

## 2024 Land Use and Housing Comments

1. Snoqualmie Tribe, August 9, 2024
2. Puget Sound Regional Council (PSRC), August 15, 2024
3. State of Washington Department of Fish and Wildlife, August 21, 2024
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5. Affordable Housing Committee, King County, October 3, 2024
6. Michael Thomas, September 18, 2024
7. Jean Buckner, Friends of the Snoqualmie Valley Trail and River, September 18, 2024
8. North Bend Industrial Park LLC and Crown Lakes LLC c/o Cherie Cooper, September 18, 2024
9. North Bend Industrial Park LLC and Crown Lakes LLC c/o Cherie Cooper, November 5, 2024
10. Graham Rezone, September 18, 2024
11. Washington Department of Natural Resources, July 2, 2024



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August 9, 2024

Rebecca Deming,  
Community and Economic Development Director  
P.O. Box 896  
North Bend WA 98045

Re. Snoqualmie Tribe's Review and Feedback on Draft Land Use and Housing Elements

Dear Ms. Deming,

Thank you for the opportunity to participate in the City of North Bend's (City) Comprehensive Plan Update process. The Snoqualmie Tribe's historic and current presence in the Snoqualmie Valley and the current boundaries of the City of North Bend dictate that the Tribe maintains broad interests in the City's planning. Upon our review of the draft Land Use and Housing Elements, we recognize the updates are well thought out and inclusionary of the Tribe. The following feedback includes comments, information, and suggested language to consider for these Elements.

## Chapter 1: Land Use Element

### A.1 Land Acknowledgement

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:

*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 (sdukʷalbixʷ). We thank these caretakers of this land who have lived and continue to live here since time immemorial.*

### B.3 Tribal Coordination

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), which includes the resource 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).

A Critical Cultural Resource (CCR) is an 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 cultural/historical/archaeological significance for the Tribe.

## C.2 Natural Features

While noted of the forested surroundings in the context of wildfire risk, there should be an inclusion of the existing tree canopy and mature and significant trees within the City as a valuable natural asset that contributes to the livability of the community through stormwater mitigation, cooling, and other climate resilient benefits.

## C.1 History and Existing Development Patterns

Acknowledging the Tribe's relationship with the unique landscape above Snoqualmie Falls, which includes the 6-mile prairie known as *baqwab*, and stating that relationship influences land use decisions, captured in the following new statements, is much appreciated: *"The Snoqualmie Tribe and its ancestors recognized this ideal natural context, establishing settlements and managing a broad, open prairie ideal for building and sustaining community life...The rich and long history of life of the Snoqualmie Tribe and its ancestors here and early settler reliance on the area's abundant natural resources is a guide to defining the City's future, where the natural setting of North Bend continues as the key component to the City's identity and heritage."*

## C.4 Historic and Cultural Preservation and C.6 Community Design and Mixed Use

We appreciate the inclusion of the Tribe as an invested party to engage in appropriate cultural preservation efforts, historic site designations, and community design, including the new strategy LU 2.6.

## D.7 Equity in Land Use

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 is recommended.

## Chapter 3: Housing Element



While the concept of stewardship may be addressed in other Elements, the Tribe encourages that some language be considered for the Housing Element. Our vision is that the Tribe was and will continue to be stewards of the land and work to maintain a harmonious relationship with the land and waters of the Snoqualmie Valley and Salish Sea basin. Continuing that legacy and relationship, it is important to be responsible stewards of natural resources so that future generations enjoy and benefit from them as we do today. It is equally important to recognize that resources exist for the benefit of not only humans, but also for wildlife and the broader ecosystem as well.

### Introduction

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 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 community character.

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.

Again, we appreciate the opportunity to review these proposed updates so early in the process. We are excited to see the City's desire for engagement and collaboration with the Tribe on land use and housing matters and look forward to continuing the dialogue for our shared community.

Sincerely,

DocuSigned by:

  
Jaime Martin  
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Jaime Martin  
Executive Director of Governmental Affairs & Special Projects  
Snoqualmie Tribe



## Puget Sound Regional Council

1201 Third Avenue, Suite 500, Seattle, WA 98101-3055 | [psrc.org](http://psrc.org) | 206-464-7090

August 15, 2024

Mike McCarty, Principal Planner  
City of North Bend Community and Economic Development  
920 SE Cedar Falls Way  
North Bend, WA 98045

Subject: PSRC Comments on City of North Bend Draft Comprehensive Plan

Dear Mr. McCarty,

Thank you for providing an opportunity for the Puget Sound Regional Council (PSRC) to review the City of North Bend draft comprehensive plan. We appreciate that the city has invested a substantial amount of time and effort in developing the draft plan and appreciate the chance to review while in draft form. This timely collaboration provides an opportunity to review plan elements for the 2024 comprehensive plan and prepares the city well for [certification](#) by PSRC once the full plan has been adopted.

We suggest the city consider the following comments as further work is completed for the comprehensive plan update to align with [VISION 2050](#) and the Growth Management Act. We previously reviewed the Transportation element and provided comments in November 2022. We appreciate the city's work to address previous comments on this element.

We reviewed the draft plan using the [VISION 2050 Consistency Tool](#). Key sections of the consistency tool are listed below on the left along with relevant comments on the draft plan on the right:

### Housing

Plan Review Consistency Tool	PSRC Comment on Draft Plan
Increase housing supply and densities to meet the region's current and projected needs at all income levels	The draft plan should document capacity for emergency housing and emergency shelter. RCW

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Plan Review Consistency Tool	PSRC Comment on Draft Plan
consistent with the Regional Growth Strategy (MPP-H-1)	<p>36.70A.070(2)(c) states jurisdictions must ensure sufficient capacity for all housing types, including emergency housing and emergency shelter, and describe it in the housing element. Commerce's <a href="#">Guidance for Updating Your Housing Element (Book 2)</a> is a useful resource on documenting housing capacity.</p>
	<p>The draft plan indicates the city currently lacks sufficient capacity for its housing need allocations. The draft plan includes proposed land use changes to remedy this gap. Following through to provide sufficient capacity for housing will be important in finalizing the plan update.</p>
Address affordable housing needs by developing a housing needs assessment and evaluating the effectiveness of existing housing policies, and documenting strategies to achieve housing targets and affordability goals. This includes documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations (H-Action-4)	<p>The plan should provide documentation of potential regulatory and financial barriers to affordable housing. Commerce's <a href="#">adequate provisions checklist</a> can also help document this work.</p> <p>The city's Housing Action Plan includes important information on existing housing conditions and strategies to support housing development. The draft housing element should incorporate the Housing Action Plan by reference and clearly point to where to find more complete information on GMA requirements, such as the land capacity analysis, displacement risk, racially disparate impacts data, and adequate provisions.</p>

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Plan Review Consistency Tool	PSRC Comment on Draft Plan
<p>Identify and begin to undo local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect and areas of disinvestment and infrastructure availability.</p> <p>Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations and work with communities to develop anti-displacement strategies in when planning for growth (MPP-H-12, H-Action-6)</p>	<p>Analysis of policies that may have led to racially disparate impacts, exclusion, and displacement should be included in the draft plan or accompanying housing analysis. <a href="#">Commerce's Racially Disparate Impact Guidance</a> provides additional information on how to approach analysis of exclusion and racially disparate impacts. PSRC's <a href="#">Community Profiles</a> also include data measures to assess racially disparate impacts in housing, and <a href="#">UW's mapping</a> provides a resource on racially restrictive covenants in North Bend.</p> <p>The city should also work to identify more specific policies to address residential displacement.</p>

## Environment / Climate Change

Plan Review Consistency Tool	PSRC Comment on Draft Plan
<p>Identify and address the impacts of climate change and natural hazards on the region to increase resilience (MPP-CC-7-10, CC-Action-4)</p>	<p>The city should consider identifying specific hazards to the community as well as resilience policies related to climate change. The <a href="#">Puget Sound Hazard map</a> provides information for individual jurisdictions. This identification may be required by HB 1181 in 2029.</p>

PSRC has resources available to assist the city in addressing these comments and inform development of the draft plan. We have provided links to online documents in this letter, and additional resources related to the plan review process can also be found at <https://www.psrc.org/planning-2050/vision/vision-2050-planning-resources>.

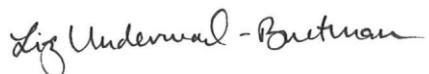
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We appreciate all the work the city is doing and the opportunity to review and provide comments. We are happy to continue working with you as the draft progresses through the adoption process. If you have any questions or need additional information, please contact me at 206-464-6174 or LUnderwood-Bultmann@psrc.org.

Sincerely,

A handwritten signature in black ink that reads "Liz Underwood - Bultmann".

Liz Underwood-Bultmann, Growth Management Planning  
Puget Sound Regional Council

cc: Review Team, Growth Management Services, Department of Commerce



State of Washington

## Department of Fish and Wildlife, Region 4

Region 4 information: 16018 Mill Creek Blvd, Mill Creek, WA 98012 | phone: (425)-775-1311

August 21, 2024

Mike McCarty, AICP, Principal Planner  
920 SE Cedar Falls Way  
North Bend, WA 98045  
Mmccarty@northbendwa.gov

### **RE: Case # 2022-C-204 WDFW comments regarding North Bend's draft Housing and Land Use elements**

Dear Mr. McCarty,

On behalf of the Washington Department of Fish and Wildlife (WDFW), thank you for the opportunity to comment on the draft Land Use and Housing elements of North Bend's Comprehensive Plan as part of the current periodic update. Within the State of Washington's land use decision-making framework, WDFW is considered a technical advisor for the habitat needs of fish and wildlife and routinely provide input into the implications of land use decisions. We provide these comments and recommendations in keeping with our legislative mandate to preserve, protect, and perpetuate fish and wildlife and their habitats for the benefit of future generations – a mission we can only accomplish in partnership with local jurisdictions.

**Table 1. Recommended changes to proposed policy language.**

Policy Number	Policy Language (with WDFW suggestions in red)	WDFW Comment
<b>Housing</b>		
H – 1.11 Page 14 of 17	Encourage affordable housing near <b>transit and green spaces, as well as</b> commercial <b>spaces</b> , including but not limited to colocation of working-wage housing with job opportunities.	We recommend emphasis be placed on ensuring equity in access to green spaces. This may be addressed by requiring set-asides for open space tracts within all housing project applications. As North Bend's <a href="#">Parks and Open Space (chapter 8)</a> states, "Establish park, recreation, wildlife habitat and open space standards for residential development, including on-site and/or off-site dedication requirements, and adopt them in land use codes. Such standards should require that all new single-family and multi-family developments

		provide a minimum percentage, to be determined, of net site area for appropriate park, recreation, wildlife habitat and open space areas and improvements...". It is important to restate this sentiment within the Housing Element.
H – 2.3 Page 15 of 17	Seek to create or to retain and protect links to a Citywide Trail System that connects neighborhoods with areas of commerce <b>and areas that cross jurisdictional boundaries</b> in an effort to promote alternative transportation systems <b>with the added benefit of supporting habitat corridor linkages to better facilitate wildlife movement throughout North Bend.</b>	To pursue the reduction of wildlife collisions and conflict- a paramount priority in relation to elk within North Bend- it is important to plan for habitat corridor linkages as housing density increases. During redevelopment or new development project planning, we recommend identifying key wildlife movement areas and acquiring these corridors. We also suggest identifying key wildlife collision areas for future roadway improvements. Additionally, open spaces within neighborhoods should be designed to connect with neighboring open spaces, ensuring pedestrian trail linkages and facilitating wildlife movement. Site plans should demonstrate efforts to create interconnected parks, open spaces, and habitat corridors, rather than isolated and disconnected patches of land that offer little recreational or habitat advantages. For resources, see <a href="#">The Washington Wildlife Habitat Connectivity Working Group</a> , WSDOT's <a href="#">Reducing the risk of wildlife collisions website</a> as well as <a href="#">Wildlife Habitat Connectivity Consideration in Fish Barrier Removal Projects</a> , Montana Fish, Wildlife, and Parks' <a href="#">How to Build Fence with Wildlife in Mind</a> , and WDFW's <a href="#">website</a> .
H – 2.4 Page 15 of 17	Ensure infrastructure plans are developed concurrently with adopted housing plans, <b>both of which shall take into consideration future climate-related hazards.</b>	Protecting infrastructure and the services they provide from climate impacts helps ensure community resilience. It is vital to site new infrastructure and housing outside of areas that will be impacted by climate-related stressors. We suggest updating zoning to allow new development only in low-risk areas and assess risk when new infrastructure is proposed. For assessing future conditions, see <a href="#">Climate Mapping for a Resilient Washington</a> , as well as FEMA's <a href="#">Resilience Analysis and Planning Tool (RAPT)</a> for resources in visualizing these hazard areas. For further context, FEMA's Flood Insurance Rate Map (FIRM) modeling does not take climate change projections into consideration. We suggest North Bend supplement FIRM maps with regulations that take climate change projections into consideration. For example, King County

		regulations place ' <a href="#">Flood Protection Elevations</a> ' three feet above base flood elevation for development within flood-prone areas.
H – Goal 7 Suggested Policy	<b>Ensure that equitable housing initiatives avoid areas currently experiencing or projected to experience climate-related hazards, such as flooding.</b>	We recommend that current and future climate change hazards be taken into account when planning for equity. Specifically, affordable housing should not be located in areas prone to flooding or other climate-related hazards, as the frequency of these events is likely to increase.
<b>Land Use</b>		
LU - 1.4 Page 8 of 27	Encourage retention of natural habitat in residential developments by providing sustainable landscaping, <b>making Low Impact Development (LID) the preferred and most commonly used approach to site development, requiring set asides for connecting open spaces, and by creating zoning incentives.</b>	See comments related to H – 1.11 Page 14 of 17 above. Additionally, we recommend requiring Low Impact Development (LID) standards for all developments, especially near waterways. North Bend's distinct geographic location along the south fork and middle fork Snoqualmie River underscores the <a href="#">distinct obligation</a> (interlocal agreement) to preserve, rehabilitate, and re-establish salmon habitat. Especially in growing urban setting such as North Bend, LID can provide far-reaching support in attaining salmon recovery goals.
LU-1.6 Page 8 of 27	Plan for development patterns that minimize pollution and greenhouse gas emissions and increase physical activity <b>as well as wildlife habitat linkages</b> by facilitating bicycle and pedestrian mobility <b>and wildlife conscious developmental practices, while also and</b> supporting increased densities in areas accessible to transit.	See comments in relation to H – 2.3 above.
LU-3.1 Page 16 of 27	Encourage the development of human-scale neighborhoods <b>planned to be compatible with wildlife movement and to be easily accessed by pedestrians, bicycles, and transit to increase walkability and reduce greenhouse gas emissions.</b>	See comment above.
LU-3.2 Page 16 of 27	Encourage retention of existing open spaces and the creation of a citywide, linked open space network that integrates	We greatly appreciate the inclusion of this policy and look forward to how it shapes municipal code revisions into the future.

	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.	
LU Goal 5 Page 23 of 27 Suggested Policy	Require activities follow Best Management Practices that when used collectively provide riparian protection, source control and filtration to prevent contributing pollutants to surface and ground waters to conserve important habitat areas for salmonids while maintaining working lands.	We suggest the inclusion of the adjacent policy to provide actionable language to protect and sustain critical area value and function adjacent to resource lands. This policy is taken from WDFW's <a href="#">Land Use Planning for Salmon, Steelhead, and Trout</a> . Please see also the guidelines outlined in the document <a href="#">Balancing Fish, Farm, Flood in King County's Snoqualmie Watershed Project</a> .  Additional resources to address this policy's goals include the Nature Conservancy's <a href="#">Farming for Wildlife</a> program within the Skagit Delta. This program's intent is to discover how habitat rotation can be compatible with crop rotations. An additional program that addresses similar avenues for sustainable agriculture is the Nature Conservancy's publication, <a href="#">Leading at the Edge</a> .
LU Goal 6 Page 26 of 27 Suggested Policy	If the UGA needs to be modified, analyze and encourage swapping UGA areas in ecologically important areas for those that are not ecologically sensitive.	It is important to prioritize growth in areas that will not result in a loss of critical area ecosystem values and functions. Critical Areas should be subtracted out of UGA expansion areas for future development speculation. This policy suggestion is taken from the <a href="#">Sound Choices Checklist</a> .
LU Goal 6 Page 26 of 27 Suggested Policy	Create a prioritization list for areas that should be considered for Transfer of Development Rights (TDR), conservation easements, or acquisition as a land use development tool to prevent sprawl, preserve rural resource lands, protect intact ecosystems, and meet the vision of the City's designated centers.	It is important to develop incentives and establish programs that will support placing the right growth in the right place. The adjacent policy example suggests methodologies that utilize tools for preserving and protecting habitats and species that currently persist on the landscape while concentrating growth in more suitable locations.

Please see the [Sound Choices Checklist](#) for additional guidance for all elements of the Comp Plan.

Thank you for taking time to consider our recommendations to better reflect the best available science for fish and wildlife habitat and ecosystems. We value the relationship we have with your jurisdiction and the opportunity to work collaboratively with you throughout this periodic update cycle. If you have any questions or need our technical assistance or resources at any time during this process, please don't hesitate to contact me or the Region Land Use Lead, Morgan Krueger at [morgan.krueger@dfw.wa.gov](mailto:morgan.krueger@dfw.wa.gov).

Sincerely,



Timothy Stapleton  
Washington Department of Fish and Wildlife  
Region 4 – Habitat Program Manager

CC:

Morgan Krueger, Region 4 Land Use Lead ([morgan.krueger@dfw.wa.gov](mailto:morgan.krueger@dfw.wa.gov))  
Kara Whittaker, Land Use Conservation and Policy Section Manager ([kara.whittaker@dfw.wa.gov](mailto:kara.whittaker@dfw.wa.gov))  
Marian Berejikian, Environmental Planner ([marian.berejikian@dfw.wa.gov](mailto:marian.berejikian@dfw.wa.gov))  
Kirk Lakey, Assistant Regional Habitat Program Manager ([kirk.lakey@dfw.wa.gov](mailto:kirk.lakey@dfw.wa.gov))  
Kevin Lee, Habitat Biologist ([kevin.lee@dfw.wa.gov](mailto:kevin.lee@dfw.wa.gov))  
Region 4 Central District Planning Inbox ([R4CPlanning@dfw.wa.gov](mailto:R4CPlanning@dfw.wa.gov))  
Lexine Long, WA Department of Commerce ([lexine.long@commerce.wa.gov](mailto:lexine.long@commerce.wa.gov))



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October 9, 2024

Mayor Mary Miller and City Council  
City of North Bend  
c/o Mike McCarty, AICP, Principal Planner  
920 SE Cedar Falls Way  
North Bend, WA 98045

Sent via electronic mail: [mmccarty@northbendwa.gov](mailto:mmccarty@northbendwa.gov)

Re: Periodic Update to North Bend City's 60-day Notice of Intent to Adopt Amendment to comply with RCW 36.70A.130 under submittal number 2024-S-7241

Dear Mayor Miller and Council Members:

Thank you for the opportunity to comment on the City of North Bend's draft 2024 comprehensive plan. Growth Management Services received the proposed amendments on July 11, 2024 with subsequent updates, and processed them with material identification number 2024-S-7241.

Your submission represents a great deal of work and substantial progress towards the 2024 periodic update of your comprehensive plan due December 31, 2024. We especially appreciate details of each sub-area and the general readability and flow of each draft element.

We have focused our review on the specific comprehensive plan elements listed below, and have included our comments, recommendations, and corresponding citations from the periodic update and expanded housing checklists (in *italics*) under each section.

1. Critical Areas Element

The draft Critical Areas Element is required to include provisions for Best Available Science (BAS). The existing wetland mapping references "potential wetlands 1991" as the provisions for BAS, which are outdated. We recommend modifying the draft critical areas element to include reference to updated BAS. See WAC 365-190-080 for additional guidance.

*Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas, and geologically*

*hazardous areas. In developing these policies, the city must have included the best available science (BAS) to protect the functions and values of critical areas, and give “special consideration” to conservation or protection measures necessary to preserve or enhance anadromous fisheries. RCW 36.70A.030(6), RCW 36.70A.172, WAC 365-190-080*

## 2. Housing Element

Please find our comments below related to the city's Land Capacity Analysis Memo:

- a. Within the “Accessory Dwelling Unit Capacity”, pp. 8, the assumptions for future ADU development are high given the permitting data provided on pp. 12. We suggest giving special consideration to strategies to incentivize ADU development, given their intended importance in meeting the city’s future housing needs, or else considering whether other zoning changes could support development of more housing units affordable at 80-120% AMI.
- b. Within the “Emergency Housing Capacity”, pp. 8, we thank you for identifying needed updates to the land use table to meet state requirements for emergency housing. Please be aware that updated guidance requires an emergency housing LCA showing sufficient capacity to meet identified needs, regardless of any restrictions on emergency housing and shelter. This analysis should be included as a part of the adopted version of this LCA.
- c. Within the “Alternative Zoning Results”, pp. 16-21, we thank you for your detailed analysis of alternative zoning to increase housing capacity for the lowest income segments. Please ensure that all necessary amendments to the zoning code needed to implement these changes are adopted prior to or along with the final comprehensive plan (RCW 36.70A.115(1)).

*Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing. (see RCW 36.70A.070(2)(c) amended in 2021, WAC 365-196-410(e) and (f)*

## 3. Capital Facilities Plan (CFP) Element

Based on the city’s September 27, 2024, response, we understand that the City Council passed a resolution authorizing approval of the Capital Facilities Element on May 7, 2024, and the city indicates it will address the following during the 5-year implementation progress report or sooner:

- a. In review of the draft CFP, considerable information is provided on inventory, needs, and level of service. There is limited information or analysis on serving underserved areas. Please consider including policy which addresses planning for facilities and improvements in underserved areas, which is necessary for the comprehensive plan and to improve the Capital Facilities Element.

*Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. RCW 36.70A.120*

- b. During our review we were unable to locate a 6-year Capital Improvement Plan (CIP), as required by the GMA. We recommend including 6-year plans for all forms of capital facilities (city and non-city owned).

*A six-year plan (at least) that will finance such capital facilities within projected funding capacities and identify sources of public money to finance planned capital facilities. RCW 36.70A.070(3)(d), RCW 36.70A.120, WAC 365-196*

#### 4. Transportation Element

We understand that the City is working to compile both the existing and new and transportation elements into a single new transportation element. We look forward to the opportunity to review your draft transportation element when it is available.

As a friendly reminder, copies of adopted plans shall be submitted to Commerce within ten days after final adoption ([RCW 36.70A.106\(2\)](#)).

Congratulations to you, your planning commission, staff, and involved citizens for the good work represented by your update. If you have any questions about our comments or any other growth management issues, please contact me at [carol.holman@commerce.wa.gov](mailto:carol.holman@commerce.wa.gov) or (360) 725-2706.

We extend our continued support to North Bend City in achieving the goals of growth management.

Sincerely,

Carol Holman, MUP  
Western Regional Manager  
Growth Management Services

cc: David Andersen, AICP, Managing Director, Growth Management Services  
Valerie Smith, AICP, Deputy Managing Director, Growth Management Services  
Anne Fritzel, AICP, Housing Section Manager, Growth Management Services  
Laura Hodgson, Housing Planning and Data Manager, Growth Management Services  
King County, Affordable Housing Committee  
Erika Harris, AICP, Puget Sound Regional Council

# Affordable Housing Committee

KING COUNTY  
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Ryan Makinster  
*Washington Multi-Family Housing Association*

Sunaree Marshall  
*On behalf of King County Executive Dow Constantine*

Ryan McIrvin  
*Renton Councilmember, Sound Cities Association*

Cathy Moore  
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Lynne Robinson  
*Bellevue Mayor, Sound Cities Association*

Veronica Shakotko  
*Master Builders Association of King and Snohomish Counties*

Robin Walls  
*King County Housing Authority*

Maiko Winkler-Chin  
*On behalf of Seattle Mayor Bruce Harrell*

October 3, 2024

Jamie Burrell  
Senior Planner  
City of North Bend  
920 SE Cedar Falls Way  
North Bend, WA 98045

Dear Ms. Burrell,

Thank you for submitting the City of North Bend's draft 2024 Comprehensive Plan Update to the Affordable Housing Committee's (AHC) Housing-focused Draft Comprehensive Plan Review Program for review on July 26, 2024. On behalf of the AHC, I am sending you this summary of our review and recommendations.

## Background

The AHC is a subcommittee of the Growth Management Planning Council (GMPC), consisting of representatives of King County and its cities, housing providers, area employers, and others. By direction of the GMPC, the AHC now conducts a housing-focused review of all King County jurisdictions' draft periodic comprehensive plan updates, assessing the draft plans for alignment with the [King County Countywide Planning Policies](#) (CPP) Housing Chapter goals and policies prior to plan adoption.

As you know, our county is experiencing a deep and persistent housing shortage. In 2021, the State of Washington adopted [House Bill 1220](#), which amended the Growth Management Act, requiring local governments to plan for and accommodate housing that is affordable to all income levels, including emergency housing. In response to this state mandate and local interest in improving the effectiveness of local housing plans and policies, the AHC led a two-year process to amend the King County CPPs.

The result was a significant update to the CPP Housing Chapter, which was recommended by the GMPC, adopted by the King County Council, and ratified by the cities in 2023. The goals of both the statute and this implementation work are to encourage cities and King County to work together to provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County.

This review is guided by Housing-focused Comprehensive Plan Review Standards, as adopted by [GMPC Motion 23-2](#). In summary, the AHC review seeks to determine whether each jurisdiction's draft plan and submission materials:

1. address all CPP Housing Chapter policies;
2. articulate implementation strategies for relevant CPP Housing Chapter Policies; and
3. lay out meaningful policies that, taken together, support the jurisdiction's ability to equitably meet housing needs.

This program is still relatively new and evolving, and your engagement helps the AHC understand how jurisdictions are seeking to address their housing needs while aligning with the recent changes at the state, regional, and county levels.

The AHC acknowledges the substantial amount of time and effort that went into North Bend's draft comprehensive plan. During review, the AHC noted that many of North Bend's plans, policies, analyses, and implementation strategies align well with CPP Housing Chapter policies. In particular, North Bend's implementation details describe a Request for Proposals currently open for an organization, entity, or consortium to develop and manage long-term income-restricted rental units on a half-acre publicly owned property in the city's downtown. This project is a concrete demonstration of North Bend's commitment to planning for and accommodating its housing needs and increasing the supply of and prioritizing resources for income-restricted housing, in alignment with CPPs H-1, H-10, and H-14.

Below, the AHC includes recommendations necessary for North Bend to align with the CPP Housing Chapter policies.

#### **Recommendations to Align with the CPP Housing Chapter**

The AHC recommends North Bend take the following actions to align its draft comprehensive plan with CPP Housing Chapter goals and policies.

##### **1. Meaningfully plan for and accommodate permanent supportive housing (CPP H-1)**

###### **Relevant Countywide Planning Policies**

CPP H-1 requires North Bend plan for and accommodate 1,748 net new housing units, including 228 permanent supportive housing units.

###### **North Bend's Proposal and AHC Findings**

North Bend's Housing Element policy H-5.4 commits the jurisdiction to encouraging the provision of a sufficient supply of permanent supportive housing. The AHC appreciates North Bend's stated intent to accommodate its permanent supportive housing needs.

However, the AHC is concerned that the City applies a different requirement for permanent supportive housing than it does to housing generally and is therefore not meaningfully planning for and accommodating its permanent supportive housing needs. Specifically, the Housing Action Plan provided to the AHC for review states that permanent supportive housing units within the city are "conditionally permitted in all zones except for Industrial EP-2 and Public Facilities POSPF" (page 294). RCW 36.130.020(1) states that a city "...may not adopt, impose, or enforce requirements on an affordable housing development that are different than the requirements imposed on housing developments generally."<sup>1</sup> The AHC finds that permanent supportive housing is affordable housing and therefore North Bend cannot require conditional use permits if they do not also do so for housing in general.

**Recommendation 1:** In order to meaningfully plan for and accommodate its permanent supportive housing needs, North Bend should align its development code to comply with RCW 36.130.020(1) to ensure North Bend is not imposing a different set of requirements on permanent supportive housing than housing generally.

<sup>1</sup> RCW 36.130.020. [[link](#)]

## 2. Complete the housing inventory and analysis (CPP H-3)

### Relevant Countywide Planning Policies

CPP H-3 directs jurisdictions to conduct a housing inventory and analysis to help identify and address the greatest needs as well as summarize the findings in the Housing Element.

### North Bend's Proposal and AHC Findings

While North Bend's submission includes many data points and substantive analysis, the AHC could not find specific information required by H-3(d), (f), (g), and (m). This includes:

- d) percentage of residential land zoned for moderate- and high-density housing and accessory dwelling units in the jurisdiction;
- f) income (median and by area median income (AMI) bracket) by race/ethnicity;
- g) age by race/ethnicity; and
- m) the housing needs of communities experiencing disproportionate harm of housing inequities including Black, Indigenous, and People of Color (BIPOC).

This analysis should inform additional comprehensive plan policy responses and strategies. For example, analysis responsive to CPP H-3(m) could help North Bend identify specific solutions to repair harm done to BIPOC households, as required by CPP H-9.

**Recommendation 2:** North Bend should include all inventory and analysis components as required by H-3 in the comprehensive plan and summarize the findings in the Housing Element. This additional analysis should inform additional comprehensive plan policy responses and strategies.

## 3. Identify sufficient capacity of land for emergency housing needs (CPPs H-1 and H-11)

### Relevant Countywide Planning Policies

CPP H-1 requires North Bend plan for and accommodate 1,748 net new housing units, including 334 emergency housing beds. CPP H-11 requires jurisdictions identify sufficient capacity of land for housing including housing for low-, very low-, and extremely low-income households and emergency housing.

### North Bend's Proposal and AHC Findings

The “Direction for Housing Policies” section of North Bend’s draft Housing Element commits North Bend to working with King County and providers of “special needs” housing to ensure that housing for persons with special needs, including emergency housing, can be accommodated in North Bend (page 11). Additionally, North Bend’s H-Goal 5 states that it will “support and provide for the availability of housing for residents of North Bend with special housing needs, including supportive housing and emergency housing needs.” The AHC commends North Bend for its commitment to accommodating emergency housing. However, North Bend did not include an emergency housing capacity analysis. Without this analysis, the AHC cannot determine if North Bend is planning for and accommodating its emergency housing need and has sufficient land capacity to accommodate its emergency housing allocation.

**Recommendation 3:** To align with CPPs H-1 and H-11, North Bend should show sufficient land capacity for its allocated emergency housing needs. North Bend should follow [Washington State Department of Commerce's guidance](#) for completing a land capacity analysis for emergency housing.

## Conclusion and AHC Resources

Thank you again for your submission to the Committee's Housing-focused Draft Comprehensive Plan Review Program. AHC members valued the opportunity to review North Bend's draft 2024 Comprehensive Plan Update and related submission materials. North Bend's participation in the plan review program is instrumental in the broader work of the Committee to empower local jurisdictions to address the affordable housing crisis in King County.

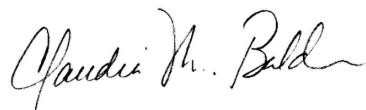
AHC staff are happy to assist North Bend in addressing these recommendations. For immediate resources and guidance on aligning with the CPP Housing Chapter, refer to the:

- [Engrossed 2021 King County CPPs](#);
- [AHC Housing-focused Draft Comprehensive Plan Review Program Guide](#); and
- [King County Resources for Documenting the Local History of Racially Exclusive and Discriminatory Land Use and Housing Practices](#).

The AHC would also like to acknowledge that North Bend may be challenged to address recommendations in this letter before the state-mandated deadline for comprehensive plan adoption of December 31, 2024, and may potentially adopt a comprehensive plan in 2024 that is not in alignment with the CPP Housing Chapter. In that case, the City is encouraged to amend its plan in 2025 to incorporate AHC feedback and bring its plan into alignment with the CPP Housing Chapter policies.

If you have questions or need additional information regarding aligning with the CPP Housing Chapter, please contact lead staff for the AHC plan review program, Carson Hartmann, at [AHCplanreview@kingcounty.gov](mailto:AHCplanreview@kingcounty.gov) or 206-848-0681.

Sincerely,



Claudia Balducci  
Affordable Housing Committee Chair  
King County Councilmember, District 6

CC      Dow Constantine  
          Growth Management Planning Council Chair  
          King County Executive

Laura Hodgson  
Senior Planner

Washington State Department of Commerce

Plan Review Team  
Puget Sound Regional Council

Plan Review Team  
King County Affordable Housing Committee

**From:** [mthomas@bangstick.net](mailto:mthomas@bangstick.net)  
**To:** Planning  
**Cc:** [Hannah.Thiel@UGA.EDU](mailto:Hannah.Thiel@UGA.EDU); [James.Boevers@UGA.EDU](mailto:James.Boevers@UGA.EDU); [Olivia.Moe@UGA.EDU](mailto:Olivia.Moe@UGA.EDU); [Brian.Fitzgibbon@UGA.EDU](mailto:Brian.Fitzgibbon@UGA.EDU); [Juliano.Pereira@UGA.EDU](mailto:Juliano.Pereira@UGA.EDU); [Sam.White@UGA.EDU](mailto:Sam.White@UGA.EDU); [Stephen.Matlock@UGA.EDU](mailto:Stephen.Matlock@UGA.EDU)  
**Subject:** Planning Commission 9/18 Comment-Housing Element  
**Date:** Wednesday, September 18, 2024 3:58:33 PM

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[Some people who received this message don't often get email from mthomas@bangstick.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I have the following comments and/or questions for the housing element.

1. On page 11 & 12 housing outside the city limits but within the UGA should be identified as to key areas, type, and number of housing units.

2. Unclear where to add suggest two policies/statements with respect to increasing ADU stock:

- Pursue working with HOAs to permit ADUs within their communities and assist with planning, parking, stormwater design, sewerage design, and similar

- Pursue sewer subsidies for those adding ADUs; for the unsewered investigate subsidies for sewer extensions, sewerage design, studies, ULID formation, and the like

Thanks

Michael Thomas  
1231 LaForest Drive SE

**From:** [mthomas@bangstick.net](mailto:mthomas@bangstick.net)  
**To:** [Planning](#)  
**Cc:** [Hannah Thiel](#); [James Boevers](#); [Olivia Moe](#); [Brian Fitzgibbon](#); [Juliano Pereira](#); [Sam White](#); [Stephen Matlock](#)  
**Subject:** Planning Commission 9/18 Comment-Land Use Element  
**Date:** Wednesday, September 18, 2024 1:58:21 PM

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[Some people who received this message don't often get email from mthomas@bangstick.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I have the following comments and/or questions, where there is a question it would be appreciated for the commissioner(s) to ask staff.

1. Propose LU 1.11 Encourage amenities (restaurants, shopping, parks, commercial entertainment, museums, and the like) to better serve the eastern residents of the city and visitors and give preference to uses that promote North Bend as a nature destination and the gateway to the Middlefork.
2. LU 3.6 add "HOAs as applicable" ... eg work with residents and HOAs....
3. Request to strike "heavier industrial uses and" from the paragraph on Employment Park zoning pg. 24

Question:

Does Riverbend (currently outside city limits but inside the UGA) currently count toward housing unit goals? Is it possible to identify residential and jobs outside city limits but within the UGA as potential future growth as part of land use figures?

Thanks

Michael Thomas  
1231 LaForest Drive SE

**From:** [Jean Buckner](#)  
**To:** [Mike McCarty](#)  
**Cc:** [Sam White](#); [Rebecca Deming](#); [Jamie Burrell](#)  
**Subject:** RE: My Public Comments for Sept 18th PC Meeting/Agenda Items  
**Date:** Wednesday, September 18, 2024 3:48:17 PM  
**Attachments:** [Resolution 2097 2024 Economic Development Element - comments.pdf](#)  
[Land Use Element 2024 Draft Clean 9-10-2024 202409121000125830 - comments.pdf](#)  
[Public Comments for Land Use and Housing Elements 202409121016451930 - comments.pdf](#)  
[Resolution 2072 - Adoption Parks Element for 2024 Comp Plan- comments.pdf](#)

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Sorry about that Mike. I thought I sent them to both CC and PC, but I only sent them to CC. Attached are the relevant highlighted documents. I've highlighted sections I think are important; you can scan the 4 documents quickly by turning on the PDF thumbnail sidebar (you'll see my highlights). The highlighted sections support the comments I sent earlier this afternoon. Also, following are some added Policy language I would also like to add to my public comments.. I'm usually better organized – but have been very busy prepping for the DA vote. Might someone be able to sit down with me to discuss these documents and highlights over the next week or so? It would be optimal to have one more hearing on these elements if possible.

E.g. items in the Parks element, starting on page 17

**Policies:**

3.1 Require that all new development projects contribute to public open space improvements either on or off-site as identified in the adopted Parks Element.

a. Establish park, recreation, wildlife habitat and open space standards for residential development, including on-site and/or off-site dedication requirements, and adopt them in land use codes. Such standards should require that all new single-family and multi-family developments provide a minimum percentage, to be determined, of net site area for appropriate park, recreation, wildlife habitat and open space areas and improvements. Standards should address the percentage required for both passive and active uses. Net site area shall be exclusive of street/utility rights of way, setbacks, parking areas, and utility facilities, including but not limited to storm, water, or sewer.

3.2 Evaluate public acquisition of private open spaces as opportunity and funding is available, and pursue the concept of tax incentives for privately held open space.

1. Pursue protection of strategic open space properties by using a variety of protection methods.
2. Methods should include non-regulatory methods (e.g. fee-simple purchase, conservation easements, donations, purchase and leaseback, etc.); regulatory methods (e.g. limited development, land dedication, site design, cluster design, impact-fees); and incentive approaches (e.g. current use taxation; transfer of development rights, land- transfers; user fees).

c. The City and its partners should pursue grants and other outside funding to enable proactive resource protection and development.

On Thu, Sep 12, 2024 at 11:09 AM <[jean.buckner@comcast.net](mailto:jean.buckner@comcast.net)> wrote:  
See <https://northbendwa.gov/238/Comprehensive-Plan>

---

**From:** Mike McCarty <MMCCARTY@NORTHBENDWA.GOV>  
**Sent:** Wednesday, September 18, 2024 3:22 PM  
**To:** Jean Buckner <jean.buckner@comcast.net>  
**Cc:** Sam White <swhite@northbendwa.gov>; Rebecca Deming <RDeming@northbendwa.gov>; Jamie Burrell <JBURRELL@NORTHBENDWA.GOV>  
**Subject:** RE: My Public Comments for Sept 18th PC Meeting/Agenda Items

Jean,

We do not see any comments associated with your highlights in the attached documents you sent us. Please resend in a format that directly shows comments if you wish to submit this for the hearing.

Sincerely,

Mike

Mike McCarty, AICP  
Principal Planner  
City of North Bend Community and Economic Development  
920 SE Cedar Falls Way  
North Bend, WA 98045  
(425) 888-7649



---

**From:** Sam White <[swhite@northbendwa.gov](mailto:swhite@northbendwa.gov)>  
**Sent:** Monday, September 16, 2024 1:52 PM  
**To:** Rebecca Deming <[RDeming@northbendwa.gov](mailto:RDeming@northbendwa.gov)>; Mike McCarty <[MMCCARTY@NORTHBENDWA.GOV](mailto:MMCCARTY@NORTHBENDWA.GOV)>; Jamie Burrell <[JBURRELL@NORTHBENDWA.GOV](mailto:JBURRELL@NORTHBENDWA.GOV)>  
**Subject:** Fw: My Public Comments for Sept 18th PC Meeting/Agenda Items

Hi,

We received public comment for our upcoming Planning Commission meeting (9/18/2024), but city staff was not included.

Thus, I'm forwarding them to you.

Thanks.

Sam

---

**From:** Jean Buckner <[jean.buckner@comcast.net](mailto:jean.buckner@comcast.net)>  
**Sent:** Monday, September 16, 2024 1:38 PM  
**To:** Brian Fitzgibbon <[BFitzgibbon@northbendwa.gov](mailto:BFitzgibbon@northbendwa.gov)>; Juliano Pereira <[JPereira@northbendwa.gov](mailto:JPereira@northbendwa.gov)>; Sam White <[swhite@northbendwa.gov](mailto:swhite@northbendwa.gov)>; Olivia Moe <[OMoe@northbendwa.gov](mailto:OMoe@northbendwa.gov)>; James Boevers <[JBoevers@northbendwa.gov](mailto:JBoevers@northbendwa.gov)>; Stephen Matlock <[somatlock@northbendwa.gov](mailto:somatlock@northbendwa.gov)>; Hannah Thiel <[HThiel@northbendwa.gov](mailto:HThiel@northbendwa.gov)>  
**Subject:** My Public Comments for Sept 18th PC Meeting/Agenda Items

You don't often get email from [jean.buckner@comcast.net](mailto:jean.buckner@comcast.net). [Learn why this is important](#)

Honorable Planning Commission Members, the highlights on the attached Comp Plan Elements and Resolution are relevant to the September 18<sup>th</sup> Planning Commission Agenda regarding Comp Plan Review. Given the complexity of these issues, I am requesting additional meetings to provide adequate time for community input on these and other Comp Plan elements. To save your time, the highlights can be easily found using the panes that are generally to the left of your screen when documents are opened. I have also included the following email just sent to the City Council regarding a related item that contains information that may also be of interest to Planning Commissioners.

Best,

Jean Buckner, EdD - President of Friends of The Snoqualmie Valley Trail and River  
Facebook: [The Friends of The Snoqualmie Valley Trail and River](#)  
Website: <http://fosvtr.org/>  
46226 SE 139<sup>th</sup> Pl North Bend WA

---

**From:** Jean Buckner <[jean.buckner@comcast.net](mailto:jean.buckner@comcast.net)>  
**Sent:** Monday, September 16, 2024 1:10 PM  
**To:** 'council@northbendwa.gov' <[council@northbendwa.gov](mailto:council@northbendwa.gov)>; 'mmiller@northbendwa.gov' <[mmiller@northbendwa.gov](mailto:mmiller@northbendwa.gov)>  
**Cc:** 'SOPPEDAL@NORTHBENDWA.GOV' <[SOPPEDAL@NORTHBENDWA.GOV](mailto:SOPPEDAL@NORTHBENDWA.GOV)>; 'jean.buckner@comcast.net' <[jean.buckner@comcast.net](mailto:jean.buckner@comcast.net)>  
**Subject:** King County Parcel # 132308-9020 Development Agreement Issues//Comp Plan Inconsistencies

Honorable Mayor Mary Miller and North Bend Council Members, the following and attached regard City Council's September 17<sup>th</sup> Agenda item # 13.

## **King County Parcel # 132308-9020 Issues/Comp Plan Inconsistencies**

[\(https://gismaps.kingcounty.gov/parcelviewer2/\)](https://gismaps.kingcounty.gov/parcelviewer2/)

### **Summary of Key Issues with the Proposed Development Agreement (DA)**

**Formerly called “The Auto Mall”\***

The proposed Development Agreement (DA) (start on page 13 here:

<https://nrbendwa.gov/ArchiveCenter/ViewFile/Item/6635>) raises several

serious concerns that need to be addressed before the City Council moves forward with approval. These issues impact public health, environmental protections, and compliance with city regulations. The development is also incongruent with attached Comp Plan language (use side panes to quickly find highlighted sections).

#### **1. Inadequate Application Information**

- Problem: The DA does not comply with North Bend Municipal Code (NBMC) application requirements, which demand details such as permitted uses, protection of critical areas, stormwater management, and more. These elements are missing because no specific project is proposed.

- Why It Matters: Without a clear project plan, approving the DA is premature and leaves too much speculation. The city is being asked to approve and budget around an agreement before knowing the full scope and impact of the development.

#### **2. Approval Conditions Are Premature**

- Problem: The DA is being brought forward before there is a fully fleshed-out project, violating city code that expects an actual project—complete with site plans and specific uses—before a DA is approved.

- Why It Matters: This is a "cart before the horse" scenario. Approving the DA without concrete details could lock the city into an agreement that doesn't serve the best interests of the community.

#### **3. Environmental Review Concerns (SEPA)**

- Problem: The DA defers State Environmental Policy Act (SEPA) review, stating that it will occur with the development proposal and master plan, not as part of this agreement.

- Why It Matters: This approach could mean that the DA itself will never undergo a full environmental review, leaving critical environmental impacts unaddressed early in the process.

#### **4. Public Health and Safety Protections (RCW 36.70B.170(4))**

- Problem: The DA lacks the necessary language to address "serious threats" to public health and safety, as required by state law. The DA instead references a city code that only refers to "imminent" threats—a higher and more difficult standard to meet.

- Why It Matters: Without this important clause, the city may lack authority to enforce new regulations that protect public health and safety in the future.

## 5. Absurd Claims Regarding Economic Impact

- Problem: The DA packet references questionable claims of creating 600 jobs and \$74M in increased property value. With no detail outlined in the DA, how accurate can these estimates be? Also, while property value may increase for this parcel, the development may lead to lower property values in nearby neighborhoods. Also, how will the impact of additional built space impact the existing problem of empty buildings in North Bend?

- Why It Matters: These inflated numbers may pressure the City Council into making hasty decisions based on unrealistic projections rather than sound analysis. The decrease in property values of surrounding neighborhoods should also be taken into account.

The DA also does not fit within North Bend's Vision and Brand Statements or with key elements of North Bend's Comp Plan (per attached highlighted elements and resolutions):

**Vision Statement:** The vision for North Bend is centered on preservation and enhancement. The community seeks to preserve its natural beauty and small-town scale while enhancing the built environment of downtown, riverfront, community parks, residential neighborhoods, and the community's gateways.

**Brand Statement:** North Bend presents itself as a highly livable small town that is the premier outdoor recreation destination in the Puget Sound Region, described with the phrase "Easy to Reach...Hard to Leave."

**Comp Plan Elements:** (See 5 highlighted elements and resolutions attached)

- Why It Matters: Developments that fall outside of the City's official Vision and Brand statements and Comp Plan Elements encourage a hodgepodge approach to development that pushes North Bend toward a look and feel of just another disorganized small town and reduce citizens quality of life as well as visitor experience. Most residents of North Bend believe that North Bend can be so much more by promoting and protecting the area's natural beauty and our quality of life.

\*\*\*

**VOTE NO** or vote to delay this item until these issues are resolved. The current DA lacks transparency and specificity and does not comply with North Bend Municipal Code (NBMC) application requirements, which demand details such as permitted uses, protection of critical areas, stormwater management, and more. It is also incongruent with North Bend Comp Plan elements per attached.

**\*\*\*The Auto Mall” the term “Auto Mall” was used to describe this project from individuals both inside and outside of the City. The developer claims this is inaccurate and informally mentioned tractor and construction vehicles/equipment sales as a possible component. The DA has no description of what could be included – which is troubling in and of itself.**

Susie, please include this in the packet as public comment.

Best,  
Jean

Jean Buckner, EdD - President of Friends of The Snoqualmie Valley Trail and River

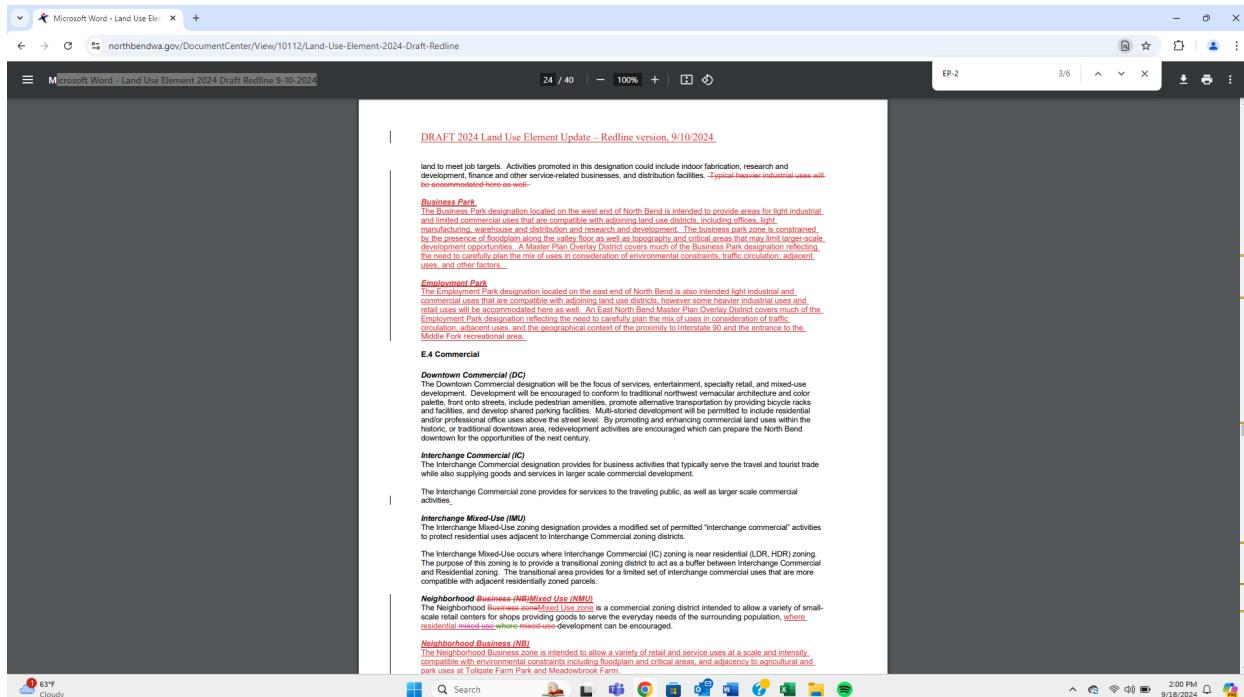
Facebook: [\*\*The Friends of The Snoqualmie Valley Trail and River\*\*](#)

Website: <http://fosvtr.org/>

46226 SE 139<sup>th</sup> Pl North Bend WA

From: Jean Buckner<jbuckner@northbendwa.org>  
To: Planner; Hannah Tharp; Dennis Bowers; Chika Mori; Brian Froehlich; Julianne Presece; Sam White; Stephen Hatch  
Cc:  
Subject: Public Comment on the proposed designation of the Snoqualmie Valley Trail and River and resident of nearby neighborhood  
Date: Wednesday, September 18, 2024 2:57:07 PM  
Attachments: [jbuckner001.docx](#) [jbuckner002.docx](#)

The EP-2 designation (on the East side of North Bend) is incongruent with the sections of the Master Plan sent earlier this week and incompatible with the nearby school and neighborhoods. We further find the new language allowing "heavier industrial uses" to be even more incongruent and incompatible and represent a greater environmental risk to the school, neighborhoods and River. See "Employment Park" redline in the screenshot below from page 24 of 40 from the Land Use Element 2024 Draft Redline 9-10-2024. Nearby neighborhoods also stand to have their property values reduced as a function of the inappropriate EP-2 zoning. It may have fit back in 1988 when it was set, but with the addition of the school and neighborhoods, the overall character of the area is no longer congruent with the EP2 designation. A "mixed use" zone is more appropriate for the land now designated as EP-2. We will be submitting paperwork to request a zoning change for the area. Also, see second question below the following screenshot about the meaning of language under "Parks and Open Space" and its relevance for the Wood River neighborhood / HOA?



DRAFT 2024 Land Use Element Update – Redline version, 9/10/2024

land to meet job targets. Activities promoted in this designation could include indoor fabrication, research and development, finance and other service-related businesses, and distribution facilities. Typical heavier industrial uses will be accommodated here as well.

**Business Park.**  
The Business Park designation located on the west end of North Bend is intended to provide areas for light industrial and limited commercial uses that are compatible with adjoining land use districts, including offices, light manufacturing, warehouse and distribution and research and development. The business park zone is constrained by the boundaries of the Snoqualmie Valley Trail and River and the adjacent residential neighborhoods. It is intended to provide development opportunities. A Master Plan Overlay District covers much of the Business Park designation reflecting the need to carefully plan the mix of uses in consideration of environmental constraints, traffic circulation, adjacent uses, and the geographical context of the proximity to Interstate 90 and the entrance to the Middle Fork recreational area.

**Employment Park.**  
The Employment Park designation located on the east end of North Bend is also intended light industrial and commercial uses that are compatible with adjoining land use districts, however some heavier industrial uses and retail commercial uses are also encouraged. The Employment Park designation is intended to provide areas for light industrial and limited commercial uses that are compatible with adjoining land use districts, including offices, light manufacturing, warehouse and distribution and research and development. The business park zone is constrained by the boundaries of the Snoqualmie Valley Trail and River and the adjacent residential neighborhoods. It is intended to provide development opportunities. A Master Plan Overlay District covers much of the Employment Park designation reflecting the need to carefully plan the mix of uses in consideration of traffic circulation, adjacent uses, and the geographical context of the proximity to Interstate 90 and the entrance to the Middle Fork recreational area.

**E4 Commercial**

**Downtown Commercial (DC)**  
The Downtown Commercial designation will be the focus of services, entertainment, specialty retail, and mixed-use development. Development is encouraged to conform to traditional northwest vernacular architecture and color palette. Front onto streets, include pedestrian amenities, promote alternative transportation by providing bicycle racks and facilities, and develop shared-use facilities. Mixed-use development will be encouraged to include residential and/or professional offices located above the street level. By promoting and enhancing commercial land uses within the historic, or downtown area, redevelopment activities are encouraged which can prepare the North Bend downtown for the opportunities of the next century.

**Interchange Commercial (IC)**  
The Interchange Commercial designation provides for business activities that typically serve the travel and tourist trade while also supplying goods and services in larger scale commercial development.

The Interchange Commercial zone provides for services to the traveling public, as well as larger scale commercial activities.

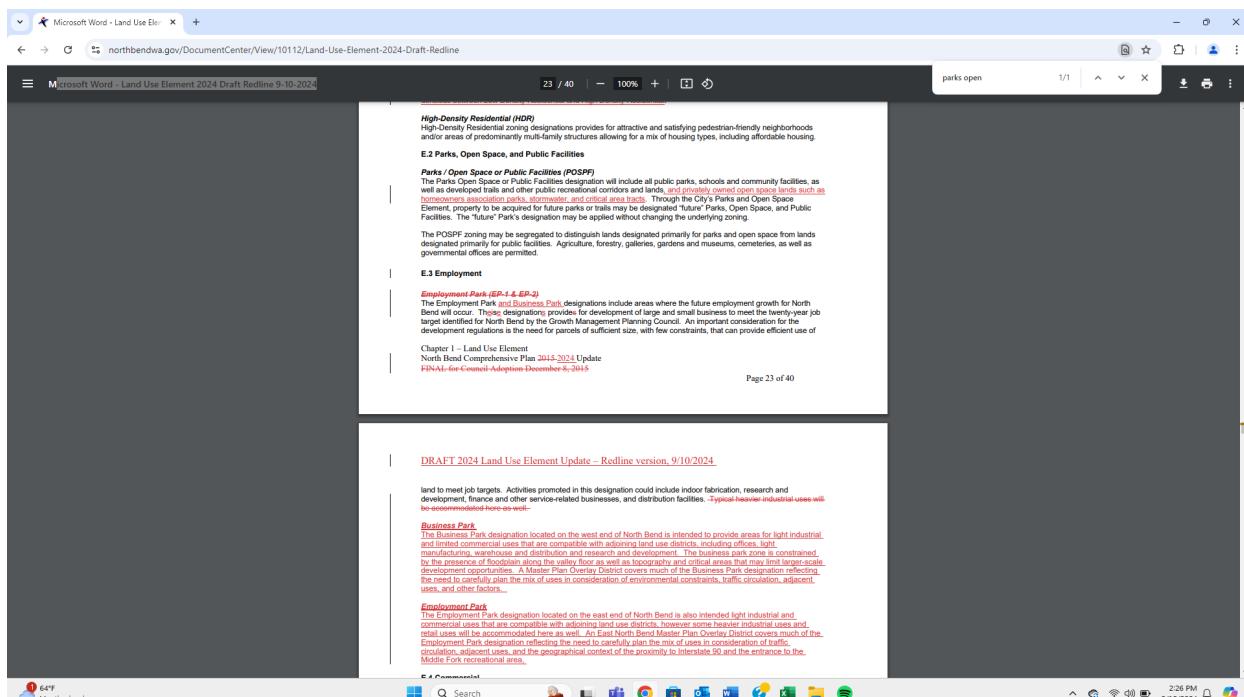
**Interchange Mixed-Use (IMU)**  
The Interchange Mixed-Use zoning designation provides a modified set of permitted "interchange commercial" activities to protect residential uses adjacent to Interchange Commercial zoning districts.

The Interchange Mixed-Use zoning, where Interchange Commercial (IC) zoning is near residential (LDR, HDR) zoning, The Interchange Mixed-Use zoning is to provide a transition zoning district to act as a buffer between Interchange Commercial and Residential zoning. The transitional area provide for a limited set of interchange commercial uses that are more compatible with adjacent residentially zoned parcels.

**Neighborhood Business (NB/Mixed Use (NMU))**  
The Neighborhood Business zone is a commercial zoning district intended to allow a variety of small-scale retail centers for shops providing goods to serve the everyday needs of the surrounding population, where residential mixed-use, where mixed-use development can be encouraged.

**Neighborhood Business (NB)**  
The Neighborhood Business zone is intended to allow a variety of retail and service uses at a scale and intensity commensurate with environmental constraints, including Residential and critical areas, and adjacency to agricultural and park uses at Tolktuk Farm Park and Meadowbrook Farm.

Also, please explain the City's intent regarding the addition of the following redlined language from page 23 of the draft (See "Parks/Open Space or Public Facilities(POS/PF)" language below. ) What is the intent of this language for neighborhood/HOA owned trails etc.?



High-Density Residential (HDR)  
High-Density Residential zoning designation provides for attractive and satisfying pedestrian-friendly neighborhoods and/or areas of predominantly multi-family structures allowing for a mix of housing types, including affordable housing.

**E2 Parks, Open Space, and Public Facilities (POS/PF)**  
The Parks, Open Space or Public Facilities designation will include all public parks, schools and community facilities, as well as developed trails and other public recreational corridors and lands, and privately owned open space lands such as timberland, wetlands, and other lands. This designation is intended to be a Parks, Open Space and Public Open Space Element, property to be acquired for future parks or trails may be designated Future Parks, Open Space, and Public Facilities. The "future" Park's designation may be applied without changing the underlying zoning.

The POS/PF zoning may be segregated to distinguish lands designated primarily for parks and open space from lands designated primarily for public facilities. Agriculture, forestry, galleries, gardens and museums, cemeteries, as well as governmental offices are permitted.

**E3 Employment**

**Employment Park (EP-1 & EP-2)**  
The Employment Park and Business Park designations include areas where the future employment growth for North Bend will occur. The Employment Park provides for development of large and small business to meet the twenty year job target for North Bend by the Growth Management Planning Council. An important consideration for the development regulations is the need for parcels of sufficient size, with few constraints, that can provide efficient use of Chapter 1 – Land Use Element  
North Bend Comprehensive Plan 2015-2040 Update  
FINAL – for Council Adoption December 8, 2014

Page 23 of 40

Best,

Jean Buckner, President – Friends of the Snoqualmie Valley Trail and River  
Homeowner – Wood River Neighborhood  
46226 SE 139<sup>th</sup> Pi  
North Bend, WA

From: Jamie Burrell <[JBURRELL@NORTHBENDWA.GOV](mailto:JBURRELL@NORTHBENDWA.GOV)>

**Sent:** Wednesday, September 18, 2024 1:29 PM  
**To:** [jean.buckner@comcast.net](mailto:jean.buckner@comcast.net)  
**Subject:** RE: Remote Access to tonight's Planning Commission Meeting

Hi Jean,

Join the zoom link in the invite. We do not allow remote comments, but you can submit something in writing ahead of the meeting.

Thank you,

Jamie Burrell  
Senior Planner  
City of North Bend  
425-888-7642



---

**From:** Jean Buckner <[jean.buckner@comcast.net](mailto:jean.buckner@comcast.net)>  
**Sent:** Wednesday, September 18, 2024 1:16 PM  
**To:** Jamie Burrell <[JBURRELL@NORTHBENDWA.GOV](mailto:JBURRELL@NORTHBENDWA.GOV)>  
**Subject:** Remote Access to tonight's Planning Commission Meeting

Good afternoon Jamie, I'd like to attend tonight's Planning Commission Meeting remotely. How do I sign up for that?

Best,

Jean

Jean Buckner, EdD - President of Friends of The Snoqualmie Valley Trail and River  
Facebook: [The Friends of The Snoqualmie Valley Trail and River](https://www.facebook.com/FriendsofTheSnoqualmieValleyTrailandRiver)  
Website: <http://fotavr.org/>  
GoFundMe: <https://www.gofundme.com/Friends-of-The-Snoqualmie-Valley-Trail-and-River>

**From:** [Cherie Cooper](#)  
**To:** [Brian Fitzgibbon](#); [Juliano Pereira](#); [Sam White](#); [Olivia Moe](#); [James Boevers](#); [Stephen Matlock](#); [Hannah Thiel](#)  
**Cc:** [Jamie Burrell](#); [James Henderson](#); [Mike McCarty](#); [Victoria Hoenig](#); [Chris Rohrbach](#)  
**Subject:** Wednesday September 18, 2024 Planning Commission Packet, items #4 and #5 on the agenda  
**Date:** Wednesday, September 18, 2024 6:22:57 AM  
**Attachments:** [Neighborhoods North Bend, WA - Official Website.pdf](#)  
[MAPS Hoenig Family 8 parcels zoned EP-1 Planning Commission Email.pdf](#)  
[20132014 Owner's Application for The Tanner Junction MPOD PC packet July 2013 with shared access.pdf](#)  
[Tanner Junction Overlay prior to the 2016 City Council removing the HDR allowance.pdf](#)  
[072022 City of North Bend Proposal for re-allocation of water service to include the Hoenig Family's 8 parcels Planning Commission Email.pdf](#)  
[City of North Bend Parcels zoned EP1 or NB to convert to NMU zoning.pdf](#)

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September 18, 2024

Greetings and Good Day Commissioners,

An aside from the September 18<sup>th</sup> Planning Commission Packet you have as your guidepost for the task ("asks") that you all have at hand in this evening's Planning Commission Meeting; is this property owner packet as well. If you will please peruse this information to become acquainted with 28.82 acres owned by North Bend Industrial Park LLC and Crown Lakes LLC.

The Property Profile: (Maps attached for reference)

28.82 acres zoned EP-1: Tanner Junction Overlay District. Eight (8) contiguous parcels.

North Bend Way is the northern boundary of roadway frontage. 136<sup>th</sup> is the southern boundary of roadway frontage.

North Bend Industrial Park LLC owns Five (5) parcels of the 8 in total. Parcel #'s: 1423089184 (5 acres), 1423089183 (5.34 acres), 1423089185 (9.30 acres), 1423089186 (.68 acres), and 142308-9181 (.08 acres)

Crown Lakes LLC owns Three (3) of the 8 in total. Parcel #'s: 1423089188 (.60 acres), 1423089187 (.24 acres), and 1423089073 (7.46 acres)

The City of North Bend requires a Master Plan Development proposal be submitted for Development consideration, in addition to the underlying zone's pre-existing allowances and building restrictions, and in addition to the language of the Tanner Junction Overlay which restricts certain light industrial and manufacturing allowances in EP-1. Tanner Junction Overlay language which reads as follows: "certain light industrial and manufacturing uses permitted by the underlying zone (EP-1) could be inconsistent with the recreational uses and residential character of the immediate area."

Note: "the residential character of the immediate area" includes the residential character that

is in an Unincorporated King County residential neighborhood adjacent to 136 , as well as two (2) recent build-out projects on property previously owned by the Dahlgren Family (200 HDR units), and Mr. Hibbs (129 MDU's) with some small percentage of the 129 units set aside as "affordable" housing" rentals. Both property owners had the same North Bend City Council approved overlay of HDR/EP-1. Both North Bend City Council approved developments have included to date, "no commercial development (EP-1)" on either build site. Leaving our 28.82 acres in the Tanner Neighborhood, as the "fix-all" or "cure-all" to what is on the table now for the Planning Commission to advise the City's Council how best to proceed with its 2024 Comp Plan in the "elements" of: Land Use and Housing

The property owner names and/or the property advocate's name most familiar to the City are: Gordon and Victoria Hoenig, and Cherie Cooper (the daughter of Gordon and Victoria Hoenig).

A History of the 28.82 since it was purchased in 2003/2004 from Puget Western:

2009: The City of North Bend annexed 28.82 acres owned by North Bend Industrial Park LLC and Crown Lakes LLC.

2010: NBIP LLC and Crown Lakes LLC fully supported a (bulk) property owner's approval of ULID #6. ULID #6 assessments began in May of 2012. The property owner's \$1M ULID #6 Assessment will be paid in full, no later than May of 2030.

When Gordon and Victoria Hoenig purchased the 28.82 acres in 2003/2004, Sallal Water Association was, and still is the property's Water Service Provider in the City of North Bend, Washington. The City of North Bend would prefer for the property owner to apply through proper channels of the state, to have the City of North Bend be approved as the property's Water Service Provider for whomever will be the Developer/Builder of the 28.82 acres.

2014: Gordon Hoenig applied to the City of North Bend for an HDR/EP-1 Overlay. The Tanner Junction Overlay is still in existence, though in 2016 the City Council of North Bend approved an Ordinance which took away the HDR allowance of residential buildings on the property. Gordon and Victoria Hoenig never received the City's notification that this change in the 2016 Council's mindset was to be inevitable, no matter if the private **landowner** had concerns or a **serious** questioning of such a hasty and blind-side of choice at the City Council level of North Bend City government.

Side Note Interjection: A similar type of "decision" or action plan (be it a subliminal or a deliberate affront to private property rights) is about to occur through the chain of processes the Commissioners have listed as items #4 and #5 on the 9/18/2024 Planning Commission Agenda. Changing an owner's property zoning from EP-1 to NMU, to further along "in

**the** approval process" the City's requirement of a 2024 Comprehensive Plan **submittal to King County**. The City of North Bend's 2024 Comprehensive Plan submittal to King County by the end of this year, for the City of North Bend to secure its 2024 King County Comprehensive Plan Certification.

2015: The 28.82 acres (8 parcels) were For Sale by Owner. Plenty of interest. Plenty of Developer/Builder concerns with the City of North Bend.

(\*2023): The 28.82 acres are listed with Commercial Brokerage Hughes Marino. The site is still actively listed today.

2021: City Administrator David Miller suggested to Gordon and Victoria Hoenig that they submit a thumbnail Master Plan Development proposal for his and the City's consideration of a potential mixed-use project (a residential and commercial mix – like the 2014 HDR/EP-1 overlay would have allowed for in the form of a pre-existing template/guidepost for a master plan development).

The Hoenig's consulted with and hired a team mix of known and respected professionals in their fields – Architects, Surveyors, Engineers, and Land Use Planners -- to create what some staff at the City are familiar with as the former rendering of a master plan named Alpine Crossing. A master plan rendering as one example of a mixed-use development project, not a Developer or a Builder's proposal.

City Administrator David Miller and Public Works Director Mark Rigos encouraged Gordon and Victoria Hoenig to use the "Alpine Crossing" master plan rendering, to apply to Sallal Water Association for a Certificate of Water "approval or denial". The objective of North Bend's City Staff was to have in writing that Sallal Water Association could not provide water in its service area for a master plan development project that would build out on 28.82 acres on North Bend Way.

2022: In February, Sallal Water Association denied North Bend Industrial Park LLC and Crown Lakes LLC a Certificate of Water. Sallal had no water to service any small, medium or large sized development project in its water service area.

2023: June 6<sup>th</sup> The City of North Bend and Sallal Water Association mutually agreed to a Water Share Agreement. It is anticipated that by the mid to late summer of 2025, both Sallal Water Association and the City of North Bend will have an adequate water supply and the necessary reserves to service the 28.82 acres.

In the meantime, 28.82 acres zoned EP-1 with "sewer" available has been nearly useless for the property owner to continue to subsidize (responsibly) ULID #6, **the** years of 2021-2025 at

the owner's expense of \$70K in assessment fees per year. No Water. No Sewer.

Some representatives of the City might project as his/her expert counsel, land holding expenses are the typical and normal cost of doing business as a private property owner. That's simple enough to claim in theory, but not as honest or accurate as one might like to assume, if he or she is not the one "walking in the shoes" of a land owner having to take it all in stride whilst 28.82 acres of prime real estate in an exceptional location are in a "time out" until all conditions and terms of engagement are just right by the standards, visions and timeline of a City's government being ready to sit down at the table to welcome, encourage and support a master plan project on North Bend Way that is attractive to the City's residents (8,000 + ) in context with what is still missing in North Bend, as far as business/commercial services for the community and good-paying jobs for the community.

In the meantime, Developer and Builder interest in the 28.82 acres via a Brokerage representative and the property's owners engaging with dozens of qualified land Developers has been a mixed bag experience. Each and every time the 2 and 3 way conversations have ended on a same note, with the Developer and/or Builder advising Gordon and Victoria Hoenig that a development/build proposal cannot pencil out to make sense for a Developer/Builder to invest in North Bend considering all of "the asks" from the City (multiple departments and/or the heads of city departments) for a Development Project to be approved on the 28.82 acres zoned EP-1 --- at the City Council's intake for consideration of a development project. Said another way, before a proposal of any Development Project can even get close to the North Bend City Council seeing it or knowing about its existence, the Developer and the Developer's Proposal dies somewhere at some introductory stage in the intake of the pipeline process.

Important for the Planning Commissioners to note is that these veteran and well-known Developer/Builders have gone to other EP-1 zoned sites, to build out a "commercial" project on other "less hassle" sites in the City of North Bend – at the West and the East ends of the City.

Your role as (volunteer) Planning Commissioners is clear to us.

**We** want you to have all the information possible at your disposal to make an informed and responsible decision for the City.

For the past decade my role as the property owner's daughter has been to advocate for my family who owns 28.82 acres on North Bend Way in North Bend, Washington.

To advocate for our family's property rights and the sale of our property for a development project that is a win-win-win-win --- City of North Bend, Property Owner, Developer, and City of North Bend residents -- is what I have as a work package presentation for you all to review

and examine, in advance of the decision(s) you will make this Wednesday evening.

With respect to a rezone of all EP-1 parcels to NMU in the City of North Bend, what does anyone really know of this “new” zone creation? I know it is a means to an end for the City of North Bend to receive its 2024 Comprehensive Plan Certification. I can guess at what some of the allowances will be for the build and a development plan based upon what I already know of the existing NB zone.

“At a height restriction of 35’, residential will be allowed as an approved **build** on only the 2<sup>nd</sup> floor of a building that will have commercial/retail/restaurant on its ground floor.”

We know from the dozens of Developer/Builders we’ve spoken with over the years that this is not a zone model that they would come back to discuss with us, to potentially reconsider building in the City of North Bend, Washington.

As far as what we know about the “housing” element that the City needs to accommodate per King County’s advisement for a King County 2024 Comprehensive Plan Certification, the City needs to show King County where it will be possible inside the City of North Bend, to build an additional 462 units of (affordable, not market rate) residential housing.

I’ve attached a document wherein I’ve noted some basic stats for every single parcel in the City of North Bend designated for a rezone to NMU — aka the potentials of land use and parcels for where 462 residential units would be allowable to build in the City of North Bend.

The particulars of parcels in very close proximity to our 8 undeveloped (vacant land) parcels zoned EP-1, there are already existing buildings/new built structures. How practical or believable is it with construction, to expect that there would be a builder/developer/independent contractor interested to build, “a residential product” on the 2<sup>nd</sup> floor” of a pre-existing or a finished new construction building?

That said, our 28.82 acres of EP-1 zoning is a blank canvas so to speak. Where we are located with all of the other dark blue patches (soon to be NMU) on the map (see attached map for the quick reference) is the potential of 208/462 residential units.

Limiting residential units to being built on a 2<sup>nd</sup> floor only (NMU) is yet another incumbrance, covenant, restriction, limitation, challenge or hazard to add to the list of our aforementioned hurdles in owing the property with the City wielding its influence over time in company with the City Council’s personal perspectives or objectives also playing a role in determining the property’s viability in any sale or no sale to a Developer/Builder.

Commissioners, as the Owners and Owner Representative of Eight (8) parcels of “critical” and

developable acreage in the City of North Bend, we have watched you in 2023-2024 work hand in hand with City Planners and the staff of North Bend's Community and Economic Development Department to achieve the end result of submitting to the Council for its approval, what will be the final work product to submit to King County for North Bend's 2024 Comprehensive Plan Certification.

We value and highly respect the incredible work that all of you do as Planning Commissioners.

At Wednesday Evening's meeting, can the Commissioners and/or staff relay to us the following:

What benefit and/or improvement will it be to our land, its market value, its allowable uses, and its viability of interest to the Development/Builder community; if agenda Items #4 and #5 are approved by the Planning Commission to move forward in process to the City's Council, for the esteemed members of North Bend's City Council to approve a rezone of our 28.82 acres to NMU?

Thank you for your time.

Respectfully,

Gordon and Victoria Hoenig

Cherie Cooper

Note: Cherie Cooper will be present at the Planning Commission meeting this evening via Zoom

**From:** [Chris Rohrbach](#)  
**To:** [Planning](#)  
**Subject:** Wednesday September 18, 2024 Planning Commission Meeting, items #4 and #5 on the agenda - Public Comment  
**Date:** Wednesday, September 18, 2024 7:47:47 AM

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Some people who received this message don't often get email from chris@hughesmarino.com. [Learn why this is important](#)

Dear North Bend Planning Commission,  
I hope this message finds you well. My name is Chris Rohrbach, Senior Vice President at Hughes Marino, and I am currently representing the Hoenig family and their partners in the sale of their 28.82-acre property within the City of North Bend.  
I have read the owner letter that was sent to the Commissioners, and as the property owners' broker, I would like to echo some of the comments already addressed in the letter.

I have concerns regarding the City's restrictive development criteria and permitted use codes as well as the fees associated with development that make developing anything on that site cost prohibitive. These are the main factors which are hindering potential development on this property in my opinion. As a broker, I have witnessed significant interest from developers who are keen to invest in the North Bend market, but many are dissuaded by the current regulatory and financial barriers associated with such development. One such developer said that the fees associated with the traffic studies alone are more than what they can typically underwrite for their entire budget related to costs that go directly to the municipality they are developing in.

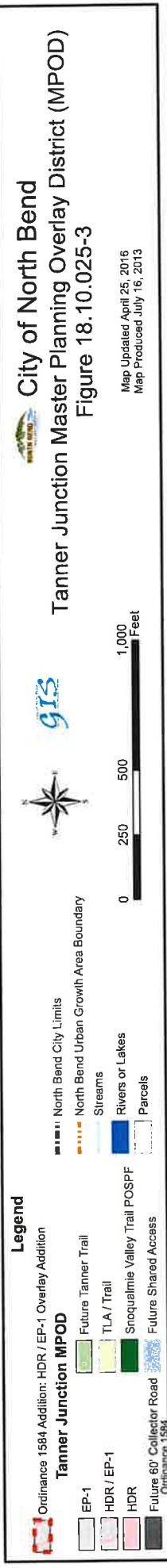
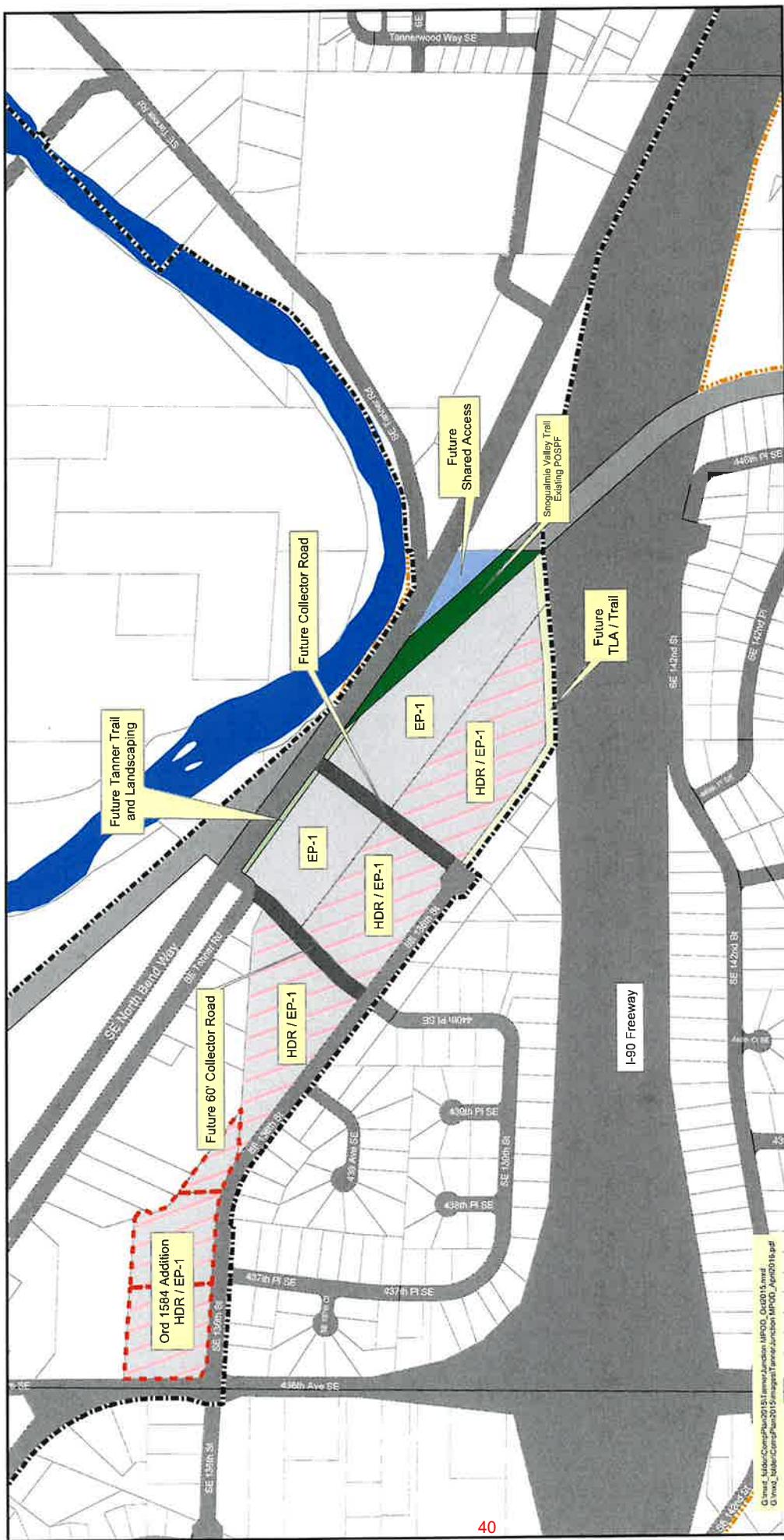
I believe that with more realistic zoning and development requirements and competitive fee structures, the City could foster more sustainable growth while benefiting the local economy and community. The restrictive zoning and permitted uses coupled with above "market" fees have been the biggest hurdles to finding a viable developer for the site in question.

Thank you for your time and consideration.

**Chris Rohrbach**  
Senior Vice President  
License #117138  
+1 206.795.5155 Mobile  
+1 844.662.6635 Office

**HUGHES MARINO**  
[hughesmarino.com](http://hughesmarino.com)







## [Neighborhoods North Bend, WA - Official Website.pdf](#)

### **THE TANNER NEIGHBORHOOD**

The Tanner Neighborhood is a predominantly light-industrial neighborhood located southeast of the Forest Service/Mt. Si Neighborhood and the Edgewick Interchange.

The neighborhood contains significant vacant and redevelopable land suitable for commercial and light-industrial uses and is an area anticipated to accommodate additional employment growth. Special overlay districts within areas of this neighborhood recognize unique site characteristics such as the presence of the Snoqualmie Valley Trail and the King County Tanner Landing Park, and therefore allow for a mix of residential and commercial/light industrial uses that wouldn't otherwise be permitted (see Overlay Districts section below).

The King County Snoqualmie Valley Trail provides an important pedestrian link through this neighborhood, connecting multiple parts of the City and encouraging bicycle and pedestrian transportation. The future Tanner Trail, within the Burlington Northern Railroad corridor, will provide a similar link along North Bend Way, and future developments that abut or contain this corridor should be constructed to align with and incorporate the trail into the design of the development. The area also has important scenic qualities with views of the Middle Fork of the Snoqualmie River and Mount Si. Interpretive or historic signage would be appropriate, located in key areas along the corridor to give perspective on the natural and human histories of the area, including that of the Tanner Mill and the former Northern Pacific (Burlington Northern) and Milwaukee Road Railroad Lines.

### **THE MIDDLE FORK NEIGHBORHOOD**



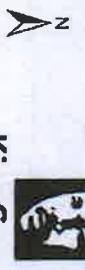
# Title



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Date: 8/22/2024

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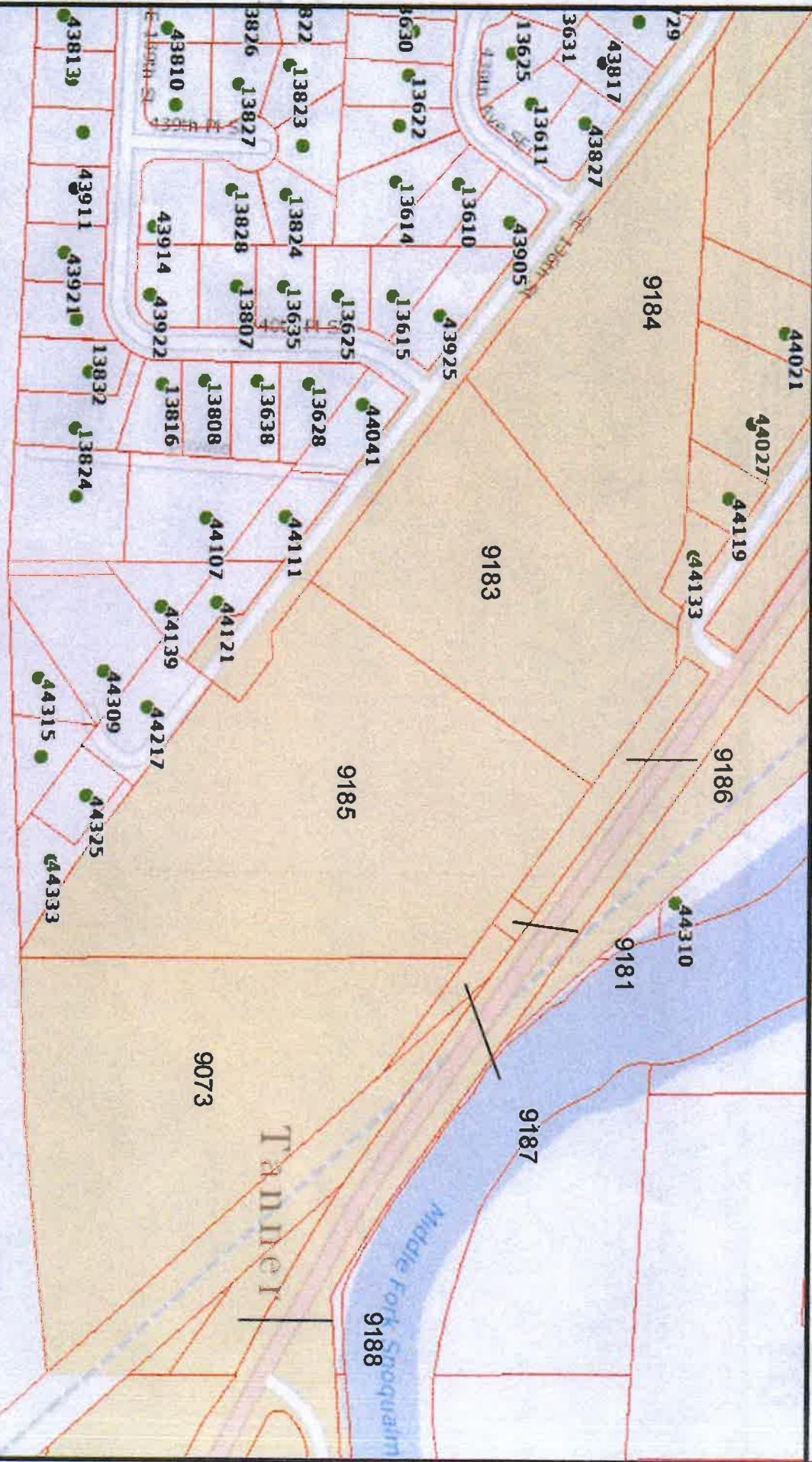
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Date: 8/22/2024

King County



## King County



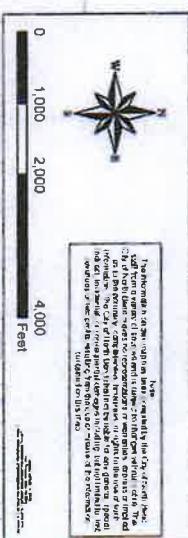
# Primary Parcel Address Map



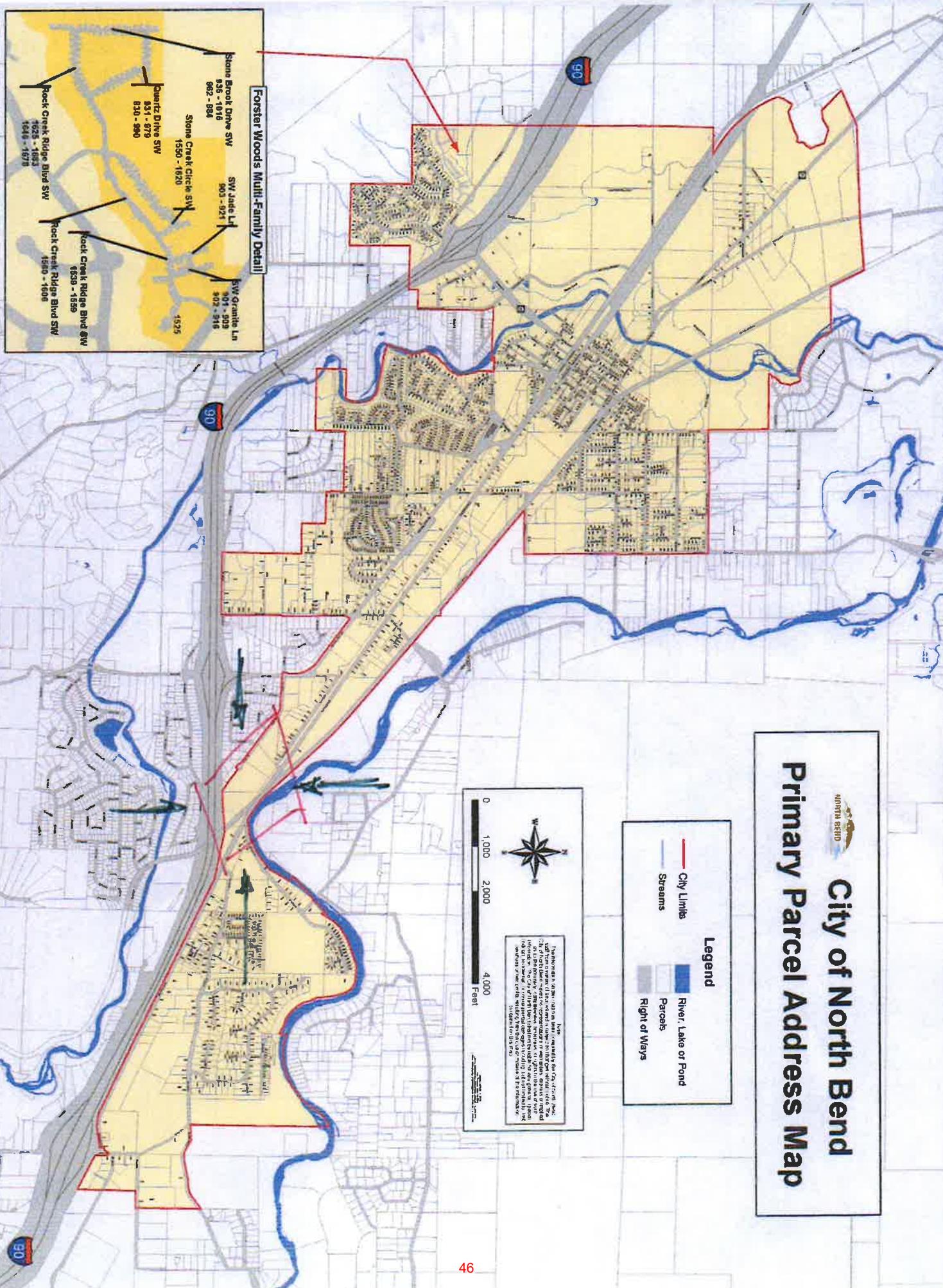
## City of North Bend

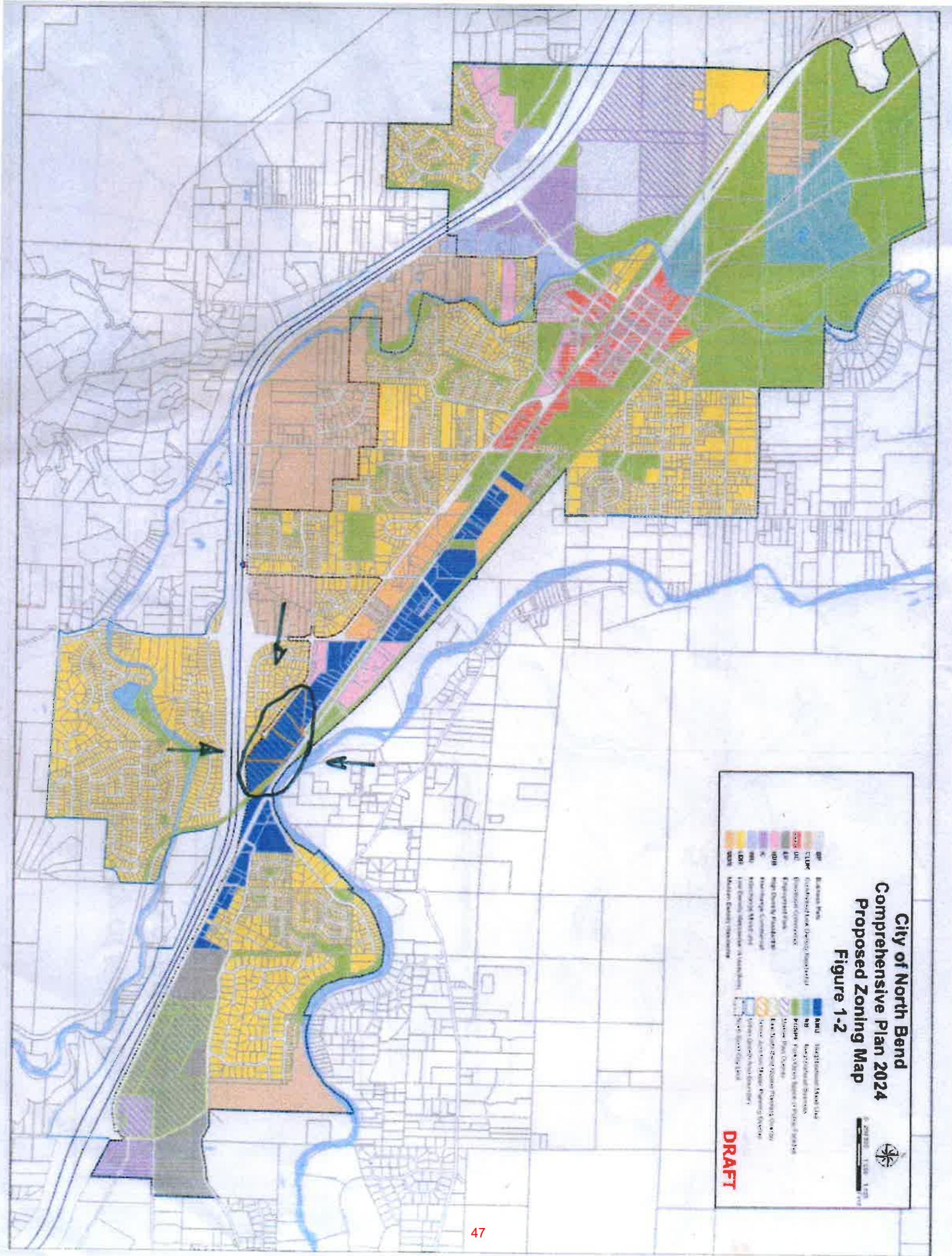


City of North Bend



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City of North Bend Parcels with the zoning of EP-1 (#1 - #28) and NB (#29 - #66), identified by the Community and Economic Development Department for NMU rezone (CONB 2024 Comprehensive Plan- Land Use element/Zoning-Housing “new” and/or “affordable”)

- 1) Parcel 1423089137 (EP-1) Chinook Lumber 4.22 acres
- 2) Parcel 1423089025 (EP-1) Single Family Residence .92 acres
- 3) Parcel 1423089090 (EP-1) Single Family Residence (mobile home) .97 acres
- \*4) Parcel 1423089068 (EP-1) Vector/Alpental Logistics 5.40 acres
- \*5) Parcel 1423089009 (EP-1) 17,600 sq ft Light Industrial Mfg - 5 connected buildings 1 acre (Sallal Water Assoc used to lease space in one of the buildings)
- \*6) Parcel 1423089060 (EP-1) 13,176 sq ft Light Industrial Mfg - 3 connected buildings 1.02 acres (Fastenal is in one of the buildings)
- \*7) Parcel 1423089045 (EP-1) Single Family Residence .34 acres
- \*8) Parcel 1423089039 (EP-1) Cabinetry Business (light industrial mfg. building) .23 acres
- \* Note 4 - 8 above are parcels previously owned by Gordon and Victoria Hoenig (no partners)
- 9) our 8 parcels of undeveloped (raw land) (EP-1) 28.82 acres
- 10) Parcel 1423089032 (EP-1) Tanner Electric Substation 3.42 acres
- 11) Parcel 1423089038 (EP-1) Upper Skagit Indian Tribe Single Family Residence .49 acres
- 12) Parcel 1423089061 (EP-1) Upper Skagit Indian Tribe Single Family Residence .48 acres
- 13) Parcel 1423089084 (EP-1) Upper Skagit Indian Tribe Single Family Residence .37 acres
- 14) Parcel 1423089155 (EP-1) Upper Skagit Indian Tribe Mini Storage 10.86 acres
- 15) Parcel 1423089150 (EP-1) Vacant Land (wooded) .79 acres

16) Parcel 1423089074 (EP-1) Vacant Land (not cleared) Proposed Land Use Project 2021-0406 Bio Therapeutic/Micro Current Technology, Inc. 2.40 acres

17) Parcel 1423089065 (EP-1) Single Family Residence .80 acres

18) Parcel 1423089084 (EP-1) CR Construction Storage Bldg. 1.47 acres

19) Parcel 1423089030 (EP-1) 1,272 sq ft Warehouse Office .58 acres

20) Parcel 1523089077 (EP-1) APS Inc. Office/Warehouse .79 acres

21) Parcel 1523089032 (EP-1) Single Family Residence .48 acres

22) Parcel 1523089117 (EP-1) Mt. Si Montessori School .37 acres

23) Parcel 1523089188 (EP-1) Single Family Residential used as an Office Bldg. .75 acres

24) Parcel 1523089109 (EP-1) Fury Construction 2.38 acres

25) Parcel 1523089037 (EP-1) Rainier Asphalt & Concrete 1.60 acres

26) Parcel 1523089157 (EP-1) 5-unit Apartment (4 buildings) .54 acres

27) Parcel 1523089060 (EP-1) Single Family Residence .57 acres

28) Parcel 1523089223 (EP-1) Construction Storage Yard 2 acres

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29) Parcel 1023089186 (NB) Steven Loo Cascade Heated Storage 2.10 acres

30) Parcel 1023089056 (NB) Richard & Virginia McConkey North Bend Auto Parts NAPA .53 acres

31) Parcel 1023089272 (NB) Karakoram Properties LLC Karakoram Splitboard Bindings 1.33 acres

32) Parcel 1023089270 (NB) Off Camber LLC The Line Bikes Experience .51 acres

33) Parcel 1023089271 (NB) Alpine Fitness .81 acres

34) Parcel 1023089035 (NB) John & Kimberly Graham The Meadows Mobile Home Park 4.08 acres

- 35) Parcel 1023089052 (NB) Albert Lee III Single Family Residence .43 acres
- 36) Parcel 1023089032 (NB) Albert Lee III Single Family Residence 1.65 acres
- 37) Parcel 1023089049 (NB) Albert Lee III Single Family Residence 1.19 acres
- 38) Parcel 1023089151 (NB) Dennis Lynelle Smitty's Towing .73 acres
- 39) Parcel 1023089187 (NB) Mt. Si MHP LLC Mt. Si Mobile Home Estates 9.10 acres
- 40) Parcel 1023089160 (NB) Rowley Enterprises Inc. Vacant Land 1.25 acres
- 41) Parcel 1023089076 (NB) Rowley Enterprises Inc. North Bend Storage being used as a Mobile Home Park 4.42 acres
- 42) Parcel 1523089083 (NB) Rowley Enterprises Inc. Parking for a Sales Lot 1.59 acres
- 43) Parcel 1523089095 (NB) Jason Lee Mt. Si Hotel 1.35 acres
- 44) Parcel 8621700015 (NB) Michael Sailing vacant lot .19 acres
- 45) Parcel 8621700070 (NB) Arnold Pena Single Family Residence .50 acres
- 46) Parcel 8621700020 (NB) Irish Kieran Single Family Residence .18 acres
- 47) Parcel 8621700010 (NB) Marino Laurel North Bend Sand & Gravel 1.09 acres
- 48) Parcel 8621700025 (NB) Mountain Rescue Council vacant lot .17 acres
- 49) Parcel 8621700030 (NB) Mountain Rescue Council Seattle Mountain Rescue Center .19 acres
- 50) Parcel 8621700065 (NB) Steven Crabb Single Family Residence .29 acres
- 51) Parcel 8621700060 (NB) Samuel, Jacob and Olivi Snipes .24 acres
- 52) Parcel 8621700055 (NB) Dan Crocker Single Family Residence .23 acres
- 53) Parcel 8621700055 (NB) Dan Crocker Timberline Mini Storage & Shop .65 acres
- 54) Parcel 8621790005 (NB) Pacific Commercial Property Management Bigg Dogg Firearms & North Bend Automotive 1.10 acres
- 55) Parcel 8621700050 (NB) Western Gateway LLC Wilderness Glass .19 acres

- 56) Parcel 8621790045 (NB) Debra Bridges-Karolides Single Family Residence .19 acres
- 57) Parcel 8621700035 (NB) Debra Bridges-Karolides vacant lot .37 acres
- 58) Parcel 1323089066 (NB) Dan & Leilani Fleming vacant lot .54 acres
- 59) Parcel 1323089031 (NB) Howard McIntyre Mt. Si Tavern .33 acres
- 60) Parcel 1323089050 (NB) An-Ying Shun LLC new commercial build project under construction .55 acres
- 61) Parcel 1323089061 (NB) 45414NE LLC Apartments .33 acres
- 62) Parcel 1323089077 (NB) 45414NE LLC Single Family Residence .59 acres
- 63) Parcel 1323089147 (NB) Triple 60 Partners LLC vacant land? 1.55 acres
- 64) Parcel 1323089047 (NB) Harry & Pauline Buhler vacant land 1.24 acres
- 65) Parcel 1323089095 (NB) Triple 60 Partners LLC vacant land .22 acres
- 66) Parcel 1323089094 (NB) Triple 60 Partners LLC a boat stored in a carport .25 acres

#### **18.10.025 C.4 TANNER JUNCTION MPOD**

4. Tanner Junction Master Plan Overlay District (Tanner Junction MPOD). The Tanner Junction MPOD includes seven commonly owned properties zoned EP-1 that are located between North Bend Way to the north and SE 136<sup>th</sup> Street and I-90 to the south, and as further depicted on Figure C.

a. Purpose. Due to the proximity of the Snoqualmie Valley Trail that passes through the site and the single-family low-density residential neighborhood immediately across SE 136<sup>th</sup> Street to the south of the site, certain light industrial and manufacturing uses permitted by the underlying EP-1 zone could be inconsistent with the recreational uses and residential character of the immediate area. A master plan overlay district establishes a site plan and mix of uses more compatible with these adjacencies. Should an applicant wish to propose a site layout or mix of uses alternative to that provided by the MPOD, the applicant may apply for a development agreement pursuant to Chapter 18.27 NBMC. Such development agreement shall not preclude other parcels within the MPOD from achieving conformance to the provisions of the MPOD.

b. Site Circulation. Streets and access locations to be constructed shall at a minimum include the following:

- i. There shall be a maximum of two access locations into the primary parcel from North Bend Way, including the collector street described below. The separate triangular shaped eastern parcel ending in 9188 may have shared access with the adjoining parcel to the east onto SE North Bend Way, to allow for adequate separation from Tanner Road. An additional access point may be considered only for emergency access purposes or if warranted by a traffic study. Public and private access locations shall include minimum five-foot-wide sidewalks and minimum five-foot-wide planter strips at the intersection with North Bend Way (or 10' landscape strip and extension of Tanner Trail as described below), and may transition from there to alternative standards within the private development.
- ii. A public north-south through street shall bisect the site in the western half of the parcel to connect SE 136<sup>th</sup> Street with North Bend Way, in the location identified on Figure C.

(A) The north-south through street shall be constructed and dedicated to the city of North Bend with the recording of the final plat, final binding site plan approval (if applicable), prior to final building permit, or other associated permit for a development proposal on the affected property.

(B) The north-south through street shall be constructed according to the standard for collector streets in Chapter 19.05 NBMC, Design and Construction Standards for Streets, or as otherwise determined necessary by the City Engineer.

(C) An additional street may be warranted depending on the type of development proposed to bisect the remaining parcel as shown dotted on Figure C and aligning with the proposed access points.

iii. A public trail, constructed per the trail construction standards in NBMC 17.25.065, shall be constructed along the southern boundary of the site, and within the TLA, to connect SE 136<sup>th</sup> Street to the Snoqualmie Valley Trail. A public access trail easement containing the trail corridor shall be provided to the City, prior to final building permit approval for development on the affected parcel.

iv. A 10' wide paved public trail (Tanner trail) with 10' planter strip area containing street trees and associated turf and/or native shrubs and ground cover plantings, constructed per the trail construction standards in NBMC 17.25.065, built to match existing Tanner Trail section located within downtown North Bend, shall be constructed along the SE North Bend Way frontage to connect with the King County Snoqualmie Valley Trail as shown on Figure C. Existing significant trees shall be retained in this area unless there is conflict with an access point.

c. Any land use permit associated with properties within this overlay zone shall install a pedestrian crossing over North Bend Way providing a connection to Tanner Trail and Snoqualmie Valley Trail. The pedestrian crossing shall include at a minimum: a perpendicular crosswalk at SE North Bend Way with reflective bumps and/or lights. Further safety measures may be determined necessary by the City through the development review process.

- i. The applicant shall coordinate with King County Parks and City of North Bend for a safe and efficient at-grade crossing of the Snoqualmie Valley Trail with SE North Bend Way and Tanner Trail.
- ii. Trail Parking of not less than 3 spaces shall be provided as part of the any development application and shall be constructed in conjunction with the development. A bike rack is also encouraged.

d. Allowable Uses and Bulk and Dimensional Standards.

i. Uses within the Tanner Junction MPOD are as established in NBMC 18.10.030 based on the corresponding zones identified in Figure C. Approximately 350' feet of the southern half of the Parcels No. 1423089183, 1423089185 and 1423089073 may be

comprised of HDR uses and/or EP-1 uses, except single-family detached, cottage housing and senior housing is not allowed within this overlay. Any EP-1 uses shall provide a 20 foot type 1 landscape transition area, pursuant to NBMC 18.18 Table 1, when located adjacent to HDR use within the site.

ii. Bulk and dimensional standards applicable to residential uses shall be as established for the HDR zone per NBMC Table 18.10.040, *Bulk and Dimensional Standards*.

iii. Bulk and dimensional standards applicable to commercial and industrial uses shall be as established for the EP-1 zone per NBMC Table 18.10.040, *Bulk and Dimensional Standards*.

d. Building Size and Orientation. In addition to the provisions of the applicable design standards in Chapter 18.34 NBMC, the following standards shall apply to the layout and orientation of buildings within the Tanner Junction MPOD:

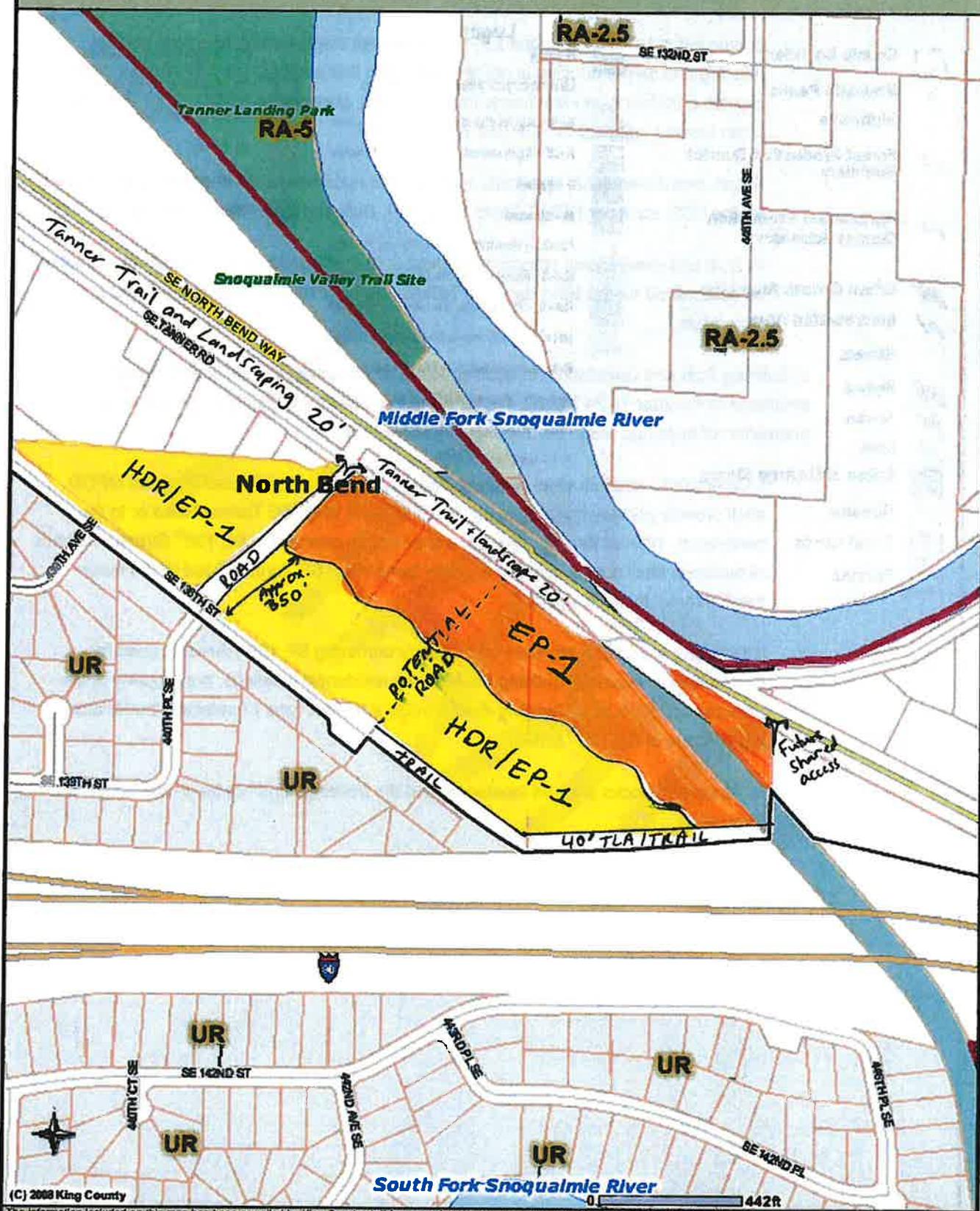
i. Commercial and industrial buildings constructed within the Tanner Junction MPOD shall provide primary frontage to either North Bend Way, SE Tanner Road or to the north-south internal through street, but shall not be oriented to SE 136<sup>th</sup> Street. The back of buildings shall not be oriented to North Bend Way, SE Tanner Road or the north-south internal through street.

ii. Buffering to LDR. If any area immediately bordering SE 136<sup>th</sup> Street is used for commercial or industrial buildings rather than residential buildings, the property of the commercial or industrial building shall provide a 30-foot type 1 landscape buffer along the frontage of SE 136<sup>th</sup> Street.

iii. All loading docks shall be located behind the buildings and not be visible from North Bend Way.

For PC 7/25/2013

## iMAP



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Date: 7/18/2013 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/IMAP>)



## King County

**From:** Cherie Cooper <[cheriecooper50@gmail.com](mailto:cheriecooper50@gmail.com)>  
**Sent:** Tuesday, November 5, 2024 5:31 PM  
**To:** Council <[COUNCIL@northbendwa.gov](mailto:COUNCIL@northbendwa.gov)>  
**Subject:** November 5, 2024 Council Meeting Items #12 & #13 on the Agenda

Some people who received this message don't often get email from [cheriecooper50@gmail.com](mailto:cheriecooper50@gmail.com). [Learn why this is important](#)

Good Evening Council Members, Mayor Mary Miller, and Staff;

I will be speaking this evening via Zoom with respect to Item #12 (not to exclude Item #13) on the City Council Agenda for November 5, 2024.

This evening, staff is presenting to you for your votes, two (2) elements of the 2024 North Bend Comprehensive Plan: 1) Land Use, and 2) Housing.

Staff has identified 66 parcels within the City for a rezone of NMU – Neighborhood Mixed Use. In doing so, there is the potential of 208 housing units.

The staff was tasked for the 2024 Comp Plan, to find the potential for a total of 462 housing units.

As Council has been advised in previous meetings, and as I was advised by Economic Director Rebecca Deming in an email dated April 18, 2024; the City of North Bend is only required to plan for and accommodate the 462 units. There is no requirement for the units to be built.

Both the Land Use and the Housing Element of the 2024 Comprehensive Plan has our eight (8) parcels (28.82 acres) on North Bend Way in the Blue Zone to be rezoned NMU (Neighborhood Mixed Use). Currently the zoning is EP-1.

Additionally, and already in place for the 28.82 acres is the 2014 Tanner Junction Overlay District. Also, the 28.82 acres requires a Master Plan for Development.

The Developers we are speaking with now are extremely concerned about the rezone of our property to NMU. These are Developers who are currently in the process of building a non-residential project in the City, or they have built a non-residential project in the City of North Bend. I am speaking tonight on their behalf as well as ours.

Is there not a way to exclude our 8 parcels in the rezone of 66 parcels to NMU? It would take nothing away from what Staff has prepared for the Council and the City to submit to King County for an approval of North Bend City's 2024 Comprehensive Plan.

Meaning, I am suggesting that it would take nothing away from the City having met its requirement to "plan for and accommodate 462 units of residential housing".

I don't believe the Council, The Mayor or the Staff's intention would ever be to deter a Development Project (of economic benefit to the City) coming forward for the 28.82 acres on North Bend Way currently zoned EP-1.

Scratch the rezone of NMU and there is still a Master Plan to be approved by the City. There is still the issue of The City of North Bend water vs. Sallal Water Association for a Development Project on the land. We currently are members of Sallal Water Association. There is still some language in the Tanner Junction Overlay that is of concern to Developers. There is still the North Bend Way Streets Corridor Plan that is considered by the last Developer at the table to be above the traditional/typical costs to develop, to now consider. Just another ULID on top of the ULID #6 assessment which the property has now? Already known, there will be some land of the 28.82 acres that the City of North Bend will want a Developer to set aside for parking near the Snoqualmie Valley Trail or another Park amenity within the development project's interior. Perhaps a Development Agreement will be in order as well.

Councilmembers, Mayor and Staff; please consider our reality (and yours also) at this time of there being legitimate and serious Developer's Interest (a plan to go under contract) --- How an approved rezone of the 28.82 acres to NMU, solely for the purpose of the City meeting its 2024 Comprehensive Plan requirements poses the unnecessary of a challenge/obstacle for the Landowner and Developers wanting to be in the City's pipeline with a development project.

Recently this City Council approved a Development Agreement for the potential of Economic Development at the East End of North Bend.

What I am bringing to the attention of the North Bend City Council, the North Bend City Mayor and the Staff this evening is the "so close" potential of an Economic Development Project on 28.82 acres on North Bend Way which needs and deserves your careful consideration as much as the Development Agreement put before you a month or two ago for a project at the east end of town.

Thank you.

Cherie Cooper (The Hoenig Family)  
Project Manager  
Crown Lakes LLC  
North Bend Industrial Park LLC

September 18, 2024

To: Mike McCarty, Principal Planner, City of North Bend  
From: Jim Graham , 681 E. North Bend Way (PO Box 724)

My wife and I have owned the above referenced property for 54 years, as well as the adjacent 1/2 lot fronting on Cedar Falls Way. We object to the proposed rezone from LDR to Downtown Commercial.

Rezoning of neighbor's property is of no concern , but we do not want our property included.. If the City's intent had been to make our area commercial, sewer would have been provided years ago. Instead, we have been single family residential contiguous to Mt Si Development.

We vote NO to rezone of our property

Jim & Linda Graham 425 888-1349, cell 425 890-6668, jgraham454@gmail.com

A handwritten signature in black ink that reads "Jim Graham". The signature is fluid and cursive, with "Jim" on the top line and "Graham" on the bottom line.

**From:** [Sears, Tricia \(DNR\)](#)  
**To:** [Mike McCarty](#)  
**Cc:** [Sears, Tricia \(DNR\)](#); [Vanegas, Ted \(COM\)](#)  
**Subject:** North Bend's Comprehensive Plan Amendment: WGS comments  
**Date:** Tuesday, July 2, 2024 12:58:49 PM

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You don't often get email from [tricia.sears@dnr.wa.gov](mailto:tricia.sears@dnr.wa.gov). [Learn why this is important](#)

7/2/24

Hello Mike,

In keeping with the interagency correspondence principles, I am providing you with comments on the proposed changes to North Bend's Comprehensive Plan Amendment (Commerce ID# 2024-S-7189).

For this proposal submitted via Planview, I looked at the proposal and focused on areas related to WGS work. Of note, but not limited to, I look for language around the geologically hazardous areas, mineral resource lands, mining climate change, and natural hazards mitigation plans.

Specifically in this proposal, I reviewed the 2024 Draft Land Use Element Update.

On page 4 of the PDF, C.2 Natural Features includes a description of critical areas, and cross references critical areas information.

In the first paragraph, it states a description of some critical areas. In the second paragraph (see below) it directs the reader to other areas for more information. Suggest describing specifically what the critical areas are for North Bend and where the information for those critical areas is located.

“Additional information on the City's predominant natural features and their importance to the future development of the City is given in detail in the Critical Areas Element and the Shoreline Element. Review of drainage, flooding, and stormwater run-off in North Bend, as well as protection of the quality and quantity of groundwater intended for public use is addressed in the Critical Areas Element of the North Bend Comprehensive plan. To the extent necessary to comply with RCW 36.70A.070(1), the Critical Areas Element is incorporated by reference in this Land Use Element. . Shoreline designations shall coordinate future land development and permitted uses with the Shoreline designations identified in the Shoreline Master Plan.”

On page 21 of the PDF, there is G. Natural Resource Lands. Good.

Recognizing the limitations of the current proposals, I want to mention that it would be great for you to consider these in future work, be it in your comprehensive plan, development code, and SMP updates, and in your work in general:

- Consider adding a reference to WAC 365-190-120 geologically hazardous areas for definitions in other areas besides the CAO. In addition, consider adding a reference to WAC 365-196-480 for natural resource lands.

- Consider adding a reference to the WGS Geologic Information Portal in other areas besides the CAO. If you have not checked our interactive database, the WGS Geologic Information Portal, lately, you may wish to do so. [Geologic Information Portal | WA - DNR](#)
- If you have not checked out our Geologic Planning page, you may wish to do so. [Geologic Planning | WA - DNR](#)

Thank you for considering our comments. If you have any questions or need additional information, please contact me. For your convenience, if there are no concerns or follow-up discussion, you may consider these comments to be final as of the 60-day comment deadline of 8/30/24.

Cheerio,  
Tricia

Tricia R. Sears (she/her/hers)  
**Geologic Planning Liaison**  
Washington Geological Survey (WGS)  
Washington Department of Natural Resources (DNR)  
Cell: 360-628-2867 | Email: [tricia.sears@dnr.wa.gov](mailto:tricia.sears@dnr.wa.gov)