



**REGULAR MEETING OF THE
NORTH BEND PLANNING COMMISSION
Wednesday December 3, 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 November 5, 2025 **Pg. 2****
- 4) Sign Regulations – including Nonconforming signs, maintenance and removal of signs, administrative enforcement, review processes, and civil infractions **Pg. 4****
- 5) Review and recommendation on 2026 Docket List **Pg.17** and Planning Commission Work Plan. **Pg. 57****
- 6) Request for Planning Commission Chair to present 2025 Planning Commission accomplishments and 2026 Work Plan to City Council at January 2, 2026 Council meeting.**
- 7) Adjournment by 8:30 unless otherwise approved**

***December 17th PC meeting likely canceled. See you December 10th for our Volunteer Appreciation Celebration!*

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 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.

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 212 102 733 452

Passcode: Mb6tq2p9

Dial in by phone

[+1 323-484-5815,,28615079#](#) United States, Los Angeles

[Find a local number](#)

Phone conference ID: 286 150 79#



**REGULAR MEETING OF THE
NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Wednesday November 5, 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.”

1) Call to order and roll call, Planning Commission

Planning Commissioners present: Stephen Matlock, Chris Coulon, Brian Fitzgibbon, Juliano Pereira, and Sam White

Commissioners Hannah Thiel and James Boevers were absent.

City Staff Present: James Henderson, CED Director; Mike McCarty, Planning Manager; Jamie Burrell, Senior Planner; Caitlin Hepworth, Associate 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 October 10, 2025

Motion by Commissioner Sam White, seconded by Commissioner Pereira to approve the October 10, 2025 meeting minutes. The motion passed unanimously.

4) Hearing and PC recommendation - DDA for Related Northwest - 230 Main Affordable Housing

CED Director James Henderson provided a presentation on the background and need for affordable housing within North Bend, a review on the prior City Council actions to purchase the property at 230 Main Ave. N for an affordable housing project, and an introduction to the Disposition and Development Agreement for the 230 Main Affordable Housing Project. Commissioner Matlock opened the public hearing at 7:05pm. The following individuals spoke (recording time noted):

1. Mitchell Carter spoke (37:25). Mr. Carter also read a written comment from resident Quinn Gere, who could not attend tonight.
2. Jim Messa spoke (40:25).
3. Jenny Hennessy spoke (45:48).
4. Janelle McCarty spoke (48:10).
5. Trecia Ehrlich spoke (51:18).



6. Alicia Messa spoke (54:20).
7. Chris Brennan spoke (55:50).
8. Michelle Shadle spoke (58:35).
9. David Vosler spoke (1:02:18).
10. Eric Buro spoke (1:03:50).
11. Scott Rocklyn spoke (1:05:43).
12. Diana Gere spoke (1:08:27).
13. Marilee Carter spoke (1:10:39).

Commissioner Matlock closed the public hearing at 7:41pm.

Commissioners asked questions of staff and discussed their concerns and thoughts regarding the disposition and development agreement and the comments received during the public hearing.

Commissioner Fitzgibbon provided a motion to recommend approval of the Disposition and Development Agreement for the 230 Main Affordable Housing Project. The motion was seconded by Commissioner White. The motion passed 4:1 (Commissioner Pereira opposed).

5) Sign Regulations – 2nd review Prohibitions and Exemptions and Definitions

Associate Planner Caitlin Hepworth provided an overview of draft amendments to the existing Sign Regulations in NBMC Chapter 18.20, at this meeting focusing on amendments within section 18.20.030 sign regulation exemptions, 18.20.040 Definitions, and 18.20.070 Prohibited Signs. Commissioners asked questions of staff. No action was taken at the meeting, and the amendments will be brought back for further review by the Commission.

6) Adjournment by 8:30 unless otherwise approved.

The meeting was adjourned at 8:05 p.m.

MEMO

To: Planning Commission
 From: Planning Division
 Prepared By: Caitlin Hepworth
 Re: Amendments to Sign Code Administrative Provisions



Dear Planning Commission,

Included in your December 3, 2025 Agenda Packet are the draft amendments to the following sections of the Municipal Code:

- *Amended:* Administration and Enforcement NBMC 18.20.090
- **New:** Nonconforming Signs NBMC 18.20.095
- **New:** Maintenance and Removal of Signs NBMC 18.20.100
- *Amended:* Review Processes NBMC 18.20.110
- *Amended:* Complete Application Requirements NBMC 18.20.115

Additionally, staff have proposed a minor amendment to NBMC 1.20.080 *Civil Infractions* to revise language around the processing of a civil infraction.

The purpose of this memo is to identify the changes and staff consideration of such proposed amendments. The December 3rd meeting does not include a hearing and there is no Planning Commission action or decision requested at this time – this meeting is intended to gather final feedback on these sections and determine a confirmed direction on substantive amendments to design regulations.

Amended Changes to Sign Administration and Enforcement (NBMC 18.20.090)

The *Administration and Enforcement* section of the code has some substantial additions that strengthen the city's ability to enforce the sign code, provide greater transparency to the public or applications. Overall, these amendments are largely already in practice but are not communicated or described in any public documents. The amendments provide clarification of the following:

- The City's role in administering the sign code
- The city's right to enter property for the purpose of inspecting signs
- Criteria constituting what a violation of the sign code would include
- Enforcement procedural provisions
- The sign owner's responsibilities to the City with regard to permitting, inspection, and maintenance

New Section for Nonconforming Signs (NBMC 18.20.095)

This is a new section to the sign code that is intended to build upon some of the existing provisions of the nonconforming code (NBMC 18.30) but provides greater details with regard to signs. The

December 3, 2025

nonconforming use code (NBMC 18.30) has a major emphasis on nonconforming properties, buildings/structures, and uses. There is some mention of replacement of nonconforming signs in NBMC 18.30.040(B), however more provisions are necessary to better communicate and inform the community on some of the unique circumstances associated with nonconforming signs. This new section provides further regulation of the following:

- Provision for “grandfathering” in existing signs that may become nonconforming but were legally established/permitted.
- Clarification of allowances to maintain, alter, reconstruct, enlarge, etc. nonconforming signs.
- Requirements to bring a nonconforming sign into conformance with the current sign code

New Section for Maintenance and Removal of Signs (NBMC 18.20.100)

This is a new section to the sign code detailing the both the maintenance responsibility of the sign owner/manager as well as calling out requirements for the removal of signs. This section requires signs to be maintained and kept in good repair/safe condition, which is a benefit to both the community’s safety and overall aesthetic. Owners/managers of a subject sign shall be required to keep the sign in good condition and address maintenance issues within a reasonable timeline.

Additionally, there are regulations proposed that would regulate instances in which permitted or legally established signs need to be removed by either the owner/manager or city staff. The proposed regulations require the removal of any signs that are documented as being in an unsafe or deteriorated condition. Staff now have authorization under the subject amendments to remove any signs that present an imminent hazard to human health and safety at the expense of the owner. Additionally, this section details the removal of signs that are not appropriately secured or have expired content (business is no longer operating, past public or private events, etc.).

Please note – removal of prohibited is described under *Administration and Enforcement* since that would be an instance of a code enforcement case for noncompliance with the Municipal Code.

Amended Changes to Review Processes (NBMC 18.20.110)

This section has been amended to more clearly specify the instances in which a permit is required for signage. The section now specifies the following:

- Instances when a building permit is required
- Instances when a change to a sign is exempt from a permit
- Instances when a demolition permit is required for signage removal

Additionally, this section provides details on allowances for a variance for signage. This process would be the same as the variance procedure described in NBMC 18.26; the purpose of this new subsection is to:

- Specify that the variance process is the only process to deviate from the sign code.
- Identify that a variance will not be granted to permit a prohibited sign or a sign prohibited for a specific use (residential, commercial, or agency)
- State no other process is available to adjust sign standards

4.a

Removal of Complete Application Requirements (Formerly NBMC 18.20.110)

Minor amendments have been added for sign permits proposed within a sign sub-area (Historic District, Outlet Mall, Mountain Valley Shopping Center, or recreational fields owned by the City.

Amended Changes to Civil Infractions (NBMC 1.20.080)

There are only two changes proposed within this subsection of the code:

1. (A) was amended to clarify the local municipal court is the Issaquah Municipal Court. The code currently references a “North Bend Municipal Court” which does not exist.
2. (B) was amended to clarify the maximum penalty for a civil infraction is \$1,000 *per day*. Please note – City staff do have some criteria of how this rate would be determined, which is primarily based on staff time for reasonable enforcement, processing, and abatement.

Sign Code Survey – Reopened

City staff reopened the Sign Code survey to solicit additional feedback from the business community regarding their priorities in sign code amendments and any business-specific concerns and needs they may have. This survey was originally available from September 17th through October 8th, and has been extended from November 19th to December 17th.

Staff have reached out directly to all business contacts within the community via direct emails to encourage responses. Staff circulated the extended survey to the Economic Development Commission, Downtown Foundation, and Snoqualmie Chamber of Commerce. Additionally, city staff circulated physical copies of the survey flyer throughout downtown on November 24th.

Next Steps by Staff

By the next Planning Commission meeting on December 3, 2025, staff intend to:

- Feedback on recommended sign code changes with the International Sign Association (ISA)
- Feedback from legal team on all Phase 1 amendments
- At the January meeting, staff will present general sign design standards and residential design standards. Summary of feedback from extended sign survey will also become available.
- At the February meeting, staff will present on agency/non-commercial sign design standards.
- At the March meeting, staff will present on commercial sign design standards.
- At the April meeting, staff anticipate hosting the public hearing for adoption.

Request for Commissioners at Next Meeting

At the next Planning Commission meeting, staff will be asking for the following:

- Open feedback/questions on proposed general sign design standards and residential design standards.

Proposed Amendments to NBMC 18.20

NBMC 18.20.090 Administration and enforcement.

- A. Administration: The building official shall administer and enforce this chapter within the guidelines provided in the ~~Uniform Sign Code~~ International Building Code, North Bend Municipal Sign Code, and the Construction Administrative Code as adopted in NBMC Title 15.
1. The administration of these sign regulations shall include, but not be limited to:
 - a. Providing forms and application procedures.
 - b. Providing permits as required for all new signs and collection of fees for same as adopted in the city of North Bend taxes, rates and fees schedule.
 - c. Reviewing all applications for conformance with the provisions of this chapter prior to issuing a permit.
 - d. Retaining a record of all sign permits issued.
 - e. Conducting all associated inspections including sign footings, sign installation, and compliance with this subject Title.
 - f. Provide fair and consistent enforcement of sign regulations.
 - g. Document instances of non-compliance with the subject Sign Code and provide communication to the property owner, business entity, or individual responsible for unpermitted sign installations.
 - h. Administer Notice of Violations and Civil Infractions in accordance with NBMC 1.20 in the instance of a property owner, business entity, or individual violates a single provision of the sign code three or more times.
 2. The City has a right to enter a private property for the purposes of inspection to enforce any of the provisions of this Title or whenever the Building Official or Code Enforcement Officer have reasonable cause to believe that there exists any sign or any condition which makes such sign unsafe, unpermitted, or illegally nonconforming. The Building Official or Code Enforcement Officer may enter the property or building on which such sign is located at all reasonable times to inspect the sign or to perform any responsibility imposed by this Municipal Code.
 - a. If such building or premises on which the sign is located is occupied, then the Building Official or Code Enforcement Officer must first present proper credentials and request entry.

b. If such building or premises is unoccupied, then the Building Official or Code Enforcement Officer must first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If such entry is refused, the Director must have recourse to every remedy provided by law to secure entry.

B. Permits Required: No sign shall hereafter be erected, re-erected, constructed, refaced, altered, or repaired except as provided in this chapter, and a permit for the sign has been issued by the Building Official, except when such sign does not require a permit or agreement.

C. Responsibility:

1. The responsibility for any sign is borne by the legal owner of a property on which the sign is located, including inspections.
2. The Building Official may require, when necessary, that the property owner or agent be party to or applicant for any required permits.
3. For signs placed in the public right-of-way, the person who placed the sign, or is responsible for the sign, is also responsible for its removal or is subject to penalties as provided in this Title.

D. Violations: Violations of this Title include, but are not limited to:

1. Prohibited signs identified under NBMC 18.20.035.
2. Signs identified under NBMC 18.20.100(B).
3. Any sign that has received a Notice of Violation and has not been repaired, removed, or brought into conformance with the Municipal Code within fourteen days for a permanent sign or three days for a temporary sign.

B.E. Enforcement: In addition to the provisions found in the ~~administrative code~~ International Building Code, provisions of Chapter 18.32, and the code enforcement provisions of Chapter ~~20.10~~ 18.20 NBMC, the building official may authorize the following actions in order to obtain conformance with the provisions of these regulations.

1. All signs found to be out of conformance with this Title shall be subject to a Notice of Violation in accordance with NBMC 1.20.
- 1.2. Any off-premises signs that are placed on the public right-of-way may be confiscated immediately without notice to the owner of the sign.

- 2.3. ~~Any o~~ff-premises signs installed in violation of the provisions of this chapter may be removed after notifying the permittee of the violation by phone, e-mail, or mail.
4. Any signs removed pursuant to the provisions of this chapter shall be available for recovery by the owner for a period of two weeks, after which they shall be disposed of.
- a. If a sign is illegally displayed a second time a fee per sign will need to be paid by the owner to the city before the sign will be returned.
- b. If a sign is illegally displayed ~~a third time~~ three or more times, the sign will be removed by the city and not returned to the owner.
5. If illegal signs continue to be displayed by a business or person after the third infraction, a civil citation will be issued in accordance with NBMC 1.20.
6. If the property owner or sign owner fails to respond to any Notice of Violation or Civil Infraction within the specified timeline of the notice or infraction, the City shall initiate proceedings to revoke the business license and/or Certificate of Occupancy for noncompliance with the provisions of the chapter in accordance with NBMC 5.05.230.(A)(3).
- 3.7. ~~Any fines and fees incurred through the enforcement process shall be paid by the property owner or manager, or owner of the sign, to the city prior to returning confiscated signs or release of revoked business license(s).~~
- G.F. A record shall be maintained by the building official of all confiscated signs, the date and time the signs were removed, the owner of the sign, the date the owner was contacted and the action taken by both the owner and the city.

Proposed Amendments to NBMC 18.20

NBMC 18.20.095 Nonconforming Signs

- A. Signs legally in existence as of the effective date of this ordinance that do not comply with the standards herein are deemed legally nonconforming and may continue to exist per this section.
 - 1. Legal nonconforming sign designation does not apply to signs that have received a notice of infraction or a code enforcement violation prior to the effective date of this ordinance.
- B. A nonconforming sign shall not be altered, reconstructed, raised, moved, placed, extended, or enlarged, unless said sign is changed to conform to all provisions of this Title. All Alterations shall require conformance to the provisions of this Chapter and Chapter 18.30.
 - 1. Nonconforming signs may change the content advertised on the sign face so long as the change of content does not alter the sign structure.
 - 2. Maintenance and minor repair of nonconforming signs is permitted, including but not limited to cleaning, repainting, replacing lighting and wiring, and other repairs to the existing sign structure.
 - i. The Building Official shall be consulted to determine if any other repairs are considered “minor” and meet the intent of this section.
 - ii. Maintenance and repairs of nonconforming signs shall not result in additional nonconformities.
- C. Nothing in this section relieves the owner or user of a legal nonconforming sign from provisions in this chapter regarding safety, maintenance, and repair.
- D. Legal nonconforming signs may continue to exist except as follows:
 - 1. Any legal nonconforming sign that is damaged in excess of 50 percent of the current estimated value of the sign shall be brought into conformance.
 - 2. Any legal nonconforming sign that requires a replacement of any component of the sign structure that is greater than 50% of the value of the overall sign shall require the sign to be brought into conformance.
 - 3. Any legal nonconforming sign that requires relocation or replacement must be brought into conformance.
 - 4. If the sign is determined to be abandoned. A sign shall be determined abandoned when left blank for more than a year, or when the business to which the sign applies is no longer present at the property, and more than a year has passed from the time that the business license for the applicable business has expired.
- E. Legal nonconforming signs may only be replaced as described in NBMC 18.30.040.

Proposed Amendments to NBMC 18.20

NBMC 18.20.100 Maintenance and Removal

A. Maintenance of Signs

1. All signs shall be maintained by the property owner or user in possession of the associated sign permit.
2. All signs shall be kept in good repair and in safe condition by the property owner, including sign supports, braces, guys, and anchors by the owner or user of the sign.
3. The advertisement or message of the sign shall be kept neatly painted or posted at all times.
4. A damaged sign, including any sign vandalized or subjected to graffiti, shall be repaired within 60 days.
5. Illuminated signs that have been damaged shall remain unilluminated until repaired.
6. Metal signs shall be kept free of rust and rust stains.
7. Signs shall be routinely washed to remove dirt, moss, and other debris.

B. Removal of Signs

1. Unsafe Signs: Any sign that has been found to be deteriorated or in an unsafe condition as described by NBMC 18.20.100(A)(2) shall be removed by the owner or user within two weeks of issued notice from the City. If the sign owner or user has not taken action within this timeframe, the Building Official may revoke the permit issued for the sign and may pursue any means necessary to enforce the provisions of this chapter.
 - a. Any sign that is found to present an imminent hazard to human health and safety shall be removed immediately without notice at the expense of the owner, as determined by the Building Official.
2. Temporary Signs: If the Building Official determines that any temporary sign regulated under this chapter is unsafe or not properly secured, a written notice may be issued to the property owner or named owner of the sign requesting removal of the sign within two weeks of the issued notice. If the sign is not removed or repaired, or if the owner is unknown and the sign is placed on public property, or if the sign is determined to be a source of imminent hazard to human health and safety, the city may immediately remove the sign immediately.

4.d

3. Expired Signs: Signs shall be removed by the owner or user if the sign is considered expired.
 - a. A sign is considered expired under the following circumstances:
 - i. Signs that advertise a business or product that no longer exists;
 - ii. Signs that advertise or inform the public about a public or private event that previously took place; or
 - iii. Signs that advertise a candidate passed the date of an election.
 - b. The Building Official shall inform the sign owner or user in writing that the subject sign is expired and requires removal within two weeks of the notice. If the sign is not removed within the subject timeframe or if the owner is unknown and the sign is placed on public property, the city may remove the sign at the expense of the owner or user.
4. Sign Removal by City Staff: Any signs removed pursuant to the provisions of this chapter shall be removed and available for recovery in accordance with NBMC 18.20.090(B).

Commented [CH1]: Question to Legal about this provision falls into content neutrality limitations.

Proposed Amendments to NBMC 18.20

NBMC 18.20.110 Review Processes and Fees

- A. Sign plans shall be reviewed and approved before issuance of ~~sign construction~~
building permit for installation of new signs. Procedures shall be as follows:
 - 1. ~~A.~~ Signs pursuant to a sign construction permit shall be reviewed according to the procedures for building permits as Type I administrative applications per Chapter 20.01 NBMC.
 - 2. ~~A building permit shall not be required in the following instances:~~ ~~B. The fee for sign reviews shall be in the underlying Type I construction permit application review fee.~~
 - a. Maintenance and cleaning of signs is allowed, except for replacement of any structural electrical, refacing, or color changes.
 - b. Changing the advertising copy or message on a lawfully erected sign, except for any changes that result in a structural change or change to the dimension of a sign.
 - c. Replacement of sign lighting or neon tubing.
- B. A demolition permit shall be required prior to the removal of any ground mounted sign exceeding six feet in height.
 - 1. Sign removal shall be reviewed according to the procedures for demolition permits as Type I administrative applications per Chapter 20.01 NBMC.
- ~~B-C.~~ A variance may be requested to grant relief from the requirements of this chapter in accordance with Chapter 18.26.
 - 1. A variance may not be granted that would allow a sign or device which is prohibited under this Chapter or prohibited for a use.
 - 2. No other method may be used to adjust sign standards established by this chapter.
 - 3. Appeals may be made in accordance with NBMC 20.06.

Proposed Amendments to NBMC 18.20

NBMC 18.20.115 Complete Application Requirements

All of the items below must be submitted at the time of application in order for the application to be accepted. An application will not be considered complete unless all required drawings and plans are created at a verifiable standard scale no less than one inch equals 20 feet or one-sixteenth inch equals one foot.

- A. A sign permit application with appropriate property, owner/tenant, contractor information and signatures.
- B. A color drawing of each proposed sign showing details of face, copy of text and graphics, and method of illumination (if any).
- C. Construction plans drawn to scale to include:
 - 1. Installation detail, sign dimensions in square footage.
 - 2. Written details on sign materials and method of illumination (if any).
 - 3. Elevations of the face(s) of the building(s) and the location of the proposed and existing sign(s).
 - 4. A calculation of the square footage of all existing and proposed signage on the site.
- D. For all freestanding signs:
 - 1. Structural details of signs (including footings) with computations, diagrams, or other data sufficient to show proper structural stability of the installation.
- E. A detailed site plan drawn to scale showing:
 - 1. Property lines with dimensions; and
 - 2. Proposed sign location(s) and the location of all existing signage on the property. (For locations meeting the definition of “commercial or multiple use” only the location of signage associated with the specific application storefront needs to be provided); and
 - 3. Setbacks for freestanding signs; and
 - 4. North arrow and recognizable scale; and

4.f

5. If applicable, sight distance triangles for all driveway locations or corners of properties at intersections.

F. Historic District Signs.

1. A completed certificate of appropriateness (COA) application.
2. A project description consisting of a written analysis, including any supplemental graphic submittals, necessary to demonstrate consistency between the proposed sign(s) and the design standards of the historic district as determined by the King County landmarks and historic commission.
- ~~2-3.~~ A signed letter from the property owner supporting the subject application.

G. Factory Store Signs.

1. A written analysis describing how the proposed sign is in conformance with the factory store planned sign program specifications.
- ~~1-2.~~ A signed letter from the property owner supporting the subject application.

H. Mountain Valley Shopping Center Signs.

1. A written analysis describing how the proposed sign is in conformance with the Mountain Valley Center sign program specifications.
2. A signed letter from the property owner supporting the subject application.

I. Temporary Public, Quasi-Public and Special Event Signs.

1. Location sign is to be placed.
2. Dates and times that the sign will be displayed.

Proposed Amendments to NBMC 1.20

NBMC 1.20.080 Notice of civil infraction.

A. Issuance.

1. When the enforcement officer is unable to secure voluntary correction or execution of a voluntary correction agreement by the correction date set forth in a notice of violation pursuant to NBMC [1.20.060](#)(A)(4), the enforcement officer may issue a notice of civil infraction in accordance with Chapter [7.80](#) RCW, which is incorporated herein by this reference, to the person responsible for the violation, and shall file such notice of infraction with the ~~North Bend municipal court~~ Issaquah Municipal Court within 48 hours of issuance, excluding Saturdays, Sundays and holidays.
2. Notwithstanding the requirements of NBMC [1.20.050](#) and [1.20.060](#), the enforcement officer may issue a notice of civil infraction to the responsible person without having attempted to secure voluntary correction or issuing a notice of violation under the following circumstances:
 - a. When an emergency exists; or
 - b. When a repeat violation occurs; or
 - c. When the violation creates a situation or condition which cannot be corrected; or
 - d. The responsible person cannot be contacted or refuses to communicate or cooperate with the city in correcting the violation.

B. Monetary Penalty. Unless otherwise specifically provided in connection with particular sections, chapters or titles of the city code, noncriminal violations of the city code shall be infractions and shall carry a maximum daily penalty of \$1,000. Each day, location, violator and incident shall constitute a separate civil infraction. In addition to this amount, a court of competent jurisdiction may order a person found to have committed a civil infraction to pay restitution, including the city's reasonable enforcement and abatement costs.

1. It is provided, however, that if the same violator has been found, in any court of competent jurisdiction, to have previously committed an infraction violation for the same or similar conduct three or more separate times, with the infraction violations occurring at the same location and involving the same or similar sections of NBMC Title [5](#), [6](#), [8](#), [10](#), [12](#), [13](#), [14](#), [15](#), [17](#) or [18](#), or other similar code(s), any further violations shall constitute misdemeanors, punishable as provided in NBMC [1.20.160](#). For the purposes hereof, it shall be prima facie evidence that the same violator has previously been found to have committed any infraction if a certified copy of the judgment, docket or other court document showing that such violation was found committed is filed with the court

Staff Recommendation - Dockets Received for 2026 Amendments

TO: Planning Commission, for December 3 Planning Commission meeting.
FROM: Mike McCarty, Planning Manager and James Henderson, CED Director
SUBJECT: Staff Recommendation on 2025 Dockets Received for consideration in 2026

Summary:

Chapter [20.08](#) of the North Bend Municipal Code (NBMC) establishes the procedures and review criteria for amending the city's Comprehensive Plan and development regulations, which includes review and recommendation by the Planning Commission on docket applications received. Staff received docket applications from commercial property owner Debby Lukas Moller, and from the Snoqualmie Tribe, both attached.

Per NBMC 20.08.060, staff are to provide a recommendation to the Planning Commission on dockets received, which is the subject of this memo. The staff recommendation on these dockets have been incorporated into the draft 2026 Planning Commission Work Plan, also provided for review and recommendation by the Planning Commission at the December 3, 2025 Planning Commission meeting.

Dockets Received, and Staff Recommendation:

1. Debby Moller Docket.
 - a. **Submittal:**

Ms. Moller submitted a docket (attachment 1), requesting that the City amend NBMC 18.10.030 (including footnote 7) to allow upper floor dwelling units within the Interchange Commercial Zone. Currently upper floor dwelling units are only allowed within the IC Zone north of Bendigo Boulevard. Also attached as a part of the docket is an email correspondence between Planning Manager Mike McCarty and Ms. Moller for clarification on her intent with her docket submittal.
 - b. **Staff recommendation:**

Staff recommend taking this docket up for consideration in 2026.
 - c. **Analysis:**

The suggested amendment would be an opportunity to add upper floor housing units in an area where several retail and service jobs exist within the city. Upper-floor housing allowance could also be tied to affordability requirements. This action would be consistent with several Comprehensive Plan Policies in the [Housing Element](#) (H-1.11, 4.2, 4.4), calling for fostering opportunities for providing housing for all economic segments of the population, development of mixed-use housing, as well as strategy recommendations from the [City's Economic Development Action Plan](#) and [Housing Action Plan](#) to support increasing housing supply and diversity.

Consistent with this policy, staff support consideration of this docket amendment in 2026.

2. Snoqualmie Tribe Dockets.

a. **Submittal:**

The Snoqualmie tribe submitted an extensive list of requested amendments to the Comprehensive Plan, including amendments to the following Comprehensive Plan Elements:

- i. Land Use Element
- ii. Critical Areas Element
- iii. Housing Element
- iv. Capital Facilities Element
- v. Parks and Open Space Element
- vi. Economic Development Element
- vii. Shoreline Element
- viii. Energy and Sustainability Element

City staff have prepared a response to each of these dockets in the attached spreadsheet (attachment 2), noting whether to address the request in 2026, and other general feedback.

b. **Staff recommendation:**

Staff recommend taking up consideration of selected Snoqualmie Tribe docket requests pertaining to the Capital Facilities Element, Economic Development Element, and the Parks and Open Space Element, but not the requests in the other remaining comprehensive plan elements in 2026. Other Snoqualmie Tribe dockets pertaining to other Comprehensive Plan Elements can be considered during the mid-cycle update to the Comprehensive Plan anticipated in 2029.

c. **Analysis:**

The City of North Bend completed a major update to the comprehensive plan and associated development regulations in 2024, constituting the required 10-year “Period Update” to ensure conformance to applicable amendments to the Growth Management Act and other state planning legislation in effect since the time of the previous periodic update. This effort was very staff-time intensive.

With other staffing obligations for 2026 including addressing additional new state legislative mandates, city staff will not have time to open and engage all of the comprehensive plan elements that the Snoqualmie Tribe has requested consideration of. However, staff do recommend opening the Capital Facilities Element, Economic Development Element, and the Parks and Open Space Element in 2026, given the need to perform other amendments for conformance to state requirements and other issues, and can address some of the Snoqualmie Tribe’s comments relative to those elements.

- With regard to the Economic Development Element, the Economic Development Commission wishes to add policy language regarding development of target industries for attraction and expansion, and provisions from the forthcoming creative economy action plan.
- With regard to the Parks Element, the City also needs to include a tree inventory consistent with state requirements.
- With regard to the Capital Facilities Element, the City also needs to update the police services section to reflect the new contract with King County for police services, and updates to the capital facilities plan addressing the City Hall annex building on 4th Street which is anticipated to serve as a King County sheriff station office.

The city welcomes the Snoqualmie Tribe's further participation in the updates to these three Comprehensive Plan Elements in 2026 and will entertain their docket suggestions relative to these elements consistent with the attached spreadsheet (attachment 2).

Attachments:

1. Debby Moller Docket Submittal
2. Snoqualmie Tribe Docket Submittal and Staff Response Spreadsheet

From: [Debby LukasMoller](#)
To: [Mike McCarty](#)
Subject: Re: Amendments docket Debby Moller
Date: Monday, October 20, 2025 9:33:06 AM

Good Morning Mike,

Yes that is correct, I am requesting an amendment to allow residential use for second floor and above

Thank you,
Debby

On Oct 20, 2025, at 8:13 AM, Mike McCarty <MMCCARTY@northbendwa.gov> wrote:

Hi Debby,

Thank you for providing your docket submittal (in your email below). I need some clarification from you on what specific municipal code amendment you are seeking. Based on the description of your proposal in your docket submittal, I believe your request is to allow upper floor residential dwellings within the Interchange Commercial Zone, which is not currently permitted except north of Bendigo Boulevard.

Footnote 7 to NBMC 18.10.030 currently reads:

(7) Within IC zone at Exit 31 on the north side of Bendigo Boulevard, residential use is allowed on the second floor and above.

I believe the amendment you are interested in would be to amend that footnote as follows:

(7) Within IC zone ~~at Exit 31 on the north side of Bendigo Boulevard~~, residential use is allowed on the second floor and above.

Please clarify if that is the docket amendment you are requesting consistent with your submittal below.

Thank you,
Mike

Mike McCarty, AICP
Planning Manager
City of North Bend Community and Economic Development Department
920 SE Cedar Falls Way
North Bend, WA 98045
Direct line (425) 888-7649 (preferred contact)
Cell (425) 301-6519

<image001.jpg>

From: Debby LukasMoller <debby@mtsichevron.com>
Sent: Monday, October 13, 2025 2:04 PM
To: Mike McCarty <MMCCARTY@NORTHBENDWA.GOV>
Subject: Amendments docket

<image002.jpg>

<image003.jpg>

Sent from my iPhone

Community and Economic
Development Department
920 SE Cedar Falls Way
North Bend, WA 98045
(425) 888-5633
FAX (425) 888-5636

COMPREHENSIVE PLAN AND DEVELOPMENT REGULATION AMENDMENTS

Docket Form (Year 2026)

This form is for any citizen (resident / non-resident), property owner, or organization that wishes to propose an amendment to the City of North Bend Comprehensive Plan and/or Development Regulations. The specific procedures are in: (1) *Guide to Amendment of North Bend's Comprehensive Plan & Development Regulations*, (2) Appendix VIII of the Comprehensive Plan, and (3) Chapter 20.08 of the Municipal Code, specifically subsections .040 and .070. Please contact the Community and Economic Development Department at the address or phone number shown above with questions.

Date of Submittal: 9/24/25

For City of North Bend Use Only

DOCKET NO. _____

Name of Submitting Party: MT Si Services DBA MT Si Chevron

Address of Submitting Party: (PO Box or Street) PO Box 990

(City) North Bend (State) WA (Zip Code) 98045

Telephone (include area code) (425) 502-1146 E-mail: debbje@MTSiChevron.com

Specify Docket Type: ☐ Comprehensive Plan Amendment
☒ Development Regulation Amendment

Description of Docketed Item: SEE ATTACHED

For Amendments, please mail or personally deliver docket form to address above or email to planning@northbendwa.gov not later than October 15, 2025. Please attach detailed criteria to meet NBMC 20.08 Docket requirements or the Docket may not be accepted.

Thank You! Debby Moller

Description of Docket Item:

Development Regulation Amendment Description:
Mt Si Chevron Expansion

Project Overview

This proposed amendment to the development regulations seeks to permit the addition of two stories to the existing Mt Si Chevron structure, located at 745 SW Mt Si Blvd. The additional stories will accommodate an administrative office along with two - three residential apartments, enhancing the functionality of the site while addressing employee welfare and housing needs.

Purpose and Benefits

- **Administrative Office Relocation**
Relocating the administrative office to the second floor will free up valuable ground-level space. This space will be repurposed into an employee break room, prioritizing staff welfare by providing a dedicated area for breaks. This improvement is expected to enhance employee satisfaction and productivity.
- **Residential Apartments for Employees**
The addition of apartments will provide housing for displaced employees, addressing local housing challenges. By offering on-site accommodations, Mt Si Chevron aims to support employee retention and stability, ensuring a reliable workforce in a region where housing affordability is a significant concern.

Alignment with Community Goals

- This amendment supports community objectives by:
 - Promoting employee welfare through improved workplace amenities.
 - Addressing housing shortages by providing residential units for workers.
 - Optimizing land use by vertically expanding an existing structure, minimizing the project's footprint while maximizing its utility.



Snoqualmie Tribe Proposed Amendments - City of North Bend's 2026 Comprehensive Plan & Development Regulations

Chapter	Section, Page	Snoqualmie Tribe Comments - 2024 Comp Plan Development	Current Comp Plan Text	Snoqualmie Tribe Comments -2025 Comp Plan	North Bend Staff Response/Recommendation to Planning Commission
Chapter 1: Land Use Element	Section A.1 Land Acknowledgement, Pg. 3	<p>We would like to commend the City for including a Land Acknowledgement in the Land Use Element. Since we currently share the lands of the Upper Snoqualmie Valley, we offer the following language to better mirror this relationship:</p> <p><i>We acknowledge that we are on the Indigenous Land of Coast Salish peoples who have sovereign, inherent Tribal rights to this land, specifically the Snoqualmie Indian Tribe (sduk^walbix^w). We thank these caretakers of this land who have lived and continue to live here since time immemorial.</i></p>	<p>"The City of North Bend is located on the ancestral indigenous land of the Coast Salish people who have sovereign, inherent Tribal rights across this land, specifically the Snoqualmie Indian Tribe (sdukwalbixw). We thank these caretakers of this land who have lived and continue to live here since time immemorial and share with them a commitment to steward this land and its natural resources for future generations."</p>	<p>We appreciate that these comments were addressed. However, sdukwalbixw is misspelled. Please correct the spelling to sduk^walbix^w throughout this element and the entirety of the Comp Plan.</p>	<p>The city will correct all spelling errors as scriveners' errors this year, which does not require a formal amendment to make such corrections.</p>
Chapter 1: Land Use Element	Section B.3 Tribal Coordination, Page 4-5	<p>We are especially pleased to see this added section on special coordination with tribes on land use matters. Efforts around protecting significant tribal resources when making land use decisions are of utmost importance, particularly Critical Cultural Resources (CCRs), formerly called Culturally Modified Trees (CMTs). The following is a narrative describing this expanded term to be considered for some inclusion into this Element (perhaps in C4 – Historic and Cultural Preservation).</p> <p><i>A Critical Cultural Resource (CCR) is an organic archaeological object of high cultural significance to the Snoqualmie people. CCRs as trees are often western red cedar; however, historical and traditional practices include other species, such as big-leaf maple or cottonwood. Archaeologists use the phrase Culturally Modified Tree (CMT), but it is not the preferred term for the Snoqualmie Tribe. The defining characteristic of a CCR is the visibility of past human modification. Typical modifications on CCRs include tree branches, bark, and even tree clusters. These living historical markers and resources are an identifiable connection to locations and places of</i></p>	<p>In addition to historic sites, it is important to protect Critical Cultural Resources. Critical Cultural Resources are archaeological objects of high cultural significance to the Snoqualmie people and/ or other Tribes. Critical Cultural Resources as trees are often western red cedar; however, historical and traditional practices include other species, such as big-leaf maple or cottonwood. Archaeologists use the phrase Culturally Modified Tree, but it is not the preferred term for the Snoqualmie Tribe. The defining characteristic of a Critical Cultural Resource is the visibility of past human modification. Typical modifications on Critical Cultural Resources include tree branches, bark and even tree clusters. These living historical markers and resources are an identifiable connection to locations and places of cultural/historical/archaeological significance for Tribes.</p>	<p>We recognize that CCR language has been added to C.4</p> <p>The Snoqualmie Tribe's DAHP staff have access to many internal and external resources that are reviewed before the Director determines a tree's CCR status. The time for each CCR review varies and can take up to 60 days to make a proper determination. DAHP staff will always use the BAS and cultural teachings and sensitivities for every CCR review. This sort of meaningful consultation to evaluate and protect CCRs should be included in the ordinance updates.</p> <p>Please add the statement to this section: "Tribal consultation is needed to identify these resources."</p>	<p>Staff do not recommend opening the Land Use Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the City's next update to the Land Use Element to the Comprehensive Plan.</p> <p>The city may consider amendments to the Land Use Element as a part of the mid-cycle update to the Comprehensive Plan, depending on a range of factors including staff availability and legislative priorities. Please resubmit this request and other related Land Use Element dockets at that time.</p>



		<i>cultural/historical/archaeological significance for the Tribe.</i>			
Chapter 1: Land Use Element	D.7 Equity in Land use, Page 23	With "Indigenous" stated as a marginalized population in the introductory paragraph, we would like to see an objective/strategy to seek specific engagement with the Tribe for applicable land use processes. An expansion of LU 4.4 might be the place.	LU – 4.4 In outreach and education activities and in the public process for land use decision making, strive to reach underrepresented and marginalized populations, including Tribes, and encourage their participation.	This was partially addressed. We would still like to see a defined strategy developed for engaging with Tribes on land use processes.	<p>Staff do not recommend opening the Land Use Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the City's next update to the Land Use Element to the Comprehensive Plan</p> <p>While staff concur that a specific engagement strategy is desired, Comprehensive Plans should provide broad, high-level goals and policies, and an engagement strategy may be better addressed in a separate working document. The city welcomes suggestions from the Snoqualmie Tribe on engagement strategies.</p>
Chapter 1: Land Use Element	D.7 Equity in Land use, Page 23		LU – 4.1 Ensure that all residents, regardless of race, social, or economic status, have a clean and healthy environment. Identify, mitigate, and correct for unavoidable negative impacts of public actions that disproportionately affect residents and neighborhoods impacted by existing and historical racial, social, environmental and economic inequities, and who have limited resources or capacity to adapt to a changing environment.	Suggest modifying to remove strike through and add language in <i>italics</i> : "Ensure that all residents, regardless of race, social, or economic status, have a clean and healthy environment. Identify, mitigate and <i>prevent correct for unavoidable</i> negative impacts of public actions that disproportionately affect residents and neighborhoods impacted by existing and historical racial, social, environmental and economic inequities, and who have limited resources or capacity to adapt to a changing environment, <i>and when unavoidable, mitigate and correct for negative impacts.</i> "	Staff do not recommend opening the Land Use Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city's next update to the Land Use Element to the Comprehensive Plan.
Chapter 1: Land Use Element	D.7 Equity in Land use, Page 23		LU – 4.2 Develop and use tools that consider equity impacts when establishing plans or policies for outcomes that might disproportionately impact marginalized populations.	<p>Suggest modifying to state: "Develop and use tools that consider equity impacts <i>and include perspectives from impacted marginalized populations, including Indigenous people</i>, when establishing plans or policies for outcomes that might disproportionally impact marginalized populations."</p> <p>Even projects that don't disproportionately impact should have special attention paid to how projects do impact these groups.</p>	Staff do not recommend opening the Land Use Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city's next update to the Land Use Element to the Comprehensive Plan.



Chapter 1: Land Use Element	C.6 Community Design and Mixed Use, Page 10		LU – 1.7 Encourage retention of natural habitat in residential developments by providing sustainable landscaping, making Low Impact Development the preferred stormwater approach for site development, requiring set-asides for connecting open spaces, and by creating zoning incentives	Given the unprecedented low flows in the Snoqualmie River in recent years, and the increasing demand for water from development and population growth, it is important to explicitly require water conservation. Please add the following language shown in <i>italics</i> . “...providing sustainable landscaping, <i>requiring low-water use infrastructure</i> , making Low Impact Development...”	Staff do not recommend opening the Land Use Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city’s next update to the Land Use Element to the Comprehensive Plan.
Chapter 1: Land Use Element	D.6 Incompatible Land Uses, Page 22		LU – 3.2 Encourage retention of existing open spaces and the creation of a citywide, linked open space network that integrates neighborhoods, provides access for all to clean healthy environments, protects natural resources and increases resilience to climate change impacts. Prioritize acquisitions and improvements in neighborhoods with historical underinvestment and disproportionately impacted communities.	Add critical areas to protected list, shown in italics. “...all to clean healthy environments, protects natural resources <i>and critical areas</i> and increases resilience to climate change impacts”	Staff do not recommend opening the Land Use Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city’s next update to the Land Use Element to the Comprehensive Plan. Of note, this policy is already very long.
Chapter 2: Critical Areas Elements	C. Fish and Wildlife, Page 13	The Shoreline and CA text state repeatedly that they already incorporate BAS and were updated in 2018. Can you please demonstrate how that was done?	The City’s 2018 Critical Areas Ordinance or as amended reflects the “Best available Science” for fish and wildlife habitat protection.	This needs to be updated to reflect that the CAO’s no longer reflect the BAS since the WDFW guidance was not adopted in the most recent updates, and the WDFW BAS guidance was updated in 2020.	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city’s next update to the Critical Areas Element to the Comprehensive Plan. The City provided a best-available science analysis paper as a part of the City’s 2024 Comprehensive Plan and development regulation update noting how the city’s regulations address the best available science.
Chapter 2: Critical Areas Elements		Can the City confirm in writing that it is aware that new, state sanctioned and state-produced GMA related BAS is available? See here: https://wdfw.wa.gov/publications/01988 and here: https://wdfw.wa.gov/publications/01987 . Please confirm in writing that the City intends to take this opportunity, now, to update its Shoreline and CA Code to make sure it is in compliance with GMA’s BAS requirement by incorporating these newest BAS mgmt. recommendations. The old recommendations are no longer the best. In order to comply with GMA, North		The CA element states that the BAS will be used/incorporated, but SPTH-determined riparian management zone widths were not included in the most recent NB CAO updates, unlike other jurisdictions which have made the choice to include BAS, reflected in their code updates. This section also makes no mention of indigenous knowledge and traditional ecological knowledge approaches. Indigenous Knowledge is an aspect of best available	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city’s next update to the Critical Areas Element to the Comprehensive Plan. The city provided a best-available science analysis paper as a part of the City’s 2024 Comprehensive Plan and development regulation update noting how the City’s regulations address the best available science. See related comment regarding indigenous knowledge under Critical Areas Goal 1 discussion below.



		Bend must incorporate the new recommendations.		science. Indigenous Knowledge should be discussed in this section as one of the many important bodies of knowledge that contributes to the scientific, technical, social, and economic advancements of the state and our collective understanding of the natural world.	
Chapter 2: Critical Areas Elements	C. Fish and Wildlife, Page 13, 16	<p>Redline page 60 shows that Puget Sound Partnership's role and goal was changed from recovery of Puget Sound to just recovery of salmon. This is a mistake and should be switched back. See: https://www.psp.wa.gov/puget-sound-partnership.php "The Puget Sound Partnership is the state agency leading the region's collective effort to restore and protect Puget Sound...MISSION: Accelerate and advance the collective effort to recover Puget Sound."</p> <p>North Bend's location at the headwaters of the Snoqualmie River makes it a key, driving, influence on the entire WRIA 7 watershed, and Puget Sound health. North Bend has the potential to both dewater and pollute the Snoqualmie River. North Bend should not try to limit its responsibilities by arbitrarily changing and narrowing the PSP text. Puget Sound recovery includes salmon recovery, and North Bend has a critical role to play in this work. We seek to continue to collaborate with the City to help protect and restore the Tribe's Ancestral Lands.</p>	The Puget Sound Partnership was created by the Washington State Legislature and Governor in July 2007 to achieve salmon recovery. The Partnership's goal is to consolidate and significantly strengthen the federal, state, local, and private efforts undertaken to date to protect and restore the health of Puget Sound and its watersheds.	<p>This comment was not addressed; this section needs to be updated to reflect that PSP's mission extends beyond just salmon recovery.</p> <p>Additionally, this section is repeated in a typo on Page 16.</p>	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city's next update to the Critical Areas Element to the Comprehensive Plan.
Chapter 2: Critical Areas Elements	D.2 Landslide and Steep Slopes hazard Areas, Page 15	We suggest that the City include a new policy to evaluate a new critical area category: Alluvial Fans. After evaluation, Alluvial Fan critical areas may be defined and mapped. With climate change, many alluvial fans are becoming increasingly active, with increased sediment movement. Protecting and regulating alluvial fans and adjacent areas will protect human health and safety, protect infrastructure investments, and protect the natural environment. Acknowledging the difficulties in managing development on and near alluvial fans, King County will be creating a new Critical Area category	8.1 Encourage use of landslide hazard areas and their alluvial fans as open space and maintain such sites in their natural condition, including preservation of vegetation.	<p>The Comp Plan mentions alluvial fans once, but they are not included in the CAO, which only mentions geologically hazardous areas.</p> <p>KC Comp Plan Pg 5-38 provides a strong example for addressing alluvial fans "E-428 King County should improve the management of alluvial fans through mapping the locations of existing alluvial fans and areas at risk of alluvial fan hazards, and through developing appropriate management strategies such as</p>	<p>Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city's next update to the Critical Areas Element to the Comprehensive Plan.</p> <p>This is already addressed in the city's Critical Area Regulations which include Alluvial Fans as a part of Landslide Hazard Areas – See NBMC 14.11.</p>



		for them. With the many steep and fast streams and rivers in North Bend, and several known alluvial fan areas, it would behoove North Bend to consider doing the same.		development standards and mitigation requirements. Strategies should: a. Address potential conflicts between adjacent landowners and natural alluvial fan hazards and processes; b. Take climate change into account; c. Protect intact habitat; d. Restore degraded habitat; and e. Reduce threats to public safety for existing land uses"	
Chapter 2: Critical Areas Elements	C. Fish and Wildlife Habitat, Page 12	Otak recommends adding the word "protected" to fish populations to restore at p 48, CA Goal 6 Policy 6.6. We request not adding this word. All fish life is protected in Washington State. Our basin's salmon recovery plan, the 2005 Snohomish Salmon Plan, is a multi-species plan. All the fishes it covers are protected to varying degrees. Furthermore, only protecting some pieces of an ecosystem and not others is a mistake. After all, as Aldo Leopold wrote, "The first rule to intelligent tinkering is to save all the pieces." Resident, non-anadromous fishes in North Bend need protection just as migratory, anadromous salmon in Fall City need protection—and they are both legally protected.	6.6 Work with the Snoqualmie Watershed Forum and other stakeholders to develop and implement measure to preserve and restore "threatened" fish populations in the Snoqualmie Watershed including the Chinook salmon via the NearTerm Action Agenda for Chinook salmon and the Chinook Salmon Conservation Plan as applicable.	This statement still includes the word "threatened." This should be removed from the text as all native fish populations should and must be preserved and restored, regardless of their listing status.	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city's next update to the Critical Areas Element to the Comprehensive Plan
Chapter 2: Critical Areas Elements	Goal 1, Page 3		Goal 1: Use Best Available Science (BAS) as defined by the Growth Management Act to define and protect Critical Areas	Suggest modifying this goal to include indigenous knowledge. "Use Best Available Science (BAS) as defined by the Growth Management Act <i>and Indigenous Knowledge</i> to define and protect Critical Areas"	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city's next update to the Critical Areas Element to the Comprehensive Plan. Of cautionary note, the Department of Ecology provides specific criteria for what constitutes the best available science. Best available science - Washington State Department of Ecology Relying on such criteria is essential for developing supportable regulations that can withstand challenges. If such Indigenous Knowledge can be supported under the Department of Ecology's criteria for Best Available Science, the city should rely on it as a part of updates. Future amendment could include: "Use Best Available Science (BAS) as defined by the Growth Management Act <i>including Indigenous Knowledge that meets such criteria</i> , to define and protect Critical Areas."



Chapter 2: Critical Areas Elements	B. 3 Critical Aquifer Recharge Areas, Goal 2, Page 6		Goal 2: Maintain the long-term quality of groundwater resources in North Bend and its growth area by prevention of contamination.	<p>This goal needs to state that in addition to water quality, the water supply should be protected for the long-term health of the population and environment of North Bend.</p> <p>Suggest modifying to state: “Maintain the long-term quality <i>and quantity</i> of groundwater resources in North Bend and its growth area by <i>strategic planning to improve resilience to climate change and drought and preventing pollution and prevention of</i> contamination.”</p>	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city’s next update to the Critical Areas Element to the Comprehensive Plan.
Chapter 2: Critical Areas Elements	Goal 2, Page 6			<p>Suggest adding policy to Goal 2 to explicitly describe the need for water conservation for the long- term health of the city and its residents and natural resources. Two examples to include: “Use <i>strategic planning to understand current and future water needs and implement equitable BAS- based approaches and methodologies and adaptive management to conserve water to ensure adequate water supply for both the community and the local rivers.</i>”</p> <p>or</p> <p>“Develop policies to monitor groundwater use and replenishment and to ensure a positive water balance that does not diminish ecosystem functions.”</p>	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city’s next update to the Critical Areas Element to the Comprehensive Plan.
Chapter 2: Critical Areas Elements	Goal 2, Page 6			<p>Suggest adding policy that states: “Develop clear communications that describe watershed-scale water availability and elevate awareness of climate change impacts on water supplies.”</p>	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city’s next update to the Critical Areas Element to the Comprehensive Plan.
Chapter 2: Critical Areas Elements	Goal 2, Page 6			<p>Suggest adding policy that states: “Work with Tribes to honor unquantified and quantified senior treaty-reserved rights and cultural interests to manage shared water resources.”</p>	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city’s next update to the Critical Areas Element to the Comprehensive Plan.



				See DOE Water Resources Program Strategic Plan 2025-2029 for example of how to implement this.	
Chapter 2: Critical Areas Elements	B. 4 River and Stream Corridors, Goal 3, Page 7		Goal 3: Protect the natural hydraulic, hydrologic and habitat functions, scenic as well as recreational values of streams.	Recommend modifying to state: "Protect the natural hydraulic, hydrologic and habitat functions, scenic, <i>cultural</i> , as well as recreational values of streams."	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city's next update to the Critical Areas Element to the Comprehensive Plan.
Chapter 2: Critical Areas Elements	Goal 3, Page 7		3.5 Evaluate state and federal stream habitat protection mandates when developing local critical area protection and land use development regulations.	Suggest modifying to state: "Evaluate state and federal stream habitat protection mandates <i>and BAS</i> when developing local critical area protection and land use development regulations."	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city's next update to the Critical Areas Element to the Comprehensive Plan.
Chapter 2: Critical Areas Elements	B. 5 Frequently Flooded Areas, Goal 4, Page 9		4.1 Reserve flood hazard areas for less intensive activities such as public open space and recreation. Uses permitted in the regulated flood areas shall not change flood elevation or obstruct or divert the natural flow.	Suggest modifying to state: "Reserve flood hazard areas for <i>habitat restoration or</i> less intensive activities such as public open space and recreation..."	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city's next update to the Critical Areas Element to the Comprehensive Plan.
Chapter 2: Critical Areas Elements	Goal 4, Page 9		4.5 Work with the City of Snoqualmie, King County and the Snoqualmie Watershed Forum to establish criteria for joint review of significant projects which may have flood related issues.	Please add Snoqualmie Tribe to this list.	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city's next update to the Critical Areas Element to the Comprehensive Plan.
Chapter 2: Critical Areas Elements	B. 7 Wetlands, Page 10		An important quality of wetlands is their value as a scenic resource, providing pleasant visual contrast to manage forest uplands, agricultural lands, and developed areas. In addition, wetlands provide recreational and educational opportunities. Wetlands also improve water quality by filtering out sediments, excess nutrients, and toxic chemicals. They can support agricultural activities and provide a rearing habitat for fish.	Then ecological benefits of wetlands should be listed before their recreation and educational values, preserving wetland function should take priority over allowing recreation.	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city's next update to the Critical Areas Element to the Comprehensive Plan.
Chapter 2: Critical Areas Elements	B. 7 Wetlands, Goal 5, Page 11		5.4 Allow for and incorporate public access to wetlands in development plans when the city determines such access will not degrade the resource and is desirable for establishing interpretive facilities and/or providing links to existing or	This should be amended to include input from the Tribe and scientist/expert review – as the City is not an expert on whether the activity will degrade the resource. Should be amended to state: "When the city determines, <i>with Tribal and</i>	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city's next update to the Critical Areas Element to the Comprehensive Plan.



			proposed parks, open space or scenic areas.	<i>expert consultation</i> , such access will not degrade the resource and is desirable for establishing interpretive facilities and/or providing links to existing or proposed parks, open space or scenic areas”	
Chapter 2: Critical Areas Elements	C. Fish and Wildlife Habitat, Goal 6, Page 12		6.1 Work with the state and county to identify, protect, and enhance important wildlife corridors within North Bend and its surrounding area to create a network of wildlife corridors which link habitat areas together to encourage the natural movement of plant and animal species.	Include the Snoqualmie Tribe in this list. “Work with the state, and county, and Snoqualmie Tribe...”	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city’s next update to the Critical Areas Element to the Comprehensive Plan. May be better to state “work with the state and adjacent jurisdictions including the Snoqualmie Tribe.....”
Chapter 2: Critical Areas Elements	Goal 6, Page 12		6.3 Encourage access to sites of wildlife interest when not in conflict with wildlife protection goals.	This should be edited to better describe the conditions in which access to these sites would be appropriate. We suggest replacing this goal with the statement: “6.3 Educate community on responsible recreation and safe and respectful wildlife viewing and, when not in conflict with wildlife protection, allow access to sites of wildlife interest.”	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city’s next update to the Critical Areas Element to the Comprehensive Plan.
Chapter 2: Critical Areas Elements	D.1 Erosion Hazards, Goal 7, Page 14		Goal 7.4 Minimize grading and require the restoration of native vegetation on development sites which are known to have a high probability of erosion.	Suggest modifying to include the restoration of native vegetative cover, which provides benefits such as shading and thermal regulation. Please revise to state: “Minimize grading and require the restoration of native vegetation <i>and cover</i> on development sites”	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city’s next update to the Critical Areas Element to the Comprehensive Plan.
Chapter 2: Critical Areas Elements	D. Geologically Hazardous Areas, Page 13-16			This section needs to have stronger commitments to protect these areas, both for public safety and environmental health. Geologically hazardous areas are not appropriate for development; the language needs to be stronger to reflect this. The KC Comp Plan can be used as an example for this, which states: “King County shall develop and implement regulations that help mitigate and build resilience to the anticipated impacts of climate change, based on best available	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city’s next update to the Critical Areas Element to the Comprehensive Plan. The comment should provide greater specificity as to what is requested.



				information. Such impacts could include sea level rise; changes in rainfall patterns and flood volumes and frequencies; changes in average and extreme temperatures and weather; impacts to slope stability, including increasing and more intense landslides and alluvial fan hazards; and impacts to forests, including increased wildfires, droughts, disease, and insect attacks. Methods could include mitigating greenhouse gas emissions, establishing sea level rise regulations, managing existing and limiting new development in floodplains and riparian areas, and/or strengthening forests' ability to withstand impacts.” Pg. 5-11	
Chapter 2: Critical Areas Elements	D. 2 Landslide and Steep Slope Hazard Areas, Goal 8, Page 15		Goal 8: Protect people and property from the risk and negative effects of unstable slopes and landslide hazards	<p>This section needs improvement and stronger commitments and protections of landslide and steep slope hazard areas. The KC Comp Plan is a strong example of this:</p> <p>“E-604 King County shall make landslide hazards information readily available to the public to improve the general understanding of landslides and their associated hazards. This may include making information available on a public website and providing outreach and assistance to current and prospective property owners and developers. E-605 Landslide hazard areas shall not be developed unless the risks and adverse impacts associated with such development are eliminated or minimized so that they are at a non-significant level. Development proposed in areas affected by landslide hazards shall be adequately reviewed and mitigated as needed to eliminate or minimize risk to the development as well as to ensure the development does not increase landslide or erosion hazards that would adversely impact adjacent</p>	<p>Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city’s next update to the Critical Areas Element to the Comprehensive Plan.</p> <p>The comment should provide greater specificity as to what is requested.</p>



				properties or natural resources. E-606 King County shall consider landslide hazards and related flooding hazards in the context of hazard communication, operational preparedness, and emergency response."	
Chapter 2: Critical Areas Elements	D. 2 Landslide and Steep Slope Hazard Areas, Goal 8, Page 15		8.2 Permit developments in landslide hazard areas only if it can be shown that it development not decrease slope stability, or the hazard can be eliminated or mitigated.	Suggest replacing this goal with stronger language, like the language used by King County, such as: "8.2 <i>The City shall prohibit development and new lot creation in geologically hazardous areas, including landslide hazard areas and alluvial fans, if it results in increased risk of injury to people or property damage.</i> "	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city's next update to the Critical Areas Element to the Comprehensive Plan.
Chapter 2: Critical Areas Elements	F. Critical Area Mapping, Goal 11, Page 17		11.3 Recognize limitations on critical area function and value created by existing development and design critical area regulations to provide optimal protection to the remaining higher value critical areas, including areas where high value functions can be restored.	This sounds like it's promoting mitigation banking, but currently no mitigation banks exist near North Bend, and so use of mitigation banks located far downstream to mitigate impacts in the City of North Bend represents out-of-kind mitigation and "impact export." Suggest amending to state: "Recognize limitations on that critical area functions and value created have been compromised by existing <i>and past</i> development and design implement critical area regulations to provide optimal protection to the remaining higher value critical areas..."	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city's next update to the Critical Areas Element to the Comprehensive Plan.
Chapter 2: Critical Areas Elements	F. Critical Area Mapping, Goal 11, Page 17		11.4 Utilize the risk assessment method prescribed by the GMA to evaluate the potential impact of not using BAS to protect critical areas where it is determined to be unfeasible	This should be expanded to explain in what situations it would be infeasible to use BAS to protect critical areas and what protections would be used instead in that situation.	Staff do not recommend opening the Critical Areas Element in 2026 due to other commitments with deadlines. This suggested amendment may be considered during the city's next update to the Critical Areas Element to the Comprehensive Plan Staff do not recommend addressing this comment, in the context of keeping policies simple. Specific criteria for reliance on best available science would be better addressed in critical area regulations.
Chapter 3: Housing Element	A. Introduction, Page 2	One statement of note is "The GMA requires a housing element ensuring the vitality and character of established residential neighborhoods." This concept could arguably include mature landscapes and natural features contributing to North	f. Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;	We don't believe the Tribe's comments have been addressed. We are concerned that this section makes no mention of protecting	Staff do not recommend opening the Housing Element in 2026 due to other commitments with deadlines.



		<p>Bend's character - and should extend to all new residential development and converted zoning for residential. The key will be striking a balance between meeting the higher density needs and maintaining that community character.</p> <p>Items f and h (displacement) under that statement may impact tribal members in the community. We would like more clarification on how that is addressed in the updated Housing Element.</p>	<p>g. Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and</p> <p>h. Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.</p>	<p>natural areas or culturally significant areas, sustainable development, or water planning, with housing development.</p>	<p>Staff do not recommend addressing this comment, in the context of keeping policies simple and focused on their intended topic.</p> <p>Protection of natural areas is addressed by the Critical Areas Element and Shoreline Element, and their corresponding regulations.</p> <p>Cultural Resource Protection is addressed under Land Use Element Goal 2 and its underlying policies.</p>
Chapter 3: Housing Element	C. Direction for housing policies, Page 5		<p>The Housing Element of the Comprehensive Plan outlines the City's direction or response to three basic objectives: 1. The need to provide adequate capacity for residential growth to meet regional growth targets; 2. The need to encourage the development of a wide variety of housing alternatives to meet the needs of a diverse population; and 3. The need to foster opportunities that provide housing of all economic segments of the population, especially affordable housing.</p>	<p>Suggest modifying objective 2 to state:</p> <p>"2. The need to encourage the development of a wide variety of <i>sustainably built</i> housing alternatives to meet the needs of a diverse population <i>while protecting the environment, natural beauty and small town scale and character.</i>"</p> <p>An example of this type of language can be seen in Redmond's Comp Plan:</p> <p>"In 2050, Redmond's housing inventory is sustainable. Clustered development patterns are designed to promote dense, amenity-laden, walkable communities that reduce the need for driving and energy consumption. Reducing vehicle miles travelled by single-occupant vehicles reduces greenhouse gas emissions. Redmond's housing inventory is constructed and designed to achieve high energy efficiency, reduce energy consumption, and minimize</p>	<p>Staff do not recommend opening the Housing Element in 2026 due to other commitments with deadlines.</p> <p>Staff do not recommend addressing this comment, in the context of keeping policies focused on their intended topic. Sustainable construction is addressed by the Energy and Sustainability Element, addressing all types of development, not just housing.</p> <p>Further energy and conservation related policies will be developed as a part of the Climate Element, which the city will prepare in 2027 and 2028, due to the state in 2029.</p>



				negative ecological impacts. Net-zero energy mixed-use and multifamily structures are numerous in the city. The combination of walkable communities with green building practices contributes to an ecologically friendly built environment”	
Chapter 3: Housing Element	H- Goal 2, Page 16		H – 2.4 Ensure infrastructure plans are developed concurrently with adopted housing plans, both of which shall take into consideration future climate-related hazards.	Suggest revising this to state: “Ensure infrastructure plans are developed concurrently with adopted housing plans, <i>both of which shall take into consideration future climate-related hazards, protecting natural resources, and minimizing impacts by utilizing low-impact development methods, including water conservation.</i> ”	Staff do not recommend opening the Housing Element in 2026 due to other commitments with deadlines. Staff do not recommend addressing this comment, in the context of keeping policies focused on their intended topic. Natural resource protection is addressed in the Critical Areas Element and Shoreline Element, applicable to all development, including housing. Water conservation is addressed in the Energy and Sustainability Element.
Chapter 3: Housing Element	H – Goal 4, Page 17		H - Goal 4: The City of North Bend should provide adequate land capacity for forecasted population and residential growth within its city limits and Urban Growth Area in order to promote stable housing prices, foster affordability and broaden housing choices.	Suggest revising to state: “The City of North Bend should provide adequate land capacity for forecasted population and residential growth within its city limits and Urban Growth Area <i>that does not negatively impact critical areas</i> in order to promote stable housing prices, foster affordability and broaden housing choices.”	Staff do not recommend opening the Housing Element in 2026 due to other commitments with deadlines. Staff do not recommend addressing this comment, in the context of keeping policies focused on their intended topic. Critical area impacts of any and all development, including housing, are addressed by policies of the Critical Areas and Shoreline Elements, and their associated regulations.
Chapter 3: Housing Element	H- Goal 7, Page 19		H- Goal 7: Promote social justice and reduce racial disparities through equitable access to housing in North Bend.	This goal and associated policies should be expanded to discuss reducing impacts on cultural resources and Tribal members.	Staff do not recommend opening the Housing Element in 2026 due to other commitments with deadlines. Staff do not recommend addressing this comment, in the context of keeping policies focused on their intended topic. Cultural Resource Protection is addressed under Land Use Element Goal 2 and its underlying policies.
Chapter 6: Capital Facilities	B.2 Sewer Facilities, Page 4	Section B2: The City should outline more specifically what investments it will consider in order to reduce the City's negative impact on surface water quality resulting from its permitted WWTP discharges to the South Fork Snoqualmie River, and include timelines.		We recommend adding a discussion about impacts of wastewater discharges into the river, commitments and goals for addressing and treating wastewater with growing populations, and acknowledgement that WWTP discharge contributes to Snoqualmie temperature TMDL.	Staff recommend addressing amendments to the Capital Facilities Element in 2026 and adding that to the Planning Commission Work Plan. Staff recommend addressing this request in an update to the Capital Facilities Element in 2026.



Chapter 6: Capital Facilities	B. 3 Stormwater and Surface Water Facilities, Page 5		The City of North Bend is situated within the Three Forks area of the Upper Snoqualmie River Valley Floodplain in King County. The City lies between the Middle and South Forks of the Snoqualmie River. Local flooding may occur as a result of the flatness of the City's topography, large amounts of rain, surfacing groundwater and inadequate storm drain infrastructure in certain areas."	Recommend adding a discussion of impacts of stormwater on river water quality. The level of service bullets should also include 6PPD-Q.	Staff recommend addressing amendments to the Capital Facilities Element in 2026 and adding that to the Planning Commission Work Plan. Staff recommend addressing this request in an update to the Capital Facilities Element in 2026. The city will consider whether to add 6PPD-Q (pertaining to chemicals associated with car tires) as a part of level of service standards, depending on federal action and King County Surface Water Design Manual update that may address this issue.
Chapter 6: Capital Facilities	CF – Goal 3, Page 13	CF - 3.1 is too vague, and as a result the City has not made demonstrable progress toward the "highest environmental standard," only very small, slow, incremental changes. In particular, we'd like to see North Bend continue to make investments to cool the discharge from its WWTP to support water quality.	CF 3.1 Implement best management practices available to ensure discharge of wastewater is handled to the highest environmental standard available ensuring river health"	Suggest modifying to state: "Implement best management practices available to ensure discharge of wastewater is handled to the highest environmental standard available ensuring cause no negative impacts to river health and water quality, including ensuring no net pollution or temperature impacts from discharging into river"	Staff do not recommend policy edits based on this comment. The city will continue to follow current and future NPDES permits which address Snoqualmie River TMDL.
Chapter 6: Capital Facilities	B. 7 Police Service, Page 6 - 7	Section B7: Re. Level of Service, if this is a goal please state as such, and we suggest comparing it to recent data.	Level of Service Average response time for police emergencies: Call to arrival 5 minutes; Dispatch to arrival 3 minutes. Adopted Plan Police Service Contract Snoqualmie/North Bend Police Department, September 2012, or as updated Reevaluation of the Contract should be a priority to ensure community needs continue to be met. Current contract was initiated in 2019 and due expire on December 31, 2024. Prior to expiration an extension agreement or new contract will be executed.	This will need to be updated to reflect new police services. There is still no goal stated for this section.	Staff recommend addressing amendments to the Capital Facilities Element in 2026 and adding that to the Planning Commission Work Plan. Staff recommend addressing this request in an update to the Capital Facilities Element in 2026. There has been a major new contract with the King County Sherriff for police services, which should be accurately described in the Capital Facilities Element, together with associated capital improvement recommendations concerning needed building improvements to the City Hall Annex on 4 th Street to serve as a King Co. Sherriff's North Bend branch office.
Chapter 6: Capital Facilities	B. 8 Fire Protection, Page 7 - 8	Section B8: Include reference to Section O (Natural Hazards Preparedness and Mitigation) from Energy and Sustainability Element. North Bend needs to start managing for fire safety in recognition of its position at the urban-wildland interface, which will experience more wildfire threat as a result of climate change.		This comment was not addressed, this section should be modified to discuss fire danger in the WUI, climate change, and reference the Energy and Sustainability Element Natural Hazards Preparedness section.	A reference to the wildfire policies in the Natural Hazards Preparedness section of the Energy and Sustainability Element could be added, however staff do not recommend adding additional policies concerning wildfire prevention to the Capital Facilities Element. The Capital Facilities Element is about planning for capital facilities necessary to maintain levels of service for various municipal services. This section in particular is about Fire Protection Agency Service (Eastside Fire and Rescue) and the facilities that are needed by them to provide municipal



					<p>firefighting services. Wildfire prevention is a separate topic focused on land use, development, and property maintenance policies, more appropriate to other Comprehensive Plan Elements.</p> <p>Further wildfire prevention related land-use policies will be developed as a part of the Climate Element and its Resiliency sub element, which the city will prepare in 2027 and 2028, due to the state in 2029, which will likely incorporate the policies from the existing Natural Hazards Preparedness section of the existing Energy and Sustainability Element.</p>
Chapter 6: Capital Facilities	CF – Goal 3, Page 13	CF 3.8: Septic system outreach and upgrades need more attention and dedicated effort from the City. Does the City have a full accounting of properties not on City sewer, and a related plan for outreach and eventual connection? If not, we suggest the City develop this plan.	CF – 3.8 Ensure opportunities are available to incentivize citizens to address failing septic systems and increase awareness of existing programs to residents, especially those bordering sensitive areas.	This question was not addressed in this section. Please modify this statement to require citizens to address failing septic systems, rather than relying on incentives alone.	<p>Staff do not recommend policy edits based on this comment.</p> <p>Regulation of septic systems are addressed by King County Health and not the City of North Bend. The city requires King County health approval prior to reliance on any existing septic system for proposed building revisions, but otherwise is not involved in inspection, certification, or required corrective actions for existing systems.</p> <p>The city's Wastewater System Plan provides extensive information on expansion of the City's sewer system to serve existing unsewered areas as a part of its recommended actions.</p>
Chapter 6: Capital Facilities		Overall comment: Missing from the Capital Facilities document is any reference to climate change adaptations for wastewater treatment and parks and open space. It seems like the City should be incorporating this crucial element and planning accordingly for the expected changes in hydrology and water supply, warmer water and weather temperatures, air warming and pollution from wildfire smoke and other sources, etc.		The Capital Facilities Section is still lacking adequate discussion and commitments to climate planning and adaptation, that we highlighted in our previous comments. This should be addressed for the long-term health of the city and its residents.	The city will prepare a Climate Element and a Resiliency sub element in 2027 and 2028, due to the state in 2029, which will address resiliency issues such as water supply, wildfire, and other climate change related impacts on the city.
Chapter 6: Capital Facilities	CF – Goal 1, Page 11		CF – 1.4 Ensure ample public opportunity to participate in the planning for capital facility improvements.	Should modify to be consistent with Land Use Element B.3: "Ensure ample public opportunity <i>and tribal consultation</i> to participate in the planning for capital facility improvements."	<p>Staff recommend addressing this request in an update to the Capital Facilities Element in 2026.</p> <p>Staff also request that the Snoqualmie Tribe provide further information concerning their expectations regarding tribal consultation regarding capital facility planning. The city welcomes participation by the Tribe and all agencies in the update to any part of its Comprehensive Plan and plans for associated capital improvements.</p>
Chapter 6: Capital Facilities	CF – Goal 3, Page 13		CF - Goal 3: Develop Capital Facilities in a manner that minimizes adverse impacts,	Please add discussion of planning climate adaptation to this goal or the associated policies.	Staff do not recommend addressing this comment, in the context of keeping goals broad and simple. Climate adaptation for capital facilities is addressed under policy CF-3.10.



			encourages public participation, and maximizes opportunities.		The City will prepare a Climate Element and a Resiliency sub element in 2027 and 2028, due to the state in 2029, which will address resiliency issues.
Chapter 6: Capital Facilities	CF – Goal 3, Page 13		CF – 3.4 Provide outreach and notification to encourage the involvement of citizens in the siting of capital facilities	Please modify to state: “Provide outreach and notification <i>for tribal consultation and</i> to encourage the involvement of citizens in the siting of capital facilities”	Staff recommend addressing this request as modified: CF – 3.4 “Provide outreach and notification to <u>solicit and</u> encourage the involvement of citizens, <u>tribes, and agencies</u> in the siting of capital facilities The City does not have the capacity for a separate process for consultation from each possible government and agency, but has a public process to do so collectively, and tribes are a part of that process. Staff also request that the Snoqualmie Tribe provide further information concerning their expectations regarding tribal consultation regarding capital facility planning. The city welcomes participation by the Tribe and all agencies in the update to any part of its Comprehensive Plan and plans for associated capital improvements.
Chapter 6: Capital Facilities	CF – Goal 3, Page 13		CF – 3.10 Support and encourage climate change adaptations in capital facilities planning. Where possible, seek locations for critical infrastructure and essential public services away from the 500-year floodplain to minimize potential future hazards.	“Support and encourage” is too of weak of a commitment. Suggest modifying this policy to instead state: <i>“Incorporate long-term planning for climate change scenarios and climate change adaptation in capital facilities planning. Locate critical infrastructure outside of potential future hazard areas, including in the 500-year floodplain, high fire danger areas, steep slope or landslide hazards.”</i>	Staff recommend addressing this comment. However, the “where possible” is necessary, as much of the City of North Bend, including its entire downtown is located within the 500-year floodplain, and some critical infrastructure and essential public facilities such as the city’s wastewater treatment plant cannot be located outside of the floodplain.
Chapter 6: Capital Facilities	CF – Goal 5, Page 15		CF - 5.2 Provide an adequate water supply and distribution system at all times for all domestic use and for fire flow and fire protection.	Suggest adding language to this: “Provide an adequate water supply and distribution system at all times for all domestic use and for fire flow and fire protection <i>and while protecting water quality by allowing sufficient river flows.</i> ”	Staff recommend addressing this comment as a part of a 2026 update to the Capital Facilities Element. This is a part of the city’s water right agreement concerning the Centennial Well, and staff are fine with this policy addition.
Chapter 7: Parks and Open Space Element		General Comment. On January 24th, 2022, the Snoqualmie Tribe held a Government-to-Government meeting with the City of North Bend, introducing the Upper Snoqualmie Resilient River Corridor Management Plan (“Resilient Corridor Plan” or “RCP”). In addition to Tribal and City elected leaders, various City planning staff attended this meeting, at which it was agreed that the City and Tribe would	E. 4 Open Space Needs Assessment, Page 20. The City should work to acquire additional key open space properties, particularly along shorelines, for protection of wildlife habitat, flood reduction, and open space preservation, consistent with the Environment Element and Shoreline Element of the North	Please add a policy to this section to reflect a commitment to acquire new and protect existing land to increase resiliency of the river, its floodplains, and community that relies on these resources.	Staff recommend addressing this comment as a part of a 2026 update to the Parks and Open Space Element. This may be added as a new policy under Goal 2.



		<p>work together to achieve the vision put forth in the Resilient Corridor Plan—a vision of what could be. The Resilient Corridor Plan includes suggestions for where to start to take the steps needed to get to a more connected, more resilient river corridor over time, and was created in part to be incorporated into subsequent planning documents, which is something that other jurisdictions such as King County are already doing. While we are disappointed that the draft North Bend Comp Plan Parks Element fails to incorporate or even mention the RCP, we recognize that this is still a draft and therefore there is still time. The Middle Fork and South Fork Snoqualmie Rivers, their tributaries, and the floodplains of these streams overlap with City of North Bend's Parks, and we request that the City look again at how to incorporate the recommendations within the RCP to increase resiliency of the river, floodplains, and community that relies on these resources.</p>	<p>Bend Comprehensive Plan, King County's Middle Fork and South Fork Capital Investment Strategies, and the principles of the Snoqualmie Tribe's Upper Snoqualmie Resilient River Corridor Management Plan.</p>		
<p>Chapter 7: Parks and Open Space Element</p>	<p>C. 2 City of North Bend Areas and Facilities, Page 6</p>	<p>Meadowbrook Farm Park. The Tribe is concerned that this area has been promoted for tourism but has neglected to adequately consider the ongoing human-wildlife conflicts with. This is a real issue that needs to be addressed through standard sequencing of avoidance, potentially followed by minimization, with mitigation for unavoidable impacts as a last resort. Additionally, there is no mention of the Tribe and its connection to this land, which is currently a park. The Tribe has been actively involved in restoration activities in the broader Meadowbrook area and has used funding to enhance native vegetation and improve riparian conditions on Kimball Creek. The Tribe has also secured funding to begin a native prairie restoration pilot project at multiple sites in the area, including Meadowbrook Farm.</p>	<p>Meadowbrook Farm is a part of the original Snoqualmie Prairie, referred to as baqwab wab in Lushootseed, which was maintained for thousands of years by the Snoqualmie people, and remains of high cultural importance to the Snoqualmie Tribe today. In the late 1800's, it was a thriving hop ranch and was later used for vegetable crops and dairy farming through the 1960's. Meadowbrook Farm is owned by the Cities of North Bend and Snoqualmie, and is managed by the Si View Metropolitan Park District.</p> <p>...</p> <p>The 460-acre property offers passive recreational opportunities, including nature appreciation, trails, environmental interpretation and native habitat protection. The fields on the property are also used for recreational and community events that require large spaces. A 2,400</p>	<p>We recognize that the previous comment was partially addressed, however baq^wab is misspelled and there is still no discussion of mitigation sequencing with regards to tourism and human-wildlife conflicts.</p> <p>Please also add a discussion of the Tribe's restoration efforts within Meadowbrook to restore both Kimball Creek and the prairie ecosystem that has been lost due to post-settlement land uses.</p> <p>The Tribe seeks to update the Meadowbrook Farm Master Plan, which was adopted by the Cities in 1999 and updated without the Tribe in 2013. We would like the City of North Bend to work with the Tribe to facilitate this. The Tribe has also provided consistent comments that</p>	<p>City will correct all spelling errors.</p> <p>Staff recommend adding a statement regarding habitat enhancement and prairie restoration efforts conducted at Meadowbrook Farm by the Snoqualmie Tribe, the Mountains to Sound Greenway Trust, and other partners.</p> <p>Staff recommend adding a statement regarding the need to update the Meadowbrook Farm Master Plan in association with partner organizations including but not limited to the City of Snoqualmie, Snoqualmie Tribe, King County, and Si View Metropolitan Park District.</p>



			square foot Interpretive Center building is located on the property, providing meeting space for public and private events, classes and the like. Meadowbrook Farm is part of a wildlife corridor in the Upper Snoqualmie Valley connecting numerous protected lands surrounding the City, and supports a diversity of habitats. Elk herds use many of the habitats on the site and are routinely seen grazing on Meadowbrook Farm. They are a popular attraction with local residents and visitors to the area. Wildlife habitats and habitat values on Meadowbrook Farm are further described in the Meadowbrook Farm Master Plan.	Meadowbrook should be restored as a natural space, rather than developed as an event space and tourism destination. This should be reflected in this description in the Comp Plan and long-term planning for the area.	
Chapter 7: Parks and Open Space Element	C. 2 City of North Bend Areas and Facilities, Page 8	Tollgate Farm Park. This site holds cultural significance to the Tribe, as it is part of the larger village complex (baq ^w ab), and several cultural resources have been found here. The Tribe has worked with the Si View Metropolitan Parks District on numerous occasions. At least 3-4 cultural investigations took place at this location, and at least 5 cultural resource reports were generated because of these discussions.	Tollgate Farm is adjacent to Meadowbrook Farm and preserves important agriculture, wildlife, open space, archeological and historic resources. Like Meadowbrook Farm, this site holds cultural significance to the Snoqualmie Tribe. It was a part of the larger village complex associated with the original Snoqualmie Prairie (baq wab).	Please check the spelling of the, Snoqualmie Tribe, which is spelled baq ^w ab in this section and throughout this element. This Tribe's revegetation efforts should also be discussed alongside the Mountains to Sound Greenway.	City will correct all spelling errors. As a part of 2026 Parks Element amendments, staff recommend adding language to this section noting restoration efforts by the city, Mountains to Sound Greenway Trust, and Snoqualmie Tribe.
Chapter 7: Parks and Open Space Element	C. 6 King County Areas and Facilities, Page 10	Middle Fork Snoqualmie Natural Area. The increase in access to this area has created conflicts with wildlife and has caused additional degradation issues. The Tribe believes addressing this is important.	This is a 645-acre area owned by King County, located about 5 miles east of North Bend within the Middle Fork Valley. As a natural area, the site is managed to protect natural systems, maintain and enhance wildlife habitat and corridors, preserve scenic areas, and provide for low-impact public recreation. King County and the Mountains to Sound Greenway Trust are developing significant public access improvements within this area, including trailheads, day-use sites and river access points.	Suggest amending to add statement to the end of the description: <i>"However, more focus is needed to understand and mitigate the environmental and cultural impacts of increased tourism. In particular, the impacts of increased degradation and conflicts with wildlife need further study and management."</i>	Staff do not recommend addressing this amendment, as the Middle Fork Snoqualmie Natural Area is described here just in the context of a basic inventory of surrounding park and open space resources managed by other agencies. It is not within North Bend's jurisdiction or planning authority. Suggestions concerning planning and management of this area should be directed to King County.
Chapter 7: Parks and Open Space Element	C. 6 King County Areas and Facilities, Page 11	Three Forks Natural Area. There is no mention about the cultural significance this area and the wildlife holds for the Tribe. This is part of the larger village complex (baq ^w ab) and served as a	Three Forks Natural Area was a part of the original larger village complex associated with the Snoqualmie Prairie (baqwab) and holds cultural significance to the Snoqualmie	Please correct the spelling of baqwab to baq ^w ab.	City will correct all spelling errors. Staff do not recommend addressing the suggested amendment concerning parking, as the Three Forks Natural Area is described here just in the



		gathering area for hop pickers and harvesters – many of whom were Snoqualmie people. Oftentimes, this was the only area in which the Snoqualmie people could visit with their relatives.	Tribe. It served as a gathering area for hop pickers and harvesters, many of whom were Snoqualmie people, and oftentimes, this was the only area in which the Snoqualmie people could visit with their relatives. Parking for river access is provided at the intersection of Reinig Road and 428th Ave. SE.	Parking at Three Forks is an ongoing issue for adjacent landowners, the flow of traffic, and the Tribe, as there currently is not sufficient space for the level of use, which results in cars parked on both sides of the road. Please amend this to include a discussion of ongoing parking issues and needs.	context of a basic inventory of surrounding park and open space resources managed by other agencies. It is not within North Bend's jurisdiction or planning authority. Suggestions concerning planning and management of this area should be directed to King County.
Chapter 7: Parks and Open Space Element	C. 10 Other Regional Areas and Facilities, Page 13	Campbell Global Timber Lands. The amount of acreage should be reduced by 12,000 to reflect the Snoqualmie Tribe Ancestral Forest.	Campbell Global owns approximately 86,000 acres of working forestland along the western edge of the Cascade Range just north of the Three Forks Natural Area. This land was previously known as the Weyerhaeuser Snoqualmie Tree Farm. It includes two major rivers (North Fork Snoqualmie and Tolt), numerous smaller rivers and streams, more than 500 acres of lakes and ponds, more than 6,000 acres of riparian areas, and 4,000 acres of wetlands. Recreation access is allowed via permit from Campbell Global. https://sqrecreation.com/	Please check the total acreage and update to reflect recent land sales.	Staff recommend addressing this comment in a 2026 update to the Parks Element.
Chapter 7: Parks and Open Space Element	E.2 Trails System Needs Assessment, Page 18	It would be beneficial to prioritize the marking of these existing additional trail opportunities to before any new trails are proposed or designed.	In addition to City construction projects, significant additional trail opportunities can be met by developing and/or signing existing trails found along the public roads, on dikes, and on publicly owned, abandoned railroad rights-of-way. Please refer to the Trail Plan Map, Figure 8-2.	Please amend this to explicitly state that prior to constructing new trails, the City should prioritize maintaining and utilizing existing trails. Additionally, if trails are unused or non-functioning, the City should consider closing them and restoring the land.	Staff do not recommend addressing this comment. Trails should be developed consistent with public demand, and as needed to address missing links in the overall network. Maintenance of the City's trail network is required for any and all trails developed and operated by the city. Many other policies throughout this Element address ensuring that trail and park improvements consider wildlife habitat and other critical area needs. Policy 3.7 addresses unsanctioned or illegally constructed trails.
Chapter 7: Parks and Open Space Element	E.2 Trails System Needs Assessment, Page 19	Please consider adding “and responsibly” at the end of the last sentence.	The City should actively pursue bridging “missing links” of the trail system wherever possible and appropriate	Please amend to state: “The City should actively pursue bridging “missing links” of the trail system wherever possible, and appropriate, <i>and responsible</i> ”	Staff recommend addressing this comment in a 2026 update to the Parks Element.
Chapter 7: Parks and Open Space Element	Goal 1, Page 26	We recommend placing an emphasis on stewarding the land as appropriate for balanced resource considerations, not just on providing access and use.	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. 1.4 Ensure the historic, ecological, social, agricultural and recreational	Additional language is still needed in this goal and policy to address tribal values and stewardship.	Staff recommend addressing this comment in a 2026 update to the Parks Element.



			values of Tollgate Farm and Meadowbrook Farm are appropriately protected and enhanced through the implementation of the plans developed for those Parks.		
Chapter 7: Parks and Open Space Element	Goal 3, Page 28		3.6 Establish a pedestrian and bicycle network connected to a greenway system which links commercial areas, neighborhoods, parks and public lands and facilities, and regional trails.	Suggest editing this goal to state: “Establish a pedestrian and bicycle network connected to a greenway system which links commercial areas, neighborhoods, parks and public lands and facilities, and regional trails, <i>while avoiding and reducing negative impacts on critical habitat and corridors for fish and wildlife.</i> ”	Staff do not recommend addressing this comment in the context of keeping policies simple. Any future bicycle and pedestrian facilities will need to comply with critical area requirements, and this language addition just makes the policy wordier.
Chapter 7: Parks and Open Space Element	Goal 3, Page 28	3.6. We are requesting that a goal be added to engage in meaningful consultation with tribes on the acquisition, restoration priorities, and development of signage.	a. Prioritize funding to implement the Trail Plan Map shown in Exhibit 3. As funding and opportunities permit, protect critical trail linkages and design, construct and/or enhance trail segments identified in the Trails Plan. b. Develop links between off-road and on-road pedestrian and bicycle facilities to provide an interconnecting system of trails. c. Design portions of the trail system to accommodate a variety of non-motorized users, including pedestrians, road and mountain bicycles, equestrians, rollerblades, wheelchair users, strollers and others, recognizing that not all trails will accommodate all users. d. Create and implement development regulations that require that all new development provide connections, or payments in lieu, to the City’s bicycle/walkway trails system. e. Create and implement development regulations that require that new residential developments provide for construction of new trails as identified on the Trail Plan Map as a part of the development’s recreational and common space requirements.	Please add the policy: “Engage in meaningful consultation with tribes on land acquisition, restoration priorities, and development of signage for open spaces and parks.”	Staff don’t recommend adding this policy under Goal 3. Tribal consultation with regard to park and open space planning is separately addressed specifically by Goal 5 and Goal 6 and their underlying policies.



			<p>f. Pursue obtaining trail easements from owners of existing developed lots located within trail corridors identified on the Trail Plan Map for construction of missing trail linkages.</p> <p>g. Promote separated walkways and bikeways within new residential developments that can be linked to existing or proposed trails or walkways.</p>		
Chapter 7: Parks and Open Space Element	Goal 6, Page 30	Goal 6. In order to enhance and inform others about the historic and cultural heritage of the North Bend area please consider adding language to the signs that include (rather than erase) the Tribe. This signage should always be designed in consultation with the Tribe, and with the Tribe's consent. Also, trees that are culturally modified should be protected.	6.2 Work with the Snoqualmie Tribe to preserve and promote interpretation of significant cultural and historic sites and acknowledge the importance of Tribal history as an important part of the Snoqualmie Valley's history. Consult with the Tribe on any interpretive signage or messaging relating to Tribal history or culture.	Please also add language about protecting critical cultural resources (CCRs), which include culturally modified trees.	Staff recommend addressing this comment in a 2026 update to the Parks Element. This may be addressed as a new policy under Goal 6.
Chapter 7: Parks and Open Space Element	Goal 6, Page 30		6.1 a. Develop an interpretive kiosk or signs for key sites, including South Fork area, old Tanner Mill site, Tollgate Farm, Meadowbrook Farm, and other points of scenic and historic interest in order to enhance visitor experience and promote the City's built and natural history.	Modify to state: "Develop an interpretive kiosk or signs for key sites, <i>in consultation with the Snoqualmie Tribe</i> , including South Fork area, old Tanner Mill site, Tollgate Farm, Meadowbrook Farm, and other points of scenic, <i>cultural</i> , and historic interest in order to enhance visitor experience and promote the City's built and natural history <i>and to teach about responsible recreation and environmental stewardship.</i> "	Staff don't recommend addressing this comment, for the sake of policy simplicity. Tribal consultation for interpretative signage is addressed in 6.2, and the suggested policy as amended is too long and wordy.
Chapter 7: Parks and Open Space Element	Goal 6, Page 30		6.3 Promote a mutually supportive relationship between historic and cultural preservation and economic development as appropriate.	Recommend rewording to state "Promote a mutually supportive relationship between historic and cultural preservation and economic development as appropriate <i>that considers and minimizes impacts on marginalized populations and cultural resources.</i> "	<p>Staff don't recommend addressing this comment, for the sake of policy simplicity.</p> <p>Policies for equity considerations for all land use decisions are provided in the Equity section (section M) of the Sustainability Element.</p> <p>Cultural resource protection concerning park and recreation planning is separately addressed under Goal 6 and its underlying policies.</p>
Chapter 7: Parks and Open Space Element	Goal 6, Page 30		6.4 Incorporate the preservation of sites and structures of historic, cultural, and archeological significance as a part of the aesthetic and environmental	Please make a stronger commitment to preservation: "Incorporate the preservation of Preserve sites of and structures of historic, cultural, and archeological	Staff recommend addressing this comment in a 2026 update to the Parks Element.



			consideration in site design and subdivision plan reviews.	significance as a part of the aesthetic and environmental consideration in site design and subdivision plan reviews."	
Chapter 7: Parks and Open Space Element	Goal 7, Page 30	Goal 7.1. Please include Tribes in this discussion. Also, please specify native plants here. Open corridors can lead to the movement and spread of invasive plants.	7.1 Protect and enhance important wildlife corridors within North Bend and its Urban Growth Area, in coordination with the state, county and Snoqualmie Tribe, to create a network of wildlife corridors which link habitat areas together to encourage the natural movement of plant and animal species. Focus habitat protection efforts on areas that: include a diversity of habitat types, enhance the value of existing protected areas, or have been identified by the City and King County as critical areas. a. Encourage protection of habitat corridors along the South and Middle Forks of the Snoqualmie River and adjacent streams to facilitate the movement of wildlife and maintain suitable fish and wildlife habitat. b. Encourage private and public organizations to help complete the wildlife corridor between the Protected Areas shown on Exhibit 8-3. c. Plan and implement habitat enhancement projects with native trees and shrubs within fish and wildlife habitat areas.	This comment was partially addressed, please amend this goal to state: "7.1 Protect and enhance important wildlife corridors within North Bend and its Urban Growth Area, in coordination with the state, county and Snoqualmie Tribe, to create a network of wildlife corridors which link habitat areas together to encourage the natural movement of <i>native</i> plant and animal species"	Staff recommend addressing this comment in a 2026 update to the Parks Element.
Chapter 7: Parks and Open Space Element	Goal 7, Page 30	Goal 7.2. We strongly encourage providing onsite mitigation language here.	7.2 Encourage community involvement and education in the creation, enhancement, management, interpretation and enjoyment of wildlife habitat areas.	Please modify to include protection: "Encourage community involvement and education in the creation, <i>protection</i> , enhancement, management, interpretation and enjoyment of wildlife habitat areas."	Staff recommend addressing this comment in a 2026 update to the Parks Element. However, policy is getting pretty long and wordy. Consider how to simplify with amendments, maybe breaking idea into multiple policies.
Chapter 7: Parks and Open Space Element	H.2 Project Descriptions, Page 23	Meadowbrook Farm baqwab Prairie Loop Trail. The Tribe withholds comments on this at this time on any projects proposed or included in the Master Site Plan because the Tribe was not involved in the development of the plan. The Tribe requests this be updated once it is in the Intergovernmental Land	Meadowbrook Farm (Baqwab) Prairie Loop Trail: An 8-foot wide paved pedestrian trail (with crushed stone and boardwalks within critical areas) will complete a loop with the existing Boalch Trail, connecting from the Interpretive Center north along SR-202 and through the	Please see previous comment regarding Meadowbrook and address here as well.	Not sure what this comment is requesting. Spelling corrections will be addressed.



		Transfer Agreement and the Master Site Plan is updated. It is also important to use the correct spelling of baqwab in the Plan. The word “Baqwab” is incorrect.	Camas Meadow to Centennial Fields Park, with a spur trail connecting to Snoqualmie Middle School. The project would be a joint project with the City of Snoqualmie, and would include habitat enhancement and interpretive and wildlife safety signage. Estimate \$1,200,000.		
Chapter 7: Parks and Open Space Element	H.2 Project Descriptions, Page 23	Meadowbrook Farm Elk Viewing Area and Swing Rock (iyi?du?ad) Interpretive Site. The Tribe is concerned about trash accumulation in these two areas when people park their cars. We recommend adding a trash receptacle to both locations to help mitigate this.	Meadowbrook Farm Elk Viewing Area and Swing Rock Interpretive Site: The site of the original Meadowbrook Barn, adjacent to the Swing Rock west of SR-202 and just south of the city limit line between North Bend and Snoqualmie, is anticipated as an area for elk viewing and interpretation of the Swing Rock, a location of great significance in the origin story of the Snoqualmie Tribe, and interpretation of the history of the Meadowbrook Dairy Farm. The project is anticipated as a joint project of the Cities of North Bend and Snoqualmie, the Snoqualmie Tribe, and the Meadowbrook Farm Preservation Association. Improvements anticipated include a small parking area, elk viewing platform (likely atop the old silo foundation), a trailhead crossing under SR-202 through a reconstructed cattle underpass, interpretive signage, and native landscape improvements. Additional facility planning and a site plan are needed with cost estimates before this facility can formally be placed in the 6-year capital facilities plan.	Please include the Lushootseed name of Swing Rock, iyi?du?ad. This section also needs to discuss the need for a trash management plan to better manage the impact of tourism and recreation.	Staff recommend addressing this comment in a 2026 update to the Parks Element.
Chapter 7: Parks and Open Space Element	H.2 Project Descriptions, Page 24	South Fork Snoqualmie River Pedestrian Bridge Left Bank Levee Trail, & Pedestrian Bridge at Bendigo Boulevard N. Additional bridges over large rivers should be avoided, and are likely to be difficult to permit. Please review this component for consistency with the Resilient Corridor Plan and need for climate resiliency. Additionally, this	Design work will occur in 2023, funded by a King County Rivers Grant, to set back the left bank between Bendigo Boulevard S. and W. North Bend Way. The design will incorporate a 12-foot wide multi-use asphalt pedestrian trail atop the levy. The design should include pedestrian access off the levy down to the river. Estimate of \$2,000,000	“levy” is still misspelled.	The city will correct all spelling errors.



		section should be corrected throughout to “levee” (not “levy”) for consistency.	for trail portion (not including levy setback) and river access improvements.		
Chapter 7: Parks and Open Space Element	H.2 Project Descriptions, Page 23	Spray Park Feature. The City should verify that a summertime spray park of this nature, which would likely occur when Snoqualmie River flows are at seasonal lows, is in keeping with City’s environmental values, water conservation ordinance, and budget. The City already pays for water mitigation for withdrawals at various times of the year, a situation brought on in large part due to excessive diversions and aquifer withdrawals for out-of-stream uses.	A spray park feature should be installed at a park for summer water play. The feature could be a simple conventional spray park, or an accessible water fountain where people can get wet. The specific park has yet to be determined, but could be located at the Si View Community Park , Dahlgren Family Park, William H. Taylor Park, or Si View Community Park Eastern Expansion. The cost could be shared with the Si View Metropolitan Park District if included in the aquatics center bond. Estimate \$1,600,000.	Please describe what water conservation measures will be in place for this park to not negatively impact in-stream flows.	Staff recommend addressing this comment in a 2026 update to the Parks Element. Staff recommend adding a notation to this sentence calling for incorporation of appropriate water conservation measures with such a facility. Any potential amendment should be simple high-level language. Facility planning will occur at a later date, and the Comprehensive Plan does not need to describe specific operational measures for such features.
Chapter 7: Parks and Open Space Element	B.3. Wildlife Habitat, Page 5		Early settlers described much of the floodplain as “prairie.” This large open area was maintained by Native Americans in order to perpetuate certain edible plant species such as camas and berries. Fire was used to remove invading shrubs and trees. Today, what remains of the former prairies are largely farm fields, bisected by roads and highways. These transportation corridors are significant barriers for wildlife movement.”	This should be reworded to remove the reference to “early settlers” as this information came from the Snoqualmie Tribe. Please specifically mention the Snoqualmie Tribe and add that the floodplains of the Snoqualmie are highly significant to the Tribe and amend to state: <i>“Early settlers Native Americans, including the Snoqualmie Tribe, who has lived and tended to the valley since time immemorial, described much of the floodplain as “prairie.” The Snoqualmie River floodplain was and continues to be highly significant to the tribe, and to the function of the Snoqualmie River.</i> This large open area was maintained by Native Americans in order to perpetuate certain edible plant species such as camas and berries. Fire was used to remove invading shrubs and trees. Today, what remains of the former prairies are largely farm fields, bisected by roads and highways. These transportation corridors are significant barriers for wildlife movement.”	Staff recommend addressing this comment in a 2026 update to the Parks Element.



Chapter 7: Parks and Open Space Element	C.10 Other Regional Areas and Facilities, Snoqualmie Falls, Page 13		Snoqualmie Falls: Snoqualmie Falls is reported to be the second largest tourist destination in the state (Snoqualmie Valley Visitor's Guide, 2000) drawing 1.2 million visitors a year. Snoqualmie Falls itself has a 268foot drop, which is 100 feet higher than Niagara Falls. There is a trail to the base of the Falls that is open to the public.	The Snoqualmie Tribe needs to be discussed in this section as the Snoqualmie Falls is a sacred site. This section should also mention that the property around the falls was re-acquired by the Snoqualmie Tribe. Please see the Snoqualmie Tribe Ancestral Land Movement materials for reference: https://snoqualmietribe.us/history-shared-sacred-snoqualmie-falls/	Staff recommend addressing this comment in a 2026 update to the Parks Element.
Chapter 7: Parks and Open Space Element	Goal 4, Page 29		Goal 4: Develop quality recreational opportunities that meet the needs of a diverse population.	Should reword to state: "Develop quality <i>sustainable and responsible</i> recreational opportunities that meet the needs of a diverse population, <i>while protecting natural and cultural resources</i> "	Staff do not recommend addressing this comment. The language of a goal in particular should be direct, high-level, and simple. Protecting cultural resources is addressed under Goal 6 and its underlying policies. Protecting wildlife habitat areas is addressed under Goal 7 and its underlying policies.
Chapter 7: Parks and Open Space Element	General			Ensure consistent spelling of baq ^w ab and other Lushootseed words throughout section.	The city will correct all spelling errors.
Chapter 8: Economic Development	C.3 Objectives and strategies, 8., Page 12	Strategies (#8) – please include the Snoqualmie Tribe in this. The City needs to include the Snoqualmie Tribe as a critical partner in providing input on marketing strategies to attract tourists and outdoor enthusiasts. Tribal inclusion will help to prevent promoting inappropriate or unplanned recreational uses that may adversely impact tribal ancestral lands and cultural resources. Furthermore, the Tribe should be included as a critical partner in the City's plans for educating visitors regarding how they may recreate with respect to the Tribe and its ancestral lands in the North Bend area.	8. Partner with Business and Nonprofit Community to Enhance Marketing Strategies to Attract Tourists and Outdoor Enthusiasts. The development of the North Bend Brand Implementation Guidelines in 2018 and the Discover North Bend website in 2021 were important steps to marketing North Bend as an outdoor recreation destination. Creating or supporting sustained marketing materials, in partnership with others such as the SnoValley Chamber, Snoqualmie Tribe, and Mountains to Sound Greenway, to showcase the city and its surrounding outdoor, historic, and cultural assets will attract more visitors and businesses to the community and further enhance North Bend's position as a regional destination. In addition, the City of North Bend plans to work with these and other partners to promote	While this section mentions the Snoqualmie Tribe, it does not capture the full essence of our previous comment. Please add language that discusses promoting sustainable tourism and stewardship that prioritizes quality of life for those that live here and does not negatively impact natural resources.	Staff recommend conducting an update to the Economic Development Element in 2026, and can consider this docket request during that process.



			responsible and sustainable recreation to protect and respect the natural environment for current and future generations to enjoy.		
Chapter 8: Economic Development	C.2 Goals, Goal 2, Page 9	We request that the City acknowledge that economic development must not occur at the expense or detriment of tribal archaeological sites and cultural resources, as so many historical economic activities in the City have done so.	Goal 2: The City of North Bend is able to meet its financial obligations, promotes efficient development, and creates the conditions for development to be successful	Suggest amending Goal 2 to state: "The City of North Bend is able to meet its financial obligations, promotes efficient development, and creates the conditions for development to be successful <i>that does not occur at the detriment of cultural or natural resources, or the long-term sustainability and health of the existing residents of North Bend.</i> "	Staff recommend conducting an update to the Economic Development Element in 2026, and can consider this docket request during that process.
Chapter 9: Shoreline Element	General	One thing we noticed here is that the Shoreline Element is focused on economics and tourism as the priority, including in the ordering of the goals. We suggest that it should be re-ordered to prioritize shoreline and natural resource protection and enhancement. North Bend's historic emphasis on economic development at the expense of natural resource protection has been the default position for over 100 years and has resulted in degradation of the natural environment which the Snoqualmie Tribe relies on, as well as does the rest of the community.		<p>We remain concerned by the way that the Shoreline Element conveys the priority of its goals. Currently, the wording and structure of the element implies that the goals of the SMA are to allow public access, recreation, and economic development uses over protecting and sustaining habitat and critical area function, water quality, and the fish and wildlife species that rely on these areas.</p> <p>In the SMA legislation states that the overarching goal is "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines." Please modify this section to clearly convey that shoreline development and access should only be pursued when it does not create negative short or long-term impacts on the ecological and hydrologic function of the shoreline.</p>	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	Economic Development, Goal 9, Page 18	If North Bend wishes to continue to attract tourism due to its natural environment and beauty then North Bend should strive harder to protect those features and assets, not to further develop them. For example, Goal 1.1 is "Promote the South and Middle Forks of the Snoqualmie River as a community economic asset." This is an outdated view and policy and should be	9.1 Promote the South and Middle Forks of the Snoqualmie River as a community economic asset.	Suggest re-writing to state: "Promote <i>continued protection and restoration of</i> the South and Middle Forks of the Snoqualmie River as a community economic asset <i>to support responsible and sustainable recreation that benefits the community and economy and minimizes negative impacts on</i>	<p>The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.</p> <p>Of note, this request is a different idea altogether from the existing policy.</p>



		changed and clarified. Only through protection can North Bend achieve having the Rivers as economic assets, unless North Bend is contemplating additional extractive practices such as logging or mining.		<i>natural resources or plants and animals."</i>	
Chapter 9: Shoreline Element	Economic Development, Goal 9, Page 19	Even though the proposed language includes qualifiers such as goal 1.3, the overall sense is clear: North Bend intends to develop the rivers and shorelines for economic gain. Please re-order priorities to emphasize protection and restoration as the way to get to that economic development. Also, please consider holistic approaches that work with rivers and floodplains and shorelines, rather than against them, such as in this report: https://www.americanrivers.org/wp-content/uploads/2020/06/AR-Economic-Outcomes-Report.pdf We suggest that North Bend should incorporate this kind of approach into its Shoreline and Comp Plan updates.	9.3 Give preference to economic activities which either leave natural shoreline features and adjacent critical areas such as trees, shrubs, grasses and wildlife habitat unmodified, or which modify them in a way which enhances human awareness and appreciation of the river's beauty and relation to other natural and non-natural surroundings.	Please amend to state: "...or which modify them in a way which enhances human awareness and appreciation of the river's beauty and relation to other natural and non-natural surroundings <i>and does not compromise ecological integrity, function, or create negative impacts to plants and animals."</i>	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	Historic, Cultural, Scientific, and Educational Resources, Goal 6, Page 17	Please include Tribal Cultural Resources specifically as needing protection in the cultural and historical resources element.	Goal 6. Recognize cultural and historical resources as an essential part of North Bend's identity and heritage.	Recommend including cultural preservation in this goal: "Recognize <i>and preserve</i> cultural and historical resources..."	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	Historic, Cultural, Scientific, and Educational Resources, Goal 6, Page 17		6.1 Encourage educational and scientific projects and programs that foster a greater appreciation of the importance of shoreline management, river-oriented activities, environmental conservation and local historic connections with North Bend's river.	Please modify to state: "Encourage educational and scientific projects and programs that foster a greater appreciation of the importance of <i>and understanding of ecology and conservation</i> , shoreline management, river-oriented activities, environmental conservation and local historic connections with North Bend's river <i>and the connection between local Tribe's and the rivers of North Bend, and that guide responsible and safe use and recreation in these places.</i>	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines. This suggested policy is getting too long. Suggest breaking the requested ideas into multiple policies more specific to their respective topics.
Chapter 9: Shoreline Element	Historic, Cultural, Scientific, and Educational Resources, Goal 6, Page 17		6.3 Protect, preserve, or restore buildings, sites, and areas of shoreline having scientific or educational values or significance.	Please modify to include places of cultural and historic significance in list: "Protect, preserve, or restore buildings, sites, and areas of shoreline having scientific, or	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.



				educational, <i>cultural</i> , or <i>historic</i> values or significance.”	
Chapter 9: Shoreline Element	B. Goals and Policies, Page 3		We envision that our SMP will be used as a guide to bring forth this common initiative; and to be successful, both public and private interests must be represented and protected. Thus, when the need arises to adopt or interpret policy, procedure, or best practice models from this instrument, it is vital that a balance can be struck between public interest and the environment, and private property owners.	Please amend to state: “...it is vital that a balance can be struck between public interest and the environment, and private property owners <i>that does not compromise cultural or natural resources or result in disproportionate impacts to marginalized groups</i> ”	The next update to the City’s Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines. This suggested sentence is getting too long. Suggest breaking the requested ideas into multiple sentences more specific to their respective topics.
Chapter 9: Shoreline Element	B. Goals and Policies, Public Access and Recreation, Goal 1, Page 3			Add policy to Goal 1 that states: “ <i>Use a strategic planning to evaluate and mitigate cumulative impacts of shoreline access and impacts to water quality, habitat, and ecological services and function of river.</i> ”	The next update to the City’s Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	B. Goals and Policies, Public Access and Recreation, Goal 1, Page 3		1.5 Develop guidelines informed by best available science for creating contiguous greenways that protect the riparian environment and related wildlife habitat when opportunities arise.	Amend to state: “Develop guidelines informed by best available science <i>and indigenous knowledge</i> for creating contiguous greenways....”	The next update to the City’s Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	B. Goals and Policies, Public Access and Recreation, Goal 1, Page 3		1.6 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.	Amend to state: “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 <i>and function</i> of critical areas, protection and improvement projects, consistent with the City of North Bend Shoreline Analysis Report.”	The next update to the City’s Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	B. Goals and Policies, Public Access and Recreation, Goal 1, Page 4		1.8 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.	Amend to state: “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 <i>or ecological function of shoreline areas.</i> ”	The next update to the City’s Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	B. Goals and Policies, Public Access and		1.10 Identify opportunities for public access on publicly owned shorelines. Preserve, maintain and enhance public access afforded by	For both policies add language to end that states: “... <i>and does not compromise ecological integrity.</i> ”	The next update to the City’s Shoreline Master Program is due in 2029, and the City will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at



	Recreation, Goal 1, Page 4		shoreline street ends, public utilities and rights-of-way. 1.11 Design public access to provide for public safety and comfort and to minimize potential impacts on private property and individual privacy.		this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	B. Goals and Policies, Public Access and Recreation, Goal 2, Page 4		Goal 2. 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.	Amend to protect shoreline character and function: "...public safety and the natural shoreline character <i>and function</i> ."	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	B. Goals and Policies, Public Access and Recreation, Goal 2, Page 4			Add policy that states: <i>"Protect shoreline resources and environment and control pollution and prevent damage to the natural environment."</i>	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	B. Goals and Policies, Public Access and Recreation, Goal 2, Page 5		2.8 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.	This policy seems unnecessary and should be removed.	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines. Shoreline Master Program policies address multiple functions of water access and enjoyment, including commercial development opportunities consistent with critical area provisions.
Chapter 9: Shoreline Element	B. Goals and Policies, Circulation, Goal 3, Page 5		3.5 Ensure, when existing transportation corridors are abandoned, they are reused for water-dependent uses or public access	Revise to state: Ensure , When existing transportation corridors are abandoned, they are <i>they should be restored for fish and wildlife habitat or if not feasible</i> , reused for water-dependent uses or public access."	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	B. Goals and Policies, Circulation, Goal 3, Page 6		3.9 Encourage low-impact parking facilities, such as those with permeable pavements and bio-swales.	These should be development requirements, not encouragements.	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	B. Goals and Policies, Shoreline Uses and Modifications, Goal 4, Page 7-8		4.2C. Development, when feasible, should be designed to ensure that any necessary shoreline stabilization, flood control measures, native vegetation	Strike "when feasible," as this is part of the SMA and should be required.	The next update to the City's Shoreline Master Program is due in 2029, and the City will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.



			removal, or other shoreline modifications do not result in a net loss of shoreline ecological function or further degrade other shoreline values.		
Chapter 9: Shoreline Element	B. Goals and Policies, Shoreline Uses and Modifications, Goal 4, Page 8		4.2D. Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be mitigated.	Avoidance should be prioritized over mitigation. Amend to state: "Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be avoided mitigated."	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	B. Goals and Policies, Shoreline Uses and Modifications, Goal 4, Page 8		4.2F. Recognize that single-family residential development is a preferred use.	This policy needs clarification, preferred to what?	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	B. Goals and Policies, Shoreline Uses and Modifications, Goal 4, Page 8		4.3 Designate properties as Shoreline Residential to accommodate higher-density residential development and recognize existing and proposed land uses. This designation is appropriate for residential uses on lands with zoning classifications for detached and attached residential. The following management policies should guide development within these areas:	Shoreline areas don't seem appropriate for higher-density development. This should be revised to explicitly state that any high-density development would completely avoid buffers/management zones.	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines. Shoreline jurisdiction often includes areas far outside of critical area buffers, and includes areas within the downtown commercial zone and high-density residential zone where multifamily uses are permitted. All development is required to avoid buffers consistent with critical area provisions.
Chapter 9: Shoreline Element	B. Goals and Policies, Shoreline Uses and ModificationsGoal 4, Page 8		4.3A. Standards for buffers, lot coverage limitations, shoreline stabilization, vegetation conservation, critical area protection, and water quality should mitigate adverse impacts and maintain no net loss of shoreline ecological functions.	Recommend amending to state: "Standards for buffers, lot coverage limitations, shoreline stabilization, vegetation conservation, critical area protection, and water quality <i>will be implemented, following the BAS, to avoid and minimize should mitigate</i> adverse impacts <i>and guide</i> mitigation, if required to and maintain no net loss of shoreline ecological functions."	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	B. Goals and Policies, Shoreline Uses and Modifications, Goal 4, Page 8-9		4.4 Designate properties as Commercial Conservancy to accommodate intensive land uses, such as commercial, office, retail, transportation, warehouse, manufacturing, and mixed-use developments. The following	This policy (4.4A) prioritizes development and water recreation over the protection of shoreline function and ecological integrity. This should be reorganized to better state that protection of function of shoreline habitat is the first priority and recreation second priority.	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines. Staff do not recommend addressing this request. The policy is specific to broad criteria for planning shoreline environment designations (essentially



			management policies should guide development within these areas: 4.4A. Manage development so that it enhances and maintains the shorelines for a variety of urban uses, with priority given to water-dependent, water-related and water-enjoyment uses. Non-wateroriented uses should not be allowed except as part of an existing development unless such uses would not conflict with or limit opportunities for water-oriented uses or on sites where there is no direct access to the shoreline.	Development should only be allowed outside of critical area buffers/management zones, where there are no negative impacts.	land use zones within Shoreline Master Program jurisdiction) and is not intended to address or bypass environmental protection measures. Consistent with the Shoreline Management Act, jurisdictions are to plan for a multitude of shoreline uses and functions, including for commercial development and public access. Protecting critical areas including shoreline buffers is required for all development.
Chapter 9: Shoreline Element	B. Goals and Policies, Shoreline Uses and Modifications, Goal 4, Page 9		4.5C. All developments and uses should be located and designed to protect public recreational uses of the water; to minimize adverse visual impacts; and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration	Amend to better convey the priority of uses and the need for protection of shoreline integrity: "All developments and uses should be located and designed to <i>minimize negative ecological impacts and maintain shoreline integrity</i> , allow for safe unobstructed passage of fish and wildlife, particularly those species dependent on migration, minimize adverse visual impacts, and to protect public recreational uses of the water."	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines. Staff supports reordering this policy when an update to the Shoreline Element is next addressed.
Chapter 9: Shoreline Element	B. Goals and Policies, Agriculture, Goal 4, Page 10		4.10 Use appropriate farm management techniques to prevent contamination of nearby waterbodies and adverse effects on valuable plant, fish, and animal life from fertilizer and pesticide use and application.	Please explicitly state the need for livestock exclusion: "Use appropriate farm management techniques to <i>exclude livestock from waterways and to prevent</i> contamination of nearby waterbodies and adverse effects on valuable plant, fish, and animal life from fertilizer and pesticide use and application."	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines. This is a comment that would be better addressed in shoreline regulations concerning agriculture, NBMC 14.20.340. New agricultural uses would not be allowed within critical areas or their buffers per the City's critical area regulations and shoreline regulations.
Chapter 9: Shoreline Element	B. Goals and Policies, Agriculture, Goal 4, Page 10		4.11 Encourage agricultural-recreation activities on the Tollgate and Meadowbrook Farms	This statement is too broad. Please amend to state: "Encourage agricultural-recreation activities on the Tollgate and Meadowbrook Farms <i>that does not negatively impact wildlife and ecosystem function.</i> "	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	B. Goals and Policies, Breakwaters, Jetties, Groins and		4.21 To the extent feasible, limit the use of breakwaters, jetties, groins, weirs or other similar structures to those projects providing ecological restoration or other public benefits.	Clarification is needed on what classifies as a public benefit.	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.



	Weirs, Goal 4, Page 10				<p>That level of specificity is better addressed by regulations. See Shoreline Regulations addressing shoreline stabilization structures which provide much stronger review criteria.</p> <p>Much of this policy is not relevant to North Bend, and seems to be stock language out of SMP guidance materials.</p>
Chapter 9: Shoreline Element	B. Goals and Policies, Fill, Goal 4, Page 11		4.26 Limit fill waterward of the OHWM to support ecological restoration or to facilitate water-dependent or public access uses. All impacts shall result in no net loss of ecological function.	Clarification is needed on what are the allowed water-dependent and public access uses are and when they are allowed.	
Chapter 9: Shoreline Element	B. Goals and Policies, Mining, Goal 4, Page 11		4.32 Locate mining facilities outside shoreline jurisdiction whenever feasible	Mining is not an appropriate use in the shoreline jurisdiction. Please remove "whenever feasible. "	<p>The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.</p> <p>Mining is not really a use that is ever likely to occur within City limits as a stand-alone use.</p>
Chapter 9: Shoreline Element	B. Goals and Policies, Residential Development, Goal 4, Page 12		4.36 Locate and construct residential development in a manner that assures no net loss of shoreline ecological functions.	Revise to state: "Locate and construct residential development in a manner that assures no net loss of shoreline ecological functions <i>by avoiding and minimizing impacts on critical areas</i> "	<p>The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.</p> <p>While the requested amendment could be addressed, demonstration of mitigation sequencing including avoiding and minimizing impacts are already required in the City's critical area regulations. Adding language here doesn't make the policy stronger, just wordier.</p>
Chapter 9: Shoreline Element	B. Goals and Policies, Residential Development, Goal 4, Page 12		4.40 Design and locate new residences so that shoreline stabilization will not be necessary to protect the structure. The creation of new residential lots should not be allowed unless it is demonstrated the lots can be developed without: A. Constructing shoreline stabilization structures (such as bulkheads). B. Causing significant erosion or slope instability. C. Removing existing native vegetation within shoreline buffers.	Buffers should be referred to as riparian management zones throughout the comp plan and Shoreline Element, consistent with the 2025 CAO updates.	<p>The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.</p> <p>References can be added to Riparian Management Zone, but the name buffer should be retained as a more universally recognized and understood term.</p>
Chapter 9: Shoreline Element	B. Goals and Policies, Shoreline Habitat and Natural Systems		5.1 Include provisions for shoreline vegetation restoration, fish and wildlife habitat enhancement, and low impact development techniques	Revise to state: "Include provisions for shoreline vegetation restoration, fish and wildlife habitat enhancement, and	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at



	Enhancement Projects, Goal 5, Page 13		in projects located within shoreline jurisdiction, where feasible and informed by Best Available Science.	low impact development techniques in projects located within shoreline jurisdiction, where feasible and informed by Best Available Science <i>and indigenous knowledge</i> "	this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	B. Goals and Policies, Shoreline Habitat and Natural Systems Enhancement Projects, Goal 5, Page 13		5.5 Enhance and restore areas which are biologically and aesthetically degraded to the greatest extent feasible while maintaining appropriate use of, and public access to, the shoreline.	This is another example of prioritizing use of the shoreline over function and restoration. Some shoreline areas are highly sensitive and not appropriate for recreation.	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	B. Goals and Policies, Shoreline Habitat and Natural Systems Enhancement Projects, Goal 5, Page 13		5.7 Protect and restore critical freshwater habitat and other areas that provide habitat for endangered, threatened or sensitive fish and wildlife species using methods informed by Best Available Science	Modify to include Indigenous Knowledge: "Protect and restore critical freshwater habitat and other areas that provide habitat for endangered, threatened or sensitive fish and wildlife species using methods informed by Best Available Science <i>and Indigenous Knowledge.</i> "	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	B. Goals and Policies, Shoreline Habitat and Natural Systems Enhancement Projects, Goal 5, Page 13		5.9 Protect and preserve water quality in the South Fork and Middle Fork Snoqualmie Rivers.	Amend to state: "Protect and preserve water quality, <i>including temperature and instream flows</i> , in the South Fork and Middle Fork Snoqualmie Rivers."	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	B. Goals and Policies, Critical Areas, Goal 5, Page 15		5.27 Conserve and protect critical areas within shoreline jurisdiction from loss or degradation.	Amend to state: "Conserve, and protect, <i>and restore</i> critical areas <i>and riparian management zones</i> within shoreline jurisdiction from loss or degradation."	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	B. Goals and Policies, Critical Areas, Goal 5, Page 15		5.28 Locate and design public access within and adjacent to critical areas to ensure that ecological functions are not adversely impacted	Amend to state: " <i>When public access falls within and adjacent to critical areas and the management zones, ensure that ecological functions are not adversely impacted</i> "	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.
Chapter 9: Shoreline Element	B. Goals and Policies, Water quality, stormwater management, and nonpoint pollution, Goal 5, Page 16		5.39 Protect and preserve water quality in the South Fork and Middle Fork Snoqualmie Rivers."	This is repeated from 5.9 – same comment	The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.



Chapter 9: Shoreline Element	B. Goals and Policies, Economic Development, Goal 9, Page 18		9.6 Require non-water-oriented commercial or industrial development to provide for ecological restoration and public access as appropriate.	Clarify what appropriate means in this context.	<p>The next update to the City's Shoreline Master Program is due in 2029, and the city will be engaging in updates to the Shoreline Comprehensive Plan Policies as a part of that process. Staff do not recommend amendments at this time, given other state-mandated obligations with more immediate deadlines.</p> <p>Staff do not recommend amendments based on this comment.</p> <p>"As appropriate" is appropriate for policy level language, which should be broad, and implemented by more specific regulations. The shoreline regulations provide further clarification on when habitat restoration or public access is required.</p>
Chapter 10: Energy and Sustainability	M. Equity, ES Goal 12, Page 16	Please include Indigenous Knowledge (IK) on at least an equal plane with Best Available Science in land-use decision making.	ES 12.3 Solicit and incorporate the use of Indigenous Knowledge together with Best Available Science in land use planning and decision making.	Please add language to explicitly state the need for Tribal consultation in land use planning.	<p>Staff do not recommend opening the Energy and Sustainability Element in 2026 due to other commitments with deadlines.</p> <p>Tribal Coordination, including consultation, is addressed in section B.3 of the Land Use Element.</p> <p>Staff request that the Snoqualmie Tribe more fully describe what they would wish to see regarding tribal consultation.</p>
Chapter 10: Energy and Sustainability	E. Sustainable Economy, Local Economy and Environmental Quality, Page 9		ES Goal 4: Foster a vibrant, balanced, and resilient local economy that supports local production of sustainable goods and services.	This goal is under the E.1. Local Economy and Environmental Quality header, yet the goal makes no mention of environmental quality. Please add a policy or amend goal to include a commitment to protect the environment as part of achieving sustainability goals.	<p>Staff do not recommend opening the Energy and Sustainability Element in 2026 due to other commitments with deadlines.</p> <p>Staff do not recommend amendments. Physical protection of the environment is addressed in the Critical Areas Element and the Shoreline Element. This goal is specifically about supporting local businesses, locally grown foods, and locally made goods.</p>
Chapter 10: Energy and Sustainability	E. Sustainable Economy, Local Economy and Environmental Quality, Page 9		Supporting local economic growth in a manner that complements the natural environment is a key to maintaining sustainability. Likewise, supporting job growth improves overall sustainability by improving the City's jobs/housing balance, which is currently off-balance by way of far more residences than local jobs.	Is this true? It seems that there is a housing shortage and people who work in the valley cannot afford to live here.	<p>Staff do not recommend opening the Energy and Sustainability Element in 2026 due to other commitments with deadlines.</p> <p>The city is required to adopt a Climate Element in 2029, and will be drafting that element in 2027 and 2028, and will likely revise the Energy and Sustainability Element as a part of that process, and can consider amendments during that time.</p>
Chapter 10: Energy and Sustainability	F. Electrical energy consumption, conservation, and local generation, F.2 New Development and Community Energy Use, Page 11		ES 6.6 Provide incentives for energy efficiency in new development, including Energy Star certified homes, buildings and plants.	Some level of energy efficiency should be required, especially with insulation for heating/cooling.	<p>Staff do not recommend opening the Energy and Sustainability Element in 2026 due to other commitments with deadlines.</p> <p>The city is required to adopt a Climate Element in 2029, and will be drafting that element in 2027 and 2028, and can consider energy efficiency goals and policies as a part of that process.</p>







Draft Planning Commission 2026 Work Program

TO: Planning Commission
FROM: Mike McCarty, Planning Manager
SUBJECT: Planning Commission 2026 Work Program

Summary:

Chapter 20.08 of the North Bend Municipal Code (NBMC) establishes the procedures and review criteria for amending the City's Comprehensive Plan and development regulations, which includes review and recommendation by the Planning Commission on docket applications received, consistent with NBMC 20.08.060. Staff received docket applications from the Snoqualmie Tribe and from commercial property owner Debby Lukas Moller, which are provided in a separate memo together with a staff recommendation on those.

The below recommendations for the 2026 Docket and Planning Commission Work Plan fall within four primary categories geared toward implementing broader City priorities and state requirements, including the following:

1.  Making housing easier and more affordable to develop.
2.  Streamlining development review and increasing operational efficiency.
3.  Promoting economic development and long-term fiscal sustainability.
4.  Addressing state requirements concerning comprehensive plan and development regulations.

Approval of this work program only approves these items to be addressed by the Planning Commission as part of their work plan, subject to approval of the work program by Council and does not constitute approval of zoning or code changes. Of note, the processing of the work program is subject to availability of staff time to address each of these items. Many of the items, particularly those shown for addressing later in the year, may not be able to be accomplished in 2026.

Joint Visioning Workshop (Sometime in 2026):

Following the 2026 City Council Retreat, a joint workshop may be considered between the City Council and the Planning Commission to discuss direction on overall policies and regulations concerning growth, economic development, operational efficiency, and fiscal sustainability.

Comprehensive Plan Amendments:

1. Amendments to the Capital Facilities Element



Amendments are to address:

- a. The new police contract with the King County Sheriff.
- b. Description of needed associated improvements to the CED Annex building to serve as a Sheriff's office.
- c. Amendments based on selected dockets received by the Snoqualmie Tribe concerning this element.

2. Amendments to the Parks Element of the Comprehensive Plan (following Parks Commission review and initial recommendation)



Amendments are to address:

- a. Requirements of SB 5461 concerning tree inventory information in the Parks Element of the Comprehensive Plan (or at least make reference in the Parks Element to the Urban Forestry section of the Energy and Sustainability Element and provide applicable provisions there).
- b. Amendments based on selected dockets from the Snoqualmie Tribe concerning this element.
- c. Likely amendments to the Park and Trail Plan Map following anticipated completion of the Bike North Bend Plan.
- d. Minor edits to the Parks Capital Facilities Plan.

3. Economic Development Element



- a. Policies and actions concerning target industries.
- b. Address selected dockets from the Snoqualmie Tribe.

4. Commencement of New Climate Element (Primary work in 2027-2028)



- a. Coordinated by consultant, and subject to award of grant funds (City has \$500,000 reserved, but unknown at this time whether Commerce will make those available at this time, or if they are prioritizing rolling funding for jurisdictions with Elements due in 2027).

Municipal Code and Zoning Map Amendments:

High-priority amendments:

1) Municipal Code amendments evaluating fiscal impact and efficiency



- a. Amend NBMC 20.08.080 and 20.08.100(B) to add criteria for consideration by the Planning Commission and City Council on how a proposed zoning map or municipal code amendment impacts the city financially, and how it impacts the city's ability to efficiently process development applications in a timely manner (including whether it simplifies standards and reduces unnecessary regulations).
- b. Parallel Council Action: Discuss similar efficiency goals with the North Bend City Council in considering their branding/visioning values that govern their decisions).

2. Amendments to NBMC 18.20 Sign Regulations (continued from 2025)



- a. Simplify implementation of standards
- b. Address content neutrality based on Supreme Court signage case
- c. Update to encourage greater quality and creativity in sign design

3. New Chapter 17.18 NBMC, creating new Unit Lot Subdivision Regulations



- a. Implementing requirements of SB 5559/RCW 58.17.020,.060

4. New Chapter 17.XX NBMC, creating new Lot Splitting Regulations



- a. Implementing requirements of HB 1096, RCW 36.07A.635, and RCW 58.17

5. Amendments to Binding Site Plan regulations in NBMC 17.20 (Spring 2026)



- a. Amend 17.20.010 and .020 to clarify that BSPs may be used for dividing land for multifamily residential developments regardless of whether they are located within commercial zones, consistent with SB 5611.

6. Amendments to NBMC 18.10.030, .040 and .050 addressing upper floor residential in the Interchange Commercial Zone



- a. Addresses Debby Lukas Moller docket submittal to allow upper floor dwelling units throughout the zone rather than just north of Bendigo Boulevard.
 - b. Consider increasing height limit within the IC Zone to enable greater mixed use multifamily development opportunities, with height allowance possibly tied to affordable housing requirements.
- 7. Update to NBMC 17.38 Transportation and NBMC 17.36 Park Impact Fee Regulations addressing Commercial Impact Fees.



- a. Necessary to ensure impact fees are consistent with and implement 2024 Comp Plan Capital Facilities Plans
 - b. Based on updated impact fee rate study currently being conducted by Bowman Consulting.
 - c. Addressing impact fee rates for uses that are generally outdoor in nature.
 - d. Consideration of reductions of impact fee rates for certain commercial uses that provide greater economic benefit / revenue to the City.
- 8. NBMC 18.16 Parking Regulations.



- a. Amend to not require off-street parking for affordable housing, construction meeting passive housing requirements, modular construction, or mass-timber construction consistent with HB 1183.
 - b. Amend to not require additional parking for new residential units constructed within an existing building consistent with RCW 35.21.990(b).
 - c. Amend to require no more than 0.25 parking stalls per sleeping unit for co-living housing consistent with HB 1998/RCW 36.70A.535.
 - d. Amend to add bicycle parking requirements for selected land uses following completion and anticipated recommendations from the Bike North Bend plan.
 - e. Amend to address provisions required by RCW 36.70A.622 (inc. not requiring residential parking spaces to exceed 8' x 20', and not requiring parking if that causes violation of tree retention requirements).
 - f. Consider allowing counting of on-street parking along the development's street frontage toward parking requirements for additional selected uses.

- 9. NBMC Chapter 3.78 MFTE Regulation Expansion.



- a. Expand program to allow use by properties throughout the City.

10. NBMC 18.34 Residential Design Standards Amendments



- a. Revise NBMC 18.34.060 to note that townhomes are reviewed under multifamily design standards due to overall building form, even if they are classified as a single-family residential typology by the zoning code.
- b. Amend to not require upper level building modulation for approved residential types per RCW 36.70A.815.
- c. Amend to not require or prohibit exterior cladding materials that are otherwise in compliance with the state building code (such as vinyl siding prohibition), per RCW 35.21.992.

11. Frontage Improvement Amendments to Public Works Standards (in coordination with Public Works)



- a. Address thresholds at which frontage improvements are triggered in support of broader economic development goals of local business development (Fall 2026).
- b. Consider a secondary, increased substantial improvement value threshold for existing lower-value commercial buildings in section 4.04A (i.e., for buildings with an assessed/appraised value of less than \$500,000, substantial improvement shall be worth more than 75% of the appraised or assessed value.)
- c. Consider an additional exception under 4.04C to alternative approach to consider other factors such as business valuation rather than building valuation (intent of supporting local start-up businesses that might otherwise not afford to start a project).

Lower priority amendments / When time permits:

12. Amendments to Tree Regulations in NBMC 19.10.



- a. Potentially make it into its own municipal code chapter (not within clearing and grading regulations).
- b. Simplify regulations.
- c. Simplify tree inventory requirements for areas not a part of the active development site (large open spaces, non-development tracts, etc.)
- d. Clarify tree retention requirements pertaining to properties when not associated with a development application.

13. Amendments to NBMC 18.11 Medium Density Residential Zone.



- a. Allow additional middle housing typologies (not just principally cottages) within the same overall density range currently permitted.

14. Updates to Form Based Code



- a. Consider residential height on ground floor away from NB Way and Ballarat to enable residential mixed use projects.
- b. Consider allowing ground-floor multifamily residential in the DC Zone along North Bend Way east of the Cedar Falls Way Roundabout (rezoned to DC in 2024).
- c. Consider increasing and/or averaging maximum unit sizes.
- d. Further simplify standards to eliminate overlap with other regulations.

15. NBMC Chapter 18.30 Non-conforming Regulations Amendments

- a. Develop provisions addressing non-conforming site conditions (for both allowed and non-conforming uses) establishing thresholds at which site paving and performance standards are triggered for a change of use.
- b. Based on staff availability and Planning Commission Capacity – not likely to happen in 2026.

16. Long-term interim use regulations



- a. Address uses intended for longer than temporary uses but not triggering permanent use regs. One time allowance with sunset for use unless permanent improvements made.
- b. Based on staff availability and Planning Commission Capacity – not likely to happen in 2026.

Development Agreements/Master Plans (timing subject to submittal):

- 1) Hoenig property Development Agreement under NBMC 18.27 and/or Master Plan under NBMC 18.13 (Spring 2026)
 - a) If Master Plan only, PC involved only for hosting the required neighborhood meeting only. Otherwise Planning Commission is not involved in approval of a Master Plan, which goes before a Hearing Examiner.

Tentative 2026 Planning Commission Calendar (highly subject to change)

January 1. Sign Regulations (residential signs) - Caitlin Hepworth 2. NBMC 20.08 Efficiency Goal amendments – Mike McCarty 3. Binding Site Plan Regulations - Mike McCarty
February 1. Unit Lot Subdivision Regulations – Mike McCarty 2. Sign Regulations (agency/non-commercial/residential signs) – Caitlin Hepworth
March 1. Unit Lot Subdivision Regulations (continued) – Mike McCarty 2. Hoenig Development Agreement – Jamie Burrell 3. Sign Regulations (commercial signs) – Caitlin Hepworth
April 1. Lot Splitting Regulations – Mike McCarty 2. Hearing and Recommendation Sign Regulations – Caitlin Hepworth 3. Hoenig Development Agreement (continued)
May 1. Capital Facilities Element – Public Works, Finance, and Mike McCarty 2. IC Zone Upper Floor Residential Amendments – Jamie Burrell
June 1. Capital Facilities Element (continued) 2. Parks Element (jointly with Parks Commission) – Mike McCarty 3. Parking Regulations – Caitlin Hepworth
July 1. Parks Element (continued) 2. Public Works Standards Amendments concerning property frontage – Public Works and Mike McCarty 3. Multifamily Tax Exemption Program Regulations – Jamie Burrell
August 1. Economic Development Element – James Henderson and Caitlin Hepworth 2. Residential Design Standards Amendments – Mike McCarty
September 1. Economic Development Element (continued) 2. Tree Regulations – Caitlin Hepworth
October 1. Tree Regulations (continued) 2. Commercial Impact Fee Regulations - Mike McCarty 3. Form-based Code Amendments – Caitlin Hepworth
November 1. Form-based Code (continued) 2. Possible commencement of Climate Element – Mike McCarty / Consultant 3. Medium Density Residential Regulations – Mike McCarty
December 1. Possible Climate Element 2. Medium Density Residential Regulations (continued)

Recommendation:

Staff recommends approval of the proposed 2026 Docket and Planning Commission Work Program. Following recommendation by the Planning Commission and any discussion with

the CED Committee, the Docket and Work Program will be sent to the City Council for review and approval at an upcoming City Council meeting.

Planning Commission Recommendation:

On December 3, 2025, the Planning Commission provided a recommendation of approval on this Work Program and the 2026 Dockets pursuant to NBMC 20.08.060 (.....TO BE DETERMINED...).