

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

- 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

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