



**Community and Economic Development Department Staff Report  
and Planning Commission Recommendation**

**Application:** Comprehensive Plan Land Use Designation and Zoning Map  
Amendments for City Properties and the North Bend Post Office

**Date:** August 1, 2013

**Proponent (via docket process):** City of North Bend

**Summary of Proposed Comprehensive Plan Land Use Designation and Zoning Map  
Amendment Proposal:**

Amendments to the City of North Bend Comprehensive Plan Land Use Map and City of North Bend Zoning Map are proposed. The amendments follow from docket requests taken up by the Planning Commission for consideration of Comprehensive Plan and Zoning Amendments in the 2013 Annual Docketing Process. Included are the following:

- **Vacant City-Owned Property Amendment (Addresses Docket #6 on the 2013 Docket List).** Amends a vacant City lot -parcel 784670-0825 (corner of North Bend Way and Sydney adjacent to the Moose Lodge) from POSPF to Commercial on the Comprehensive Plan Land Use Map, and from POSPF to DC on the Zoning Map. The future use of this parcel has not yet been determined. It may be improved for public parking, may be sold for development of additional commercial buildings, or a combination thereof. The current land use designation and zoning of Parks, Open Space and Public Facilities (POSPF) would not allow commercial uses. Re-designating this property to Commercial in the Comprehensive Plan and to Downtown Commercial (DC) on the zoning map would not limit the potential to develop a parking lot or other public use, but would expand the potential opportunities for other appropriate uses.
- **Public Works and Fire Station Amendment (Addresses Docket # 7 on the 2013 Docket List).** These corrections are to show all public property at the fire station and public works sites to be within the POSPF Land Use Designation and Zone, reflecting the public uses on the property. Portions of two fire station parcels (1023089249, 1023089010) are currently designated Residential and zoned Low Density Residential, and one Public Works parcel (1023089043) is currently designated Residential and zoned Cottage Residential.

- **Post Office Amendment (Addresses Docket #8 on the 2013 Docket List):** Amends the property containing the North Bend Post Office from POSPF to Commercial on the Comprehensive Plan Land Use Map, and from POSPF to DC on the Zoning Map. While there is no proposal by the post office to move from their existing location, this would simplify the land use designation and zoning for the property and allow greater potential for additional uses in the future. The POSPF zone does not allow commercial uses. However, post offices are an allowed use within the DC zone.
- **NOTE:** The proposed amendments previously also included re-designating Parcel 8570900240 (the vacant City lot at the SE corner of Bendigo Boulevard S. and W. Park Street) from POSPF to Commercial. Following consideration of public comment, the need to have the Parks Commission consider the amendment as it relates to a public park, and the need to consider the design of a planned northbound right-turn lane from Bendigo onto Park Street as it relates to this parcel, staff have removed this parcel from this proposed amendments. The land use designation and zoning of this parcel will be considered separately at a future time.

The amendments are shown on the attached Exhibit A – Comprehensive Plan Land Use Map, and Exhibit B – North Bend Zoning Map.

**SEPA:** The proposed NBMC amendment is subject the State Environmental Policy Act (SEPA). A SEPA Determination of Non-Significance was issued on June 26, 2013.

**Public Hearing:** A public hearing has been scheduled for the July 11, 2013 Planning Commission meeting. See public comments section below for more information.

**Comprehensive Plan and Zoning Map Amendment Process:** Comprehensive Plan and Municipal Code Amendments are governed by NBMC 20.08.070 through 20.08.110, evaluated in the staff report below.

## **A. PROPOSED AMENDMENTS:**

### **I. Comprehensive Plan Land Use Map.**

The Comprehensive Plan Land Use Map shall be revised for the following parcels as follows, as depicted on the attached Exhibit A:

1. Parcels 1023089249 and 1023089010 (Fire Station) shall be re-designated from Residential to Parks Open Space and Public Facilities (POSPF). The map amendment shall additionally reflect the recent boundary line adjustment of these parcels.
2. Parcel 1023089043 (Public Works Facility) shall be re-designated from Residential to POSPF.
3. Parcel 0923089025 (Post Office) shall be re-designed from POSPF to Commercial.
4. Parcel 7846700825 (vacant lot adjacent to the Moose Lodge) shall be re-designated from POSPF to Commercial.

## **II. Zoning Map.**

The North Bend Zoning Map shall be revised for the following parcels as follows, as depicted on the attached Exhibit B:

1. Parcels 1023089249 and 1023089010 (Fire Station) shall be re-zoned from Low Density Residential to Parks Open Space and Public Facilities (POSPF). The map amendment shall additionally reflect the recent boundary line adjustment of these parcels.
2. Parcel 1023089043 (Public Works Facility) shall be re-zoned from Cottage Residential to POSPF.
3. Parcel 0923089025 (Post Office) shall be re-zoned from POSPF to Downtown Commercial.
4. Parcel 7846700825 (vacant lot adjacent to the Moose Lodge) shall be re-zoned from POSPF to Downtown Commercial.

## **B. FINDING AND ANALYSIS:**

### **II. Impacts of Proposed Amendment**

NBMC 20.08.070 and .080 requires that applications for municipal code amendments be evaluated for their environmental, economic and cultural impacts, as well as impacts to surrounding properties. These impacts are evaluated below.

- 1) **Environmental Impacts.** No significant environmental impacts are anticipated from amending the Land Use Designation and Zoning of the affected properties as described above. Regulations protecting critical areas, managing stormwater runoff, and controlling floodplain impacts are governed by the Critical Area Regulations in NBMC Title 14, and apply regardless of what type of development occurs on a site. Such review will occur upon submittal of an application for development.
- 2) **Economic Impacts.** No economic impacts are anticipated from amending the fire station and public works properties to POSPF. Revising the land use designation and zoning for the other properties from POSPF to Commercial would most likely have a positive economic impact, however since the lots currently provide parking for nearby uses, strategic planning will be necessary to ensure adequate parking for these nearby uses is retained, especially at the corner of Sydney and North Bend Way, where the current development pattern of downtown buildings does not include parking at each business location.
- 3) **Cultural Impacts.** No significant cultural impacts are anticipated from the proposed amendments.
- 4) **Impacts to Surrounding Properties.** Potential impacts to surrounding properties include traffic, parking, noise, light glare, and visual scale and disharmony to adjacent uses, each evaluated below.
  - a. **Traffic.** No impacts are anticipated from amending the fire station and public works properties to POSPF. Traffic impacts from amending the other

properties from POSPF to Commercial should be negligible, as these properties are all on arterial streets and the properties are not large enough to accommodate uses that would generate substantial additional traffic. Traffic impacts for any future development will be addressed during review of that development.

- b. **Parking.** No parking impacts are anticipated from amending the fire station and public works properties to POSPF, or from amending the Post Office property from POSPF to Commercial/DC. . While amending the land use designation of the City owned lots from POSPF to Commercial and zoning to DC does not preclude continued use of the property for parking, it could result in additional commercial development and the loss of some of the public parking at each particular site. The City is currently evaluating ways to provide this needed additional general parking for downtown businesses, while allowing for the prime retail/commercial frontage to be utilized for compatible downtown commercial uses such as retail or restaurants. Other strategies could entail shared parking agreements if either site is developed with a commercial component. The City does consider downtown parking a necessity and is strategically evaluating ways to grow the parking opportunities on sites that are not prime frontage locations. .
- c. **Noise.** Public works and fire station properties – Amendments will not affect noise, as the uses are existing. City properties – Because the surrounding properties are already zoned DC, the amendment will not result in future uses that generate noise different from that already permitted on surrounding properties. Post office property - The types of commercial uses allowed within the DC zone are types of businesses that generally do not create much noise outside of the building. The only additional source of noise would likely be from employees and patrons coming and going to businesses, and deliveries, which is not likely to be significantly different from the noise associated with multifamily housing uses.  
Additionally, all uses within the City are subject to the Noise Abatement and Control Regulations in Chapter 8.26 of the NBMC. These regulations establish maximum permissible noise levels measured at a property boundary at any time of the day, and establish a lower maximum between the hours of 10pm and 7am. As subject to the noise ordinance, noise should not negatively impact surrounding properties.
- d. **Light glare.** Public works and fire station properties – Amendments will not affect noise, as the uses are existing. Other properties - Commercial uses may include exterior lighting for parking areas and security around the perimeter of the building and/or property. This lighting, if not properly designed, could create light glare that could negatively impact adjacent residences at night. The City of North Bend has adopted exterior lighting standards in NBMC Chapter 18.40 of the NBMC. All new development is subject to compliance with the exterior lighting standards, which includes requirements to provide full-cutoff lighting fixtures and limitations on light level spillover at property boundaries, with stronger limitations for uses within 50 feet of residential

zones. As subject to these standards, light glare should not negatively impact surrounding properties.

**e. Disharmony to adjacent uses.**

The *Commercial, Mixed Use and Industrial Design Standards and Guidelines* in NBMC 18.34.050 provides regulations addressing the layout and appearance of proposed commercial developments, and includes provisions to ensure compatibility to surrounding uses. Conformance to the design standards and guidelines should ensure visual compatibility with adjacent uses for any development that may occur as a result of the proposed land use designation and zoning amendments.

**III. Compatibility of Proposed Amendment with North Bend Comprehensive Plan (NBCP)**

In accordance with NBMC 20.08.070 and .080, applications for municipal code amendments must be evaluated for compliance with the Comprehensive Plan.

The proposed amendments specifically amend the Land Use Map of the North Bend Comprehensive Plan and the North Bend Zoning Map. Amending the fire station and public works properties to POSPF is consistent with the intent of this district for public purposes.

Regarding amending the other properties from POSPF to Commercial, the Comprehensive Plan provides numerous policies in the Land Use Element encouraging infill development, particularly in the downtown area. Downtown infill development would be supported by the proposed amendments. Additionally, the two vacant city lots are identified in the Downtown Master Plan as development opportunity sites, with recommendations to consider development of the properties for commercial uses, but also with a recommendation to establish standards for the sale of City property to private development. Regarding parking, policy 1.10 in the Economic Development Element calls for creating a parking plan for downtown. While the amendments are consistent with policies in the Comprehensive Plan, parking availability should be considered with regard to the future use of the vacant city lots.

**IV. Compatibility of Proposed Amendment with the North Bend Municipal Code (NBMC)**

In accordance with NBMC 20.08.070 and .080, applications for municipal code amendments must be evaluated for compliance with the North Bend Municipal Code.

The NBMC does not provide regulations that specifically address the zoning of the particular properties, but does provide the intended purposes of the zoning districts in NBMC 18.10.020.

Amending the zoning of the fire station and public works properties to POSPF is consistent with the intent of the POSPF zone in providing for public purposes.

Regarding amending the other properties from POSPF to Downtown Commercial, NBMC Section 18.10.020(D) establishes the general purposes of Commercial Districts as follows:

- 1. Provide land for different intensities and types of residential, retail, service, business, office, and entertainment uses that complement, enhance, and support residential and other land uses within North Bend.*

**2. Implement provisions of the comprehensive plan related to commercial land uses, including but not limited to providing economic and employment opportunities, property tax bases, necessary goods and services, and in some cases, mixed use (commercial first floor/residential upper floor) dwelling opportunities.**

**3. Promote high-quality commercial development that incorporates traditional development patterns and elements, including but not limited to building locations, architectural designs, construction materials, and site features that are harmonious with North Bend's small-city character.**

**4. Ensure that proper site needs and amenities, including but not limited to vehicular circulation and parking, pedestrian, bicycle, and greenbelt networks (where applicable), landscaping, lighting, public areas (e.g., greenspace, plazas), services, and utilities, and other necessary and desirable elements are integral parts of all commercial projects.**

**18.10.020(D)(6) specifies the purposes of the DC Zone as follows:**

**6. The downtown commercial (DC) district is intended to provide specialty retail goods, as well as a range of business, professional, and other services consistent with historic uses and scale of the downtown area. Buildings in the DC district are also expected to be smaller in scale; however, there is a provision for commercial buildings up to 10,000 square feet if they are "anchors." Building sizes and floor area ratios may be increased in certain portions of the DC zone by use of transferred development rights. The DC district will also incorporate residential development, as well as encouraging upper floor dwelling units above commercial uses. New first floor residential is prohibited in the DC zone along the entire length of North Bend Way and along Bendigo Boulevard North, from West Park Street to West Third Street. See performance standards in NBMC 18.10.050(1.00(c)). Pedestrian orientation and amenities will also be emphasized.**

The proposed amendments are compatible with the intended uses of properties within commercial zones, to foster additional infill development opportunities on these properties.

## **C. PUBLIC COMMENT**

Oral public comment was received at the July 25 Planning Commission meeting against the proposed re-designation of the vacant lot at the corner of Park Street and Bendigo Boulevard from POSPF to Commercial, citing the relationship of this property to Gardiner Weeks Park and the Snoqualmie Valley History Museum, including providing public parking for these uses and a trail that connects through the property to these uses. The citizen also requested that the Parks Commission consider and make a recommendation on the zoning amendment affecting this property prior to a Planning Commission recommendation, as it involved property that could be considered a part of Gardiner Weeks Park. (The recording of the public comment is available on the July 25 Planning Commission meeting audio, available on the City's website.)

Written public comment, consisting of emails from two individuals, was received during the Notice of Application comment period. Both comments were in support of the amendments to the land use designation and zoning of the vacant lot adjacent to the Moose Lodge. The written comments are provided in the attached exhibit C.

## D. RECOMMENDATION

### Staff Recommendation

The proposal is consistent with the comprehensive plan and development regulation amendment procedures in NBMC 20.08, and is consistent with the recommendations of the Downtown Master Plan regarding future potential use of the vacant city lot at the corner of Sydney and North Bend Way. Staff recommends approval of the amendments as provided in section A above, subject to developing standards for the sale or development of the vacant lot at the corner of Sydney and North Bend Way to address the availability of public parking to be incorporated into the design of any development of the lot.

  
Mike McCarty, Senior Planner

8/1/2013  
Date

### Planning Commission Recommendation

Based on the findings above the North Bend Planning Commission recommends **APPROVAL/DENIAL** of the proposed amendments as provided in section A above, subject to developing standards for the sale or development of the vacant lot at the corner of Sydney and North Bend Way to address the availability of public parking to be incorporated into the design of any development on the lot.

  
Planning Commission Chair

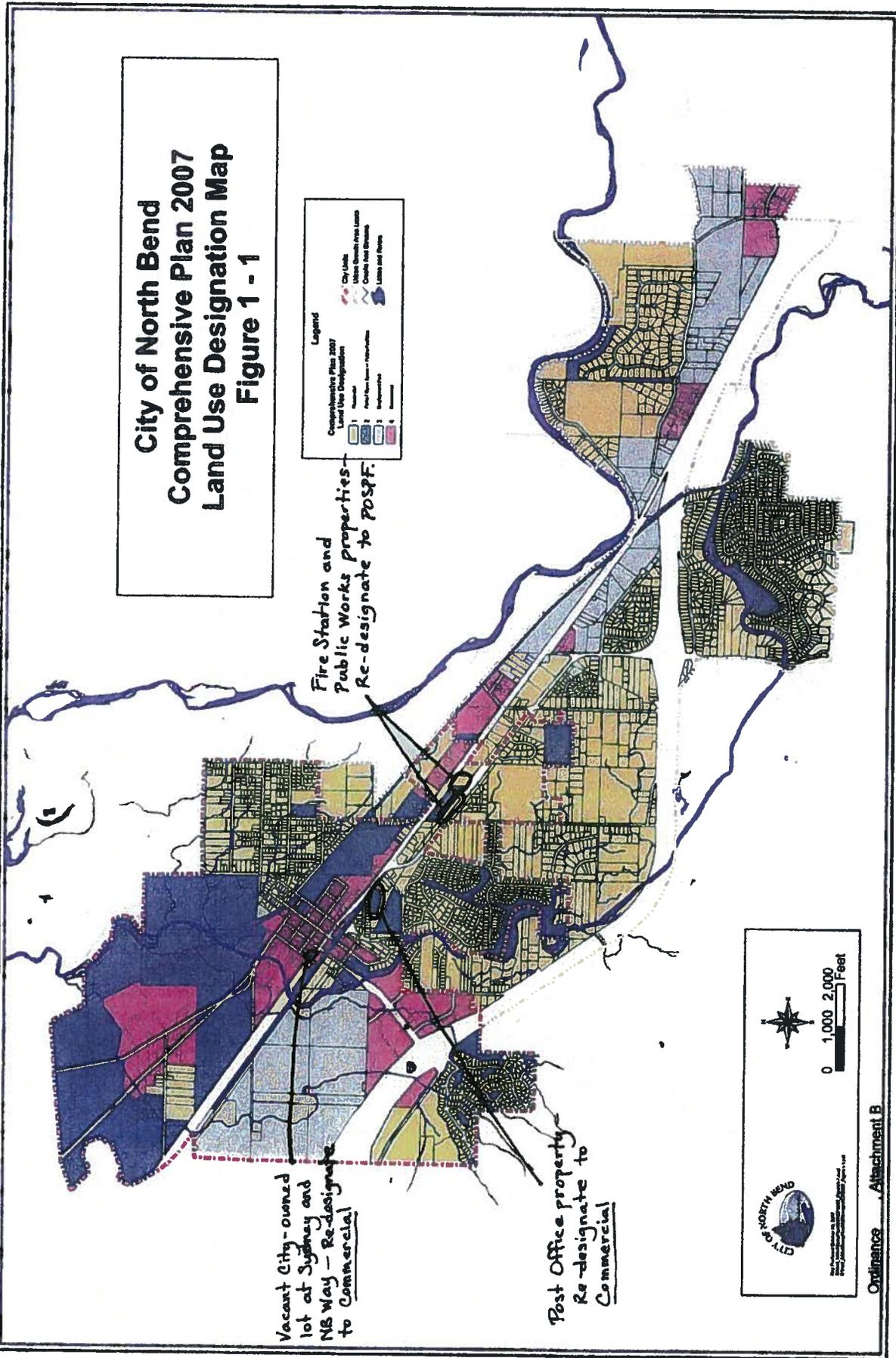
8/9/2013  
Date

### Exhibits:

- A. City of North Bend Comprehensive Plan Land Use Designation Map (Figure 1-1), showing properties to be revised
- B. City of North Bend Zoning Map, showing properties to be revised
- C. Written Comments (2 emails)

**Exhibit A**

**City of North Bend  
Comprehensive Plan 2007  
Land Use Designation Map  
Figure 1 - 1**



  
0 1,000 2,000 Feet

Ordinance Attachment B



# Exhibit C (1 of 2)

## Mike McCarty

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**From:** Jamie Burrell  
**Sent:** Tuesday, July 02, 2013 9:46 PM  
**To:** Gina Estep  
**Subject:** FW: SEPA DNS Rezone

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**From:** Jamie Burrell  
**Sent:** Tuesday, July 02, 2013 8:59 PM  
**To:** Tom Meagher  
**Subject:** FW: SEPA DNS Rezone

Comment on the rezone misc parcels

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**From:** jayuchida [jayuchida@comcast.net]  
**Sent:** Friday, June 28, 2013 5:12 PM  
**To:** Jamie Burrell  
**Subject:** SEPA DNS Rezone

To The Commission:

We are the owners of two parcels on the same block as the vacant lot next to the Moose Lodge. We are in full support of the City Planning Commission's proposal to rezone the subject property to Commercial. It would be a step in the right direction of improving the viability of the downtown core of North Bend.

Bartells' recent decision to locate in the downtown area is a recognition by a major retailer that there is more to North Bend than the factory outlet stores. Rezoning this lot will help stimulate more building in the City.

The use of the vacant lot as a public park is unnecessary and a waste of resources now that the City has Torgeson Park. Sell the vacant land and spend the money on Torgeson Park improvements.

Sincerely,

Jay Uchida and Maria Ackley

## Exhibit C (2 of 2)

### Mike McCarty

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**From:** Thom Madani <Thomas.Madani@microsoft.com>  
**Sent:** Thursday, July 11, 2013 8:46 PM  
**To:** Mike McCarty  
**Subject:** Regarding Notice of SEPA Determination of Nonsignificant (DNS) and Public Hearing

Hi Mike,

I received the notice entitled to: **Regarding Notice of SEPA Determination of Non-significant (DNS) and Public Hearing.**

From what I understand, I received the notice since my property is located within 300 feet of the impacted area (vacant land next to the Moose Lodge). I own the building adjacent to the Moose Lodge, my property is located at **114 Sydney Ave NE, North Bend WA, 98024.**

I am unable to attend tonight's meeting. With that said, I would like to voice my support on the proposal to re-designate from POSPF to Commercial on the Comprehensive plan Land Use Map, and re-zoned from POSPF to Downtown Commercial.

In addition, I would consider selling my property if development of the area is pursued. Please feel free to contact me with any questions or comments.

Thank you,

Thom Madani | [tmadani@microsoft.com](mailto:tmadani@microsoft.com) | (425) 435-6688