		
		Administrative Services – Lisa Escobar		
		Comm. & Economic Development – James Henderson		
		Finance – Martin Chaw		
Cost Impact: N/A		Public Works – Mark Rigos, P.E.		X
Fund Source: N/A				
Timeline: Immediate				
Attachments: Ordinance				
<p>SUMMARY STATEMENT:</p> <p>Occasionally there will be horses, burros, mules and/or other beasts of burden that will be ridden on City streets, public sidewalks or parks within the City limits. When this happens, the animals may deposit manure which can create a public health nuisance. The purpose of this ordinance is to place the burden of manure cleanup on the animal owner to ensure public health is not being adversely affected. Currently, NBMC (“North Bend Municipal Code”) Section 6.12 relates to horses, burros and mules.</p> <p>NBMC Section 6.12.020 reads:</p> <p>6.12.020 Riding horses on pedestrian way prohibited – Nuisance. <i>Horses, ponies, burros, mules, or any other beasts of burden, either attended or unattended, licensed or unlicensed, shall not be permitted to be ridden, steered, led, or otherwise directed upon any public sidewalk or other pedestrian way. Any act in violation of this section shall be declared a public nuisance.</i></p> <p>No changes are proposed to the above section. City staff recommend adding NBMC Section 6.12.035 as follows:</p> <p>6.12.035 Horses, ponies, burros, mules or other beasts of burden on City right of way and parks – Cleanup. <i>Horses, ponies, burros, mules or any other beasts of burden, when ridden, steered, led, or otherwise directed on a public street, alley, right of way or thoroughfare as defined in NBMC 12.24.030(R), or in City Parks as defined in NBMC 12.04.020(F), shall be attended by a person equipped to safely and effectively remove, clean up, and dispose of any manure. No manure shall remain on public streets, parks or trails in the interest of public health. Any act in violation of this section shall be declared a public nuisance.</i></p> <p>This proposed code amendment is located in the attached Ordinance. City staff recommend approval of this Ordinance.</p>				
APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services including transportation and traffic management.				
COMMITTEE REVIEW AND RECOMMENDATION: The Transportation and Public Works Committee reviewed this item at their July 22, 2025 meeting and recommended approval and placement on the Main Agenda for discussion.				

City Council Agenda Bill

RECOMMENDED ACTION: MOTION to approve AB25-101, an ordinance adopting NBMC Section 6.12.035 relating to clean-up of horses, ponies, burros, mules, and other beasts of burden in City right-of-way and parks, as a first and final reading.		
RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
September 16, 2025		

ORDINANCE

**AN ORDINANCE OF THE CITY OF NORTH BEND,
WASHINGTON, ADOPTING A NEW NORTH BEND
MUNICIPAL CODE SECTION 6.12.035 RELATING TO
CLEAN UP OF MANURE FROM HORSES, PONIES,
BURROS, MULES, AND OTHER BEASTS OF BURDEN
IN CITY RIGHT OF WAY AND CITY PARKS;
PROVIDING FOR SEVERABILITY; AND ESTABLISHING
AN EFFECTIVE DATE**

WHEREAS, the City Council desires to require the clean up of manure deposited by horses, ponies, burros, mules and other beasts of burden when traversing City right of way and City parks by adopting a new section to North Bend Municipal Code Chapter 6.12 (Horses, Burros and Mules); and

WHEREAS, the requirement to safely and effectively remove, clean up, and dispose of any manure shall apply to all City right of way, as defined in North Bend Municipal Code 12.24.030(R), and all Parks, as defined in North Bend Municipal Code 12.04.020(F); and

WHEREAS, the City Council desires to declare the violation of said new section a public nuisance;

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

Section 1. New NBMC Section 6.12.035 (Horses, Ponies, Burros, Mules on City Right of Way and Parks – Clean up), Adopted: A new North Bend Municipal Code Section 6.12.035 (Horses, ponies, burros, mules, or other beasts of burden on City right of way and parks – Clean up) is adopted to read as follows:

6.12.035 Horses, ponies, burros, mules, or other beasts of burden on City right of way and parks – Cleanup.

Horses, ponies, burros, mules or any other beasts of burden, when ridden, steered, led, or otherwise directed on a public street, alley, right of way or thoroughfare as defined in NBMC 12.24.030(R), or in City Parks as defined in NBMC 12.04.020(F), shall be attended by a person equipped to safely and effectively remove, clean up, and dispose of any manure. No manure shall remain on public streets, parks or trails in the interest of public health. Any act in violation of this section shall be declared a public nuisance.

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 16TH DAY OF SEPTEMBER, 2025.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Mary Miller, Mayor

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Published:
Effective:

Susie Oppedal, City Clerk