



City of North Bend Shoreline Mapping Error Administrative Interpretation and Determination

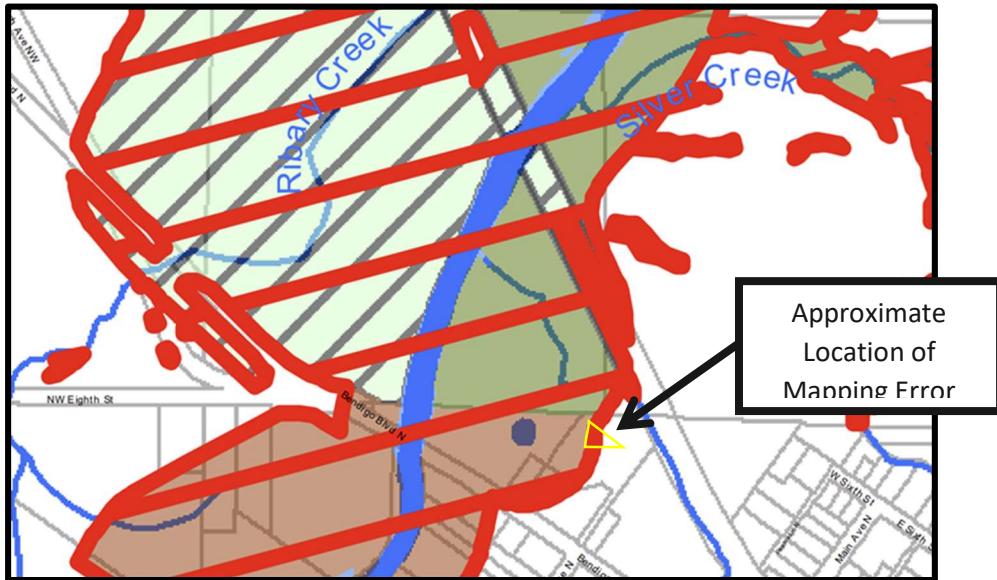
Application Number:	N/A
Applicant:	City of North Bend
Property:	SW Corner of APN 0423089017
Date of Report:	September 18, 2025
Date Approved:	September 19, 2025

Shoreline Mapping Error: Background

The City of North Bend regulates its shorelines of statewide significance under a Shoreline Master Program (SMP). Shoreline environments, which establish allowable uses, dimensional and performance standards, and development review processes, are established through a *Shoreline Jurisdiction and Environment Designation Map* that implements the shoreline environment designation criteria set forth in NBMC 14.20.210-250. North Bend's current SMP, *Shoreline Jurisdiction and Environment Designation Map*, and applicable shoreline development standards were adopted in 2019 under ord. no. 1701.

The city's environmental consultant, Otak, determined a mapping error exists within the *Shoreline Jurisdiction and Environment Designation Map* and recommends issuance of a shoreline mapping error determination. An interpretation memo was prepared by Otak detailing the conditions of the site and describes the justification for a new designation within Exhibit A.

Figure 1: Subject Area of Shoreline Designation Error



Source: North Bend Shoreline Jurisdiction and Environment Designation Map, 2019

Figure 2: Subject Area of Shoreline Designation Error



Source: King County iMAP, 2023

Review Process

The shoreline mapping error is a process identified in NBMC 14.20.260(D). The code states that in the event of a mapping error on the Shoreline Designation Map, the shoreline administrator shall use the environmental designation criteria in NBMC 14.20.210 through 14.20.250 to establish the correct shoreline designation. In accordance with NBMC 14.20.630, administrative interpretations shall be reviewed for consistency with the adopted shoreline management plan, RCW 90.58, and WAC 173-26. As described in the interpretation memo (Exhibit A), the subject site shoreline condition has been disturbed, with several existing constructed site improvements. As such the existing conditions do not meet the criteria of the *Natural* designation, and rather meet the criteria for the *Commercial Conservancy* designation.

Shoreline Administrator

Pursuant to NBMC 14.20.620(A)(1) the community and economic development director or his/her designee shall serve as the shoreline administrator. Community and Economic Development Director James Henderson has designated the Planning Manager, Mike McCarty, as the shoreline administrator.

Authority and Appeals

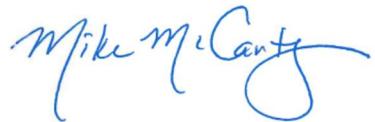
Pursuant to NBMC 14.20.260(D), the shoreline administrator is required to issue an interpretation, based on the environment designation criteria contained in NBMC 14.20.210-250, to correct shoreline designation mapping errors. Pursuant to NBMC 14.20.630, the shoreline administrator is granted authority to interpret the SMP when such interpretation is clearly consistent with the goals and policies of the SMP and the SMA.

Interpretations are appealable to the Hearing Examiner pursuant to NBMC 14.20.730(B) and NBMC 20.06.001, and following the procedures set forth in NBMC 20.06.006. Appeals must be made in writing and filed with the City within 21 calendar days following the business day after issuance of this interpretation.

Determination

The shoreline administrator has reviewed the mapping error interpretation memo (Exhibit A) and has determined that the subject site does not meet the *Natural* designation criteria and shall be considered part of the *Commercial Conservancy* designation. For the purpose of administering the Shoreline Master Program, the City will consider this area as a part of the Commercial Conservancy Shoreline Environment Designation. City staff shall update the shoreline map to reflect the appropriate designation, with reference to this determination.

Shoreline Administrative Determination Approved September 19, 2025



Mike McCarty
Planning Manager

Cc: James Henderson – CED Director; Jamie Burrell - Senior Planner; Caitlin Hepworth – Associate Planner, Brandi Cavallo - Permit Technician; Colin Mercer - Building Official; Mark Rigos – Public Works Director; Brian Tucker – Public Works Project Manager

Exhibits

Exhibit A: North Bend Shoreline Environment Map – Correction of Mapping Error prepared by Otak, dated July 9, 2025