



**REGULAR MEETING OF THE
NORTH BEND PLANNING COMMISSION
Wednesday October 1, 2025, 6:30 PM
City Hall, 920 SE Cedar Falls Way, North Bend, WA**

AGENDA

- 1) Call to order and roll call, Planning Commission**
- 2) Opportunity for public comment on non-agenda items**
- 3) Approval of minutes from September 17, 2025**
- 4) Sign Regulations - 1st review Prohibitions and Exemptions**
- 5) Adjournment by 8:30 unless otherwise approved**

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

Those wishing to access the meeting by teleconference will be required to display your full name to be admitted to the online meeting.

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**REGULAR MEETING OF THE
NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Wednesday September 17, 2025, 6:30 PM**

This meeting was held at City Hall, 920 SE Cedar Falls Way, North Bend, WA, and was also available online. A complete video recording of this meeting is available on the City of North Bend YouTube website, at www.youtube.com, under "City of North Bend."

AGENDA

1) Call to order and roll call, Planning Commission

Planning Commissioners present: Stephen Matlock, Chris Coulon, James Boevers, and Juliano Pereira and Sam White

Commissioner Hannah Thiel and Brian Fitzgibbon are absent.

City Staff Present: James Henderson, Community and Economic Development Director; Jamie Burrell, Senior Planner

Meeting was called to Order at 6:30p.m.

2) Opportunity for public comment on non-agenda items

No comments.

3) Approval of minutes from August 20, 2025

Motion by Commissioner Pereira, seconded by Commissioner White to approve the August 20, 2025 meeting minutes. The motion passed unanimously.

4) Recommendation for NBMC Chapter 18.06 Definitions and Chapter 18.10 Zoning Districts

Amendments

Jamie Burrell reviewed changes made at last meeting and summarized the efforts overall. A few minor numbering corrections were suggested by Planning Commission.

Motion by Commissioner Boevers, seconded by Commissioner Coulon to approve the NBMC Chapter 18.06 and 18.10 Zoning Districts. The motion passed unanimously.

5) Introduction of the draft Disposition and Development Agreement ("DDA") for Related NW 230 Main Affordable Housing Project

James Henderson provided a summary of the project to the Planning Commission. Related Northwest were present to address questions and comments.

6) Adjournment by 8:30 unless otherwise approved.

The meeting was adjourned at 7:29 p.m.

Proposed Amendments to NBMC 18.20

NBMC 18.20.030 Sign regulation exemptions.

A. The sign regulations in this chapter are superseded by unique regulations applicable to specific sub-areas of the city as listed below. Signs in these sub-areas shall comply with the specific regulations for the sub-area as listed below or subsequently amended.

1. A. The North Bend downtown historic district established July 27, 2000, by the King County landmarks and heritage commission (see Chapter 19.20 NBMC) is regulated by the North Bend historic commercial district sign design guidelines prepared by Makers Architecture and Urban Design in July 2002, and are herein adopted by reference.

2B. The factory stores at North Bend are regulated by the “North Bend Factory Stores Tenant Signage Criteria” as prepared by Chelsea Property Group, October 2, 2007, and in response to the provision of city of North Bend Ordinance No. 692, subsections 9 F and 9 G, and are herein adopted by reference.

3C. The Mountain Valley Shopping Center is regulated by the “Planned Sign Program for Mountain Valley Shopping Center March 7, 1996 Revision,” signage plan submitted pursuant to the master site plan application per city of North Bend Ordinance No. 953, subsection 7, and is herein adopted by reference.

4D. All signs placed at the city-owned recreation fields require the permission of the city and may, in the discretion of the community services dCommunity and Economic Development Director, be subject to conditions.

B. The following signs are additionally exempt from the requirements of this chapter:

1. Directional signs used to guide or direct pedestrian or vehicular traffic to parking entrances, exits, service areas, and specific business locations on the premises. Sign must be six square feet or less. These signs shall not include any commercial message or advertisement.
2. Flagpoles erected for the purpose of displaying a patriotic or corporate flag.
3. Government signs installed by a government agency for the purpose of protecting the public health, safety, or general welfare. This includes emergency or warning signs, traffic and directional signs, wayfinding signs maintained by the City of North Bend, informational signs, and any other sign placed for the protection of the public health, safety, or general welfare.
4. Memorial Signs less than four square feet in area installed on private property.
5. Minor, non-electrical commercial signs. Small signs of a noncommercial nature without advertising intended primarily for the convenience of the public and having a maximum area of six square feet are exempt from the requirement of a sign permit. Included are signs designating restrooms, hours of operations, entrances and exits to buildings and

[parking lots, help wanted, public telephones, etc. Also included are property control and warning signs such as "no trespassing," "no dumping," etc., and plaques, tablets, or inscriptions of a noncommercial nature which are an integral part of a building or are attached flat to the face of a building, walkway, or street.](#)

- [6. Minor, non-electrical residential signs. This includes address signs, on-site or off-site garage sale signs, real estate signs, wire/stake signs that are located on-site, or other similar residential signs. Resident name identification signs are exempt and are considered incidental signage; provided, that they do not exceed six square feet and are placed entirely on the resident's property;](#)
- [7. Public Art that does not contain text or logos is generally not considered to be a sign and is not subject to the standards in this chapter, except when the art contains a logo, slogan, advertising message, company name, trademark, features or designs consistent with the associated use, or business contact information.](#)
- [8. Signs required by local, State, or Federal Rule, regulation, or law.](#)
- [9. Signs that are not visible by the public from any location designated or designed for public travel, use, or gathering. This includes signs that are placed internally for the intended visibility for people located inside the subject building. This does not include signs placed within three feet of a window facing a location designated or designed for public travel, use, or gathering.](#)
- [10. Seasonal decorations.](#)

Proposed Amendments to NBMC 18.20

NBMC 18.20.070 Prohibited Signs

- A. The following signs are prohibited in all zoning designations:
 - 1. Abandoned signs;
 - 2. Billboards;
 - 3. Blinking or flashing lights such as any sign illuminated by or containing blinking, flashing, intermittent, or moving light(s), except the time and temperature portion of a sign;
 - 3.4. Cabinet Signs;
 - 4-5. Changeable image signs, such as electronically controlled or computer generated images that change shape, size, color, etc.;
 - 6. Commercial signs or messages attached to wireless communication facilities or construction cranes; Repealed by Ord. 1256;
 - 7. Feather Signs;
 - 8. Flags if either of the following is proposed:
 - i. Flags not consistent with the Federal Flag Code; or
 - ii. Flags exceeding 60 square feet.
 - 5.9. Fuel Price Signs, Movable;
 - 6. illuminated signs that allow unshielded light upon a street, highway, sidewalk, adjoining property, the night sky, or other nuisance like conditions;
 - 7-10. Interstate 90 facing signs including signs located on a building or property parallel and adjacent so that they are visible to the Interstate 90 right-of-way, including on-ramps and off-ramps, where the building elevation is considered secondary frontage or a secondary facade;
 - 8.11. Inflatable objects used for commercial purposes, except with a maximum 10-day special events permit or as a holiday sign for a public display;
 - 9. Laser lights and search lights, except with a maximum 10 day special events permit;
 - 10. Monument signs exceeding 10 feet in height;
 - 12. Natural features and street furniture: signs, balloons or devices affixed or painted on trees, rocks, other natural features, and street furniture including but not limited to benches, bus stops, waste receptacles, etc.;
 - 13. Obscene signs, including signs that bear or contain statements, words, or pictures which are obscene under the prevailing statutes or U.S. Supreme Court decisional law;
 - 14. Real estate signs that advertise properties not located within the City of North Bend.
- 11.15. Signs affixed to or painted on parked vehiclesPainted or affixed signs on parked vehicles, trailers, or carts used for commercial display.
- 12.16. Off-premises signs in the right-of-way of Interstate 90 or SR-202 except those signs placed by the Washington State Department of

Commented [CH1]: This was relocated below under prohibited lighting.

Commented [CH2]: This portion of the sentence is vague. It does not describe instances in which an inflatable object can be used during a holiday without a permit.

Commented [CH3]: This was relocated below under prohibited lighting.

Commented [CH4]: This will continue to be prohibited, however regulated in the sign standards themselves rather than as a prohibition.

Transportation (see RCW [47.42.030](#), [47.42.040](#) and WAC [468-30-100](#)). Signs pertaining to or associated with any business that are attached, painted, or otherwise affixed to parked vehicles or trailers with or without wheels and that are visible from a public right-of-way unless one or more of the following exceptions applies:

- i. Normal business identification information painted on or otherwise affixed (magnet sign) to the side of a conventional vehicle; or
- ii. The vehicle/trailer is temporarily being loaded or unloaded for delivery purposes or conducting business-related or personal functions; or
- iii. The vehicle/trailer is on the business property site, and within 100 feet of the business's building not exceeding 24 consecutive hours; or
- iv. The vehicle/trailer is an authorized government vehicle; or
- v. The trailer or cart houses a business possessing a valid city business license; or
- vi. The vehicle is parked at the owner's place of residence;

13-17. Posters not associated with movies, plays, theaters or similar public performances scheduled or playing at the time of display;

18. Pole signs except in the IC and IMU zoning districts and NB zoning districts on major arterials where the speed limit is 50 miles per hour or above;

14.19. [Public right-of-way signage with exceptions as identified in this chapter. Signs located within a railroad right-of-way or land that was previously a railroad right-of-way and is not used for public purposes are prohibited, except for government/agency signage.](#)

20. Reader-boards, except for those allowed by code, such as movie theater signs and marquee signs;

15-21. [Revolving signs or signs with movable parts, except barber poles and numerical signs indicating elements such as time, temperature, humidity, or precipitation.](#)

16-22. Roof signs;

23. [Signs affixed to fences, with exception to "Construction, Contractor, or "Coming Soon" signage;](#)

17-24. Strings of pennants, ribbons, streamers, spinners, Mylar balloons, or other similar moving or fluttering devices of a carnival-like nature;

18-25. Traffic hazard or public nuisances created by signs, including:

- i. Signs with advertising copy that imitate official traffic signs, or signals or use such words as "stop," "look," "danger," "caution," "warnings" or "go slow";
- ii. Signs that may confuse motorists or detract from any legal traffic-control devices as determined by the city engineer; and
- iii. Any sign placed in such a manner that it obscures the vision of a motorist as determined by the city engineer;

19-26. Utility or public street feature: signs, balloons, or devices affixed to or painted on utility poles, street sign poles, traffic signal equipment and poles, garbage receptacles, benches, bridges, railings, fences, and bus shelters, except for bus route maps, bus route information, and directory of sponsors, if applicable;

20-27. Unpermitted signs not explicitly exempt from the code.

Commented [CH5]: If this sign type is allowed in certain areas, I think it should be removed from the prohibitions list and we simply state in the standards themselves that pole signs are only allowed in certain areas.

Commented [CH6]: Readerboards have largely become digitized. I have pulled separate definitions out for marquee signs, however I believe this original prohibition is for the plastic/vinyl ground mounted type of readerboards.

There are also existing readerboards in the city.

Commented [MM7]: Same question on this one for legal regarding content neutrality.

Commented [CH8R7]: I do not believe this violates content neutrality laws. I would recommend clarifying the intention of this standard since I believe it was intended to prevent certain instances of readerboards (large, movable, plastic/vinyl type signs). There are multiple readerboards that also exist in the city already (downtown church, mcdonalds).

I'd also recommend removing marques and movie theater signs referenced here.

B. The following outdoor sign materials are prohibited:

1. Glass
2. Aluminium Composite Material (ACM)
3. Unsealed Wood
4. Foamcore
5. Reflective Materials
6. Other low-quality, non-durable, or inappropriate materials that are not suitable for climate and long-term outdoor placement.

C. The following methods of illumination are prohibited:

1. Illuminated signs that allow unshielded light upon a street, highway, sidewalk, adjoining property, the night sky, or other nuisance-like conditions;
2. Laser lights and search lights, except with a maximum 10-day special events permit;
- 2.3. Internally illuminated/backlit awning and canopy signs where light shines through the material.
- 3.4. Lighting that exceeds permitted lighting levels and allowances described in NBMC 18.40.