



SPECIAL CITY COUNCIL MEETING

December 8, 2015 – Agenda

Mt. Si Senior Center, 411 Main Ave. S., North Bend, Washington

7:00 P.M. – CALL TO ORDER, ROLL CALL, FLAG SALUTE

CONSENT AGENDA:

1) Minutes	Council Meeting of November 17, 2015 & Special Council Workstudy of November 17, 2015		1
2) Payroll	November 20, 2015 – 27393 through 27400 , in the amount of \$144,361.49		
3) Checks	December 1, 2015 – 61922 through 62007 , in the amount of \$591,141.98		
4) AB15-124	Resolution – Designating 2016 Paper of Record	Ms. Oppedal	7
5) AB15-125	Ordinance – Amending Taxes, Rates & Fees Schedule RE Solid Waste & Recycling Rates	Ms. Masko	17
6) AB15-126	Ordinance – Adopting NBMC 2.27 Lodging Tax Advisory Committee	Ms. Masko	27
7) AB15-127	Ordinance – Amending 2015-2016 Budget Ordinance 1545	Ms. Masko	33
8) AB15-128	Ordinance – Mid-Biennium Budget Adjustment	Ms. Masko	43
9) AB15-129	Motion – Authorizing Addendum to Jail Services ILA with Yakima County	Ms. Lindell	53
10) AB15-130	Ordinance – Amending NBMC 2.1 RE Office of City Attorney	Ms. Lindell	57
11) AB15-131	Ordinance – Amending NBMC 20.09 RE Developer Deposits	Ms. Estep	61
12) AB15-132	Ordinance – Amending NBMC 15.31 RE Building & Fire Fees	Mr. Spencer	71
13) AB15-133	Resolution – Accepting Crack Seal Project as Complete	Mr. Rigos	83

CITIZEN’S COMMENTS: (Please restrict comments to 3 minutes)

ANNOUNCEMENTS, PRESENTATIONS, APPOINTMENTS:

14) AB15-134	Reappointments to Parks Commission	Mayor Hearing	87
15) AB15-135	Appointments to Lodging Tax Advisory Committee	Mayor Hearing	89
16) AB15-136	Selection of 2016 Mayor Pro Tem	Mayor Pro Tem Williamson	91

INTRODUCTIONS:

17) AB15-137	Public Hearing , Resolution – Authorizing Future 2015 Comp Plan Amendments RE Land Use Element	Ms. Estep	93
18) AB15-138	Resolution – Authorizing Future 2015 Comp Plan Amendments Re Parks Element	Ms. Estep	145
19) AB15-139	Ordinance – Approving 2015 Comprehensive Plan Amendment	Ms. Estep	181

MAYOR, COUNCIL & ADMINISTRATOR CONCERNS AND INITIATIVES: (Business and general information presented that may be deliberated upon by the Council. Formal action may be deferred until a subsequent meeting; immediate action may be taken upon a vote of a majority of all members of the Council.)

Executive Session – To Discuss a Collective Bargaining Agreement, pursuant to RCW 42.30.140(4)

ADJOURNMENT:

DRAFT

<p style="text-align: center;">NORTH BEND CITY COUNCIL MINUTES November 17, 2015 Senior Center, 411 Main Ave. S., North Bend, Washington</p>
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CALL TO ORDER, ROLL CALL:

Mayor Hearing called the regular meeting to order at 7:00 p.m.

Councilmembers Present: Cook, Gothelf, Kolodejchuk, Loudenback, Pettersen and Rosen. Councilmember Williamson was excused.

Councilmember Gothelf **MOVED**, seconded by Councilmember Loudenback to remand to workstudy AB15-119 Ordinance Amending NBMC 5.04 RE B&O Tax. The motion **PASSED** 6-0.

CONSENT AGENDA:

Minutes – Council Meeting of October 20, 2015, Council Workstudy of October 27, 2015 & Council Meeting of November 3, 2015

Payroll – November 5, 2015 – 27377 through **27384**, in the amount of **\$145,316.29**

Checks – November 17, 2015 – 61856 through **61921**, in the amount of **\$824,299.58**

AB15-115 – Resolution 1702 Authorizing Cancellation of Outdated Checks

AB15-116 – Resolution 1703 Awarding Cedar Falls Walkway Project to Fury Site Works

AB15-117 – Motion Authorizing Work Order with G&O for Cedar Falls Walkway Construction Administration

AB15-118 – Motion Authorizing Amendment to SHD Contract for Torguson Park

Councilmember Gothelf **MOVED**, seconded by Councilmember Loudenback to approve the consent agenda as amended. The motion **PASSED** 6-0.

CITIZEN’S COMMENTS:

Dave Olson, 440 Main Ave. S, reported on the Kiwanis Giving Tree Program and the Salvation Army Red Kettle Campaign.

COMMISSION AND COMMITTEE REPORTS:

Planning Commission

A report of the November 12th meeting was provided.

Parks Commission

No report – The next meeting is scheduled for November 18, 2015.

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Economic Development Commission

No report.

Community & Economic Development Committee – Councilmember Kolodejchuk, Chair

No report – The next meeting is scheduled for November 18, 2015.

Finance & Administration Committee – Councilmember Cook, Chair

A report of the November 3rd meeting was provided.

Public Health & Safety Committee – Councilmember Gothelf, Chair

No report – The next meeting is scheduled for December 8, 2015.

Transportation & Public Works Committee – Councilmember Loudenback, Chair

A report of the November 10th meeting was provided.

Council Workstudy – Mayor Pro Tem Williamson

A report of the October 27th Workstudy and November 17th Special Workstudy were provided.

Eastside Fire & Rescue Board Meeting – Councilmember Gothelf

A report of the last meeting was provided.

INTRODUCTIONS:

AB15-120 – Public Hearing Cont., Ordinance 1566 Setting 2016 Property Tax Levy **Audio: 10:57**

Assistant City Administrator/Finance Director Masko provided the staff report.

Mayor Hearing announced the Public Hearing on an Ordinance Setting 2016 Property Tax Levy was opened at the November 3, 2015 City Council meeting and continued to tonight's meeting. There was no public comment and Mayor Hearing closed the Public Hearing at 7:11 p.m.

Councilmember Cook **MOVED**, seconded by Councilmember Gothelf to approve AB15-120, an ordinance adopting the 2016 Regular Property Tax Levy, as set forth in Option No. 1 above (0% Increase), as a first and final reading. The motion **PASSED** 6-0.

AB15-121 – Public Hearing Only, Ordinance Adopting 2015-16 Mid-Biennium Budget Modification **Audio: 13:55**

Assistant City Administrator/Finance Director Masko provided the staff report.

Mayor Hearing opened the Public Hearing on an Ordinance Adopting 2015-16 Mid-Biennium Budget Modification at 7:17 p.m. There was no public comment and Mayor

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Hearing closed the Public Hearing at 7:16 p.m.

AB15-122 – Motion Authorizing ILA with Si View MPD for Torguson Park **Audio: 17:10**

City Administrator Lindell provided the staff report. Si View MPD Executive Director Stombaugh addressed questions regarding maintenance of the park.

Councilmember Loudenback **MOVED**, seconded by Councilmember Rosen to approve AB15-122, authorizing the Mayor to enter into an Interlocal Agreement with Si View Metropolitan Park District regarding Torguson Park. The motion **PASSED** 6-0.

AB15-123 – Resolution 1704 Authorizing Future 2015 Comp Plan Amendments RE Economic Development Element **Audio: 37:01**

Community & Economic Development Director Estep provided the staff report.

Councilmember Kolodejchuk **MOVED**, seconded by Councilmember Loudenback to approve AB15-123, a resolution authorizing adoption of proposed amendments to the 2015 Comprehensive Plan pertaining to the Economic Development Element.

Councilmember Pettersen **MOVED**, seconded by Councilmember Loudenback, to amend the language contained on page 8 of Exhibit A – Economic Development Element to remove Policies ED – 4.2 and ED – 4.3 and modify the wording in ED – 4.4 to include I90 Exit 31. The motion **PASSED** 6-0.

The main motion then **PASSED AS AMENDED** 6-0.

MAYOR, COUNCIL, AND ADMINISTRATOR CONCERNS AND INITIATIVES:

Public Works Director Rigos provided an update on flooding in the City related to the current storm.

Councilmember Pettersen thanked Public Works Director Rigos for his informative memo regarding flooding and public safety and city staff for all of their hard work during the event.

Councilmember Kolodejchuk challenged current and incoming elected officials to participate in this year's Giving Tree Campaign.

Councilmember Loudenback wished everyone a Happy Thanksgiving and encouraged all to travel safely during the holidays and the current flooding event.

Councilmember Rosen expressed his pleasure that the Cedar Falls Sidewalk project would be constructed soon and thanked staff for their efforts. Additionally, he commented on the benefit of regional partnerships.

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Councilmember Gothelf thanked staff for all of their hard work during the recent storms and reminded all citizens to obey street closure barricade signs placed on roads that were flooded.

City Administrator Lindell thanked Public Works crews and City Clerk/PIO Oppedal for their efforts during the recent flood event.

Mayor Hearing spoke regarding the following items:

- Cub Scout Pack 452 Cleanup Effort in Downtown
- North Bend 12's Day and Wheels of Boom Food Drive Collection
- North Bend Holiday Festival – Saturday, December 5th from 4 to 8 p.m.
- Flood Event and Street Closure Barricades
- Cancellation of November 24th Workstudy & December 1st Council Meeting

ADJOURNMENT:

Councilmember Gothelf **MOVED** to adjourn, seconded by Councilmember Loudenback. The motion **PASSED** 6-0.

The meeting adjourned at 8:00 p.m.

ATTEST:

Kenneth G. Hearing, Mayor

Susie Oppedal, City Clerk

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CITY OF NORTH BEND
CITY COUNCIL
SPECIAL WORKSTUDY NOTES
November 17, 2015 – 6:30 p.m.
Mt Si Senior Center, 411 Main Ave. S., North Bend, WA

Councilmember Loudenback called the meeting to order at 6:30 p.m.

Councilmembers David Cook, Alan Gothelf, Ryan Kolodejchuk, Ross Loudenback, Jeanne Pettersen and Jonathan Rosen. Councilmember Williamson was excused.

Staff Present: Mayor Ken Hearing, City Administrator Londi Lindell, Assistant City Administrator/Finance Director Dawn Masko, and City Clerk Susie Oppedal.

Discussion on B&O Square Footage Ordinance

Assistant City Administrator/Finance Director Masko explained the City Council had previously amended North Bend Municipal Code Section 5.04 in 2012 to adopt the Model B&O Tax Ordinance as required by State Law. She noted that although the Model Ordinance allowed for the City to adopt a square footage tax the Council chose not to do so at that time. Ms. Masko noted Bellevue and a few other cities had adopted such an ordinance and benefits in doing so included capturing non-retail activities and services such as manufacturing, mini-storage and warehousing type business that were exempt under the current tax code.

Ms. Makso reviewed the proposed ordinance that created a square footage tax at the rate of \$0.15 per square foot per quarter on businesses with 10,000 or more square footage of space. She noted the square footage tax would be owed only if the square footage tax exceeded the gross receipts tax and anticipated the revenue generated would be approximately \$100,000.

City Administrator Lindell reported the City had been contacted by Nintendo who expressed concern about the impact the proposed tax would have on their business. Ms. Lindell noted Nintendo estimated their yearly tax under the new square footage tax would be in excess of \$200,000. After discussion, it was suggested to move the item to a future workstudy for further discussion.

Adjournment

The workstudy closed at 6:51 p.m.

ATTEST:

Ross Loudenback, Councilmember

Susie Oppedal, City Clerk



City Council Agenda Bill

SUBJECT:		Agenda Date: December 8, 2015	AB15-124	
A Resolution Designating the Snoqualmie Valley Record as the 2016 Official City Newspaper		Department/Committee/Individual		
		Mayor Ken Hearing		
		City Administrator – Londi Lindell		
		City Attorney - Mike Kenyon		
		City Clerk – Susie Oppedal		X
		Community & Economic Development – Gina Estep		
		Finance – Dawn Masko		
		Public Works – Mark Rigos		
Cost Impact: N/A				
Fund Source: N/A				
Timeline: Immediate				
Attachments: Resolution, Bid, Notice of Invitation to Bid				
<p>SUMMARY STATEMENT:</p> <p>RCW 35.23.352(7) and NBMC 1.26.010 require that the City request bids for an Official City Newspaper for publication of certain Legal Notices and Bid Requests. A notice of invitation to bid for 2016 was published on October 21, 2015.</p> <p>The City received one 2016 bid from the Snoqualmie Valley Record at a rate of \$11.39 per column inch, which is the same amount charged during 2015. With a weekly unduplicated circulation for the Snoqualmie Valley Record of 12,132 the rate charged equated to .0004 cents per household.</p> <p>This resolution accepts the bid from the Snoqualmie Valley Record and designates the paper as the City’s Official Newspaper for 2016.</p>				
<p>COMMITTEE REVIEW AND RECOMMENDATION: This annual bid process for the Official Paper of Record was reviewed by the Finance & Administration Committee on December 1, 2015 with the recommendation for approval and placement on the consent agenda.</p>				
<p>RECOMMENDED ACTION: MOTION to approve AB15-124, a resolution accepting the Snoqualmie Valley Record publication bid and designating it as the official City newspaper for 2016.</p>				
RECORD OF COUNCIL ACTION				
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>		
December 8, 2015				

RESOLUTION

**A RESOLUTION OF THE CITY OF NORTH BEND,
WASHINGTON, ACCEPTING THE SNOQUALMIE
VALLEY RECORD BID AND DESIGNATING THE
SNOQUALMIE VALLEY RECORD AS THE 2016
OFFICIAL CITY NEWSPAPER AS REQUIRED BY RCW
35.23.352(7)**

WHEREAS, RCW 35.23.352(7) and NBMC 1.26.010 requires the City request annual bids for an Official City Newspaper for publication of certain Legal Notices and Bid Requests; and

WHEREAS, a Request for Bids was published October 21, 2015 and the low bid was received from the Snoqualmie Valley Record; and

WHEREAS, the City desires to accept the bid and designate the Snoqualmie Valley Record as the 2016 City's Official Newspaper as required by RCW 35.23.352(7);

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. The Snoqualmie Valley Record bid is accepted and the Snoqualmie Valley Record is designated as the 2016 City's Official Newspaper for the purposes of RCW 35.23.352(7).

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 8TH DAY OF
DECEMBER, 2015.**

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Effective:
Posted:

Susie Oppedal, City Clerk



October 20, 2015

To: City of North Bend
Re: Official Newspaper Bid

Sound Publishing is pleased to submit our bid to continue to serve as the City of North Bend's Official City Newspaper of Record.

The Snoqualmie Valley Record newspaper meets all the qualifications of R.C.W. 65.16.020, and is recognized and listed with the King County, Washington, Superior Court as a legally qualified newspaper (attached).

The Snoqualmie Valley Record meets the needs of more than 25,477 readers in the Snoqualmie Valley. This award winning newspaper is also available at newsstands and stores located within the circulation area as well as the library and city hall.

With our current weekly unduplicated circulation at 12,132 we will offer the City of North Bend the legal advertising rate of \$11.39 this year which equates to a rate of .0004¢ per household.

Affidavits of publication are mailed within one week after a notice is published and each packet of affidavits will include 3 copies for your records.

We look forward to continuing to serve the City's needs.

Sincerely,

A handwritten signature in black ink that reads "Linda Mills".

Linda Mills
Legal Advertising Representative
Snoqualmie Valley Record, a Division of Sound Publishing
253-234-3506
Email: LMills@SoundPublishing.com

RECEIVED
KING COUNTY, WASHINGTON

RECEIVED
KING COUNTY SUPERIOR COURT

JAN 30 2007

JAN 30 2007

KNT DEPARTMENT OF
JUDICIAL ADMINISTRATION

EX-PARTE DEPT.
KENT, WASHINGTON

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

In Re the Matter of,

KING COUNTY PUBLICATIONS LTD.,

Petitioner.

NO. **107-2-04096-0** KNT

**ORDER GRANTING PETITION FOR
APPROVAL AS A LEGAL
NEWSPAPER**

THIS MATTER having come before the Court on Petition of King County Publications Ltd. for an Order Approving King County Publications' Consolidated Newspaper Group, including but not limited to the *Auburn Reporter*, *Bellevue Reporter*, *Covington and Maple Valley Reporters*, *Bothell and Kenmore Reporters*, *Kent Reporter*, *Redmond Reporter*, *Renton Reporter*, *Mercer Island Reporter* and *Snoqualmie Valley Record*, as "legal newspapers," as defined in RCW 65.16.020, and this Court having reviewed the Petition and attached Declaration of Don Kendall, Publisher of KCP Consolidated Newspaper Group, and being fully advised, NOW, THEREFORE,

IT IS HEREBY ORDERED that King County Publications' Consolidated Newspaper Group, including but not limited to the *Auburn Reporter*, *Bellevue Reporter*, *Covington and Maple Valley Reporters*, *Bothell and Kenmore Reporters*, *Kent Reporter*, *Redmond Reporter*, *Renton Reporter*, *Mercer Island Reporter* and *Snoqualmie Valley Record*, together with any

ORDER GRANTING PETITION FOR APPROVAL
AS A LEGAL NEWSPAPER - 1

LANE POWELL PC
1420 FIFTH AVENUE, SUITE 4100
SEATTLE, WASHINGTON 98101-2338
206.223.7000 FAX: 206.223.7107

1 future King County Publications under the consolidation provisions of RCW 65.16.020, is
2 declared a legally qualified newspaper under RCW 65.16.020.

3 DONE IN OPEN COURT this JAN 30 2007 day of January, 2007.

4
5 KIMBERLEY D. PROCHNAU

6 Judge/Court Commissioner

7 Presented by:

8 LANE POWELL PC

9
10 By Michael A. Nesteroff
11 Michael D. Dwyer, WSBA No. 04861
12 Michael A. Nesteroff, WSBA No. 13180
Attorneys for Petitioner
King County Publications Ltd.

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ORDER GRANTING PETITION FOR APPROVAL
AS A LEGAL NEWSPAPER - 2



**LEGAL NOTICE
CITY OF NORTH BEND
King County, Washington**

**NOTICE OF
INVITATION TO BID**

The City of North Bend is accepting bids for the City’s “Official Newspaper” for the year 2016. The successful bidder will receive legal notices and notices to bid, as required by law, for publication. Bidders must meet the qualifications set forth in RCW 65.16.020, as well as have the ability to provide the City with an Affidavit of Publication within two weeks of the publication date. A qualified bid will consist of a Statement of Qualifications and Publication Rate per column inch.

Qualified Sealed Bids should be delivered to the attention of City of North Bend, City Clerk, clearly marked “Official Newspaper Bid” on the outside of the envelope, and addressed to P.O. Box 896, 211 Main Ave. N, North Bend, WA 98045.

Bids will be accepted until 10:00 A.M. November 13, 2015, at which time the City Clerk will open the bids. All bidders will be notified of the results.

Published: October 21, 2015
Posted: October 16, 2015



City Council Agenda Bill

SUBJECT:		Agenda Date: December 8, 2015	AB15-125	
<p>An Ordinance Increasing the Solid Waste & Recycling Rates and Amending the Taxes, Rates & Fees Schedule</p> <p>Cost Impact: N/A</p> <p>Fund Source: N/A</p> <p>Timeline: January 1, 2016</p>		Department/Committee/Individual		
		Mayor Ken Hearing		
		City Administrator – Londi Lindell		
		City Attorney - Mike Kenyon		
		City Clerk – Susie Oppedal		
		Community & Economic Development – Gina Estep		
		Finance – Dawn Masko		X
		Public Works – Mark Rigos		
Attachments: Ordinance, Notice of Rate Increase				
<p>SUMMARY STATEMENT:</p> <p>On March 20, 2012 the City Council passed Resolution 1581, entering into a contract with Republic Services for solid waste and recycling collection services effective June 1, 2012 to March 31, 2020.</p> <p>Under Section 3.3.1 of the contract, the rate charged for services shall adjust annually on January 1st to reflect any change in the Consumer Price Index for the Seattle-Tacoma-Bremerton metropolitan area (CPI) published from the previous June.</p> <p>The provider sent notification to the City in September 2015 that they would be raising rates to reflect a 1.08% increase in the CPI. Additionally, they provided notice to ratepayers of the proposed increase in their November billing statement. Notice of the rate increase was also published in The Snoqualmie Valley Record on November 4th and 11th.</p> <p>Changes in the Solid Waste and Recycling Rates will be reflected in the Stand-Alone Taxes, Rates and Fees Schedule upon passage of the ordinance, and will be added as Exhibit A to the ordinance. The current Taxes Rates & Fees Schedule is available on the homepage of the City website at http://northbendwa.gov.</p>				
<p>COMMITTEE REVIEW AND RECOMMENDATION: This item was reviewed by the Finance & Administration Committee on December 1, 2015 with the recommendation for approval and placement on the consent agenda.</p>				
<p>RECOMMENDED ACTION: MOTION to approve AB15-125, an ordinance increasing the Solid Waste & Recycling Rates and amending the Taxes, Rates & Fees Schedule, as a first and final reading.</p>				
RECORD OF COUNCIL ACTION				
<i>Meeting Date</i>		<i>Action</i>		
<i>Vote</i>				
December 8, 2015				

ORDINANCE

**AN ORDINANCE OF THE CITY OF NORTH BEND,
WASHINGTON, INCREASING THE SOLID WASTE
AND RECYCLING COLLECTION RATES AND
AMENDING THE TAXES, RATES AND FEES
SCHEDULE; PROVIDING FOR SEVERABILITY; AND
ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, on March 20, 2012 the City Council passed Resolution 1581, entering into a contract with Republic Services for solid waste and recycling collection services, effective June 1, 2012 to March 31, 2020; and

WHEREAS, under Section 3.3.1 of the contract, the rate charged for services shall adjust annually on January 1st to reflect any change in the Consumer Price Index for the Seattle-Tacoma-Bremerton metropolitan area (CPI) published from the previous June; and

WHEREAS, the City received notification by the provider in September, 2015 of a rate increase in accordance with the CPI (Rate Increase) and now desires to amend the Taxes, Rates & Fees Schedule to reflect the changes accordingly; and

WHEREAS, the City published notice of the Rate Increase in the Snoqualmie Valley Record on November 4 and 11, 2015;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Solid Waste Collection Rates: The Garbage Collection and Curbside Recycling Rates for services detailed in North Bend Municipal Code Section 8.12.010 are hereby amended as follows effective January 1, 2016:

A. Monthly Rate - Single Family Residential.

Weekly Pickup	Rate
1 20-gallon Garbage Cart	\$ 15.57
1 32/35-gallon Garbage Cart	\$ 20.03
1 45-gallon Garbage Cart	\$ 25.93
1 60/64-gallon Garbage Cart	\$ 32.55
1 96-gallon Garbage Cart	\$ 42.75
Additional 32 Gallon Cans (weekly svc)	\$ 8.49
Garbage Extras (32 gallon equivalent)	\$ 9.21

Miscellaneous Fees:	
96 Gallon Extra Yard Waste Cart Rental	\$ 1.69
Wildlife Resistant Container, per month	\$ 3.33
Return Trip	\$ 6.75
Carry-out Charge, per 25 ft, per month	\$ 4.51
Drive-in Charge, per month	\$ 6.75
Overweight/Oversize container (per p/u)	\$ 3.38
Redelivery of containers	\$ 11.24
Cart Cleaning (per cart per event)	\$ 11.24
Sunken Can Surcharge per month	\$ 8.43
On-Call Bulky Waste Collection	
White Goods, except refrigerators	\$ 98.38
Refrigerators/Freezers	\$102.98
Sofas, Chairs	\$106.26
Mattresses	\$ 98.14
Monthly Only	
One 32/35 gallon Garbage Cart	\$ 10.30

Single-family residential service includes one weekly garbage pickup, one weekly curbside recycling pickup and curbside compostables collection every other week, all utilizing containers provided by the contractor. All residential rates include a monthly hazardous waste fee computed by the King County Health Department.

B. Monthly Rate – **Commercial and Multiple-Family.**

Weekly Commercial Can and Cart	Rate
1 20-gallon Garbage Cart	\$ 19.57
1 32/35-gallon Garbage Cart	\$ 24.93
1 45-gallon Garbage Cart	\$ 30.82
1 60/64-gallon Garbage Cart	\$ 35.98
1 96-gallon Garbage Cart	\$ 46.46
Extras (32 gallon equivalent)	\$ 9.28
Miscellaneous Fees:	
Weekly Yard Debris/Foodwaste service	\$ 11.53
64/96 Gallon Yard Extra Waste Cart Rental	\$ 1.69
Return Trip	\$ 6.75
Carry-out Charge, per 25 ft, per p/u	\$ 1.69
Drive-in Charge, per month (per p/u)	\$ 6.75
Gate and/or unlock fee (per p/u)	\$ 1.69

Container roll-out, >10 feet (per p/u)	\$ 3.38
Overweight/Oversize container (per p/u)	\$ 3.38
Redelivery of container	\$ 11.24
Cart Cleaning (per cart per event)	\$ 11.24
Weekly Commercial Detachable Container (compacted)	
1 Cubic Yard Container	\$ 262.25
1.5 Cubic Yard Container	\$ 329.00
2 Cubic Yard Container	\$ 407.17
3 Cubic Yard Container	\$ 561.47
4 Cubic Yard Container	\$ 785.89
6 Cubic Yard Container	\$1,135.89
Commercial Detachable Container (loose)	
1 Cubic Yard, 1 pickup/week	\$ 104.09
1 Cubic Yard, 2 pickups/week	\$ 208.19
1 Cubic Yard, 3 pickups/week	\$ 312.28
1 Cubic Yard, 4 pickups/week	\$ 416.38
1 Cubic Yard, 5 pickups/week	\$ 520.46
2 Cubic Yard, 1 pickups/week	\$ 186.64
2 Cubic Yard, 2 pickups/week	\$ 373.29
2 Cubic Yard, 3 pickups/week	\$ 559.91
2 Cubic Yard, 4 pickups/week	\$ 746.56
2 Cubic Yard, 5 pickups/week	\$ 933.20
3 Cubic Yard, 1 pickup/week	\$ 270.75
3 Cubic Yard, 2 pickups/week	\$ 541.50
3 Cubic Yard, 3 pickups/week	\$ 812.26
3 Cubic Yard, 4 pickups/week	\$1,083.00
3 Cubic Yard, 5 pickups/week	\$1,353.76
4 Cubic Yard, 1 pickup/week	\$ 336.39
4 Cubic Yard, 2 pickups/week	\$ 672.80
4 Cubic Yard, 3 pickups/week	\$1,009.19
4 Cubic Yard, 4 pickups/week	\$1,345.60
4 Cubic Yard, 5 pickups/week	\$1,682.00
6 Cubic Yard, 1 pickup/week	\$ 475.94
6 Cubic Yard, 2 pickups/week	\$ 951.85
6 Cubic Yard, 3 pickups/week	\$1,427.80
6 Cubic Yard, 4 pickups/week	\$1,903.71
6 Cubic Yard, 5 pickups/week	\$2,379.65
8 Cubic Yard, 1 pickup/week	\$ 603.46
8 Cubic Yard, 2 pickups/week	\$1,206.93
8 Cubic Yard, 3 pickups/week	\$1,810.40

8 Cubic Yard, 4 pickups/week	\$2,413.86
8 Cubic Yard, 5 pickups/week	\$3,017.33
Extra loose cubic yard, per pickup	\$ 39.29
Drop Box Miscellaneous Fees (per occurrence):	
Return Trip	\$ 11.24
Roll-out Container over 10 feet (per p/u)	\$ 3.38
Unlock Container (per p/u)	\$ 1.69
Gate Opening (per p/u)	\$ 1.69

Commercial service includes, in addition to the garbage service chosen, one weekly recycling pickup, both utilizing containers provided by the contractor. Multiple-family service includes recycling pickup weekly or more frequently as needed using containers provided by the contractor. Cart-based compostables collection may be provided with multiple-family and commercial service on a subscription fee basis if requested. All commercial rates include a monthly hazardous waste fee computed by the King County Health Department.

E. Single Family Residential Rates – Senior (age 65+)/low income.

Weekly Pickup	Rate
1 20-gallon Garbage Cart	\$ 11.73
1 32/35-gallon Garbage Cart	\$ 14.57
1 45-gallon Garbage Cart	\$ 19.45
1 60/64-gallon Garbage Cart	\$ 24.41

Section 2. Update of Taxes, Rates & Fees Schedule. The Taxes, Rates and Fees Schedule, effective as of October 19, 2015, is amended to reflect the amendments set forth in this ordinance, and is incorporated herein as if set forth in full. Such amended Taxes, Rates and Fees Schedule is attached hereto as **Exhibit A** and supersedes and replaces all other prior versions.

Section 3. Severability: Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 4. Effective Date: This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force on January 1, 2016.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 8TH DAY OF
DECEMBER, 2015.**

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Published:
Effective: January 1, 2016

Susie Oppedal, City Clerk



**LEGAL NOTICE
CITY OF NORTH BEND
King County, Washington**

NOTICE OF RATE INCREASE

NOTICE IS HEREBY GIVEN that the North Bend City Council is proposing a rate increase in 2016 to solid waste and recycling fees. This rate increase is due to an increase in the Consumer Price Index for the Seattle-Tacoma-Bremerton Metropolitan area. The City Council will consider the proposed rate increase at its meeting to be held Tuesday December 8, 2015, at 7:00 PM at the Mt. Si Senior Center, 411 Main Ave. S., North Bend, WA.

The following rates (excluding taxes and fees) are proposed for 2016:

32/35 gallon residential garbage cart - \$20.03 per month

60/64 gallon residential garbage cart - \$32.55 per month

1 cubic yard commercial detachable container (loose) - \$104.09 per month

For additional information on the proposed rate increases please contact Assistant City Administrator/Finance Director Dawn Masko at (425) 888-7630.

Posted: November 4, 2015

Published in the Snoqualmie Valley Record: November 4, and November 11, 2015



City Council Agenda Bill

SUBJECT:		Agenda Date: December 8, 2015	AB15-126	
An Ordinance Adopting NBMC Chapter 2.27 Establishing a Lodging Tax Advisory Committee		Department/Committee/Individual		
		Mayor Ken Hearing		
		City Administrator – Londi Lindell		
		City Attorney - Mike Kenyon		
		City Clerk – Susie Oppedal		
		Community & Economic Development – Gina Estep		
		Finance – Dawn Masko		X
		Public Works – Mark Rigos		
Cost Impact: N/A				
Fund Source: N/A				
Timeline:				
Attachments: Ordinance				
<p>SUMMARY STATEMENT:</p> <p>Per Revised Code of Washington (RCW) 67.28.1817 municipalities with a population exceeding 5,000 are required to establish a lodging tax committee. The lodging tax advisory committee (LTAC) must consist of at least five members who are appointed by the City Council. Two members must represent businesses that are required to collect the lodging tax, two members must be involved in activities authorized to be potential recipients’ of the funds, and one member must be an elected official of the City who serves as the LTAC chairperson.</p> <p>The purpose of the Lodging Tax Advisory Committee is to make recommendations to the City Council regarding allocation of local lodging tax funds, specifically any proposals to change the use of lodging tax proceeds. The Committee’s recommendations are advisory with the City Council having the ultimate authority to decide how to use the lodging tax proceeds within the parameters of State law. Typically the LTAC will meet during budget season to review any recommended changes or new proposals concerning the use of lodging tax proceeds.</p>				
<p>COMMITTEE REVIEW AND RECOMMENDATION: This item was reviewed by the Finance & Administration Committee on September 1, 2015 with the recommendation for adoption and placement on the consent agenda.</p>				
<p>RECOMMENDED ACTION: MOTION to approve AB15-126, an ordinance adopting North Bend Municipal Code Chapter 2.27 – Lodging Tax Advisory Committee, as a first and final reading.</p>				
RECORD OF COUNCIL ACTION				
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>		
December 1, 2015				

ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, ADOPTING NORTH BEND MUNICIPAL CODE CHAPTER 2.27 RELATING TO AND ESTABLISHING A LODGING TAX ADVISORY COMMITTEE; PROVIDING FOR THE APPOINTMENT OF ITS MEMBERS; DEFINING THE ORGANIZATION AND RESPONSIBILITIES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, RCW 67.28.1816 provides that an advisory committee with representation from the lodging industry shall be established in cities that assess a lodging tax as authorized by state law; and

WHEREAS, the City Council desires to establish a Lodging Tax Advisory Committee and to comply with all statutory requirements;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. NBMC Chapter 2.27, "Lodging Tax Advisory Committee," Adopted: North Bend Municipal Code Chapter 2.27, to be entitled "Lodging Tax Advisory Committee," is hereby adopted to read as follows:

2.27.010 Established.

The North Bend Lodging Tax Advisory Committee is hereby established.

2.27.020 Membership.

The Lodging Tax Advisory Committee shall consist of at least five members. The Committee membership shall be in accordance with RCW 67.28.181 and shall include:

A. At least two members who are representatives of businesses required to collect the lodging tax;

B. At least two members who are persons involved in activities authorized to be funded by revenue received from the lodging tax; and

C. One elected official of the City who shall serve as chair of the Committee.

Persons eligible for appointment under (A) of this Section are not eligible for appointment under (B) of this Section. Persons eligible for appointment under (B) of this Section are not eligible for appointment under (A) of this Section. The number of members who are representatives of business required to collect the lodging tax shall equal the number of members who are involved in activities authorized to be funded by revenue received from the lodging tax.

2.27.030 Appointments.

The members of the Lodging Tax Advisory Committee shall be appointed by the Mayor and approved by the City Council.

2.27.040 Terms.

Each Lodging Tax Advisory Committee member shall serve for a term of three years, except that the first two members of the Committee shall be appointed for terms of two years. A member is disqualified, and a vacancy shall exist, if any member fails to satisfy the membership criteria set forth in NBMC 2.27.020 during his or her term of membership.

2.27.050 Compensation.

The members of the Lodging Tax Advisory Committee shall receive no compensation and are not eligible for reimbursement of expenses incidental to service on the Committee. The Committee may request in advance to the Mayor or City Administrator specific support necessary to carry out its responsibilities.

2.27.060 Duties.

The Lodging Tax Advisory Committee will review and make recommendations to the City Council regarding:

- A. Plans to impose any new lodging tax;
 - B. Plans to repeal an exemption from the lodging tax;
- and/or
- C. Proposals to change the use of lodging tax proceeds.

The Committee recommendations shall include an analysis of the extent to which the proposal will accommodate activities for tourists or increase tourism, and the extent to which the proposal will affect the long-term stability of the fund created under RCW 67.28.181. The Lodging Tax Advisory Committee shall comply with all local, state, and

federal statutes regarding the Open Public Meetings Act and the Public Disclosure Act.

2.24.070 Meetings.

The Lodging Tax Advisory Committee shall convene meetings when necessary to meet the duties required under this Chapter. Records of the Committee meetings shall be kept by a Committee member who shall be appointed secretary and who shall submit such records to the City Clerk. A majority of the members of the Committee shall constitute a quorum for the transaction of business and any action taken by a majority of those present shall be deemed action of the Committee. The Committee may establish and adopt procedures for the conduct of meetings, voting, review, analysis, and preparation of comments. Each member, including the chair, shall be entitled to one vote.

Section 2. Severability: Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 3. Effective Date: This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 8TH DAY OF DECEMBER, 2015.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Published:
Effective:

Susie Oppedal, City Clerk



City Council Agenda Bill

SUBJECT:		Agenda Date: December 8, 2015		AB15-127	
<p>An Ordinance Amending the 2015-2016 Budget Ordinance 1545 to Reflect Changes in Revenues and Expenditures</p> <p>Cost Impact: N/A</p> <p>Fund Source: Multiple</p> <p>Timeline: Immediate</p>		Department/Committee/Individual			
		Mayor Ken Hearing			
		City Administrator – Londi Lindell			
		City Attorney - Mike Kenyon			
		City Clerk – Susie Oppedal			
		Community & Economic Development – Gina Estep			
		Finance – Dawn Masko		X	
		Public Works – Mark Rigos			
Attachments: Ordinance, Exhibit A, Exhibit B					
<p>SUMMARY STATEMENT:</p> <p>It is a prudent financial practice to periodically adjust an adopted budget to reflect major revenue or expenditure items that occur during the year and were unanticipated during the budget process. It is not uncommon that Council may approve unanticipated expenditures during the course of the year. Budget amendments are needed to address these issues and ensure that we adjust revenues or appropriations as necessary to keep us within authorized budget limits per Washington State law. Additionally, budget amendments better reflect each fund’s anticipated ending fund balances. The State Auditor expects such adjustments to occur.</p> <p>This budget amendment primarily consists of miscellaneous and housekeeping adjustments. Miscellaneous adjustments typically account for unanticipated expenditure items and revenue adjustments, recognizing revenues and expenditures due to grants, insurance recoveries and settlements, and donations. Housekeeping adjustments account for corrections and adjustments due to necessary accounting rules and the adjustment of beginning fund balances to equal the prior year actual ending fund balances.</p> <p>Detail regarding specific budget line item changes being recommended for adjustment is contained in Exhibit B to the Ordinance. Highlights include:</p> <p><u>General Fund (001):</u></p> <ul style="list-style-type: none"> • Increase appropriation for jail services. • Increase appropriation for King County election services. • Add appropriation for furnace replacement at train depot. • Add appropriation for police vehicle for 8th police officer. • Reduce appropriation for King County animal control services. • Increase transfers-out to Street Fund (001) and Economic Development Fund (108) for increased fund expenditures. • Decrease appropriation for Building Inspector salary and benefits to reflect savings from delayed hiring. <p><u>Special Revenue Funds:</u></p> <ul style="list-style-type: none"> • Increase appropriation in the Streets Fund (101) for street striping services. • Increase appropriation in the Development Project Fund (125) to reflect anticipated activity. 					

City Council Agenda Bill

Capital Project Funds:

- Increase appropriations in the Municipal Projects Fund (310) for Downtown Plaza and Bendigo at Park right turn lane capital projects.
- Increase transfer-out from Capital REET Fund (320) to Municipal Projects Fund (310) for Downtown Plaza project design.
- Recognize increased Real Estate Excise Tax proceeds in Capital REET Fund (320).

Utility Funds:

- Increase appropriation in Water Fund (401) for mitigation water purchases.
- Increase appropriation in Water Fund (401) for Mt Si Springs pump replacement.
- Increase appropriation in Sewer Fund (402) for ULID #6 legal fees.
- Increase appropriation in Sewer Fund (402) for Sewer Comp Plan update and Sewer Rate Study.
- Decrease appropriation in Sewer Fund (402) for South Fork Lift Station capacity improvements.

COMMITTEE REVIEW AND RECOMMENDATION: The Finance & Administration Committee discussed this ordinance at their December 1st meeting and recommended approval and placement on the consent agenda.

RECOMMENDED ACTION: **MOTION to approve AB15-127, an ordinance amending the 2015 Budget, as a first and final reading.**

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
December 8, 2015		

ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, AMENDING THE CITY'S 2015-2016 BUDGET AND SALARY SCHEDULE ORDINANCE NO. 1545; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Council adopted the City's 2015-2016 Budget pursuant to Ordinance No. 1545 on December 2, 2014 and revised the budget pursuant to Ordinance No. 1550, Ordinance No. 1559 and Ordinance No. 1564; and

WHEREAS, the City is prohibited from over expending its appropriated budget as set forth in Ordinance No. 1545 and amended in Ordinance No. 1550, Ordinance No. 1559 and Ordinance No. 1564; and

WHEREAS, certain revisions to the 2015 budget are now necessary;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DO HEREBY ORDAIN AS FOLLOWS:

Section 1. The 2015 Budget, as amended in Ordinance No. 1564, is hereby amended as set forth in Exhibit "A".

Section 2. The explanations of the amendments are listed in Exhibit "B".

Section 3. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 4. Effective Date. This ordinance shall be published in the official newspaper of

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the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 8TH DAY OF DECEMBER, 2015.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Published:
Effective:

Susie Oppedal, City Clerk

CITY OF NORTH BEND
2015 Budget Appropriation Adjustment
"Exhibit A"

FUND	REVENUES AND OTHER SOURCES			EXPENDITURES AND OTHER USES			ENDING BALANCE
	Current Budget	Adjustment	Revised Budget	Current Budget	Adjustment	Revised Budget	
Operating							
General							
001 General	\$ 7,151,222	\$ 272,518	\$ 7,423,740	\$ 6,386,572	\$ 134,438	\$ 6,521,010	\$ 902,730
Subtotal General Fund	7,151,222	272,518	7,423,740	6,386,572	134,438	6,521,010	902,730
Special Revenue							
101 Street	700,377	9,745	710,122	700,377	9,745	710,122	-
102 Capital Streets	381,419	-	381,419	381,419	-	381,419	-
103 Streets Overlay	142,367	-	142,367	55,000	1,200	56,200	86,167
106 Mitigation & Impact Fees	1,265,983	-	1,265,983	359,096	(25)	359,071	906,912
107 Hotel/Motel Tax	13,420	-	13,420	9,000	-	9,000	4,420
108 Economic Development	135,299	4,426	139,725	135,299	4,426	139,725	-
116 Park Capital Improvement	127,468	-	127,468	65,082	-	65,082	62,386
125 Developer Projects (CED)	648,499	175,000	823,499	550,000	225,000	775,000	48,499
Subtotal Special Revenue Funds	3,414,832	189,171	3,604,003	2,255,273	240,346	2,495,619	1,108,384
Debt Service							
215 2010 LTGO Debt - Tollgate	194,576	-	194,576	194,576	-	194,576	-
216 2011 Fire Station Bond Redemption	362,227	-	362,227	183,700	-	183,700	178,527
217 2012 LTGO TBD Bond Redemption	160,396	-	160,396	148,400	-	148,400	11,996
218 2015 LTGO Bond Redemption	37,359	2,651	40,010	37,359	2,651	40,010	-
Subtotal Debt Service Funds	754,558	2,651	757,209	564,035	2,651	566,686	190,523
Total Operating Funds	11,320,612	464,340	11,784,952	9,205,880	377,435	9,583,315	2,201,637
Capital Improvement							
310 Municipal Projects	2,010,930	(2,385)	2,008,545	1,064,481	23,591	1,088,072	920,473
320 Capital Improvement (REET)	985,931	90,994	1,076,925	446,089	3,576	449,665	627,260
Subtotal Capital Improv. Fund	2,996,861	88,609	3,085,470	1,510,570	27,167	1,537,737	1,547,733
Enterprise							
401 Water Operations & Capital	3,897,602	(32,949)	3,864,653	1,782,233	39,135	1,821,368	2,043,285
402 Sewer Operations & Capital	3,920,942	(59,021)	3,861,921	2,771,164	342,061	3,113,225	748,696
404 Storm Operations & Capital	2,381,045	(2,500)	2,378,545	1,744,554	11,564	1,756,118	622,427
404 Flood Operations	715,134	(3,000)	712,134	126,596	388	126,984	585,150
405 Solid Waste & Recycling Operations	220,951	-	220,951	41,739	3,610	45,349	175,602
451 ULID #6 Revenue Bond Redemption	12,710,629	-	12,710,629	10,744,041	-	10,744,041	1,966,588
452 ULID #6 Revenue Bond Reserve	1,783,691	-	1,783,691	533,465	-	533,465	1,250,226
Subtotal Enterprise Funds	25,629,994	(97,470)	25,532,524	17,743,792	396,758	18,140,550	7,391,974
Internal Service							
501 Equipment Operations	340,934	6,580	347,514	340,934	-	340,934	6,580
501 Technology Operations	157,205	6,890	164,095	157,205	6,890	164,095	-
502 Equipment Reserve	372,428	-	372,428	-	-	-	372,428
502 Technology Reserve	72,106	-	72,106	12,150	-	12,150	59,956
Subtotal Internal Service Fund	942,673	13,470	956,143	510,289	6,890	517,179	438,964
Total Budget	\$ 40,890,140	\$ 468,949	\$ 41,359,089	\$ 28,970,531	\$ 808,250	\$ 29,778,781	\$ 11,580,308

**CITY OF NORTH BEND
2015 Budget Appropriation Adjustment
Exhibit "B"**

REVENUES & OTHER SOURCES			EXPENDITURES & OTHER USES		
Description	Account Number	Amount	Description	Account Number	Amount
General Fund (001)			General Fund (001)		
Local Retail Sales & Use Tax	001-000-000-313-11-00-00	\$ 70,000	Legislative - Travel/Lodging/Meals	001-000-011-511-60-43-00	\$ 675
Public Safety Sales & Use Tax	001-000-000-313-15-00-00	5,800	Administration - Personnel Benefits	001-000-013-513-10-20-00	2,690
Criminal Justice Sales & Use Tax	001-000-000-313-71-00-00	6,000	Administration - Small Equipment (Printers)	001-000-013-513-10-35-00	500
B&O Tax	001-000-000-316-10-00-00	18,900	Administration - Personnel Recruitment	001-000-013-513-10-41-01	(500)
B&O Tax - City-owned Utilities	001-000-000-316-40-00-01	7,980	Finance - WA State Auditor Charges	001-000-014-514-20-51-00	780
Business License Fees	001-000-000-321-99-00-00	2,300	Central Services - Technology Operating	001-000-018-518-88-41-05	3,459
Building Permits	001-000-000-322-10-00-00	(5,340)	Central Services - Furnace at Train Depot	001-000-018-594-18-64-00	2,814
Plumbing Permits	001-000-000-322-10-00-01	(1,500)	Police - Small Tools & Equipment	001-000-021-521-10-35-00	500
Mechanical Permits	001-000-000-322-10-00-02	(2,700)	Contracted Police Services - Special Events	001-000-021-521-20-51-04	1,155
Sign Permits	001-000-000-322-10-00-05	(1,300)	Police - Police Vehicle - 8th Officer	001-000-021-594-21-64-00	70,708
Liquor Excise Tax	001-000-000-336-06-94-00	4,308	Jail Contract Services	001-000-023-523-60-51-00	75,000
Issaquah Muni Court Fees	001-000-000-341-33-00-02	(2,600)	Building - Salaries & Wages - 2-Year Contract	001-000-024-524-20-10-02	(28,000)
Ball Field Rentals	001-000-000-347-30-00-00	(3,000)	Building - Personnel Benefits	001-000-024-524-20-20-00	2,800
Issaquah Muni Court - Public Defense Costs	001-000-000-357-33-00-00	3,200	Building - Personnel Benefits - 2-Year Contract	001-000-024-524-20-20-01	(20,000)
Issaquah Muni Court - Warrant/Subpoena Fees	001-000-000-357-34-00-00	1,000	Building - Computer Equipment	001-000-024-594-24-64-00	1,211
False Alarm Penalties	001-000-000-359-90-00-00	1,000	Emergency Management - Professional Services	001-000-025-525-60-41-00	(500)
Transfer from Developer Projects - Staff Time (125)	001-000-000-397-58-00-00	50,000	Emergency Management - CERT Training	001-000-025-525-60-49-01	500
Transfer from Developer Projects - Project Manager (125)	001-000-000-397-58-00-01	118,470	Engineering - Personnel Benefits	001-000-032-542-10-20-00	1,367
			Engineering - Travel/Lodging/Meals	001-000-032-542-10-43-00	100
			Engineering - Capital Equipment	001-000-032-594-48-64-00	(780)
			Planning - Salaries & Wages	001-000-058-558-60-10-00	1,534
			Planning - Salaries & Wages - 2 Year Contract	001-000-058-558-60-31-00	(564)
			Planning - Clothing & Boots	001-000-058-558-60-20-01	(250)
			Planning - Operating Supplies	001-000-058-558-60-31-00	700
			Planning - Copier Rental	001-000-058-558-60-45-00	88
			Planning - Repair & Maintenance	001-000-058-558-60-48-00	(1,500)
			Election Services	001-000-099-514-40-51-00	11,251
			King County Animal Services	001-000-099-554-30-51-00	(3,528)
			Transfer to Street Fund (101)	001-000-097-597-42-00-00	6,965
			Transfer to Economic Development (108)	001-000-097-597-52-00-01	4,470
			Total General Fund Adjustment		\$ 134,433
			Street Fund (101)		
Motor Vehicle Fuel Tax	101-000-000-336-00-87-00	\$ 1,780	Overtime	101-000-000-542-90-10-01	\$ 2,110
AWC Loss Control Grant	101-000-000-367-07-00-00	1,000	Professional Services - Street Striping	101-000-000-542-64-41-00	9,860
Transfer from General Fund (001)	101-000-000-397-42-00-00	6,965	Professional Services	101-000-000-542-90-41-00	(4,060)
			Technology Operating	101-000-000-542-90-41-07	15
			Utilities - Street Lighting	101-000-000-542-63-47-00	800
			Roadway Aggregate	101-000-000-542-30-48-00	700
			Total Street Fund Adjustment		\$ 9,745

**CITY OF NORTH BEND
2015 Budget Appropriation Adjustment
Exhibit "B"**

REVENUES & OTHER SOURCES		EXPENDITURES & OTHER USES			
Description	Account Number	Amount	Description	Account Number	Amount
Capital Streets Fund (102)			Capital Streets Fund (102)		
		\$ -	Professional Services	102-000-000-543-30-41-00	\$ 1,443
			Transfer to 2015 LTGO Bond Fund (218)	102-000-000-597-95-61-01	(1,443)
			Transfer to NE 12th Street Reconstruction (310-100-009)	102-000-000-597-95-63-15	(625)
			Transfer to NE 12th Street Repairs (310-100-009)	102-000-000-597-95-63-16	625
Total Capital Streets Fund Adjustment		\$ -	Total Capital Streets Fund Adjustment		\$ -
Streets Overlay Fund (103)			Streets Overlay Fund (103)		
		\$ -	Overlay - NB Way - Bendigo to Bridge	103-000-002-595-30-63-00	\$ 1,200
Total Streets Overlay Fund Adjustment		\$ -	Total Streets Overlay Fund Adjustment		\$ 1,200
Impact Fees & Mitigation Fund (106)			Impact Fees & Mitigation Fund (106)		
		\$ -	Transfer to Torguson Park Trail & Plaza (310-200-001)	106-200-000-597-00-00-04	\$ (25)
Total Impact Fees & Mitigation Fund Adjustment		\$ -	Total Impact Fees & Mitigation Fund Adjustment		\$ (25)
Hotel/Motel Tax Fund (107)			Hotel/Motel Tax Fund (107)		
	107-000-000-308-10-00-00	\$ -			
	107-000-000-308-80-00-00	\$ -			
Total Hotel/Motel Tax Fund Adjustment		\$ -	Total Hotel/Motel Tax Fund Adjustment		\$ -
Economic Development Fund (108)			Economic Development Fund (108)		
		\$ 4,426	Downtown Revitalization Supplies	108-000-000-557-30-31-00	\$ (500)
			Tourism Graphics & Banners	108-000-000-557-30-31-01	500
			Payroll Services - Snoqualmie	108-000-000-558-70-41-08	(5)
			Technology Operating	108-000-000-558-70-41-10	3,069
			Technology Reserve	108-000-000-558-70-41-11	(440)
			Historic Restoration Grants	108-000-000-558-70-42-00	(1,250)
			Telephone & Communications	108-000-000-558-70-49-01	3,043
			Education & Training	108-000-000-558-70-49-01	(440)
			Tourism Signage	108-000-000-594-58-63-00	3,043
Total Economic Development Fund Adjustment		\$ 4,426	Total Economic Development Fund Adjustment		\$ 4,426
Development Projects Fund (125)			Development Projects Fund (125)		
		\$ 175,000	Developer Projects - Consultants	125-000-000-559-30-41-00	\$ 50,000
			Developer Projects - Miscellaneous	125-000-000-559-30-49-00	5,000
			Transfer to GF - Staff Time (CED)	125-000-000-597-00-00-00	60,000
			Transfer to GF - Project Manager	125-000-000-597-00-00-01	110,000
Total Developer Projects Fund Adjustment		\$ 175,000	Total Developer Projects Fund Adjustment		\$ 225,000
2015 LTGO Bond Redemption Fund (218)			2015 LTGO Bond Redemption Fund (218)		
		\$ 4,094	2015 LTGO Bonds - Principal	218-000-000-591-76-71-01	\$ 1,330
		(1,443)	2015 LTGO Bonds - Interest	218-000-000-592-76-83-01	1,280
			Bond Financing & Trustee Fees	218-000-000-592-76-89-00	1,280
Total 2015 LTGO Bond Redemption Fund Adjustment		\$ 2,651	Total 2015 LTGO Bond Redemption Fund Adjustment		\$ 2,651

**CITY OF NORTH BEND
2015 Budget Appropriation Adjustment
Exhibit "B"**

REVENUES & OTHER SOURCES			EXPENDITURES & OTHER USES		
Description	Account Number	Amount	Description	Account Number	Amount
Municipal Projects Fund (310)			Municipal Projects Fund (310)		
Transfer from Capital Imp (REET) Fund (320)	310-100-003-397-00-00-01	\$ (5)	Downtown Plaza - Design	310-100-004-595-64-63-00	\$ 3,591
Downtown Plaza - Investment Interest	310-100-004-361-11-00-00	10	Bendigo @ Park - Right Turn Lane - Design	310-100-008-595-30-63-00	20,000
Transfer from Capital Imp (REET) Fund (320)	310-100-004-397-00-00-03	3,581			
Transfer from Capital Streets Fund (102)	310-100-009-397-95-63-00	625			
Transfer from Capital Streets Fund (102)	310-100-009-397-95-63-01	(625)			
Transfer from Park Impact Fees (106-200)	310-200-001-397-00-00-01	(23)			
Transfer from General Fund	310-300-000-397-00-00-00	(5,948)			
Total Municipal Projects Fund Adjustment		\$ (2,385)	Total Municipal Projects Fund Adjustment		\$ 23,591
Capital Improvements (REET) Fund (320)			Capital Improvements (REET) Fund (320)		
Real Estate Excise Tax - Local 0.25%		\$ 57,000	Transfer to NW Way/Park Roundabout (310-100-003)	320-000-000-597-95-00-07	\$ (5)
Real Estate Excise Tax - Capital Growth 0.25%		\$ 33,994	Transfer to Downtown Plaza (310-100-004)	320-000-000-597-95-63-06	3,581
Total Capital Improvements (REET) Fund Adjustment		\$ 90,994	Total Capital Improvements (REET) Fund Adjustment		\$ 3,576
Water Operations & Capital Fund (401)			Water Operations & Capital Fund (401)		
Insurance Recoveries	401-000-000-372-20-00-00	\$ 12,316	Overtime	401-000-000-534-10-10-02	\$ 4,180
Insurance Recoveries	401-000-000-398-00-00-00	(12,265)	Personnel Benefits	401-000-000-534-10-20-00	1,408
Water Facility Fee - Capital GFC	401-500-000-379-00-00-00	(33,000)	Small Tools & Equipment	401-000-000-534-80-35-00	(30,000)
			Technology Operating	401-000-000-534-80-41-07	1,583
			State Water Excise Tax	401-000-000-534-80-44-00	3,000
			Equipment Rental	401-000-000-534-80-45-00	3,000
			Mitigation Water Purchase - SPU	401-000-000-534-80-47-01	30,000
			415th Water Main Replacement Project	401-200-003-594-34-63-00	500
			Mt-Si Springs Pump Replacement	401-200-005-594-34-63-00	25,000
			Water Expansion B&O Tax	401-500-000-534-80-53-00	400
			Total Water Operations & Capital Fund Adjustment		\$ 39,116
Total Water Operations & Capital Fund Adjustment			Total Water Operations & Capital Fund Adjustment		
		\$ (32,949)			
Sewer Operations & Capital Fund (402)			Sewer Operations & Capital Fund (402)		
Insurance Recoveries	402-000-000-372-20-00-00	\$ 83,487	Salaries & Wages	402-000-000-535-10-10-00	\$ (11,100)
Insurance Recoveries	402-500-000-372-20-00-00	(120,058)	Overtime	402-000-000-535-10-10-01	2,620
Sewer Facility Fee - Capital GFC	402-500-000-379-00-00-00	(22,450)	Personnel Benefits	402-000-000-535-10-20-00	(8,800)
			Payroll Services - Snoqualmie	402-000-000-535-10-41-04	(1,000)
			Legal Fees: ULID #6	402-000-000-535-10-41-05	24,500
			Sewer Comp Plan Update	402-000-000-535-80-41-01	332,480
			Sewer Rate Study	402-000-000-535-80-41-02	50,000
			Technology Operating	402-000-000-535-80-41-07	800
			Centrifuge Rotating Assembly	402-000-000-594-35-64-12	2,500
			So Fork Lift Station Capacity Improvements	402-500-004-594-35-63-00	(50,000)
			Total Sewer Operations & Capital Fund Adjustment		\$ 342,060
Total Sewer Operations & Capital Fund Adjustment		\$ (59,021)			

**CITY OF NORTH BEND
2015 Budget Appropriation Adjustment
Exhibit "B"**

REVENUES & OTHER SOURCES			EXPENDITURES & OTHER USES		
Description	Account Number	Amount	Description	Account Number	Amount
Storm Operations & Capital Fund (404)			Storm Operations & Capital Fund (404)		
Storm Drain Facility Fee - Capital GFC	404-500-000-379-00-00-00	(2,500)	Overtime	404-000-000-531-31-10-01	250
			Personnel Benefits	404-000-000-531-31-20-00	570
			Technology Operating	404-000-000-531-31-41-07	483
			Education & Training	404-000-000-531-31-49-01	300
			Street Sweeper Refuse Disposal	404-000-000-531-38-49-00	2,000
			Ribary Creek Basin Analysis	404-500-000-538-32-41-01	7,961
Total Storm Operations & Capital Fund Adjustment		\$ (2,500)	Total Storm Operations & Capital Fund Adjustment		\$ 11,564
Flood Operations Fund (404-100)			Flood Operations Fund (404-100)		
Floodplain Management Surcharge	404-100-000-343-83-00-00	\$ (3,000)	Operating Supplies	404-100-000-531-91-31-00	\$ 200
			Technology Operating	404-100-000-531-91-41-07	188
Total Flood Operations Fund Adjustment		\$ (3,000)	Total Flood Operations Fund Adjustment		\$ 388
Solid Waste & Recycling Operations Fund (405)			Solid Waste & Recycling Operations Fund (405)		
			Personnel Benefits	405-000-000-537-10-20-00	\$ 110
			Small Tools & Equipment	405-000-000-537-10-35-00	1,500
			Recycling Activity	405-000-000-537-80-41-00	500
			Yard Waste Collection	405-000-000-537-60-47-01	1,500
Total Solid Waste & Recycling Operations Fund Adjustment		\$ -	Total Solid Waste & Recycling Operations Fund Adjustment		\$ 3,610
Equipment Operations Fund (501)			Equipment Operations Fund (501)		
Insurance Recoveries	501-000-000-395-20-00-00	\$ 6,580	Technology Operating	501-000-000-548-68-41-07	133
			Laundry Services	501-000-000-548-68-49-02	(133)
Total Equipment Operations Fund Adjustment		\$ 6,580	Total Equipment Operations Fund Adjustment		\$ -
Technology Operations Fund (501)			Technology Operations Fund (501)		
General Fund Contribution	501-100-000-348-80-00-00	\$ 3,459	Operating Supplies	501-100-000-518-88-31-00	\$ 200
Street Fund Contribution	501-100-000-348-80-00-01	153	Small Tools & Equipment	501-100-000-518-88-35-00	1,500
Economic Development Fund Contribution	501-100-000-348-80-00-02	47	Internet Connection (ISP)	501-100-000-518-88-42-00	(31)
Water Fund Contribution	501-100-000-348-80-00-03	1,583	General Network Maintenance	501-100-000-518-88-48-01	2,100
Sewer Fund Contribution	501-100-000-348-80-00-04	844	Hardware/Software Capital Equipment	501-100-000-594-18-64-00	3,400
Storm Drainage Fund Contribution	501-100-000-348-80-00-05	483			
Flood Operations Contribution	501-100-000-348-80-00-06	188			
Shop Operations Contribution	501-100-000-348-80-00-08	133			
Total Technology Operations Fund Adjustment		\$ 6,890	Total Technology Operations Fund Adjustment		\$ 6,890
GRAND TOTAL - REVENUE ADJUSTMENTS		\$ 468,949	GRAND TOTAL - EXPENDITURE ADJUSTMENTS		\$ 808,250



City Council Agenda Bill

SUBJECT:	Agenda Date: December 8, 2015		AB15-128
An Ordinance Amending the 2015-2016 Budget Ordinance 1545 to Reflect Mid-Biennium Changes in Revenues and Expenditures	Department/Committee/Individual		
	Mayor Ken Hearing		
	City Administrator – Londi Lindell		
	City Attorney - Mike Kenyon		
	City Clerk – Susie Oppedal		
	Community & Economic Development – Gina Estep		
	Finance – Dawn Masko		X
	Public Works – Mark Rigos		
Cost Impact: N/A			
Fund Source: Multiple			
Timeline: Immediate			
Attachments: Ordinance, Exhibit A-1, Exhibit A-2, Exhibit B, Attachment A, Attachment B			

SUMMARY STATEMENT:

State law requires cities that adopt a biennial budget to conduct a mid-biennium review and budget modification by December 31st of the first year of the biennium. The mid-biennium review is done to modify the budget for significant items that could not have been anticipated when the biennial budget was adopted at the end of 2014. The City Council discussed the proposed budget modification at a Budget Workshop on October 27, 2015 and a Public Hearing was held on November 17, 2015 to receive comments regarding the proposed modification.

Following Public Hearings on November 3, 2015 and November 17, 2015, Council discussed and passed Ordinance 1566 adopting the 2016 regular property tax which did not include a statutory increase over the 2015 actual regular levy.

The attached mid-biennium budget modification ordinance only includes changes for the 2016 fiscal year as the 2015 fiscal year budget was amended for the final time with the 4th quarter budget adjustment. The City proactively adopts quarterly budget adjustments throughout the year to reflect major revenue or expenditure items that occur during the year and were unanticipated during the budget process. Budget amendments are utilized to address these issues and ensure that we adjust revenues or appropriations as necessary to keep us within authorized budget limits per Washington State law. Additionally, budget amendments better reflect each fund’s anticipated ending fund balance. The State Auditor expects such adjustments to occur.

The 2016 proposed budget modification includes beginning fund balance adjustments to equal the 2015 revised ending fund balance projections. The proposed modification continues to maintain the City’s 10% Reserve in the General Fund. Fund level revenue and expenditure adjustments are provided in Attachment A.

This budget amendment primarily consists of capital expenditures for projects that have been added to the capital program since the budget was adopted as well as implementing the 2016 Decision Cards (Attachment B) which were approved by Council. There will be an opportunity to again consider those items which were not approved once the 2015 fiscal year has been closed.

City Council Agenda Bill

Highlights of the 2015-2016 Budget Modification include:

General Fund (001):

- Increase revenue projections to include Public Safety Sales Tax which became effective in 2015, and increased Liquor Excise Taxes due to State legislative action.
- Include transfer-in from Impact Fees for funding a portion of Capital Projects Engineering contract (Decision Card).
- Increase appropriation for jail services, and for public defender and prosecutor contracts.
- Include appropriation for 8th Police Officer.
- Include full year of appropriation for Building Inspector and Economic Development/Events Coordinator positions.
- Reduce appropriation for King County animal control services.
- Increase transfer-out to Economic Development Fund (108) to compensate for reduction of additional lodging tax funds due to delay of hotel opening.
- Include appropriations for 2016 Decision Cards.

Special Revenue Funds:

- Reflect decreased fund balance Capital Streets Fund (102) due to emergency street repair projects in 2015.
- Recognize increased Transportation and Park Impact Fees due to rate increases.
- Increase appropriations in the Impact Fees Fund (106) for capital projects funding.
- Decrease lodging tax proceeds revenue in Hotel/Motel Tax Fund (107).
- Increase transfer-in from General Fund to the Economic Development Fund (108).

Capital Project Funds:

- Adopt appropriations in the Municipal Projects Fund (310) for the following Street Capital Projects: North Bend Way/Park Roundabout Design, Cedar Falls Way Sidewalk, Bendigo at Park right turn lane, NE 12th and NE 14th Street reconstruction, and 468th Ave/Middle Fork Gateway Corridor.
- Adopt appropriations in the Municipal Projects Fund (310) for the following Parks Capital Projects: Torguson Park Trail & Plaza, William H. Taylor park entry, Torguson Park restrooms, E.J. Roberts Park bridge replacement, Meadowbrook to Snoqualmie Valley Trail & Bridge, and E.J. Roberts Sports Courts rehabilitation.
- Increase transfer-out from Capital REET Fund (320) to Municipal Projects Fund (310) for capital projects.
- Recognize increased Real Estate Excise Tax proceeds in Capital REET Fund (320).

Utility Funds:

- Increase appropriation in Water Fund (401) for Mt Si Springs pump replacement and 412th water main replacement.
- Reflect decreased fund balance in Sewer Fund (402) due to critical sewer facility projects in 2014 & 2015, and special projects (Sewer Comp Plan update and Sewer Rate Study).
- Reflect decreased fund balance in Storm Fund (404) due to capital projects in 2015 (NE 12th Street and NE 14th Street reconstruction, and Ribary Creek Basin Analysis).
- Reflect decreased fund balance in ULID #6 Fund (451) due to lower than budgeted assessment collections in prior years due to timing issues and litigation.

City Council Agenda Bill

COMMITTEE REVIEW AND RECOMMENDATION: The Finance & Administration Committee discussed this ordinance at their December 1st meeting and recommended placing on consent agenda.

RECOMMENDED ACTION: **MOTION to approve AB15-128, an ordinance amending the 2015-2016 Biennial Budget and the 2016 Salary Schedule, as a first and final reading.**

RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
December 8, 2015		

ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, ADOPTING MID-BIENNIUM MODIFICATIONS TO THE 2015-2016 BIENNIAL BUDGET AND SALARY SCHEDULE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of North Bend adopted Ordinance 1528 on May 20, 2014 establishing a biennial budget process in accordance with the provisions of RCW Chapter 35A.34, and providing for a mid-biennial review and modification as required by RCW Chapter 35A.34.130; and

WHEREAS, the City Council adopted Ordinance 1545 on December 2, 2014 adopting a fiscal biennium budget for 2015-2016; and

WHEREAS, the City Council has stipulated that the biennial budget will be implemented as two one-year financial plans, that actual expenditures in the first year may not exceed the first year plan appropriations, that second year plan appropriations shall only be expended in the second year, and that any appropriation changes will require City Council approval; and

WHEREAS, the proposed mid-biennial budget modification has been prepared and filed, a public hearing was held on November 17, 2015 pursuant to proper notice to the public, and the City Council has deliberated on the proposed mid-biennial budget modification and has made adjustments and changes deemed necessary and proper; and

WHEREAS, the City Council now wishes to adopt by reference, in accordance with RCW 35A.34.130, a mid-biennial budget modification which provides for totals of estimated revenues and appropriations for each separate fund and the aggregate totals for all such funds combined; and

WHEREAS, the City Council also desires to adopt a Salary Schedule for 2016;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. 2015-2016 Mid-Biennial Budget Modification Adoption. The Biennial Budget for the City of North Bend, a copy of which is on file with the City Clerk, is hereby amended to adopt the revised budget for the 2015-2016 biennium as set forth in Exhibits A-1 and A-2. Set forth in summary form in Exhibits A-1 and A-2 (2015 and 2016 Annual Budgets) are the totals of the estimated revenues and expenditures for each separate fund and the aggregate totals for all such funds combined.

Section 2. 2016 Salary Schedule Adoption. The City Council hereby adopts the 2016 Salary Schedule as shown in Exhibit B.

Section 3. Submittal. The City Clerk and/or Finance Director are directed to transmit a certified copy of this ordinance and the amended 2015-2016 Biennial Budget to the Division of Municipal Corporations of the Office of the State Auditor and to the Association of Washington Cities.

Section 4. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any

reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 5. Effective Date. This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force on January 1, 2016.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 8TH DAY OF DECEMBER, 2015.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Published:
Effective:

Susie Oppedal, City Clerk

EXHIBIT A - 1

**City of North Bend
2015-2016 Mid-Biennium Modification
2015 Budget Summary**

Fund	Fund Name	Beginning Fund Balance	Revenues	Expenditures	Ending Fund Balance
001	General Fund	\$ 998,257	\$ 6,425,483	\$ 6,521,010	\$ 902,730
101	Street Operations Fund	-	710,122	710,122	-
102	Capital Streets Fund	174,123	207,296	381,419	-
103	Streets Overlay Fund	61,608	80,759	56,200	86,167
106	Impact Fees & Mitigation Fund	921,944	344,039	359,071	906,912
107	Hotel/Motel Tax Fund	4,420	9,000	9,000	4,420
108	Economic Development Fund	-	139,725	139,725	-
116	Park Improvement Fund	64,823	62,645	65,082	62,386
125	Development Projects Fund	123,499	700,000	775,000	48,499
215	2010 LTGO Bond Fund	-	194,576	194,576	-
216	2011 Fire Station Bond Fund	175,277	186,950	183,700	178,527
217	2012 LTGO (TBD) Bond Fund	12,096	148,300	148,400	11,996
218	2015 LTGO Bond Fund	-	40,010	40,010	-
310	Municipal Projects Fund	989,298	1,019,247	1,088,072	920,473
320	Capital Improvements (REET) Fund	585,931	490,994	449,665	627,260
401	Water Utility Fund	1,468,421	2,396,232	1,821,368	2,043,285
402	Sewer Utility Fund	1,598,907	2,263,014	3,113,225	748,696
404	Storm Drainage Utility Fund	716,279	1,662,266	1,756,118	622,427
404	Flood Operations Fund	546,134	166,000	126,984	585,150
405	Solid Waste & Recycling Fund	131,935	89,016	45,349	175,602
451	ULID #6 Bond Redemption Fund	1,858,369	10,852,260	10,744,041	1,966,588
452	ULID #6 Bond Reserve Fund	1,782,191	1,500	533,465	1,250,226
501	Equipment Operating Fund	-	347,514	340,934	6,580
501	Technology Operating Fund	-	164,095	164,095	-
502	Equipment Reserve Fund	329,664	42,764	-	372,428
502	Technology Reserve Fund	51,368	20,738	12,150	59,956
GRAND TOTAL:		\$ 12,594,544	\$ 28,764,545	\$ 29,778,781	\$ 11,580,308

EXHIBIT A - 2

**City of North Bend
2015-2016 Mid-Biennium Modification
2016 Budget Summary**

Fund	Fund Name	Beginning Fund Balance	Revenues	Expenditures	Ending Fund Balance
001	General Fund	\$ 902,730	\$ 6,472,183	\$ 6,520,922	\$ 853,991
101	Street Operations Fund	-	703,359	703,359	-
102	Capital Streets Fund	-	158,073	151,803	6,270
103	Streets Overlay Fund	86,167	100,000	40,000	146,167
106	Impact Fees & Mitigation Fund	906,912	3,292,709	960,165	3,239,456
107	Hotel/Motel Tax Fund	4,420	11,500	14,000	1,920
108	Economic Development Fund	-	158,515	158,515	-
116	Park Improvement Fund	62,386	13,500	57,805	18,081
125	Development Projects Fund	48,499	360,000	356,657	51,842
215	2010 LTGO Bond Fund	-	-	-	-
216	2011 Fire Station Bond Fund	178,527	181,600	181,600	178,527
217	2012 LTGO (TBD) Bond Fund	11,996	145,900	145,900	11,996
218	2015 LTGO Bond Fund	-	194,024	194,024	-
310	Municipal Projects Fund	920,473	1,104,317	1,639,716	385,074
320	Capital Improvements (REET) Fund	627,260	300,000	211,433	715,827
401	Water Utility Fund	2,043,285	1,933,995	1,800,969	2,176,311
402	Sewer Utility Fund	748,696	1,966,050	1,563,919	1,150,827
404	Storm Drainage Utility Fund	622,427	727,047	730,371	619,103
404	Flood Operations Fund	585,150	169,800	133,681	621,269
405	Solid Waste & Recycling Fund	175,602	86,881	38,791	223,692
451	ULID #6 Bond Redemption Fund	1,966,588	1,822,500	1,394,784	2,394,304
452	ULID #6 Bond Reserve Fund	1,250,226	1,500	-	1,251,726
501	Equipment Operating Fund	6,580	343,167	343,167	6,580
501	Technology Operating Fund	-	163,745	163,745	-
502	Equipment Reserve Fund	372,428	62,126	30,000	404,554
502	Technology Reserve Fund	59,956	11,792	8,562	63,186
GRAND TOTAL:		\$ 11,580,308	\$ 20,484,283	\$ 17,543,888	\$ 14,520,703

EXHIBIT B

Position	Monthly Salary Range	
	From	To
Mayor and Council		
Mayor	\$ 2,000	N/A
Council Member	400	N/A
Management (Exempt)		
City Administrator	10,000	12,500
Asst. City Administrator/Finance Director	8,500	11,800
Public Works Director	8,500	11,800
Community & Economic Dev. Director	8,500	11,000
City Engineer	8,000	10,500
Building Official	6,600	8,600
PW Project Manager	6,100	8,600
Deputy Finance Director	6,100	7,900
City Clerk	6,100	7,900
Wastewater Treatment Plant Manager	5,800	7,300
Events/Economic Development Coordinator	-	5,834
Public Works Bargaining Unit		
Lead Parks Technician	5,041	5,889
Lead Streets Technician	5,041	5,889
Lead Water System Operator	5,041	5,889
Wastewater Treatment Plant Operator II	4,881	5,766
Wastewater Treatment Plant Operator II *	4,629	5,390
Mechanic	4,366	5,385
Wastewater Treatment Plant Operator I	4,525	5,350
Wastewater Treatment Plant Operator I *	4,355	5,150
Water System Operator *	4,355	5,150
Maintenance Worker	4,355	5,150
Maintenance Worker - Entry	3,796	4,070
Maintenance (Seasonal)	12.00/hr	15.00/hr
Professional, Technical, Clerical Bargaining Unit **		
Senior Planner	5,435	6,611
Staff Accountant	4,885	5,945
Associate Planner/2-year term	4,587	5,632
Payroll Officer	4,284	5,317
Building Inspector/2-year term	4,284	5,317
Records Coordinator	4,284	5,317
Utilities Coordinator	4,135	5,032
Deputy Clerk	4,135	5,032
Business License & Tax Coordinator	4,135	5,032
Accounting Assistant II	4,135	5,032
Mapping CAD Technician	4,099	5,226
Public Works Office Coordinator	3,862	4,931
Office Coordinator / Permit Technician	3,862	4,931
Accounting Assistant I	3,502	4,385
Administrative Assistant	3,269	4,058

Total FTEs

* New ranges impact employees hired on or after 1/1/15

** Professional, Technical & Clerical Collective Bargaining Agreement has not been settled for 2016

CITY OF NORTH BEND
2015-2016 Mid-Biennium Budget Modification
Attachment A

FUND	REVENUES AND OTHER SOURCES			EXPENDITURES AND OTHER USES			ENDING BALANCE
	2016 Adopted Budget	Adjustment	2016 Revised Budget	2016 Adopted Budget	Adjustment	2016 Revised Budget	
Operating							
General	\$ 7,130,497	\$ 244,416	\$ 7,374,913	\$ 6,169,612	\$ 351,310	\$ 6,520,922	\$ 853,991
Subtotal General Fund	7,130,497	244,416	7,374,913	6,169,612	351,310	6,520,922	853,991
Special Revenue							
101 Street	695,621	7,738	703,359	695,621	7,738	703,359	-
102 Capital Streets	291,193	(133,120)	158,073	164,896	(13,093)	151,803	6,270
103 Streets Overlay	188,392	(2,225)	186,167	40,000	-	40,000	146,167
106 Mitigation & Impact Fees	1,670,631	2,528,990	4,199,621	10,000	950,165	960,165	3,239,456
107 Hotel/Motel Tax	50,261	(34,341)	15,920	9,000	5,000	14,000	1,920
108 Economic Development	99,883	58,632	158,515	99,883	58,632	158,515	-
116 Park Capital Improvement	77,453	(1,567)	75,886	-	57,805	57,805	18,081
125 Developer Projects (CED)	408,886	(387)	408,499	356,657	-	356,657	51,842
Subtotal Special Revenue Funds	3,482,320	2,423,720	5,906,040	1,376,057	1,066,247	2,442,304	3,463,736
Debt Service							
215 2010 LTGO Debt - Tollgate	190,371	(190,371)	-	190,371	(190,371)	-	-
216 2011 Fire Station Bond Redemption	362,340	(2,213)	360,127	181,600	-	181,600	178,527
217 2012 LTGO TBD Bond Redemption	145,900	11,996	157,896	145,900	-	145,900	11,996
218 2015 LTGO Bond Redemption	-	194,024	194,024	-	194,024	194,024	-
Subtotal Debt Service Funds	698,611	13,436	712,047	517,871	3,653	521,524	190,523
Total Operating Funds	11,311,428	2,681,572	13,993,000	8,063,540	1,421,210	9,484,750	4,508,250
Capital Improvement							
310 Municipal Projects	615,635	1,409,155	2,024,790	160,683	1,479,033	1,639,716	385,074
320 Capital Improvement (REET)	769,983	157,277	927,260	138,929	72,504	211,433	715,827
Subtotal Capital Improv. Fund	1,385,618	1,566,432	2,952,050	299,612	1,551,537	1,851,149	1,100,901
Enterprise							
401 Water Operations & Capital	4,042,444	(65,164)	3,977,280	1,466,910	334,059	1,800,969	2,176,311
402 Sewer Operations & Capital	3,422,422	(707,676)	2,714,746	1,524,517	39,402	1,563,919	1,150,827
404 Storm Operations & Capital	1,481,470	(131,996)	1,349,474	641,103	89,268	730,371	619,103
404 Flood Operations	765,379	(10,429)	754,950	131,155	2,526	133,681	621,269
405 Solid Waste & Recycling Operations	262,327	156	262,483	38,004	787	38,791	223,692
451 UNID #6 Revenue Bond Redemption	4,722,846	(933,758)	3,789,088	1,481,913	(87,129)	1,394,784	2,394,304
452 UNID #6 Revenue Bond Reserve	1,349,530	(97,804)	1,251,726	-	-	-	1,251,726
Subtotal Enterprise Funds	16,046,418	(1,946,671)	14,099,747	5,283,602	378,913	5,662,515	8,437,232
Internal Service							
501 Equipment Operations	337,188	12,559	349,747	337,188	5,979	343,167	6,580
501 Technology Operations	152,529	11,216	163,745	152,529	11,216	163,745	-
502 Equipment Reserve	415,192	19,362	434,554	-	30,000	30,000	404,554
502 Technology Reserve	76,420	(4,672)	71,748	5,950	2,612	8,562	63,186
Subtotal Internal Service Fund	981,329	38,465	1,019,794	495,667	49,807	545,474	474,320
Total Budget	\$ 29,724,793	\$ 2,339,798	\$ 32,064,591	\$ 14,142,421	\$ 3,401,467	\$ 17,543,888	\$ 14,520,703

ATTACHMENT B

2016 Decision Cards - Mid Biennium Modification - Approved												
DC #	Project Title	Council Consensus	2016 Card Total	General Fund	Streets Operations	Impact Fees	Parks Capital	Capital Imp (REET)	Water Operating	Sewer Operating	Storm Operating	Equipment Operating
2016-01	Human Services/Community Organizations Funding **	Y	\$ 72,500	72,500								
2016-02	Downtown Foundation for Visitor Information Center (VIC)	Y	\$ 24,520	24,520								
2016-04	Trail & Bridge - Meadowbrook Interpretive Center to Snoqualmie Valley Trail	Y	\$ 75,000			33,005	41,995					
2016-05	Sports Court Maintenance	Y	\$ 30,000					30,000				
2016-06	Public Works 4WD Truck	Y	\$ 35,000	1,200	1,000				1,700	500	600	30,000
2016-07/2016-08	Capital Projects Engineer Contract	Y	\$ 123,000	18,450		67,650			12,300	12,300		
2016-09	Gateway Streetscape Preliminary Design - Middle Fork/468th Ave	Y	\$ 48,000			48,000						
2016-10	Gateway Signage & Landscaping at 468th & 140th	Y	\$ 18,000	18,000								
2016-12	Park Street Pedestrian Improvements	Y	\$ 20,000	20,000								
2016-13	Community Oriented Policing	Y	\$ 5,000	5,000								
2016-14	Rape Aggression Defense (RAD) Classes	Y	\$ 5,000	5,000								
	2016 Grand Total		\$ 456,020	\$ 164,670	\$ 1,000	\$ 148,655	\$ 41,995	\$ 30,000	\$ 14,000	\$ 12,800	\$ 12,900	\$ 30,000

**Street Fund is funded by General Fund proceeds

2016 Council Additions - Mid Biennium Modification												
DC #	Project Title	2016 Card Total	General Fund	Streets Operations	Impact Fees	Parks Capital	Capital Imp (REET)	Water Operating	Sewer Operating	Storm Operating	Equipment Operating	
	General Fund & Street Fund Contribution to ERR Fund ¹	\$ 10,000	5,800	4,200								
	GF subsidy transfer to Streets Overlay Fund (103) ²	\$ 29,180	29,180									
	2016 Grand Total	\$ 39,180	\$ 34,980	\$ 4,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

¹ ER&R Reserve Contributions: Streets - \$4,200; Bldg - \$200; Central Svcs - \$700; Parks - \$4,900

² General Fund to make up difference for 102 transfer

2016 Decision Cards - Mid Biennium Modification - Not Approved												
DC #	Project Title	2016 Card Total	General Fund	Streets Operations	Impact Fees	Parks Capital	Capital Imp (REET)	Water Operating	Sewer Operating	Storm Operating	Equipment Operating	
2016-03	Increase Accounting Assistant to Full Time	N	\$ 8,000									
2016-11	Downtown Street, Parking & Public Realm Visual Plan	N	\$ 45,000		45,000				10,240	10,240	3,520	



City Council Agenda Bill

SUBJECT:		Agenda Date: December 8, 2015		AB15-129																					
<p>A Motion Authorizing the Mayor to enter into an Addendum to an Interlocal Agreement with Yakima County for Jail Services</p> <p>Cost Impact: Reduce Jail Costs</p> <p>Fund Source: N/A</p> <p>Timeline: Immediate</p>		Department/Committee/Individual																							
		Mayor Ken Hearing																							
		City Administrator – Londi Lindell				X																			
		City Attorney - Mike Kenyon																							
		City Clerk – Susie Oppedal																							
		Community & Economic Development – Gina Estep																							
		Finance – Dawn Masko																							
		Public Works – Mark Rigos																							
Attachments: Addendum to Interlocal Agreement																									
<p>SUMMARY STATEMENT:</p> <p>The City Council authorized the Mayor to enter into an Interlocal Agreement with Yakima County for Jail Services on October 6, 2015 in order to reduce jail costs. In October staff advised Council that it was approving 2015 rates and that we would be bringing forward 2016 rates for consideration before the end of the year. The attached Addendum sets forth rates for calendar year 2016. Even with this amended and increased 2016 rate, the Yakima Jail will still be a cost effective jail alternative when compared to our other jail options as follows:</p> <table border="1"> <thead> <tr> <th>Jail Provider</th> <th>Booking Fee</th> <th>Daily Fee</th> <th>Mental Health?</th> </tr> </thead> <tbody> <tr> <td>City of Issaquah</td> <td>No Fee</td> <td>\$ 97.00</td> <td>No</td> </tr> <tr> <td>King County</td> <td>\$217.46</td> <td>\$146.65</td> <td>Yes</td> </tr> <tr> <td>Chelan County</td> <td>No Fee</td> <td>\$ 70.00</td> <td>No</td> </tr> <tr> <td>Yakima County</td> <td>No Fee</td> <td>\$ 54.75</td> <td>No</td> </tr> </tbody> </table> <p>Staff recommends Council approval of the Addendum to the Interlocal Agreement to provide an additional alternative for our Police Department when locating our prisoner population.</p>						Jail Provider	Booking Fee	Daily Fee	Mental Health?	City of Issaquah	No Fee	\$ 97.00	No	King County	\$217.46	\$146.65	Yes	Chelan County	No Fee	\$ 70.00	No	Yakima County	No Fee	\$ 54.75	No
Jail Provider	Booking Fee	Daily Fee	Mental Health?																						
City of Issaquah	No Fee	\$ 97.00	No																						
King County	\$217.46	\$146.65	Yes																						
Chelan County	No Fee	\$ 70.00	No																						
Yakima County	No Fee	\$ 54.75	No																						
<p>COMMITTEE REVIEW AND RECOMMENDATION: The Public Health & Safety Committee reviewed the Interlocal Agreement and was advised that rates would be increasing for 2016 at their August 11, 2015 meeting. They recommended approval.</p>																									
<p>RECOMMENDED ACTION: MOTION to approve AB15-129, authorizing an Addendum to the Interlocal Agreement with Yakima County for jail services in form and content acceptable to the City Attorney.</p>																									
RECORD OF COUNCIL ACTION																									
<i>Meeting Date</i>		<i>Action</i>		<i>Vote</i>																					
December 8, 2015																									

Inmate Housing Agreement Addendum

This Agreement Addendum is made and entered into between the **CITY OF NORTH BEND**, a municipal corporation with its principal offices at P.O. Box 896, North Bend, WA 98045 and **YAKIMA COUNTY DEPT. OF CORRECTIONS** located at 111 North Front Street, Yakima WA 98901.

In consideration of the mutual benefits and covenants contained herein, the parties agree that their Inmate Housing Agreement executed on October 20th, 2015 shall be amended as follows:

1. **Section 26: Duration of Agreement** shall be amended effective January 1, 2016 through December 31, 2016. This agreement is subject to earlier termination as provided under Section 30 of the original agreement and may be renewed for successive periods by written addendum under such terms and conditions as the parties determine.

2. **Compensation (BED RATES)** shall remain the same.

Except as expressly provided in this Agreement Addendum, all other terms and conditions of the original agreement shall remain in full force and effect.

Executed this _____ day of _____ 2015.

City of North Bend

Yakima Board of County Commissioners

City Mayor

Chairman

ATTEST:

Commissioner

By: City Clerk

Commissioner

Approved as to Form:

Approved as for Form:

City Attorney

Senior Deputy Prosecuting Attorney

Tiera Girard, Clerk of the Board



City Council Agenda Bill

SUBJECT:	Agenda Date: December 8, 2015		AB15-130
A Ordinance Amending Chapter 2.10 of the North Bend Municipal Code regarding the Office of the City Attorney	Department/Committee/Individual		
	Mayor Ken Hearing		
	City Administrator – Londi Lindell		X
	City Attorney - Mike Kenyon		
	City Clerk – Susie Oppedal		
	Community & Economic Development – Gina Estep		
	Finance – Dawn Masko		
	Public Works – Mark Rigos		
	Cost Impact: N/A		
Fund Source: N/A			
Timeline: Immediate			
Attachments: Ordinance			
<p>SUMMARY STATEMENT:</p> <p>On April 3, 2012, Council confirmed Londi Lindell’s selection as North Bend’s City Administrator. Council selected Ms. Lindell because she would be performing duties related to both the day to day administration of City government and also related to municipal law. AB12-038 lists Ms. Lindell’s specific qualifications for the City Administrator’s job to include having “extensive experience in municipal government and law and [being] a member in good standing of the Washington State Bar Association”.</p> <p>In 2012 under AB12-062, Council approved the creation of an Employee Recognition for Outstanding Performance Plan which was funded with savings from renegotiating the City Attorney contract. The total dollar amount of the City Attorney contract was reduced to recognize that the City Administrator was also a City Attorney who could provide legal advice and answer legal questions and accordingly, the City Attorney was not required to attend City Council meetings and/or be the exclusive provider of legal advice to Council and City staff.</p> <p>Chapter 2.10 of the North Bend Municipal Code (NBMC) provides for the creation of the office of the City Attorney and recognizes that the Mayor will appoint the City Attorney to be confirmed by a majority vote of the Council. Mike Kenyon and his law firm have been appointed as the City Attorney consistent with the NBMC. The City is insured by the Association of Washington Cities RMSA and different lawyers are assigned from time to time to provide legal representation to the City of North Bend by RMSA. Further, the City Administrator is a licensed attorney who performs some legal services as part of her day to day duties as City Administrator. In order to clarify each of these various roles and responsibilities, certain minor modifications are suggested to NBMC Chapter 2.10 as set forth in the attached Ordinance and as follows in legislative format:</p> <p>2.10.020 Appointment. The mayor shall appoint a duly qualified attorney at law to the office of city attorney. The appointment of the city attorney shall be confirmed by majority vote of the council. <u>In addition to the city attorney, the mayor may appoint other duly qualified attorneys at law to perform other legal services on behalf of the city consistent with Chapter 35A RCW.</u></p> <p>2.10.030 Duties. The city attorney is an executive officer who shall advise the city as to all legal matters pertaining to city business. He shall conduct all legal proceedings on behalf of the city and perform such other duties in the legal field as the mayor may direct.</p>			

City Council Agenda Bill

COMMITTEE REVIEW AND RECOMMENDATION: The Finance and Administrative Committee reviewed this issue at their November 3rd meeting and recommended approval.		
RECOMMENDED ACTION: MOTION to approve AB15-130, an ordinance amending North Bend Municipal Code Chapter 2.10 relating to the Office of the City Attorney, as a first and final reading.		
RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
December 8, 2015		

ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, RELATING TO THE OFFICE OF THE CITY ATTORNEY; AMENDING SECTIONS 2.10.020 AND 2.10.030 OF THE NORTH BEND MUNICIPAL CODE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, on April 3, 2012, the North Bend City Council confirmed the Mayor's appointment of Londi Lindell as North Bend's City Administrator with the specific understanding that she is a licensed attorney in the State of Washington and has previously served in other Washington cities as the duly appointed City Attorney; and

WHEREAS, the Mayor and City Council desired at the time of Ms. Lindell's appointment that the City utilize her legal services in conjunction with those of the appointed City Attorney, and the City has in fact utilized (and continues to utilize) Ms. Lindell's legal services since the time of her appointment; and

WHEREAS, due specifically to the provision of legal services to the City by Ms. Lindell, the City Attorney's contract was re-negotiated at a lower fee to reflect a reduction in services provided by the City Attorney; and

WHEREAS, in 2012 under AB12-062, the City Council approved the creation of an Employee Recognition for Outstanding Performance Plan, which Plan was funded with savings from the renegotiation of the City Attorney contract and which Plan would not otherwise exist; and

WHEREAS, in order to clarify each of these various roles and responsibilities, the City Council wishes to make certain minor modifications to Chapter 2.10 of the NBMC; and

WHEREAS, the City Council specifically declares its intent that this ordinance have retroactive effect and that it shall be deemed to have been effective and in place since April 3, 2012;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. NBMC 2.10.020, Appointment: North Bend Municipal Code Section 2.10.020 (Appointment) is hereby amended to read as follows:

The mayor shall appoint a duly qualified attorney at law to the office of city attorney. The appointment of the city attorney shall be confirmed by majority vote of the council. In addition to the city attorney, the mayor may appoint other qualified and licensed attorneys at law, including other city employees who are also qualified and licensed attorneys at law, to perform other legal services on behalf of the city.

Section 2. NBMC 2.10.030, Duties: North Bend Municipal Code Section 2.10.030 (Duties) is hereby amended to read as follows:

The city attorney is an executive officer who shall advise the city as to legal matters pertaining to city business. He shall conduct legal proceedings on behalf of the city and perform such other duties in the legal field as the mayor may direct.

Section 3. Severability: Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 4. Effective Date: This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 8TH DAY OF DECEMBER, 2015.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Published:
Effective:

Susie Oppedal, City Clerk



City Council Agenda Bill

SUBJECT:		Agenda Date: December 8, 2015	AB15-131	
An Ordinance Amending North Bend Municipal Code Sections 20.09.020 and 20.09.040 Relating to the Collection of Payments for Processing of Land Use Development Proposals Cost Impact: N/A Fund Source: N/A Timeline: Immediate		Department/Committee/Individual		
		Mayor Ken Hearing		
		City Administrator - Londi Lindell		
		City Attorney - Mike Kenyon		
		City Clerk - Susie Oppedal		
		Community & Economic Development - Gina Estep		X
		Finance - Dawn Masko		
		Public Works - Mark Rigos, P.E.		
Attachments: Ordinance (Clean Version), Ordinance (Red-Line Version)				
<p>SUMMARY STATEMENT:</p> <p>Chapter 20.09 of the North Bend Municipal Code establishes the process applicants are required to follow regarding the collection of payments for the processing costs associated with land use development proposals.</p> <p>In an effort to create a more efficient collection process the City of North Bend desires to modify the method by which the City collects payment for the processing of land development proposals.</p>				
<p>COMMITTEE REVIEW AND RECOMMENDATION: The Community and Economic Development Council Committee reviewed this agenda item on November 18, 2015 and recommended approval.</p>				
<p>RECOMMENDED ACTION: MOTION to approve AB15-131, amending North Bend Municipal Code Section 20.09.020 and 20.09.040 relating to the collection of payments for processing of Land Use Development Proposals, as a first and final reading.</p>				
RECORD OF COUNCIL ACTION				
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>		
December 8, 2015				

ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, AMENDING NORTH BEND MUNICIPAL CODE SECTIONS 20.09.020 AND 20.09.040, RELATING TO THE COLLECTION OF PAYMENTS FOR THE PROCESSING OF LAND USE DEVELOPMENT PROPOSALS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 20.09 of the North Bend Municipal Code, applicants for all land development proposals are required to pay city costs associated with the review and processing of those proposals; and

WHEREAS, the City Council of the City of North Bend desires to modify the method by which the City collects payment for the processing of land development proposals;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. NBMC 20.09.020, Amended: North Bend Municipal Code Section 20.09.020 is hereby amended to read as follows:

20.09.020 Definitions.

A. “Director” means the Community and Economic Development Director for the City of North Bend, Washington.

B. “Flat fee permits” means permits or services for which a fixed sum or charge shall be paid by the applicant.

C. “Land use development proposal” means those proposals defined as a “land use permit” or a “flat fee permit.”

D. “Land use permit” means and includes, but is not limited to, applications for approval of permits relating to the use of land within the city, and shall be construed broadly to include all reviews, permits, or approvals sought under NBMC Titles 14 through 20.

E. “Processing costs” means all costs related to the processing of a land use permit, including, but not limited to actual time and materials costs for application review, assessment, engineering, inspections, legal, secretarial,

administrative, publication, and other city processing costs, as well as consultant costs and legal costs. Processing costs do not include flat fee charges for services.

Section 2. NBMC 20.09.040, Amended: North Bend Municipal Code Section 20.09.040 is hereby amended to read as follows:

20.09.040 Application processing costs; Deposit required.

A. The land use permit applicant shall pay to the city all Processing Costs associated with the processing of the land use permit, as such costs are defined in NBMC 20.09.020(E); provided, however, that there will be no charge for one preapplication meeting. After the preapplication meeting, the city shall inform the applicant, in writing, of the processing deposit that must be submitted with the land use permit application. The processing deposit is separate from, and required in addition to, the application fees required by NBMC 20.09.030.

B. The director shall calculate the total Processing Costs and the deposit for a land use permit application according to the following factors: (1) the estimated number of hours of city staff time required to process the land use permit multiplied by the staff members' applicable hourly rate(s); (2) the expected costs for postage, printing, publication, notice, posting, and other related administrative costs associated with processing the land use permit; and (3) the estimated number of hours of consultant and Hearing Examiner time required to process the land use permit multiplied by the consultant(s)' applicable hourly rate(s).

C. The city will establish a segregated deposit account for each application deposit required under subsection (A) of this section. The city will invoice the applicant monthly for all actual processing costs incurred, along with an administrative fee in an amount equal to 10% of the invoice total. The applicant shall pay all invoices within 15 days of mailing date. In the event the applicant fails to pay per this section, the City shall draw from the deposit. Applicant shall at all times maintain the initial deposit amount requested by the city. To ensure the efficient processing of the land use permit application, the applicant and the city shall execute a memorandum of understanding, in a form acceptable to the city attorney, for payment of processing costs required herein.

Section 3. Severability: Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 4. Effective Date: This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 8TH DAY OF DECEMBER, 2015.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Published:
Effective:

Susie Oppedal, City Clerk

ORDINANCE

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AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON; AMENDING NBMC SECTIONS 20.09.020 AND 20.09.040, AND RELATING TO THE COLLECTION OF PAYMENTS FOR THE PROCESSING OF LAND USE DEVELOPMENT PROPOSALS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 20.09 of the North Bend Municipal Code, applicants for all land development proposals are required to pay city costs associated with the review and processing of those proposals; and

WHEREAS, the City Council of the City of North Bend desires to modify the method by which the City collects payment for the processing of land development proposals;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. NBMC 20.09.020, Amended: North Bend Municipal Code Section 20.09.020 is hereby amended to read as follows:

20.09.020 Definitions.

A. "Director" means the Community and Economic Development Director for the City of North Bend, Washington.

B. "Flat fee permits" means permits or services for which a fixed sum or charge shall be paid by the applicant.

C. "Land use development proposal" means those proposals defined as a "land use permit" or a "flat fee permit."

D. "Land use permit" means and includes, but is not limited to, applications for approval of permits relating to the use of land within the city, and shall be construed broadly to include all reviews, permits, or approvals sought under NBMC Titles 14 through 20.

E. "Processing costs" means all costs related to the processing of a land use permit, including, but not limited to, actual time and materials costs for application review, assessment, engineering, inspections, legal, secretarial, administrative, publication, and other city processing costs, as well as consultant costs and legal costs. Processing costs do not include flat fee charges for services.

Section 2. NBMC 20.09.040, Amended: North Bend Municipal Code Section will be 20.09.040 is hereby amended to read as follows:

~~20.09.040 Costs incurred by the city and required deposit.~~

~~A. The land use permit applicant shall pay to the city all costs incurred by the city that are associated with processing the land use permit, including consultant costs. City and consultant reimbursables include, but are not limited to, actual time and materials costs for application review, assessment, engineering, inspections, legal, secretarial, administrative, publication, and other city processing costs; provided, however, that no charge will apply for one preapplication meeting.~~

~~B. After the preapplication meeting, the city will notify the applicant, in writing, of the deposit that must be submitted with the land use permit and the hourly rates of the city staff and consultant(s) who are expected to process the land use permit. The community development director ("director") shall calculate the deposit by estimating the city's cost to process the land use permit based on the following factors: (1) the number of hours of city staff time required to process the land use permit multiplied by the staff members' applicable hourly rate(s); and (2) the expected costs for postage, printing, publication, notice, posting, and other related costs associated with processing the land use permit; and (3) the number of hours of consultant time required to process the land use permit multiplied by the consultant(s) applicable hourly rate(s).~~

~~C. The city will establish a segregated deposit account for each applicant. The city will withdraw actual costs for processing the land use permit from the applicant's segregated deposit account ("the account") and send periodic statements to the applicant describing the actual costs charged against the deposit. If at any time the account reaches 25 percent of the original deposit amount, the applicant shall, at the request of the director, restore the account to 75 percent of the original deposit amount or request that the director calculate a new estimate for the review and processing of the land use permit. The city will not continue to process the land use permit until the account has been thus restored to 75 percent of the original deposit amount or the director's new estimated deposit amount. Any unused portion of the deposit shall be~~

~~refunded to the applicant upon completion of the city's review of the land use permit. (Ord. 1318 § 1 (part), 2008; Ord. 1083 § 2 (part), 1999).~~

20.09.040 Application processing costs; Deposit required.

A. The land use permit applicant shall pay to the city all Processing Costs associated with the processing of the land use permit, as such costs are defined in NBMC 20.09.020(E); provided, however, that there will be no charge will apply for one preapplication meeting. After the preapplication meeting, the city shall inform the applicant, in writing, of the processing deposit that must be submitted with the land use permit application. The processing deposit is separate from, and required in addition to, the application fees required by NBMC 20.09.030.

B. The director shall calculate the total Processing Costs and the deposit for a land use permit application according to the following factors: (1) the estimated number of hours of city staff time required to process the land use permit multiplied by the staff members' applicable hourly rate(s); (2) the expected costs for postage, printing, publication, notice, posting, and other related administrative costs associated with processing the land use permit; and (3) the estimated number of hours of consultant and Hearing Examiner time required to process the land use permit multiplied by the consultant(s)' applicable hourly rate(s).

D. The city will establish a segregated deposit account for each application deposit required under subsection (A) of this section. The city will invoice the applicant monthly for all actual processing costs incurred, along with an administrative fee in an amount equal to 10% of the invoice total. The applicant shall pay all invoices within 15 days of mailing date. In the event the applicant fails to pay per this section, the City shall draw from the deposit. Applicant shall at all times maintain the initial deposit amount requested by the city. To ensure the efficient processing of the land use permit application, the applicant and the city shall execute a memorandum of understanding, in a form acceptable to the city attorney, for payment of processing costs required herein.

Section 3. Severability: Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this

Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 4. Effective Date: This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS ____ DAY OF _____, 2015.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Published:
Effective:

Susie Oppedal, City Clerk



City Council Agenda Bill

SUBJECT:	Agenda Date: December 8, 2015	AB15-132
An Ordinance Amending North Bend Municipal Code Chapter 15.31 Fees & the Taxes, Rates & Fees Schedule as Both Relate to Building, Mechanical, Fire and Plumbing Permit Fees	Department/Committee/Individual	
	Mayor Ken Hearing	
	City Administrator – Londi Lindell	
	City Attorney – Mike Kenyon	
	City Clerk – Susie Oppedal	
	Community & Economic Development – Gina Estep	
	Finance – Dawn Masko	
	Public Works – Mark Rigos	
	David Spencer – Building Official	X
	Timeline: Immediate	
Attachments: Ordinance		
<p>SUMMARY STATEMENT:</p> <p>The Building Official has conducted a review of the fees charged for various permits issued pursuant to NBMC Chapter 15 to determine whether the fees for permits are set at a level to adequately cover the cost of such permits. After review it was determined that the existing fees were not adequate and should be increased.</p> <p>The attached Ordinance reflects the changes to the various permit fees. A redline copy was provided to the CED committee for review which showed the new fees in red and the current fees in regular text for the building, plumbing and mechanical fees. The fire fee tables were completely restructured to reflect the necessary changes in order to update these fees that have remained unchanged or updated since 2007. A copy of the redline version is available for review by contacting the City Clerk.</p> <p>Changes in the Building, Mechanical, Plumbing, and Fire Permit Fees will be reflected in the stand-alone Taxes, Rates and Fees Schedule upon passage of the ordinance, and will be added as Exhibit A to the ordinance. The current Taxes Rates & Fees Schedule is available on the City website at http://northbendwa.gov.</p>		
<p>COMMITTEE REVIEW AND RECOMMENDATION: The Community and Economic Development Committee reviewed this item at its November 8th, 2015 meeting and recommended approval and placement on the consent agenda.</p>		
<p>RECOMMENDED ACTION: MOTION to approve AB15-132, an ordinance amending the NBMC Chapter 15.31 Fees & the Stand-Alone Taxes, Rates & Fees Schedule, as a first and final reading.</p>		
RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
December 8, 2015		

ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, AMENDING CHAPTER 15.31 OF THE NORTH BEND MUNICIPAL CODE RELATING TO VARIOUS PERMIT FEES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 15.31 of the North Bend Municipal Code (NBMC), the City of North Bend imposes fees for various permits issued for building, mechanical, fire, and plumbing permits as authorized by RCW 82.02.020; and

WHEREAS, the Building Official has conducted a review of the permit and associated fees charged under Chapter 15.31 NBMC and determined that the existing fees are not adequate to cover the administrative costs associated with processing such permits; and

WHEREAS, the fire code fees have not been updated since 2007; and

WHEREAS, the City desires to amend Chapter 15.31 NBMC to update the fees and permits at an amount adequate to cover the cost of such permits; and

WHEREAS, at its November 8, 2015 meeting, the Community and Economic Development Committee reviewed the proposed changes to the building, mechanical, fire, and plumbing permit fees assessed under Chapter 15.31 NBMC;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. NBMC 15.31.010 (Fees), Amended. North Bend Municipal Code Section 15.31.010 (Fees) is hereby amended by repealing and replacing the section to read as follows:

15.31.010 Fees.

The fee for each International Building Code, International Residential Code, or Washington State Energy Code permit shall be as set forth in Table 1-A.

Table 1-A Building Permit Fees		
TOTAL VALUATION	Residential	Commercial
\$1.00 to \$500.00	\$29.40	
\$501.00 to \$2,000.00	\$29.40 for the first \$500.00 plus \$3.77 for each additional \$100.00, or fraction thereof, to and	

	including \$2,000.00	
\$2,001.00 to \$25,000.00	\$97.26 for the first \$2,000.00 plus \$17.40 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00	
\$25,001.00 to \$50,000.00	\$497.46 for the first \$25,000.00 plus \$12.55 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00	
\$50,001.00 to \$100,000.00	\$811.21 for the first \$50,000.00 plus \$8.72 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00	
\$100,001.00 to \$500,000.00	\$1,247.21 for the first \$100,000.00 plus \$6.94 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00	
\$500,001.00 to \$1,000,000.00	\$4,023.21 for the first \$500,000.00 plus \$5.97 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00	
\$1,000,000.00 and up	\$7,008.21 for the first \$1,000,000.00 plus \$4.60 for each additional \$1,000.00, or fraction thereof	
Demolition Permit (≤2,500 sq. ft.)	\$130.00	\$130.00
Demolition Permit (>2,500 sq. ft.)	\$175.00	\$175.00
Temporary Tents/Canopies/Air Structures		
Private Use (includes review)	\$75.00	
Public Use (includes review)		\$150.00
Reroof (nonstructural)	\$150.00	Based on project Evaluation
WSBCC Surcharge	\$4.50 on each building permit issued, plus an additional surcharge of \$2.00 for each residential unit in a multi-unit building, but not including the first unit.	
Other Inspections and Fees:		
A three percent (3%) technology surcharge will be added to every permit issued (min. \$3.00).♦		
1. Inspections outside of normal business hours (minimum charge: two hours)		\$85.00 per hour ¹
2. Re-inspection fees assessed under provisions of NBMC 15.02.1000		\$100
3. Inspections for which no fee is specifically indicated (minimum charge: one-half hour)		\$85.00 per hour ¹
4. Additional plan review required by changes, additions or revisions to plans (minimum charge: one-half hour)		\$85.00 per hour ¹
5. For use of outside consultants for plan checking or inspections, or both	Cost of service + 15% Administrative Fee	

6. Investigation fees assessed under provisions of NBMC 15.02.1200

Equal to building permit fee

7. Public Improvement Projects Fee Waiver: The city administrator may, in his or her discretion, waive any or all of the permit fees required under the International Building Code, and any amendments thereto, for any public improvement project for which the city is providing some or all of the funding.

¹ Or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

◆ The technology surcharge shall be 2% (\$2.00 min.) for cottage & multifamily structures as defined in NBMC 18.06.030 or identified in Table 18.10.030

Section 2. NBMC 15.31.030 (Fee schedule for administrative procedures and miscellaneous inspections), Amended. North Bend Municipal Code Section 15.31.030 (Fee schedule for administrative procedures and miscellaneous inspections) is hereby amended by repealing and replacing the section to read as follows:

15.31.030 Fee schedule for administrative procedures and miscellaneous inspections.

In addition to any other fees specified in this chapter, there shall be a fee schedule for certain administrative procedures not otherwise included as set forth in the following schedule of fees:

Relocation (pre-inspection)	Per Table 1-A
Housing inspection	Actual city costs, subject to Table 1-A
Change of use	Per Table 1-A
Fuel tank installation (per tank)	\$50.00
Fuel tank removal (per tank)	\$50.00

Section 3. Section 15.31.040 (Mechanical permit fees), Amended. North Bend Municipal Code Section 15.31.040 (Mechanical permit fees) is hereby amended by repealing and replacing the section and table to read as follows:

15.31.040 Mechanical permit fees

Table 2-A Mechanical Permit Fees		
Mechanical Permit Issuance	Residential	Commercial
For the issuance of each mechanical permit	\$35.00	\$50.00
For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	\$15.00	\$25.00
Unit Fee Schedule (in addition to the issuance fee)		
Furnace/unit heater	\$20.00	
Furnace ≤160,000 BTU/h		\$25.00
Furnace >160,000 BTU/h		\$37.50
Appliance Vent	\$10.50	\$12.75
Ventilation Fan	\$10.50	\$12.75
Boiler/Compressor/Absorption Unit ≤3 HP and	\$20.15	\$20.15

≤100,000 BTU/h		
Boiler/Compressor/Absorption Unit ≤15 HP and ≤500,000 BTU/h	\$37.00	\$37.00
Boiler/Compressor/Absorption Unit >15 HP but ≤30 HP and >500,000 BTU/h but ≤1,000,000 BTU/h	\$50.75	\$50.75
Boiler/compressor/Absorption Unit >30 HP but ≤50 HP and >1,000,000 BTU/h but ≤1,750,000 BTU/h	\$75.50	\$75.50
Boiler/Compressor/Absorption Unit >50 HP and >1,750,000 BTU/h	\$120.00	\$120.00
Air-Handling Unit ≤10,000 cubic feet per minute	\$17.00	\$20.00
Air-Handling Unit >10,000 cubic feet per minute	\$18.10	\$25.00
Evaporative Coolers/or AC unit	\$17.00	\$25.00
Exhaust Hood, residential kitchen	\$17.00	
Exhaust Hood, Type II		\$23.50
Exhaust Hood, Type I		\$33.00
Incinerator	\$24.50	\$37.00
Miscellaneous Appliances	\$17.00	\$17.00
Initial plan review (includes first re-check) (does not include SF residential)	An amount equal to 65% of the determined mechanical permit fee	
<p>Other Inspections and Fees:</p> <p>A three percent (3%) technology surcharge will be added to every permit issued (min. \$3.00). ♦</p> <p>1. Inspections outside of normal business hours (minimum charge: two hours) \$85.00 per hour¹</p> <p>2. Re-inspection fees assessed under provisions of NBMC 15.02.1000 \$100</p> <p>3. Inspections for which no fee is specifically indicated (minimum charge: one-half hour) \$85.00 per hour¹</p> <p>4. Additional plan review required by changes, additions or revisions to plans (minimum charge: one-half hour) \$85.00 per hour¹</p> <p>5. For use of outside consultants for plan checking or inspections, or both Cost of service + 15% Administrative Fee</p> <p>6. Investigation fees assessed under provisions of NBMC 15.02.1200 Equal to mechanical permit fee</p> <p>7. Public Improvement Projects Fee Waiver: The city administrator may, in his or her discretion, waive any or all of the permit fees required under the International Building Code, and any amendments thereto, for any public improvement project for which the city is providing some or all of the funding.</p>		

¹ Or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

♦ The technology surcharge shall be 2% (\$2.00 min.) for cottage & multifamily structures as defined in NBMC 18.06.030 or identified in Table 18.10.030

Section 4. NBMC 15.31.050 (Fire code permit fees), Amended. North Bend Municipal Code, Section 15.31.050 (Fire code permit fees) is hereby amended by repealing and replacing the section to read as follows:

15.31.050 Fire code permit fees.

A. Fire prevention inspections. There shall be no charge imposed for routine annual fire prevention inspections.

B. Fire sprinkler permit fee schedule. Plan review fees are due at time of application submittal. The following fees shall apply:

Tenant Improvement Fire Sprinkler or System Modification Fees:

Number of Heads or Devices		Breakdown		Total
From	To	Inspection	Plan Review	
1	10	\$60	\$70	\$130
11	30	\$80	\$110	\$190
31	50	\$80	\$160	\$240
51	100	\$120	\$240	\$360
>100		40%	60%	\$360 plus \$110 per 100 additional devices or portion thereof.

New Fire Sprinkler System Fees:

Number of Heads or Devices		Breakdown		Total
From	To	Inspection	Plan Review	
1	40	\$80	\$530	\$610
41	100	\$120	\$515	\$635
101	300	\$200	\$510	\$710
>300		40%	60%	\$710 plus \$120 per 100 additional devices or portion thereof.

13D Fire Sprinkler System Fees:

Number of Heads		Breakdown		Total
From	To	Inspection	Plan Review	
1	40	\$80	\$270	\$350
>40		\$120	\$380	\$500

Other Components:

Device	Breakdown		Total
	Inspection	Plan review	
Per Supply installed by fire sprinkler contractor (Includes 1 post/wall indicator valve and 1 fire department connection)	\$0	\$45	\$45
Per Supply installed by other than fire sprinkler contractor	\$0	\$130	\$130
Per Riser (Each interior zone supply)	\$0	\$45	\$45
Per Standpipe (FDC supply inlet and associated outlets)	\$120	\$390	\$510
Fire Pump	\$120	\$555	\$675

Over the counter permit Inspection fee (25 head maximum): \$110

C. Fire alarm permit fee schedule. Plan review fees are due at time of application submittal. The following fees shall apply:

Tenant Improvement Fire Alarm or System Modification Fees:

Number of Devices		Breakdown		Total
From	To	Inspection	Plan Review	
1	10	\$80	\$120	\$200
11	20	\$120	\$160	\$280
21	40	\$120	\$210	\$330
41	100	\$180	\$230	\$410
>100		40%	60%	\$410 plus \$200 per 100 additional devices or portion thereof.

New System Inspection Fees:

Number of Devices		Breakdown		Total
From	To	Inspection	Plan Review	
1	25	\$80	\$120	\$200
26	50	\$120	\$190	\$310
51	100	\$180	\$305	\$485
>100		40%	60%	\$485 plus \$200 per 100 additional devices or portion thereof.

Over the counter permit Inspection fee (10 device maximum): \$110

In addition to the device fees imposed by this subsection (C), the following charges shall also apply:

New or Replaced:

Fire Alarm Device Type	Breakdown		Total
	Inspection	Plan review	

FACP	\$20	\$150	\$170
Transmitter	\$20	\$110	\$130
Power Sub Panel	\$0	\$60	\$60

All fees are subject to a three percent (3%) technology surcharge (min. \$3.00) collected at permit issuance; provided, however, that the technology surcharge will be 2% (\$2.00 min.) for cottage & multifamily structures as defined in NBMC 18.06.030 or identified in Table 18.10.030.

Additional inspection fees and penalties:

1. Fees are based on two inspections and one re-inspection. Additional inspections billed at \$110.00 each.
2. Re-inspection fees: When such portion of work for which inspection is called is not complete, approved plans and permit is not on the site or when corrections called for are not made: \$110.00 per inspection.
3. Inspections outside normal business hours: \$130.00 per hour (minimum charge 2 hours).

D. Miscellaneous fees.

Fixed Fire Extinguishing System Fees

System Type	Breakdown		Total
	Inspection	Plan review	
Full systems (Including piping, nozzles and releasing panel)	\$50	\$275	\$325
Tenant Improvement or System Modification (Nozzle change/move)	\$50	\$110	\$160
Temporary membrane structures, tents and canopies:	\$50	\$80	\$130
Flammable/combustible liquid storage tank installation/removal:	\$50	\$160	\$210

Fire flow and fire access review:

Building Type	Plan Check
Commercial Building (less than 5,000 sq. ft.)	\$100
Commercial Building (greater than 5,000 sq. ft.)	\$130
Single family residence	\$100
Subdivisions	\$110

All fees are subject to a three percent (3%) technology surcharge (min. \$3.00) collected at permit issuance; provided, however, that the technology surcharge will be 2% (\$2.00 min.) for cottage & multifamily structures as defined in NBMC 18.06.030 or identified in Table 18.10.030.

Additional inspection fees and penalties:

1. Fees are based on two inspections and one re-inspection. Additional inspections billed at \$110.00 each.
2. Re-inspection fees: When such portion of work for which inspection is called is

not complete, approved plans and permit is not on the site or when corrections called for are not made: \$110.00 per inspection.

3. Inspections outside normal business hours: \$130.00 per hour (minimum charge 2 hours).

Section 5. NBMC 15.31.060 (Plumbing code permit fees), Amended. North Bend Municipal Code Section 15.31.060 (Plumbing code permit fees) is hereby amended by repealing and replacing the section to read as follows:

15.31.060 Plumbing code permit fees

Table 3-A Plumbing Permit Fees		
Plumbing Permit Issuance	Residential	Commercial
For the issuance of each plumbing permit	\$35.70	\$45.90
For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	\$15.30	\$22.95
Unit Fee Schedule (in addition to the issuance fee)		
For each additional plumbing fixture on one trap or a set of fixtures on one trap	\$9.55	\$12.90
For each building and each trailer park sewer	\$15.00	\$15.00
Rainwater systems – per drain (inside building)	\$9.55	\$12.90
For each water heater and/or vent	\$9.55	\$12.90
For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$9.55	\$12.90
For each installation, alteration or repair or water piping and/or water treatment, each	\$9.55	\$12.90
For each repair or alteration of a drainage or vent piping, each fixture	\$9.55	\$12.90
For each lawn sprinkler system on any one meter including backflow protection devices therefore	\$9.55	\$12.90
For atmospheric-type vacuum breakers, 1-5	\$7.00	\$10.30
Additional atmospheric-type vacuum breakers exceeding 5, each	\$1.65	\$1.65
Backflow protective device other than atmospheric-type vacuum breakers: ≤2-inch	\$17.05	\$23.20
Backflow protective device other than atmospheric-type vacuum breakers: >2-inch	\$45.40	\$53.05
For initial installation and testing for a reclaimed water system	\$34.00	\$46.40
For each annual cross-connection testing of a reclaimed water system	\$34.00	\$46.40
For each medical gas piping system serving		\$87.70

1- 5 inlet(s)/outlet(s) for a specific gas		
Additional medical gas inlet(s)/outlet(s), each		\$7.75
Gas piping system, 1 – 5 outlets	\$7.00	\$10.30
Additional gas piping outlets, each	\$1.65	\$1.65
Bath Tub/Shower	\$9.55	\$12.90
Bidet	\$9.55	\$12.90
Clothes Washer	\$9.55	\$12.90
Dishwasher	\$9.55	\$12.90
Drinking Fountain	\$9.55	\$12.90
Floor Drain	\$9.55	\$12.90
Grease Trap	\$9.55	\$12.90
Hose Bib	\$9.55	\$12.90
Ice Maker	\$9.55	\$12.90
Laundry Tub	\$9.55	\$12.90
Pressure Reducing Valve	\$9.55	\$12.90
Roof Drain	\$9.55	\$12.90
Sink (kitchen/bath)	\$9.55	\$12.90
Urinal	\$9.55	\$12.90
Water Closet	\$9.55	\$12.90
Initial plan review (includes first re-check) (does not include SF residential)	An amount equal to 65% of the determined plumbing permit fee	
Other Inspections and Fees:		
A three percent (3%) technology surcharge will be added to every permit issued (min. \$3.00). ♦		
1. Inspections outside of normal business hour ¹ hours (minimum charge: two hours)		\$85.00 per
2. Re-inspection fees assessed under provisions of NBMC 15.02.1000		\$100
3. Inspections for which no fee is specifically indicated (minimum charge: one-half hour)		\$85.00 per hour ¹
4. Additional plan review required by changes, additions or revisions to plans (minimum charge: one-half hour)		\$85.00 per hour ¹
5. For use of outside consultants for plan checking or inspections, or both	Cost of service + 15% Administrative Fee	
6. Investigation fees assessed under provisions of NBMC 15.02.1200	Equal to plumbing permit fee	
7. Public Improvement Projects Fee Waiver: The city administrator may, in his or her discretion, waive any or all of the permit fees required under the International Building Code, and any amendments thereto, for any public improvement project for which the		

city is providing some or all of the funding.

¹ Or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

♦ The technology surcharge shall be 2% (\$2.00 min.) for cottage & multifamily structures as defined in NBMC 18.06.030 or identified in Table 18.10.030

Section 6. Update of Taxes, Rates & Fees Schedule. The Taxes, Rates & Fees Schedule, adopted by Ordinance 1084 and last amended by Ordinance 1562, effective as of October 19, 2015, is amended to reflect the amended fees established in this Ordinance, as set forth in the attached **Exhibit A**, which is incorporated herein by this reference.

Section 7. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 8. Effective Date. This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force on January 1, 2016.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 8TH DAY OF DECEMBER, 2015.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Published:
Effective:

Susie Oppedal, City Clerk



City Council Agenda Bill

SUBJECT:		Agenda Date: December 8, 2015	AB15-133												
A Resolution Accepting the 2015 Pavement Crack Sealing Project as Complete and Authorizing the Release of Retainage		Department/Committee/Individual													
		Mayor Ken Hearing													
		City Administrator – Londi Lindell													
		City Attorney - Mike Kenyon													
		City Clerk – Susie Oppedal													
		Community & Economic Development – Gina Estep													
		Finance – Dawn Masko													
		Public Works – Mark Rigos, P.E.		X											
Cost Impact: N/A															
Fund Source: N/A															
Timeline: Immediate															
Attachments: Resolution															
<p>SUMMARY STATEMENT:</p> <p>Three local companies listed on the MRSC Small Works Roster were contacted to request bids for crack sealing work on four city streets. These streets included the following:</p> <ul style="list-style-type: none"> • Ballarat Avenue NE from NBW to NE 12th Street • SE Cedar Falls Way from the Roundabout at NBW to 436th Ave SE • NE 4th Street from Ballarat Avenue NE to Thrasher Avenue NE • Park Street from Bendigo Boulevard South to North Bend Way <p>The lowest bid came from Rainier Asphalt and Concrete of North Bend in the amount of \$23,521.86 including tax. The work was done in early October 2015 and was found to be of satisfactory quality by the Public Works Department. There were no change orders for the project:</p> <table border="1"> <thead> <tr> <th></th> <th>Contract Price</th> <th>Contract Time</th> </tr> </thead> <tbody> <tr> <td>Original</td> <td>\$ 23,521.86</td> <td>30 Days</td> </tr> <tr> <td>Final</td> <td>\$ 23,521.86</td> <td>30 Days</td> </tr> <tr> <td>Difference</td> <td>\$ 0.00</td> <td>0 Days</td> </tr> </tbody> </table> <p>The final construction cost for the project was \$23,521.86 or 100.00% of the original project bid and the project was completed within the allowable working days.</p> <p>Funding was provided by the City’s Capital Streets fund with no outside funding sources.</p> <p>Retainage cannot be released until the project has been accepted by City Council, all liens have been satisfied, if any, and all taxes have been paid. Upon receipt of all necessary documentation, retainage will be released.</p>					Contract Price	Contract Time	Original	\$ 23,521.86	30 Days	Final	\$ 23,521.86	30 Days	Difference	\$ 0.00	0 Days
	Contract Price	Contract Time													
Original	\$ 23,521.86	30 Days													
Final	\$ 23,521.86	30 Days													
Difference	\$ 0.00	0 Days													
<p>COMMITTEE REVIEW AND RECOMMENDATION: This item has not had committee review.</p>															
<p>RECOMMENDED ACTION: MOTION to approve AB15-133, a resolution accepting the 2015 Pavement Crack Sealing Project as complete and authorizing the release of retainage.</p>															
RECORD OF COUNCIL ACTION															
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>													
December 8, 2015															

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, ACCEPTING THE CONSTRUCTION WORK FOR THE 2015 PAVEMENT CRACK SEALING PROJECT AND AUTHORIZING THE RELEASE OF RETAINAGE

WHEREAS, City staff requested quotes from three contractors listed on the MRSC Small Works Roster for pavement crack sealing of four segments of City streets (“the Project”); and

WHEREAS, the resulting lowest responsive and responsible bidder out of three (3) bids received was Rainier Asphalt and Concrete at \$23,521.86 including tax; and

WHEREAS, work on the Project was declared physically complete in October 2015; and

WHEREAS, no change orders were made during the Project, and the final construction cost of the Project was \$23,521.86; and

WHEREAS, the City Council must accept the Project prior to submitting for releases from the State Department of Revenue, Department of Labor and Industries, and the Employment Security Department for the retainage of the contractors;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City of North Bend accepts the work performed by Rainier Asphalt and Concrete on the 2015 Pavement Crack Sealing Project.

Section 2. The City of North Bend authorizes the release of the retainage on the contract upon receipt of the necessary clearances from the appropriate State departments.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 8TH DAY OF DECEMBER, 2015.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

Effective:

Posted:

ATTEST/AUTHENTICATED:

Susie Oppedal, City Clerk



City Council Agenda Bill

SUBJECT:		Agenda Date: December 8, 2015	AB15-134
Reappointments to the Parks, Recreation and Beautification Commission		Department/Committee/Individual	
		Mayor Ken Hearing	X
		City Administrator – Londi Lindell	
		City Attorney - Mike Kenyon	
		City Clerk – Susie Oppedal	
		Community & Economic Development – Gina Estep	
		Finance – Dawn Masko	
		Public Works – Mark Rigos	
Cost Impact:			
Fund Source:			
Timeline:			
Attachments:			
<p>SUMMARY STATEMENT:</p> <p>According to NBMC 2.24.020, “The parks commission shall consist of seven members. The selection of park commissioners shall be made from individuals who have an interest in parks, recreation and beautification as evidenced by training, interest, experience or actions. The majority of members shall be city residents; provided, that an appointed incumbent moving outside the city may continue membership until his or her term expires. Three members may reside outside the city limits and within the districts designated in this chapter.</p> <p>Current terms on the Parks, Recreation and Beautification Commission for Positions 6 and 7 expire on December 31, 2015.</p> <p>Michael Brennan (Position 6) and Yvonne Dalke (Position 7) have generously offered their time for another appointment to the Parks, Recreation and Beautification Commission.</p>			
COMMITTEE REVIEW AND RECOMMENDATION:			
<p>RECOMMENDED ACTION: MOTION to approve AB15-134, confirming the reappointments of Michael Brennan to Position #6 and Yvonne Dalke to Position #7 on the Parks Commission, terms expiring December 31, 2019.</p>			
RECORD OF COUNCIL ACTION			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	
December 8, 2015			



City Council Agenda Bill

SUBJECT:		Agenda Date: December 8, 2015		AB15-135	
Appointments to the Lodging Tax Advisory Committee		Department/Committee/Individual			
		Mayor Ken Hearing		X	
		City Administrator – Londi Lindell			
		City Attorney - Mike Kenyon			
		City Clerk – Susie Oppedal			
		Community & Economic Development – Gina Estep			
		Finance – Dawn Masko			
		Public Works – Mark Rigos			
Cost Impact: N/A					
Fund Source: N/A					
Timeline:					
Attachments:					
SUMMARY STATEMENT:					
<p>The Lodging Tax Advisory Committee makes recommendations to the City Council regarding the allocation of local lodging tax funds. The Committee consists of five members with terms of three years, except that the first two positions of the Committee are initially appointed for terms of two years.</p> <p>The Lodging Tax Advisory Committee was formed by Ordinance at the December 8, 2015 City Council meeting. Mayor Hearing is recommending the appointment of the following members:</p>					
Position #1	Hotel Representative	Sun Lee	Term expires 12/31/17		
Position #2	Boxley Music Fund	Danny Kolke	Term expires 12/31/17		
Position #3	Hotel Representative	Vacant	Term expires 12/31/18		
Position #4	Downtown Foundation	Geoff Doy	Term expires 12/31/18		
Position #5 - Chair	Council Representative	Jonathan Rosen	Term expires 12/31/18		
COMMITTEE REVIEW AND RECOMMENDATION:					
<p>RECOMMENDED ACTION: MOTION to approve AB15-135, confirming the Lodging Tax Advisory Committee appointments of Sun Lee to Position #1 and Danny Kolke to Position #2 with terms expiring December 31, 2017, and Geoff Doy to Position #4 and Jonathan Rosen to Position #5 with terms expiring December 31, 2018.</p>					
RECORD OF COUNCIL ACTION					
<i>Meeting Date</i>		<i>Action</i>		<i>Vote</i>	
December 8, 2015					



City Council Agenda Bill

SUBJECT:		Agenda Date: December 8, 2015		AB15-136		
Selection of the 2016 Mayor Pro Tem		Department/Committee/Individual				
		Mayor Ken Hearing				
		City Administrator – Londi Lindell				
		City Attorney - Mike Kenyon				
		City Clerk – Susie Oppedal				
		Community & Economic Development – Gina Estep				
		Finance – Dawn Masko				
		Public Works – Mark Rigos				
		Mayor Pro Tem Williamson				X
		Cost Impact: N/A				
Fund Source: N/A						
Timeline: Immediate						
Attachments:						
SUMMARY STATEMENT:						
<p>RCW 35A.12.065 requires the Council select a Mayor Pro Tem. In addition to serving in the absence of the Mayor, the Mayor Pro Tem, in coordination with the Administration, sets the agenda for the monthly workstudy meetings, serves as support for the Council’s standing committees, serves in absence of committee members, assigns chairs, and works with the Mayor and Administration in connection with the duties of the committees. City of North Bend Resolution 1437 states the Council must select a Councilmember to serve as the Mayor Pro Tem at the first meeting in December. The Councilmember so selected will serve as Mayor Pro Tem for a period of one year.</p>						
COMMITTEE REVIEW AND RECOMMENDATION:						
<p>RECOMMENDED ACTION: MOTION to approve AB15-136, confirming Councilmember _____ as the 2016 Mayor Pro Tem.</p>						
RECORD OF COUNCIL ACTION						
<i>Meeting Date</i>		<i>Action</i>		<i>Vote</i>		
December 8, 2015						



City Council Agenda Bill

SUBJECT:		Agenda Date: December 8, 2015	AB15-137	
<p>A Public Hearing and Resolution Authorizing Adoption of Proposed Amendments to the 2015 Comprehensive Plan Pertaining to the Land Use Element</p> <p>Cost Impact: N/A</p> <p>Fund Source: N/A</p> <p>Timeline: Immediate</p>		Department/Committee/Individual		
		Mayor Ken Hearing		
		City Administrator – Londi Lindell		
		City Attorney – Mike Kenyon		
		City Clerk – Susie Oppedal		
		CED Senior Planner – Jamie Burrell		X
		Finance – Dawn Masko		
		Public Works – Mark Rigos		
Attachments: Resolution, Land Use Element, Public Comment				
<p>SUMMARY STATEMENT:</p> <p>Attached is the 2015 Land Use Element of the Comprehensive Plan, updated as part of the Comprehensive Plan periodic update required by RCW 36.70A.</p> <p>The Land Use Element provides the City’s framework for land uses and zoning, and includes a build-out analysis based on the proposed zoning. The revised Element has been significantly simplified to eliminate redundancies, clarify language and remove outdated information.</p> <p>The Planning Commission reviewed the Land Use Element starting May 8, 2014, and recommended for City Council consideration on May 28, 2015. During their 12-month review, the Commission held 12 meetings on this Element including two Public Workshops and two Public Hearings. The CED Council Committee and North Bend City Council also held numerous meetings to discuss this Element and provided amendments to staff.</p> <p>The City Council held Special Work Studies on June 30, 2015 and September 22, 2015, and a Public Hearing on September 1, 2015, to discuss the Land Use Element. On October 20, 2015, the Council made a motion to provide staff direction to conduct capacity analysis based on the proposed zoning map for the 2015 Comprehensive Plan Update.</p>				
<p>COMMITTEE REVIEW AND RECOMMENDATION: The CED Committee reviewed the proposed element at their June 10, 2015, August 12, 2015 and November 18, 2015 meetings and recommended edits which have been incorporated into the attached Element.</p>				
<p>RECOMMENDED ACTION: MOTION to approve AB15-137, a resolution authorizing adoption of proposed amendments to the 2015 Comprehensive Plan pertaining to the Land Use Element.</p>				
RECORD OF COUNCIL ACTION				
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>		
December 8, 2015				

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, AUTHORIZING ADOPTION OF PROPOSED AMENDMENTS TO THE LAND USE ELEMENT OF THE NORTH BEND COMPREHENSIVE PLAN FOR THE 2015 COMPREHENSIVE PLAN UPDATE

WHEREAS, the City is required to prepare a Comprehensive Plan under the Growth Management Act (“the GMA”) and is required by RCW 36.70A.040 to implement the Plan with development regulations that are consistent with the Plan; and

WHEREAS, RCW 36.70A.130 requires the City to review and, if needed, revise the Comprehensive Plan and development regulations on a periodic basis to ensure the Plan and regulations comply with the GMA; and

WHEREAS, on April 15, 2014, the City Council directed staff and the Planning Commission to proceed with certain amendments to the 2015 Comprehensive Plan and public participation plan with passage of Resolution No. 1647; and

WHEREAS, the Planning Commission has implemented the scope of work as directed by Resolution No. 1647 and formulated amendments necessary to ensure the Comprehensive Plan is in compliance with the current provisions of the Growth Management Act and King County Countywide Planning Policies; and

WHEREAS, the Planning Commission held public workshops on the Land Use Element on June 12, 2014, and June 26, 2014, and held public hearings on the Land Use Element on June 26, 2014, December 11, 2014, and March 12, 2015, and recommended approval of the Land Use Element at its May 28, 2015, meeting; and

WHEREAS, the proposed amendments were submitted to the Washington State Department of Commerce for review on May 4, 2015; and,

WHEREAS, a SEPA Determination of Non-Significance (DNS) was issued for the Land Use Element and all other amendments to the Comprehensive Plan on November 11, 2015; and

WHEREAS, the City Council of the City of North Bend held Special Work Studies on June 30, 2015 and September 22, 2015, and a Public Hearing on September 1, 2015, to discuss the Land Use Element; and

WHEREAS, on October 20, 2015, the City Council made a motion to provide staff direction to conduct capacity analysis based on the proposed zoning map for the 2015 Comprehensive Plan Update; and

WHEREAS, on December 8, 2015, the City Council held another Public Hearing on the proposed amendments to the Land Use Element;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Approval of Proposed Amendments: The City Council supports the proposed amendments to the North Bend Comprehensive Plan Land Use Element and supporting maps hereto attached as Exhibit A.

Section 2. Authorization of Comprehensive Plan Amendments: The City Council hereby directs that the amendments described in Section 1 be included as part of a future ordinance in which all of the 2015 Comprehensive Plan amendments will be adopted collectively.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 8TH DAY OF DECEMBER, 2015.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Effective:
Posted:

Susie Oppedal, City Clerk

CHAPTER 1: LAND USE ELEMENT

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CHAPTER 1: LAND USE ELEMENT



A. INTRODUCTION

A.1 Purpose and Intent

The Land Use Element provides a long-range guide to the development of North Bend and its Urban Growth Area (UGA). Its purpose is to ensure that an adequate supply of land, a desired mix of uses, and employment opportunities are available for the successful implementation of the other elements of the Comprehensive plan. The element translates the vision of the City into a plan and directs development in North Bend over the next twenty years by introducing strategies that will retain and enhance small-town character, environmental health, and cultural and economic sustainability.

The Land Use Element of the Comprehensive Plan examines the character and quality of existing development in both the City limits and the unincorporated areas of the UGA. It identifies, trends, and projects potential growth within recognized opportunity areas. It also proposes the distribution, location, and extent of land used for various land use classifications. It considers both the state mandates of the Growth Management Act (GMA) as well as appropriate Countywide Planning Policies in King County. It presents the community's principal themes of preservation of its small town character with its desire to protect environmentally sensitive lands as growth occurs. Finally, it formulates the guiding goals and policies designed to shape the community into its acknowledged vision.

The Land Use Element sets general land use designations for the City and its UGA. Land use designations are intended to provide predictability to residents and property owners about the nature of land use within North Bend and provide the necessary planning tools to decision makers to make decisions about development applications. As mandated by the GMA, the Land Use Element accommodates the Growth Management Planning Council population and employment targets assigned to North Bend.

The Land Use Element is the result of a series of planning efforts first started in 1988. Subsequent community forums sponsored by the City's Planning Commission, and the City's adoption in 1993 of principles found in the *North Bend Vision Plan* (see Appendix 10-1) all led to the first Land Use Element adopted in 1995. The Land Use Element was subsequently revised in 2002, 2004 and 2007.

A.2 North Bend's Vision

The community of North Bend wants to preserve its rural character, natural beauty, and small town scale. The residents of the community also desire to enhance the built environment of the downtown, the riverfront and community parks, new and existing residential neighborhoods, and the community's gateways.

A.3 VISION 2040

The Puget Sound Regional Council (PSRC) VISION 2040 is a regional strategy for accommodating the growth expected to happen in the region by 2040. VISION 2040 is a long-range plan for maintaining a healthy region while promoting the well-being of the citizens and communities, economic vitality, and a healthy environment. VISION 2040 identifies ways to reduce greenhouse gas emissions and requires no net loss of critical areas. VISION 2040 includes provisions that ensure that a healthy environment remains available for future generations in our city.

The North Bend Comprehensive Plan Elements address each of the policy areas in VISION 2040. VISION 2040 has policies that address habitat protection, water conservation, air quality, and climate change. North Bend's Comprehensive Plan has been updated based on residential and employment targets that align with VISION 2040. Chapter 3 of the North Bend Comprehensive Plan identifies the number of housing units in the City for the year 2031, and also includes affordable housing goals. North Bend's Comprehensive Plan supports a sustainable approach to growth and future development.

The Comprehensive Plan and North Bend Municipal Code (NBMC) support low-impact development techniques for landscaping and stormwater. The Comprehensive Plan calls for urban development in the downtown core and includes design guidelines for mixed-use and transit-oriented development. The Housing Element commits to expanding housing options to meet the diverse needs of both current and future residents. The Economic

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Development Element in the Plan supports creating jobs and maintaining a high quality of life. The Transportation and Sustainability Elements advance cleaner and more sustainable mobility, with provisions for complete streets and green streets. In addition, the City has programs and strategies that support multimodal travel.

B. REGULATORY SETTING

B.1 Growth Management

Under the Growth Management Act (RCW 36.70A.070) a Land Use Element is required to address the following:

- distribution/location/extent of land uses (agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities and other land use);
- population densities, building intensities and estimates of future population growth;
- protection of the quality and quantity of ground water used for public water supplies; and
- drainage, flooding and stormwater runoff within and nearby the jurisdiction as well as guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.

B.2 Countywide Planning Policies

The King County Countywide Planning Policies (CPP's) provide a countywide vision and serve as a framework for each jurisdiction to develop a comprehensive plan consistent with the overall vision for the future of King County. North Bend is located outside the larger metropolitan UGA to the west, which includes nearby cities such as Issaquah, Bellevue, Kirkland, Redmond and Woodinville; however the City has its own designated UGA boundary. Within the designated UGA, North Bend shall provide urban services, residential densities, and a mix of land uses that will provide for residential and economic growth for the next twenty years. The full list of CPP's is available on King County's website at: <http://www.kingcounty.gov/property/permits/codes/growth/GMPC/CPPs.aspx>.

The Land Use Element also recognizes the Growth Management Planning Council (GMPC) growth and employment targets for the City as a key component to its direction. The GMPC, working with all metropolitan jurisdictions, identified household and job growth targets based on the land capacity of each city and its identified UGA that would accommodate its portion of the State Office of Financial Management's (OFM) projected growth for the region.

C. LAND USE

C.1 History and Existing Development Patterns

North Bend's development pattern is the result of its spectacular setting in the upper Snoqualmie Valley between Mount Si and Rattlesnake Ridge, at the foothills of the Cascades. The Snoqualmie River defines a rich and environmentally sensitive river valley. The historic development activities of farms, pasture lands and timber harvesting, and the existing built environment including the Interstate 90 interchanges, are all influences molding the City's present and future development.

The river valley floor is relatively flat and has developed with the most intensive land uses such as those located in downtown, east of downtown along North Bend Way, and the freeway interchanges at Exit 31 and Exit 34. These areas contain the heart of the City's retail, manufacturing and commercial districts, as well as the highest density residential developments. Lower density residential, protected open space and rural pasture lands comprise the balance of land activities within the City, its UGA, and surrounding unincorporated lands.

This rich history of early 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.2 Natural Features

The natural setting of North Bend within the broad Snoqualmie Valley allows ample opportunities for residential living with a small town feel, supportive services, and sub-regional employment centers. At the same time, development constraints such as aquifer recharge areas, rivers, streams, floodplains, wetlands, steep slopes, and geologically unstable soil define the existing development limits and predict the shape of future development activity along key corridors.

The North Bend UGA occupies a very small percentage of the entire upper Snoqualmie River basin (above the falls), but its location on the valley floor close to the outlet for the upper Snoqualmie basin makes it vulnerable to major flooding, which can damage residences or other property. Implementing development and management practices that acknowledge the impact of the river and its tributaries is critical for the health and safety of existing and future residents. Associated wetlands are key natural resource areas for enhancing water quality, providing important fish and wildlife habitat, and serving as water retention and flood storage areas. They provide opportunities to maintain the natural geologic systems of the area and their related habitat functions.

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. North Bend's Shoreline Master Program (SMP) was most recently amended in 2012. Shoreline designations shall coordinate future land development and permitted uses with the Shoreline designations identified in the Shoreline Master Plan.

C.3 Built Environment

The historic development pattern of the City is along its east-west spine. The City's downtown commercial area developed along the old east-west SR-10 corridor (also known as the 'Old State Highway' or 'Sunset Highway'). In part, this 'Sunset Highway' first came to North Bend via Snoqualmie on the Boalch road alignment. The original route was subsequently moved to the present alignment of SR-202 then replaced with the old east-west SR-10 corridor now called North Bend Way. When Interstate 90 was completed in 1973 south of downtown North Bend, the original SR 10 assumed the function of a local access arterial route. Early residential neighborhoods clustered around the downtown employment node and were generally platted along the grid system, which gave definition and form to the urban environment. Other, typically rural land uses were scattered throughout the Upper Valley and are still evident today along the minor and major arterials as a mix of large lot rural residences with small commercial and industrial land uses.

The completion of the I-90 interchanges propelled new land uses forward by the mid-1980s in response to the commercial opportunities created by interstate transportation access. The principal impact at the Exit 31 South Fork interchange was the emergence of retail sales outlets and services that cater to both the visitor population and to the City and the surrounding area. With the distribution center for Nintendo at Exit 31 and the Genie facility at Exit 34, and the zoning of additional Employment Park lands for similar uses, the City has additional employment opportunities in the South Fork Neighborhood, as well as the vacant lands along North Bend Way in the Tanner and Edgewick Neighborhoods. The I-90 corridor is a Designated National Scenic Byway which gets international tourism promotion from the Federal Scenic Byways Program. The Mountains to Sound Greenway Trust (MTSGT) and City of North Bend work together on enhancement projects throughout the City primarily funded through the Snoqualmie

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Watershed Forum by the King County Flood Control District. The MTSGT strives to protect and enhance the I-90 corridor greenway. The City of North Bend received 'Tree City USA'¹ in 2011 and has reached certification every year since.

Many of the existing, older commercial and residential structures show signs of age, particularly in the downtown neighborhood area. Maintaining the City's charm and appeal as a vital rural center will require additional attention to the rehabilitation and maintenance of its existing developed areas and structures. In part, the maintenance and repair of the City's infrastructure forms the foundation for this work.

C.4 Historic and Cultural Preservation

One of the goals of the Comprehensive Plan is to help promote historic and cultural preservation within the City. Several sections of the Land Use Element reference key historic sites (see Table C.4) that deserve public intervention for protection. Some examples include the historic Tollgate and Meadowbrook Farms which are now in public ownership, and the historic downtown commercial district which was formally designated in 2000. Preservation of heritage sites helps to maintain the City's aesthetic and cultural diversity and provides continuity with its past. Heritage sites include buildings, properties, natural areas, and structures of cultural significance. Identifying heritage resources and determining appropriate measures for their protection, preservation, or restoration is an ongoing process involving the King County Landmarks Commission, the City of North Bend, and state and federal agencies. (See Figure 1-4)

TABLE C.4 INVENTORY OF HISTORIC SITES		
Name	Location	King County Survey File Number
Tollgate Farm	North Bend	0740
Si View Park Buildings	North Bend	0848
Fort Smalley	Tollgate Farm on SR-202	0015
Meadowbrook Farm	North Bend and Snoqualmie	N/A*
Milwaukee Railroad Bridge (since removed)	North of North Bend on South Fork of Snoqualmie River	0018
Downtown Commercial Historic District	Downtown North Bend	HRI#1567
Snoqualmie Tribe "Swing Rock"	Highway 202	N/A*
Forest Service Complex	North Bend Way	N/A*

* Sites not included in King County's historic survey designation but are important to the identity of North Bend.

In order to facilitate the City's continued preservation of key area landmarks, the City will support the development of a process that identifies, evaluates, and protects its local historic and cultural resources.

The City works closely with the King County Historic Preservation Program to implement the City's historic preservation ordinance. This may include entering into an interlocal agreement with the County to provide for the designation of a commission of landmarks within the City. The City should also work closely with Mountains to Sound Greenway to support its efforts to create a network of greenway buffers and interpretative signs which inform and celebrate the local history. Opportunities for interpretive facilities for existing designated historic sites and structures should be pursued, as well as the opportunity to work with the City of Snoqualmie on the Meadowbrook Farm property for significant interpretative venues. Local historic and interpretive avenues are greatly fostered within the City of North Bend through its support of the efforts of the Snoqualmie Valley Historical Museum. This support should continue and expand as the museum considers future plans to restore or expand its facility in North Bend. The museum offers an accessible and unique avenue for retaining and expanding the community's awareness of its historic and cultural roots.

¹ Tree City USA is a national program that acknowledges cities who meet four standards of sound urban forestry management: maintaining a tree board or department; having a community tree ordinance; spending at least \$2 per capita on urban forestry; and celebrating Arbor Day.



Historic Images of North Bend (left to right): Log trucks going through downtown and a Historic Downtown Building.

C.5 Land Use Types

The Land Use Element identifies the type, location, and intensity of the following distinct land uses and includes discussion of mixed uses among these categories.

- **Residential Land Uses:** Residential land uses include low- to high-density housing and cottage housing.
- **Commercial Land Uses:** Commercial land uses include retail, services and office.
- **Employment Park Land Uses:** Office parks, high technology business parks, warehouses, heavy industrial, and manufacturing businesses are included in the discussion of employment-generating land uses.
- **Parks, Open Space, and Public Facilities Land Uses:** These areas include recreational open space, active and passive parks uses, and publicly owned facilities.
- **Mixed-Use:** Mixed-use refers to the combining of retail/commercial/office and/or service uses with residential use in the same building or on the same site. Typically this is accomplished in the following way; 1) A structure with ground floor retail/commercial or service uses and the above floors occupied by residential use; 2) A structure which provides retail/commercial or service use in the portion fronting the public street with attached residential or office uses behind; and 3) Multiple structures on one site which provide retail/commercial or service uses in the structure(s) fronting the public street or public realm, and residential and/or office uses in separate structure(s) behind. Mixed-use development opportunities are recognized as a key plan component in creating revitalization of the existing built environment and spurring new development opportunities. Benefits of mixed use developments include but are not limited to: 1) allowing citizens to live, work and shop within a close proximity to each use; 2) creating activity within the district or neighborhood during longer periods of the day; 3) creating housing options and housing diversity; 3) promoting pedestrian activity and reduced auto dependency and 4) creating a sense of place.

C.6 Community Design and Mixed Use

Traditional zoning separated homes from employment, shopping and commercial spaces. Commercial and industrial spaces were concentrated in large centers oriented towards the freeway and the automobile. Population growth and traffic congestion created a need to accommodate a better mix of uses where people can live, work and shop. Mixed-use development can provide a better jobs to housing balance and provide citizens with the option to live closer to work, thus making walking, biking and transit choices more abundant. Mixed-use buildings as described under C.5 above are a combination of retail/commercial/office and/or service uses with residential use in the same building or on the same site. Mixed use is permitted and encouraged in the Downtown Commercial (DC) zone, Neighborhood Business Zone (NB) and through Planned Neighborhood Development Review in the Employment Park I (EP-1) zone.

LU - Goal 1: *Preserve North Bend's small town qualities and its natural environment, while allowing for growth and development.*

Policies:

- LU - 1.1 Encourage infill residential development within the existing incorporated area in an effort to reduce sprawl and create more housing options.
- LU - 1.2 Allow development to occur within the identified Urban Growth Area as City services become available and adopted annexation policies are met when it is consistent with adopted population and employment growth targets.
- LU - 1.3 Locate new residential land uses in environmentally unconstrained areas where public services are available or nearby.
- LU - 1.4 Encourage retention of natural habitat in residential developments by providing sustainable landscaping, and by creating zoning incentives.
- LU – 1.5 Develop a Citywide Gateway Plan, and associated regulations, to create attractive City entrances that highlight the community's small town character.
- LU – 1.6 Revise the zoning map for Parks, Open Space or Public Facilities Zoned properties to reflect the primary use of the property as either Parks/Open Space or Public Facilities.

LU - Goal 2: *Protect, conserve and enhance the historic and cultural heritage of North Bend.*

Policies:

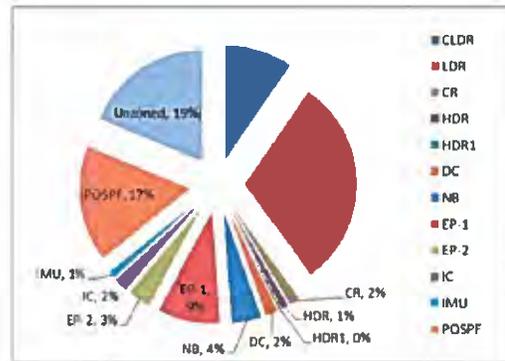
- LU - 2.1 Coordinate and cooperate with local, state and national historic and cultural preservation organizations, and the Snoqualmie Tribe, in order to promote and protect historic and cultural preservation within the City.
- LU – 2.2 Develop criteria to establish a system of priorities for the preservation of historic, archeological and culturally significant properties.
- LU – 2.3 Work with the Snoqualmie Valley Historical Society to make historic and cultural resources available in order to raise awareness of the richness of cultural diversity and to encourage retention of personal and community heritage.
- LU – 2.4 Promote a mutually supportive relationship between historic and cultural preservation and economic development.
- LU – 2.5 Incorporate the preservation of sites and structures of historic, cultural, and archeological significance as a part of the aesthetic and environmental consideration in site design and subdivision plan reviews.

D. LAND USE CHARACTERISTICS, DISTRIBUTION AND LOCATION OF LAND USES

D.1 Distribution of Land Uses

Table D.1.A Distribution of Land Uses – 2015

LAND AREA BY ZONING (City and UGA)			
Abbrev.	Zoning District	Acres	Total (%)
CLDR	Constrained Low Density Residential	368	10%
CR	Cottage Residential	61	2%
LDR	Low-Density Residential	1177	30%
HDR	High-Density Residential (HDR)	37	1%
HDR	High Density Residential with Density Restrictions	10	0%
DC	Downtown Commercial	67	2%
IC	Interchange Commercial	77	2%
IMU	Interchange Mixed-Use	40	1%
NB	Neighborhood Business	167	4%
EP-1	Employment Park – 1	350	9%
EP-2	Employment Park – 2	133	3%
POSPF	Park / Open Space / Public Facilities	652	17%
Un-zoned	Un-Zoned Areas (right of way / river)	728	19%
	TOTAL	3866	100%
Source: City of North Bend GIS (Geographic Information System)			



The City of North Bend with its UGA is approximately 3,868 acres in size. The predominant land use activities, as classified on the current zoning map, are residential uses. (See Figure 1-2)

D.2 Parks, Open Space and Public Facilities

About 17% percent of the UGA land area, or 652 acres, is now used for parks, open space and public facilities, a relatively high percentage compared with most communities, but consistent with the high priority residents have placed on maintaining the City's rural and small town character. This zone includes City offices and properties, schools, Si View Park and the fire station. Other key components of open space include the Meadowbrook and Tollgate Farms, which together have been designated by North Bend to serve as an urban separator between the Cities of North Bend and Snoqualmie. The preservation of land identified as environmentally critical areas, open space, and parks provides a variety of functions such as: providing access to the Snoqualmie River and its tributaries; providing visual relief from the built environment; retaining areas for wildlife habitat and stormwater retention; creating opportunities for study of the natural environment; supporting recreation opportunities; and linking the City with its historic past.

To adequately protect such critical land uses, the North Bend Municipal Code has specific zoning categories to identify and retain areas which function as either parks or open space. The Parks Element identifies recreational resources and provides specific policies, while establishing level of service standards for this important component of North Bend's amenities. (See the Parks Element of the Comprehensive Plan for more information.)

The City is well served by a diverse range of public facilities developed to meet the needs of its residents as well as the needs of those living in adjacent unincorporated King County. Facilities include: a King County public library (1994), a post office (1994), a public works Complex (2002), and a new fire station (2012).

North Bend has a variety of public programs offered at public facilities. The North Bend Depot and associated historic train activities link North Bend to the City of Snoqualmie. In addition, the historic train provides tourist activities, which help generate economic activity. The Senior Center has a rich variety of programs and activities. The Si View Park complex has the only public pool in the Upper Valley and offers many classes and camps year round. The Snoqualmie Valley Historic Museum has a depth of high quality programs, resources, and displays. (See the Capital Facilities Element and Parks Element for more information on parks, open space and public facilities.)

D.3 Residential Land Use

According to the 2010 Census, 5,731 people live in North Bend in a total of 2,348 housing units, an increase of 459 housing units since 2000. The 2013 population estimate is 6,236 (a 7.1% increase from 2010).² The City has continued to see a steady rise in development since 2013 and expects the population within the City could increase another 7% with the projects currently under review.

The 2010 Census shows that 471 homes (24% of the existing housing stock) in the City were constructed prior to 1959. Between 1960 and 1989 493 homes (25% of the existing housing stock) were constructed. Half of the existing housing stock in the City was constructed since 1990 (990 units, or 51%). Nearly all units in the City are served by public water systems, while only 75% are served with public sewer. (See the Housing Element for more information and Table H.2.A below for a summary of residential and permit plat activity.)

D.4 Commercial Districts and Employment Centers

North Bend offers a variety of jobs to persons residing both inside and outside the City limits. Commercial Districts and Employment Centers are predominately concentrated along Bendigo Boulevard and North Bend Way and Boalch Avenue NW, as well as on the east side of the City in lands zoned EP-1 and EP-2.

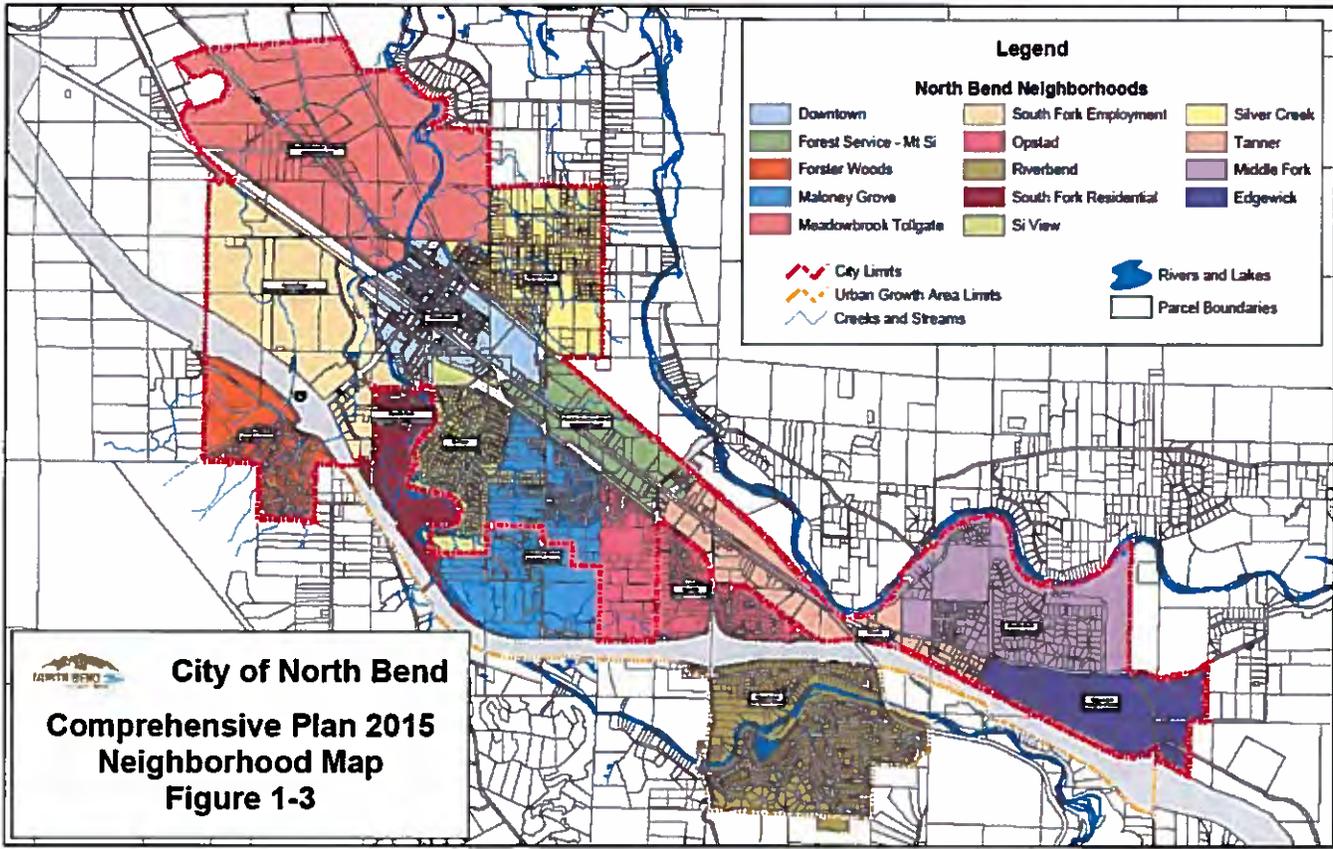
D.5 Neighborhood Planning Areas

For Comprehensive Plan purposes, the City has been divided into fourteen neighborhood planning areas identified in Figure 1-3. These neighborhoods have been established to create land use patterns that will help the City maintain its existing rural character, natural beauty and small town scale, as well as to identify neighborhood-specific planning and design issues and establish policies that help create identity, community, and a sense of place. These neighborhoods are characterized by pedestrian orientation and are linked by the City's existing and planned network of pedestrian and bicycle trails.

The potential for the creation of future neighborhood-specific plans will enable neighborhood residents to have a voice in the direction their neighborhood may take. Anything from the identification of needed neighborhood amenities to the development of neighborhood signage programs can be explored within the context of the neighborhood planning process.

Figure 1-3 shows all of the City's neighborhoods as currently designated. In concert with the Transportation Element and the Parks Element, the City should strive to seek land to accommodate neighborhood greenways and bike paths that both connect and articulate each neighborhood's identity. Development of future comprehensive neighborhood signage programs may help distinguish the neighborhoods' unique characteristics.

² United State Census Bureau 2009-2013 American Community Survey.
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Downtown Neighborhood

The Downtown Neighborhood includes the historic commercial downtown and the original town plat of North Bend, with a mix of commercial and residential uses. The Downtown Neighborhood contains several areas of vacant and re-developable land envisioned for infill projects and is one of the City's key employment centers for future commercial growth. The City has encouraged investment and improvement in the downtown through a number of ways.



Neighborhood size is generally defined by the walking distance to the neighborhood center. The Downtown Neighborhood has been designated in such a way that jobs, housing and services may be readily available to the local residents, often within walking distance. By encouraging a walkable downtown, a sense of community is affirmed, automotive pollutants are reduced, healthy lifestyles are encouraged, and human interaction is fostered. In addition, the City seeks to reduce urban sprawl as it encourages compact development, helping preserve the natural lands adjacent to the City.

The identification and development of the Downtown Neighborhood within the City occurred with several goals in mind. First, the downtown can be compact and comprised of structures of varying scale. Clustering is to be encouraged to help minimize impacts of conflicting land uses while enhancing the natural features or open spaces within a proposed development. Second, development within the downtown must respect the historic and architectural styles and patterns of development. Streetscape and pedestrian scale are some of the additional components required by the Residential, Commercial, Mixed-Use and Industrial Design Standards adopted May 18, 2010.

In 2000, the City established the Downtown Commercial Historic District, covering seventeen historic buildings. This designation, administered through an interlocal agreement with the King County Historic Preservation Program, is intended to preserve and restore the historic character of the District. The Downtown Commercial Historic District is supported by several programs designed to stimulate maintenance and redevelopment of the designated structures.

In 2008, the City adopted a Downtown Master Plan. This plan identifies key development opportunity sites, specific infrastructure improvements, traffic and parking recommendations, and regulatory measures to help achieve the plan goals. In addition to the recommendations in the Downtown Master Plan, a future city hall, civic center, and plaza are envisioned in the downtown core, which can serve as a catalyst for further economic development and as a venue for community events. The Downtown Master Plan also recommends gateway features that are intended to draw people in and establish a sense of arrival. The City has achieved many of the Near-Term Projects and Actions identified in the Implementation Timeline of the Downtown Master Plan. These include projects such as: a roundabout at North Bend Way/Cedar Falls; way-finding signs; invasive vegetation removal at Riverfront Park; Downing Avenue Extension; intersection control at Park and North Bend Way; and garbage screening along McClellan. In addition, a new Visitor Information Center (VIC) was built in 2014 at the corner of Bendigo Blvd and Park Street.

The City also supports further investment in its downtown core through economic development strategies that foster a synergistic mix of retail, restaurant, nightlife, and service uses, clear and concise guidelines for development, and by developing incentives for infill and redevelopment such as expedited permit processes and reduced impact fees.

In other areas of the Downtown Neighborhood, infill and redevelopment of underutilized properties is expected to occur as property values increase relative to the value of existing structures. Supporting higher-density residential in the Downtown Neighborhood is key to fostering both pedestrian-oriented development and additional market support for further commercial uses. Mixed-use developments are particularly suitable for the Downtown Neighborhood and should be supported and encouraged through appropriate policies.

Silver Creek Neighborhood

The Silver Creek Neighborhood is characterized by predominately single-family development, and further development should be limited to low-density residential in recognition of the established neighborhood character, its location within the floodplain, and the proximity of a number of floodway channels and critical areas associated with Silver Creek. Effort should be made to secure additional park land adjoining to E.J. Roberts Park as development is proposed. The additional park land will serve the growing number of residents using the park facilities in the Silver Creek Neighborhood.



Forest Service/Mount Si Neighborhood

The Forest Service/Mount Si Neighborhood is a residential and commercial mixed neighborhood located southeast of downtown. The neighborhood is bisected by North Bend Way and the vacant Burlington Northern Railroad corridor/Tanner Trail, with residential uses predominantly south of North Bend Way and commercial uses north of North Bend Way. Primary existing public uses include the US Forest Service Ranger Station Complex, the City of North Bend Public Works site, and Fire Station 87.



Formerly Highway 10, this area developed along its length as an auto-oriented commercial strip, with motels, service stations, restaurants, and mobile home parks. As such, it exhibits the effect of auto-oriented "strip commercial" development with numerous egress and ingress points from North Bend Way. These multiple curb cuts are detrimental to public safety, impede the smooth flow of traffic, discourage walking and bicycling, and should be reduced over time through shared-driveways required as a part of redevelopment. Effort should also be made to ensure protection of significant trees located between North Bend Way and Cedar Falls Way, which form a distinct part of the neighborhood's character.

The neighborhood contains significant vacant and redevelopable areas which are envisioned for the development of cottage housing south of North Bend Way, and a mix of commercial and residential uses north of North Bend Way.

A key intersection within this neighborhood is at East North Bend Way and SE Mount Si Road. This intersection provides access to the Mt. Si Trailhead. Because this trailhead is a regional draw, attracting over one hundred thousand people each year, retail and commercial opportunities are abundant. This neighborhood will see a demand for Neighborhood Business type uses, serving both the recreationalists and local clientele, and serving as a future neighborhood center. Retail and commercial uses should be pedestrian friendly, concentrated at the intersection, with parking located to rear. Mixed-use development consisting of retail/commercial and residential is encouraged. Residential uses on the north side of North Bend Way at this intersection should be limited to the second story and/or located to the rear of the retail uses.

Riverbend Neighborhood

The Riverbend Neighborhood is a residential neighborhood in the Urban Growth Area south of I-90 Exit 32. The neighborhood has been largely built-out, with remaining single-family residential infill and redevelopment potential on existing larger residential



lots off 436th Ave. SE. Private parks within the Riverbend neighborhood provide gathering places, and a golf course with associated restaurant and commercial uses provide additional services just outside the UGA. The Snoqualmie Valley Trail provides an important pedestrian and bicycle link under I-90 from the Riverbend Neighborhood to downtown and other parts of the City.

Opstad Neighborhood

The Opstad Neighborhood is a residential neighborhood located southeast of downtown and directly south of the Mount Si Neighborhood. The neighborhood contains lower density single-family homes, Opstad Elementary School, and areas of vacant and redevelopable land. Much of the neighborhood has been “established” by existing residential subdivision patterns and should remain as low-density residential.



Maloney Grove Neighborhood

The Maloney Grove Neighborhood is a residential neighborhood located southeast of downtown and directly west of the Opstad Neighborhood. The southern edge of the neighborhood is bounded by the I-90 right-of-way. The area contains lower density single-family residences. This neighborhood contains areas of vacant and redevelopable land envisioned for low-density residential development. Southern areas of the neighborhood are constrained by the floodplain and floodway. Development of trails along the South Fork levee as redevelopment of these properties occur would provide important extensions of the City’s trail network and enable a safe pedestrian and bicycle connection to other areas of the City.



Si View Neighborhood

The Si View Neighborhood is a residential neighborhood located south of downtown and northwest of the Maloney Grove Neighborhood. The western edge of the neighborhood is defined by the South Fork of the Snoqualmie River. The neighborhood has been largely built-out, and contains minimal area of vacant or redevelopable land, which is envisioned for single family residential use. Portions of the neighborhood are constrained by the floodplain and floodway. The neighborhood center is identified as Si View Park.



South Fork Residential

The South Fork Neighborhood is a residential neighborhood located in the City’s UGA, south of downtown and east of the South Fork Interchange area. It contains the existing subdivisions of Shamrock Park and Berry Estates. The neighborhood is bounded to the east by the South Fork of the Snoqualmie River. The neighborhood center is identified as the Exit 31 interchange commercial area within the South Fork Neighborhood to the west. Future development in the neighborhood is constrained by its location within the floodplain, some portions of which are in the floodway. Zoning in the neighborhood should be limited to low-density residential to be compatible with the established development pattern and constraints of the floodplain.



Forster Woods Neighborhood

The Forster Woods Neighborhood is a residential neighborhood located southwest of downtown and southwest of the I-90 Exit 31 interchange. The area contains the Forster Woods subdivision, both single-family and multi-family, and additional vacant residential and commercial land with moderate development constraints. Adjacent to the freeway intersection, vacant parcels would be developed as land uses suitable to the interchange, such as mixed-use designations to be compatible with adjoining residential areas. Existing environmental constraints must be addressed in any future development that occurs here. The remaining undeveloped lands in the Forster Woods Neighborhood area is proposed at LDR 4 (gross) units per acre on the south side of W. Ribary Way and HDR with a density restriction covenant on the north side of W. Ribary Way.



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 Edgewick Neighborhood

The Edgewick Neighborhood is a predominantly light-industrial neighborhood between SE 140th Street and North Bend Way at the eastern end of the City, and is one of the City's key employment areas anticipated to accommodate future employment growth. The neighborhood contains significant vacant and redevelopable land suitable for light-industrial and office park development. This area has great potential for increased job development due to its flat topography and excellent freeway access, and proximity to the Seattle metropolitan area. Attention to the most appropriate zoning classifications and land uses is also a significant issue, as the *North Bend Vision Plan* clearly articulates the City's desire to manage new commercial development with attention to the scale and intensity suitable for a small city. Employment-generating uses should be given preference over larger-scale warehousing and storage uses. The East North Bend Master Plan Overlay District provides additional planning and land use guidance to ensure a well-coordinated mix of office, employment park, research and industrial, and light manufacturing uses, and to coordinate vehicular circulation and site design to minimize adverse impacts to adjacent residential areas and nearby schools. The commercial areas at the Exit 34 interchange form the neighborhood center. Because 468th Ave. SE serves as the gateway to the popular Middle Fork recreation area, special attention should be paid to ensure that building and site design within this area—although it may be light industrial—retains a small town character and scale consistent with the City's vision statement.



The Middle Fork Neighborhood

The Middle Fork Neighborhood is a residential neighborhood bounded to the north by the Middle Fork of the Snoqualmie River. The City will require that future development of this area provide public access to the Middle Fork of the Snoqualmie River with pedestrian trails that connect residential areas to the river where possible. Remaining development within the Middle Fork Neighborhood should remain as low-density residential.



Meadowbrook/Tollgate Neighborhood

The Meadowbrook/Tollgate Neighborhood is chiefly characterized by the preserved Meadowbrook and Tollgate Farms, and is designated as an urban separator. Both Meadowbrook Farm and Tollgate Farm are managed consistent with master plans that were developed for each property, as public park and open space areas intended to preserve scenic, historic, and cultural resources, and to be developed for lower intensity recreational activities, with a portion of Tollgate Farm also being developed for active recreation. (See the master plan for each property for more information.)



The retention of open space and passive and active recreation within the Meadowbrook/Tollgate Urban Separator is an important priority for the City. The urban separator designation has been supported by designating the neighborhood as a development rights transfer sending zone.

The Meadowbrook neighborhood contains some housing units as well as limited commercial and manufacturing land uses. The neighborhood contains areas of vacant and redevelopable land, and is envisioned as a mix of density of residential uses and lower-intensity commercial uses. Much of the area outside of the publicly owned properties remains vacant. However, this neighborhood is not anticipated to accommodate higher-intensity commercial growth, based on the objectives of the Urban Separator Overlay Zone. Future development in the neighborhood is also constrained by wetland, stream and floodplain critical areas.

South Fork Employment

A commercial and light-industrial neighborhood, the South Fork neighborhood includes the Exit 31 interchange commercial area and the large vacant and redevelopable properties between I-90 and North Bend Way in the western end of the City. This neighborhood is one of the City's primary employment centers and is anticipated to accommodate much of the City's future employment growth. Key existing uses include Nintendo and North Bend Premium Outlets to the west of Bendigo Boulevard, and the Mountain Valley Center east of Bendigo Boulevard. The



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neighborhood also serves as a primary gateway into the rest of the City. Maintaining and enhancing the streetscape along Bendigo Boulevard with landscape, lighting, signage, and sidewalk improvements consistent with recommendations in the Downtown Master Plan will help draw people from this area into downtown.

Policies for industrial lands are intended to provide guidance toward identifying adequate land area for job growth and creation, developing parameters to help reduce conflicts between adjoining land uses and providing direction for new development to exhibit sensitivity to the natural environment. Uses in the Interchange Mixed-Use zone are to be limited to less intensive commercial activities that will be more compatible with the residential zoning district surrounding the interchange.

D.6 INCOMPATIBLE LAND USES

The City of North Bend's Comprehensive Plan and development regulations need to reduce incompatibility between residential and commercial or industrial land uses in the North Bend UGA. Reducing and/or mitigating compatibility of land uses between adjacent residential and non-residential properties is fundamental to sound land use planning. To improve compatibility between residential and non-residential properties, the City development code shall include enhanced setbacks, additional landscaping, and enhanced design guidelines as well as limitation on permitted uses in specified locations. The objective of the development code will be to provide buffering as necessary to preserve and enhance the character of residential zoning districts. Establishment of the Interchange Mixed Use (IMU) zoning district and a Transitional Landscape Area (TLA), will achieve the reduction of incompatibility between residential and commercial or industrial uses. (See Section F below for a further description of these overlay zones.)

LU - Goal 3: *Maintain residential quality and neighborhood livability suitable for residents of North Bend.*

Policies:

- LU - 3.1 Encourage the development of human-scale neighborhoods planned to be easily accessed by transit for civic, cultural and/or recreational activities.
- LU - 3.2 Encourage retention of existing open spaces and the creation of a citywide, linked open space network in order to retain the existing rural character within residential neighborhoods.
- LU - 3.3 Utilize adopted multi-family and single family design guidelines which help to promote high quality residential development.
- LU - 3.4 Protect neighborhoods from adverse impacts such as junk vehicles or other nuisances by actively enforcing City codes.
- LU - 3.5 Support new transit opportunities linked to residential growth.
- LU – 3.6 As needed work with neighborhood residents to help define each neighborhood's character and address each neighborhood's challenges.
- LU – 3.7 Promote walkways and bikeways within new residential developments that can be linked to existing or proposed trails and walkways.
- LU – 3.8 Reduce sprawl by creating development regulations that allow smaller lot infill development at a scale and intensity that preserves existing neighborhoods.
- LU – 3.9 Protect residential zoning districts from adverse impacts created by land uses permitted in adjoining commercial or industrial zoning districts.
- LU – 3.10 Preserve the "established" character in existing neighborhoods that are significantly built-out by zoning for infill development to occur at densities that are consistent with the existing development pattern.
- LU – 3.11 Protect the public health and safety by limiting single-family residential infill development in floodplain areas outside of the downtown commercial zone to Low-Density Residential and Constrained Low Density Residential zones.

LU – 3.12 Limit new multi-family dwellings constructed in the Downtown Commercial zone to the second story or above when constructed in the downtown core.

E. LAND USE AND ZONING DESIGNATIONS

How the City classifies uses of land within its incorporated boundary and its growth areas is important to the way the City will develop over the next twenty years. The present zoning code is designed to implement the principles of the *North Bend Vision Plan* by promoting neighborhoods that are pedestrian-scale, predominately residential areas with mixed commercial and residential uses permitted in the commercial and industrial core of the City.

A general description of the City of North Bend's zoning code classifications are provided in the following sections. The zones provide the direction necessary to fulfill the City's vision for greater choice and expanded opportunity for residents and businesses, while also allowing the City to meet the population, employment, and affordable housing targets mandated by Countywide Planning Policies.

E.1 Residential Land Use

Much of North Bend is identified as Residential Neighborhoods (see Map 1-4). Residential zones provide for both single-family and multi-family housing with a range of densities while also accommodating appropriately scaled commercial nodes within proximity to residential areas. Locating these uses in a "mixed-use core" within walking distance of the neighborhoods in a deliberate, pedestrian-scaled pattern, encourages people to walk and bicycle and makes for a safer and more vibrant neighborhood. New residential development is encouraged to evolve according to traditional settlement patterns, with higher densities concentrated in the "unconstrained" areas and the "mixed use core" area, and gradually diminishing at the neighborhood's edges. All residential zones (definitions below) create attractive and satisfying environments for family and household life, ensure adequate services are provided, and provide for public amenities such as passive and active recreation areas, open space, and trails, and promote the opportunity for area-wide coordination and continuity of pedestrian, bicycle, and greenbelt corridors. In addition, these zones promote a traditional neighborhood development pattern and scale which serves to maintain and enhance the existing character and pedestrian orientation.

Low-Density Residential (LDR)

Low-Density Residential designations provide for neighborhoods of predominately single-family structures at a maximum density of four dwelling units per acre. This zoning designation can accommodate for other uses that are compatible with single-family residences, including accessory dwelling units and some percentage of cottage housing within a planned neighborhood district.

Constrained Residential (CLDR)

Constrained Residential is a portion of the Low-Density Residential designation that is recognized for having larger lots and development constraints, such as frequently flooded areas, geologically hazardous areas, river and stream corridors, channel migration areas, wetlands, and native wildlife and fish habitat. Density in this area is expected to reach a maximum of two dwelling units per acre. The CLDR area is predominantly located in floodplain and floodway areas adjacent to the South Fork of the Snoqualmie River, and includes properties within the UGA, characterized by larger lot sizes and in keeping with the rural character recognized as important in the city's vision statement.

Cottage Residential (CR)

Cottage Residential zoning designation provides for innovative housing types on smaller lot sizes with increased densities to create greater diversity for residents of North Bend. CR is comprised of predominately single-family smaller detached housing, though some attached housing is allowed.

High-Density Residential (HDR)

High-Density Residential zoning designations 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.

E.2 Parks, Open Space, and Public Facilities

Parks / Open Space or Public Facilities (POSPF)

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. Through the City's Parks and 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 POSPF 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.

E.3 Employment

Employment Park (EP-1 & EP-2)

The Employment Park designations include areas where the future employment growth for North Bend will occur. This designation provides for development of large and small business to meet the twenty-year job target identified 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 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.

E.4 Commercial

Downtown Commercial (DC)

The Downtown Commercial designation will be the focus of services, entertainment, specialty retail, and mixed-use development. Development will be 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 parking facilities. Multi-storied development will be permitted to include residential and/or professional office uses above the street level. By promoting and enhancing commercial land uses within the historic, or traditional 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 occurs where Interchange Commercial (IC) zoning is near residential (LDR, HDR) zoning. The purpose of this zoning is to provide a transitional zoning district to act as a buffer between Interchange Commercial and Residential zoning. The transitional area provides for a limited set of interchange commercial uses that are more compatible with adjacent residentially zoned parcels.

Neighborhood Business (NB)

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 mixed-use development can be encouraged.

LU - Goal 4: Focus future employment growth in designated economic opportunity areas including the downtown, the South Fork interchange and employment park area and the East North Bend Way to Edgewick corridor.

Policies:

- LU - 4.1 Implement a high level of design and retention of the City's unique visual quality to areas zoned for commercial or industrial land uses through review and implementation of the adopted Commercial and Industrial Design Standards.
- LU – 4.2 Promote pedestrian-scale development by utilizing shared driveways or existing roads and providing pedestrian-level amenities.

F. MASTER PLAN OVERLAY DISTRICTS (MPODs)

The North Bend Municipal Code (NBMC) Master Plan Overlay Districts (MPODs) provide a process by which a specific planned mix of uses and layout may be provided through a master plan to address unique site-specific opportunities and constraints. The underlying zoning for these areas has not changed but in most cases they have been given special considerations for types of uses, approximate locations for open spaces, public streets and access points. The Planning Commission or property owner may docket consideration of an overlay zone. The first and initial land use development application for any parcel within an MPOD shall show consistency with the overlay district.

Urban Separator Overlay District

The City has established an Urban Separator Overlay District (USOD) (Figure 1-2) for the land enclosed by the Meadowbrook and Tollgate Farms including the “constrained” land lying east of the Tollgate Farm and west of the South Fork of the Snoqualmie River between SR-202 and West North Bend Way. Urban Separators are corridors of land that define community or municipal identities and boundaries, provide visual breaks in the urban landscape, and link parks and open space within and outside the North Bend UGA. (See the NBMC for more information.)

Transitional Landscape Area

The Transitional Landscape Area (TLA) includes specific locations along I-90 and key arterials and collector streets within North Bend and its UGA, which, require appropriate landscape transitions to buffer incompatible uses and sustain the City’s natural assets for continued economic prosperity and quality of life and support the regional efforts along the I-90 corridor to maintain it as a National Scenic Byway. (See the NBMC for more information.)

Planned Neighborhood District

The Planned Neighborhood Overlay District (PND) encourages a variety of residential housing types, sizes, and pricing. It provides flexibility to bulk and dimensional standards (except density). The PND applies to all Cottage Residential (CR) development; LDR development that proposes any cottage homes; and in any zone where a mix of residential housing types is proposed. (See the NBMC for more information.)

Additional MPOD

Additional MPOD may be adopted over time and incorporated into the NBMC and zoning map amendments. Currently, the NBMC has three additional MPOD: Limited Commercial Overlay District (LCOD), the Tanner Landing Master Plan Overlay District (Tanner Landing MPOD), and the East North Bend Master Plan Overlay District (ENB-MPOD). (See the NBMC for more information.)

LU - Goal 5: Maintain an Urban Separator Overlay District in the Meadowbrook / Tollgate Neighborhood.

Policies:

- LU – 5.1 Support the Urban Separator Overlay District (area and boundaries), to include the Meadowbrook / Tollgate Neighborhood to protect the resource land uses occurring there, protect the neighborhood as a corridor of land that defines the municipal identity and boundaries, provide a visual break in the urban landscape, and link parks and open space within and outside the North Bend UGA.
- LU – 5.2 Design the Urban Separator Overlay District covering the Meadowbrook / Tollgate Neighborhood to include and link parks and other lands that contain significant environmentally sensitive features, provide wildlife habitat or critical resource protection, contain defining physical features, and contain historic resources.
- LU – 5.3 The residential density for residential zoned land designated in the Urban Separator Overlay District covering the Meadowbrook / Tollgate Neighborhood should be consistent with minimum build-out in the zoning district.
- LU - 5.4 The level of density for assignment of Transfer of Development Rights should be the minimum in the zoning build-out.

LU – Goal 6: *Maintain a Transitional Landscape Area.*

Policies:

- LU – 6.1 Maintain a Transitional Landscape Area which requires enhanced landscaping to help buffer incompatible uses.
- LU – 6.2 Sustain the City’s natural assets for continued economic prosperity and quality of life.
- LU – 6.3 Support the regional efforts along the I-90 corridor, a designated National Scenic Byway, which gets international tourism promotion from the Federal Scenic Byways Program.

G. TRANSFER OF DEVELOPMENT RIGHTS

A Transfer of Development Rights (TDR) program provides a means to purchase and sell residential development credits from lands that provide public benefit. The TDR program is voluntary – property owners may choose not to participate in the program. Landowners receive the financial benefit from selling development rights without having to develop or sell the land itself. The landowner retains all other rights of title and private use of the property, subject to conformance with the TDR agreement in place. Permanently preserved land is established through a conservation easement without cost to taxpayers or added regulations to landowners, and public access is not required. The credits are transferred from the property that is preserved, known as the “sending site,” to a “receiving site.”

The adopted TDR program for North Bend will allow individuals to purchase and sell development credits from lands that provide a public benefit. In North Bend, the lands that can transfer development rights presently include properties in an Urban Separator Overlay District and specified environmentally sensitive lands including the floodway, channel migration areas, wetlands, streams, and their buffers. Designated receiving sites are currently focused in the Downtown Commercial. Through TDR, landowners can receive financial compensation without developing or selling their land and the public can receive permanent preservation of the land. Specific sending site areas and receiving site areas for the transfer of development rights are designated in the development regulations.

LU - Goal 7: *Maintain and Promote the Transfer of Development Rights Program.*

Policies:

- LU – 7.1 Maintain a Transfer of Development Rights program to create the opportunity for preservation of selected urban separator, resource, and sensitive area land from development and redirect development to the appropriate land areas.

- LU – 7.2 Adopt regulatory incentives to encourage Transfer Development Rights from sending site areas and purchase of development rights in receiving site areas.

H. GROWTH TARGETS AND BUILDABLE LANDS

The Growth Management Act³ requires Washington cities and counties to measure their land supply (in acres) and land capacity for both housing units and jobs in order to ensure these cities and counties have sufficient capacity to accommodate forecasted growth for a 20 year period. North Bend has analyzed preceding years and forecasted capacity for the future anticipated growth, and found there is adequate land available for housing and employment target numbers. Future development and build-out analysis assumes highest and best use of lands, which is not always achievable or realized with each individual development.

The 2014 King County Buildable Lands Report identifies a housing target of 665 units and employment target of 1,050 net new jobs for North Bend for the years 2006–2031. As shown in Table H.1, since 2006, North Bend has 234 total net new housing units, requiring an additional 431 units by 2031 to reach the target housing units. As shown in Table H.4.B, the 2035 analysis found that North Bend has the capacity for 2,331 new housing units, exceeding the target with a surplus of 1,666 units. As shown in Table H.5, the analysis also found that North Bend has the capacity for 7,092 new jobs within the boundaries of the city, therefore exceeding the target with a surplus of 6,042 jobs.

The current targets established by the Growth Management Planning Council (GMPC) are for the planning period 2006-2031. The Growth Management Act requires cities to plan for sufficient areas and densities for growth anticipated to occur in a twenty year period. In order to plan for the twenty year period, 2015-2035, the housing and employment growth targets have been extended to 2035. North Bend's housing target for 2006-2035 is 771 new units (subtracting the 234 new houses constructed since 2006 makes the target 537), and employment target is 1,218. As shown in Table H.5, the 2035 analysis found that North Bend has capacity for 2,331 new housing units and capacity for 7,092 new jobs, therefore North Bend exceeds the 2035 household targets with a surplus of 1,560 units and exceeds the employment targets with a surplus of 5,874 jobs.

H.1 Residential

From 2006 to 2014, 234 net new units were permitted in the City of North Bend.

Table H.1: Net New Housing Units 2006–2014

Gross Permitted Units	Any Other New Units (ADUs, Conversions, etc.)	Demolitions	Net New Units	Total Net New Units:
252	1	(19)	234	234

H.2 Residential Development Activity

Table H.2 shows the residential permit and plat activity, and densities achieved, from 1996 to 2014. The densities that were achieved in past developments are shown in Table H.2 and are used to predict future residential densities (see Table H.8.A).

Table H.2 Residential Permit and Plat Activity 1996–2014

Year	Residential Permit Activity						Residential Plat Activity					
	Single-Family Zones			Multi-Family and Mixed Use Zones			Single-family Zones			Multi-Family and Mixed Use Zones		
	Net Acres Permitted	Total Number of Units	Avg. Permit Density (du / acre)	Net Acres Permitted	Total Number of Units	Avg. Permit Density (du / acre)	Net Acres Platted	Total Number of Lots	Avg. Plat Density (lots / acre)	Net Acres Platted	Total Number of Lots	Avg. Plat Density (lots / acre)
1996-2000	69.01	287.00	4.20	8.95	233.00	26.00	4.35	16.00	3.70	N/A	0	N/A
2001-2005	3.44	15	4.36	N/A	0	N/A	1.95	6	3.08	N/A	0	N/A
2006-2014	40.40	245	6.06	1.36	7	5.14	47.96	262	5.47	0.68	4	5.91

³ The Washington Legislature enacted the Growth Management Act (GMA) in 1990 to guide planning for growth and development. It has been regularly amended to further define requirements and to advance coordination among local governments.

H.3 Residential Land Supply 2015

As shown in Table H.3, before deducting constraints, the City of North bend has about 558 gross acres of vacant and redevelopable residential land within its current city limits. There are also approximately 263 gross acres of land available in the UGA. Altogether there are about 822 gross acres potentially available for residential development within the City and its UGA. Once deductions for critical areas and public purpose are accounted for, there are approximately 320 net acres in the City and 138 net acres in the UGA for residential land supply.

A market factor is the assumption for the variability of land that will not be on the market at any given time. There is not enough data or a high degree of variability to provide a solid market factor at this time. If a 5% market factor were applied, residential land supply would go from 459 total adjusted net acres to 436 total adjusted net acres, a reduction of 23 acres. The 5% assumption used in this example is based on development trends observed recently in North Bend.

Table H.3: Residential Land Supply – 2015

Residential Land Supply – 2015						
Land Characteristics	Gross Acres	Deductions		Net Acres	Market Factor %	Adjusted Net Acres
		Critical Areas Acres	Public Purpose %			
SF Vacant	228.138	39.25	33%	126.557	0%	126.557
SF Redevelopable	276.472	42.335	33%	156.874	0%	156.874
MF Vacant	11.135	1.265	33%	6.613	0%	6.613
MF Redevelopable	1.482	0	33%	0.993	0%	0.993
Mixed Use Vacant	23.704	NOTE 1	10-20%	16.924	0%	16.924
Mixed Use Redevelopable	18.014	NOTE 1	0-20%	12.507	0%	12.507
Sub Total: Current City Land Supply	558.945	82.850		320.467		320.467
UGA SF Vacant	51.962	20.773	33%	20.897	0%	20.897
UGA SF Redevelopable	211.541	35.803	33%	117.745	0%	117.745
Sub Total: Current UGA Land Supply	263.503	56.576		138.641		138.641
Total: Residential Land Supply	822.448	139.426		459.108		459.108

Note 1
All deductions for Critical Areas, Public Purpose (ROW, Parks, Utilities), and Buildable Areas with a "No Change" assumption have been applied before division into commercial/residential acres. This has been done due to the development assumptions applied in conjunction with North Bend Zoning and Overlay District specifics.

H.4 Residential Capacity

The 2014 King County Buildable Lands Report identifies a housing target of 665 additional units in North Bend for the years 2006–2031. North Bend has achieved 35% of this with a remaining target of 431 net new households (see Table H.4.B). Per Table H.4.A, the 2015 Comprehensive Plan zoning 2035 analysis found that North Bend has the capacity for 2,009 new housing units within the current City boundaries and is therefore able to accommodate the 2031 target of 665 new units as well as the 2035 target of 771 new units. There is an additional capacity of 322 units in the UGA based on North Bend’s planned zoning after annexation to the City. The total capacity in North Bend and its UGA is 2,331 units.

Table H.4.A: Summary of Development Capacity (2015)

Residential Development Capacity – 2015			
Zoning	Housing Capacity (Units) on:		
	Vacant Land	Redevelopable Land	Total
Single Family			
LDR - City	413	554	997
LDR - UGA	11	153	164
Constrained LDR - City	62	15	77
Constrained LDR - UGA	37	121	159
CR - City	239	121	360
ADU's @ 5% in City	21	29	50
Units lost in commercial redevelopment	0	0	0
Subtotal - City	734	749	1484
Subtotal - UGA	49	274	322
Multifamily			
HDR - City	6	11	17
HDR w/density restrictions - City	45	0	45
Units lost in commercial development	0	0	0
Subtotal - City	51	11	62
Mixed -Use			
DC - City	105	-1	104
NB - City	146	82	228
EP-1 Tanner Landing Overlay - City	0	58	58
EP-1 Tanner Junction Overlay - City	99	0	99
DC/NB/EP-1 Zones – City			
Units lost in commercial redevelopment	0	-22	-22
IC/IMU/EP-2 Zones – City			
Units lost in commercial redevelopment	0	-5	-5
Subtotal - City	350	112	463
Total - City	1136	873	2009
Total - UGA	49	274	322
Grand Total - City and UGA	1185	1147	2331

As shown in Table H.4.B, the city has achieved 35% of its target due to the 234 new housing units permitted since 2006. As of May 8, 2015 North Bend has approximately 700 single-family, cottage and multi-family units in the pipeline under review, which means that the City should reach the housing target well ahead of the twenty-five-year projection.

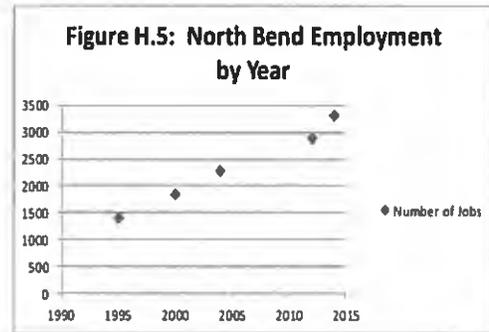
Population projections for City and UGA in 2035 are estimated to be 14,401. This is based on an additional 2,808 units at 2.22 people per renter-occupied household and 2.8 people per owner-occupied household⁴. According to the 2010 Decennial census North Bend is currently at a ratio of 60.8% owner-occupied to 39.2% renter-occupied. Using this ratio it is assumed that the City in 2035 (2,331 units) would have 1,417.248 owner-occupied units and 913.752 renter-occupied units. Using the estimate household size of 2.22 people per renter-occupied and 2.8 people per owner-occupied household, this adds an additional 5,978 people to North Bend's estimated 2010 City and UGA population estimate of 8,423 people, totaling 14,401 people. (Note this does not take into account potential units lost to commercial redevelopment)

Table H.4.B: Residential Capacity to Growth Targets – 2015

Residential Capacity in Relation to Target					
Net New Units:2006-2015	25 Year Housing Target	Percent Achieved	Remaining Target	Current Capacity (units)	Surplus or (Deficit) in Relation to Target
219	665	33%	446	2,331	1,885

H.5 Job Capacity Analysis and Employment in Relation to Target

The Growth Management Planning Council (GMPC) assigned Job Growth Target for North Bend is 1,050 net new jobs. As shown in Table H.5, the 2015 Comprehensive Plan zoning 2035 analysis found that North Bend has the capacity for 7,092 new jobs within the current City boundaries as of 2015, therefore exceeding both the 2031 and 2035 targets. All potential employment zones are within the current city limits, no employment zones remain within the UGA. Under the current zoning there is surplus of 6,042 jobs for the 2031 employment target and a surplus of 2,689 for the 2035 employment target. A history of North Bend Employment is shown in Figure H.5.⁵



Employment population projections for the City and UGA in 2035 are assumed to be 7,122. The 2010 Decennial US Census

Data reports 3,191 persons over the age of 16 are employed in the labor force (the data does not show if employed inside or outside the City, but the average travel time to work is 26.2 minutes,⁶ so it is assumed a large number do not work in North Bend). Assuming 1.4 persons per household over the age of 16 are employed⁷ and 2,808 housing units are added in the planning period, there would be an additional 3,931 employed residents for a total employed population in 2035 of 7,122. The capacity of 7,092 new jobs, in addition to the existing 3,191 jobs (totaling 10,283 jobs), is enough to accommodate the future employment needs of the City in 2035 using current trends.

⁴ Source: 2010 U.S. Decennial Census Data Report.

⁵ PSRC derives the Employment numbers from the Quarterly Census of Employment and Wages (QCEW) that employers report, by law, to the Washington State Employment Security Department.

⁶ Source: 2010 U.S. Decennial Census Data Report

⁷ Number derived from the 2009-2013 American Community Survey (ACS) 5-Year Estimates which reports 3,191 people over 16 years of age to be in the labor force (employed). Taking this number and dividing it by the number of 2,257 estimated households in North Bend (2009–2013 ACS 5-Year Estimates) there are an average 1.4 persons per household, above 16, in the labor force.

Table H.5: Job Capacity 2015

Job Capacity – 2015			
Zoning	Employment Capacity (Jobs) on:		
	Vacant Land	Redevelopable Land	Total
Commercial			
IC – City	489	0	489
IMU – City	331	0	331
Subtotal – City	820	0	820
Industrial			
EP-1 – City	2452	458	2910
EP-2 – City	1377	142	1518
Subtotal - City	3829	600	4428
Mixed-Use			
DC – City	319	34	353
NB – City	553	325	877
EP-1 Tanner Landing Overlay – City	0	183	183
EP-1 Tanner Junction Overlay – City	430	0	430
Subtotal – City	1301	542	1843
Grand Total – City	5950	1142	7092

H.6 Commercial and Industrial Development

As shown in Table H.6, North Bend had 15.63 acres developed for commercial and industrial development between 2006 and 2014 (with an achieved floor area ratio (FAR)⁸ of 0.08). This is a 41% decrease from 26.50 acres in 2001 to 2005 (with an achieved FAR of 0.13).

Table H.6: Commercial and Industrial Development Activity 2001-2014

Years	Commercial and Industrial Development Activity:	Gross Site Area	Constraints	Net Site Area	Net Site Area	Floor Area	Achieved FAR
		Acres	Acres	Acres	Square Feet	Square Feet	Floor Area / Net Site Area in Sq. Ft.
2001 – 2005	Commercial	21.20	14.03	7.17	312,499	59,782	.19
	Industrial (Tanner Electric Substation)	5.30	2.04	3.26	142,006	-	-
	Total Commercial & Industrial Development	26.50	16.07	10.43	454,505	59,782	.13
2006 – 2014	Commercial	11.51	0.0	11.51	501,325	53,563	0.11
	Industrial	4.12	0	4.12	179,467	1,200	0.01
	Total Commercial & Industrial Development	15.63	0	15.63	680,792	54,763	0.08

⁸ A floor area ratio (FAR) is the ratio of a building's total floor area to the size of the piece of land it is built on.
 Chapter 1 – Land Use Element
 North Bend Comprehensive Plan 2015 Update
 FINAL for Council Adoption December 8, 2015

H.7 Commercial and Industrial Land Supply

As shown in Table H.7 after deducting constraints, the City of North Bend has 250 net acres of vacant and redevelopable commercial, industrial, and mixed-use land within the current City boundaries. A market factor is the assumption for the variability of land that will not be on the market at any given time. There is not enough data or a high degree of variability to provide a solid market factor at this time. If a 10% market factor were applied, commercial and industrial land supply would go from 250 total adjusted net acres to 225 total adjusted net acres, a reduction of 25 acres. A 10% market factor is used for this example based on recently development trends observed by the City of North Bend.

Table H.7: Commercial and Industrial Land Supply – 2015

Commercial And Industrial Land Supply – 2015						
Land Characteristics	Gross Acres	Deductions		Net Acres	Market Factor %	Adjusted Net Acres
		Critical Area Acres	Public Purpose (ROW, Parks/OS, Utilities) %			
Commercial Vacant	41.865	14.965	20%	21.521	0%	21.521
Commercial Redevelopable	0.000	0.000	20%	0.000	0%	0.000
Industrial Vacant	258.837	56.694	20%	161.715	0%	161.715
Industrial Redevelopable	55.345	24.211	20%	24.909	0%	24.909
Mixed-Use Vacant	65.114	NOTE 1	10–20%	28.951	0%	28.951
Mixed-Use Redevelopable	19.509		0–20%	13.549	0%	13.549
Total: City Current Land Supply	440.670	95.870		250.645		250.645

Note 1

All deductions for Critical Areas, Public Purpose (ROW, Parks, Utilities), and Buildable Areas with a "No Change" assumption have been applied before division into commercial/residential acres. This has been done due to the development assumptions applied in conjunction with North Bend Zoning and Overlay District specifics.

H.8 Future Achieved and Assumed Development

Tables below represent the assumed densities North Bend used to calculate capacity within the current City limits. As shown in Table H.8.A, the LDR zone achieved a higher net density than assumed before the zoning regulations were modified. As shown in Table H.8.B, there has not been significant development to back up the assumed and achieved densities.

Table H.8.A: Assumed Future Residential Densities – 2015

Zoning	Achieved DUs/Acre (net)	Assumed DUs/Acre	Reasons/Documentation for Differences Between Achieved and Assumed DU/Acre
LDR	5.47	4	Majority of development has been in new plats. Zoning regulations have been modified to increase the minimum lot size and average lot size to reduce density. Assumed density is the gross density allowed by the zoning district.
CR	6.6	8	Only 2 projects have received preliminary approval to date, mid-range was chosen for assumptions. A 37 lot project has received preliminary plat approval at 6.43 DU per gross acre density. A 55 lot project has received preliminary plat approval at 6.8 DU per gross acre density.
CLDR	No Activity	2	No Activity.

HDR	No Activity	12	No Activity. No pipeline projects to date.
DC	5.91	16	Minimal Activity. Duplex and single-family units. One mixed-use development in the pipeline.
NB	No Activity	16	No Activity. One 12-unit project in the pipeline.

Table H.8.B: Assumed Future Non-Residential Densities

Zoning	Achieved FAR	Assumed FAR	Reasons/Documentation for Differences Achieved and Assumed FAR
DC (Total)	0.32	1.5	Minimal Activity. Three projects since 2005. FAR is the baseline allowed in the Development Standards regulations.
EP-1	0.01	.40	Minimal Activity. One permit that is not representative of zoning district potential.
EP-2	No Data	0.50	No Activity. Baseline maximum calculated.
IC	0.14	0.35	Minimal Activity that added additional footprint to an existing developed site. Not representative development that is allowed in the zone.
IMU	0.08	0.35	Minimal Activity that added a small % of additional space to the Mountain Valley Center. Binding Site Plan.
NB	0.68	0.75	Minimal Activity – One permit for a two story office building.
POSPF (Total)	0.13	None	No development assumed in this category with the exception of public infrastructure.

H.9 Methodology for Calculation

The following section describes the methodology used to calculate capacity for housing units and jobs.⁹

H.9.A Definition of Vacant and Redevelopable Land (North Bend)

Table H.9 summarizes the technical definitions used by all jurisdictions in the Buildable Lands Program to identify vacant and redevelopable parcels of land. Multiple columns reflect different methods used to screen for redevelopable land. Further detail about the methodologies employed by individual jurisdictions can be obtained by contacting the planning department for King County or the City of North Bend.

Table H.9.A: Definition of Vacant and Redevelopable Land – 2006

Vacant Land	Single-Family Redevelopable	Multi-Family Redevelopable	Mixed-Use Redevelopable	Commercial/Industrial Development
“Vacant” per city LU inventory	Parcel area > 0.5 acres	Existing use is SF residential	% of parcels where existing use is SF residential	All single-family usage goes away

H.9.B Deductions for Critical Areas, ROWs, Public Purposes, and Market Factors (North Bend)

Table H.9.B summarizes the methodology used by most jurisdictions through buildable lands to account for several factors that were assumed to reduce the supply of land that is theoretically developable.

⁹ For additional information refer to the 2014 King County Buildable Lands Report, <http://www.kingcounty.gov/property/permits/codes/2014%20KC%20Buildable%20Lands%20Report.aspx>.

- **Critical areas** includes streams and rivers (ST), wetlands (WL), slopes and slide and erosion hazards (SL), flood hazards (FH), seismic hazards (SM), wildlife habitat (WH), and shorelines (SH). The data was derived from the City Critical Area's map. A GIS overlay analysis was used to deduct the Critical Areas.
- **Future Right-of-Way & Public Purposes** are shown as percentages and are assumptions about the proportion of land, which is not constrained by critical areas that will likely be needed for future rights-of-way and land that will likely be needed for future public uses, such as drainage facilities and parks. For single-family zones a 33% deduction was applied, and for all other zones a 20% deduction was applied.
- **Market Factors** are shown in percentages and are assumptions about the proportion of land, which is not constrained by critical areas and not needed for future ROWs or public purposes, that is not likely to be available for development during the planning period. A zero percent market factor was applied to all zones.

H.9.C Assumed Future Square Feet of Floor Area per Employee (North Bend)

A summary of the assumptions made by the City of North Bend (as shown in Table H.5) about the capability of commercial and industrial space to house future employees:

- 500 to 550 square feet of floor area per employee in the commercial/office use category.
- 400 to 1000 square feet of floor area per employee in the industrial/warehouse use category.

The range indicates that different assumptions were made depending on the zone-based on King County Buildable Lands reporting of what has occurred in the area.

I. Directions for Future Growth

I.1 Urban Growth Area Annexation

The City's UGA offers many opportunities to provide high quality City services to future residents and businesses. Over the next twenty years, the City will entertain a variety of requests for annexation by property owners who value North Bend's services and recognize the need for City utilities and amenities in order to develop or redevelop their properties in an ecologically responsible manner. The purpose of the annexation goals and policies included in this Plan is to establish parameters which facilitate the smooth transition from King County to North Bend jurisdiction when areas within the UGA seek to be annexed by the City.

Annexation of property within the UGA should benefit the City, its residents, and property owners. The City benefits by its ability to hold new development to City standards, to extend its boundary in a logical manner, to expand its economic tax base, and to provide opportunities for new residential development that meet the needs of underserved populations.

Property owners and new residents gain the ability to participate in local government, which directly impacts their lives and property. They also gain access to local services including building and land use controls and City water and sewer systems.

Annexation which occurs before an area is ready to develop can overextend and cause inefficiencies in the provision of City services. Annexation can also act as an impetus for establishing urban densities and may encourage development before it is appropriate. Property owners may seek annexation if they can meet the annexation criteria outlined in Chapter 35A.14 RCW, and if they can establish the merit to their proposal to the satisfaction of the City.

When deciding whether to annex areas of the UGA, the City considers:

- the City's ability to provide City services;
- consistency with City population and employment targets;
- achievement of logical, regular boundaries;
- development potential of area to be annexed; and
- identification of existing or potential community.

I.1.a Residential

Additional specific measures will be proposed to ensure consistency of new growth with adopted population and employment targets. To comply with concurrency standards and achieve urban densities, extension of water and sewer would be necessary for all new development in the City. The City evaluates the potential to accommodate new residential development by infilling within the current City limits or on case-by-case basis at the time it is presented with an annexation proposal. Before accepting residential annexation proposals, the City will make a determination if required services have been extended to existing areas of the City in sufficient quantity to accommodate remaining growth targets. If the serviced land has not been created inside the City, the annexation shall be subject to compliance with the policies outlined below and with the annexation criteria in Chapter 35A.14 RCW.

LU - Goal 8: Develop agreements with King County to apply City-compatible development standards that will guide UGA land development prior to annexation.

Policies:

LU - 8.1 Require that unincorporated land that is adjacent to the City boundary be annexed to the City at the time development is proposed. The extension of City services to an area will not occur without that area first seeking annexation into the City.

LU - 8.2 Consider allowing unincorporated land that is located in the UGA, but is not adjacent to the City boundary and is not practical to annex, to develop subject to compliance with City Comprehensive Plan designations, zoning and other development standards, and impact mitigation requirements.

LU - 8.3 Include in interlocal agreements provisions regarding protection of sensitive land areas and environmental reviews, transportation system planning, and design and building permits for projects at specified threshold levels.

LU - 8.4 Pursue interlocal agreements with King County to address issues of potential concern to the City within the Urban Growth Area.

LU – 8.5 Evaluate proposed utility service extensions to ensure that development enabled by the utility extension is consistent with City development standards and policies of the Comprehensive Plan specifically including population and employment growth targets.

LU - Goal 9: *Annex areas within the Urban Growth Area consistent with the goals and policies of this Plan, the interlocal agreement policies of this Plan, and the general annexation policies listed below.*

Policies:

LU - 9.1 Encourage growth and development consistent with the City's ability to provide adequate and efficient services and facilities and the City's desire to maintain high quality service provisions in areas to be annexed.

LU - 9.2 Encourage economic growth consistent with the long-range financial position of the City and its residents in all annexation considerations.

LU - 9.3 Consider the opportunity to promote a healthy mix of residential, commercial, industrial, and parks and open space land uses when areas seek annexation.

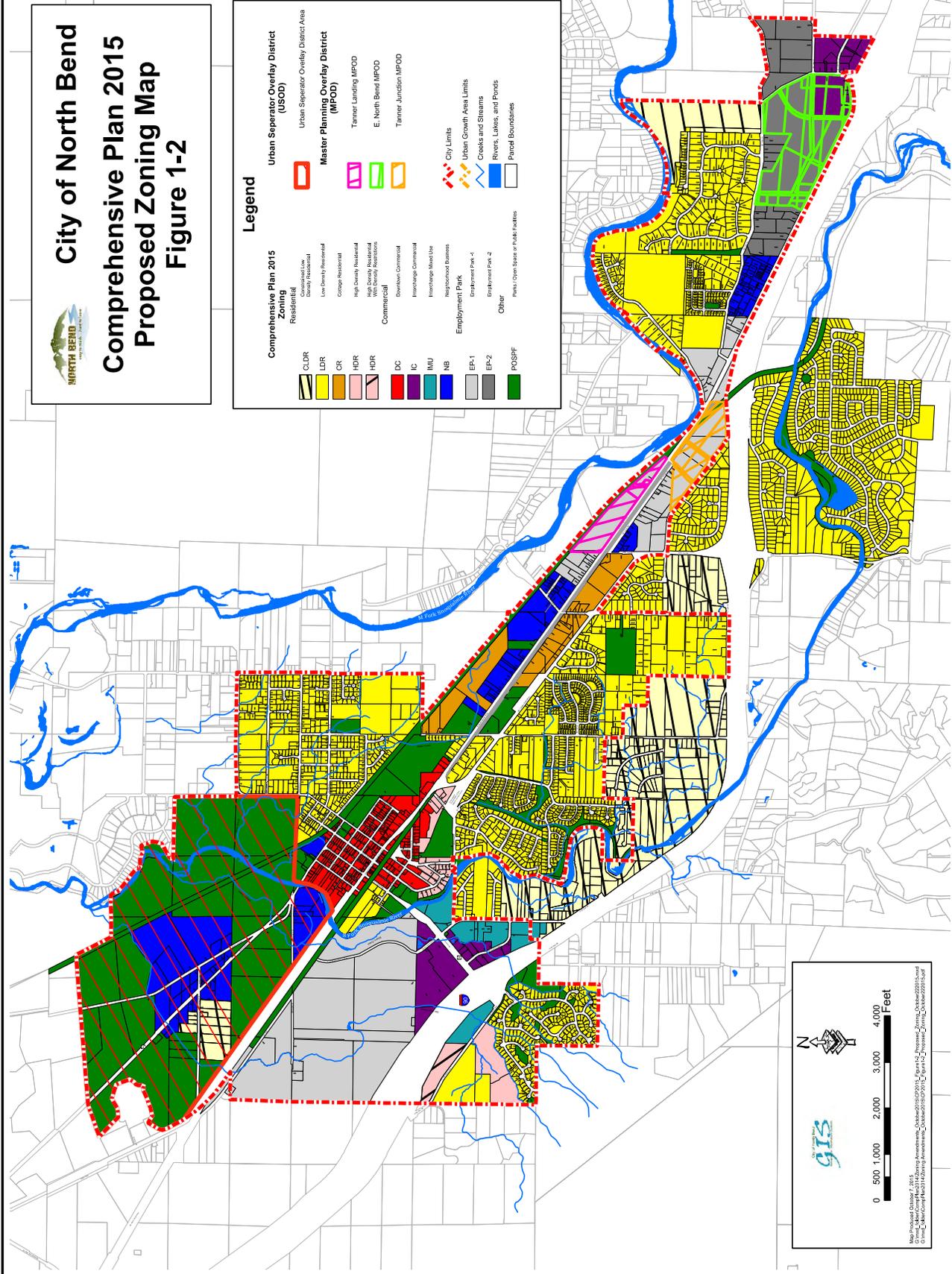
LU - 9.4 Work with property owners to preserve the existing neighborhood character and identity consistent with the goals and policies of the Comprehensive Plan in annexation proposals.

LU - 9.5 Provide for urban services within the City's Urban Growth Boundary at time of annexation.

LU - 9.6 Seek to expand the area of annexation proposed when such an expansion is based on natural features, would serve to make the City boundaries more regular, or where the area to be served is a logical extension of City service capabilities and is within the UGA.

DRAFT
10/22/2015

City of North Bend
Comprehensive Plan 2015
Proposed Zoning Map
Figure 1-2



Legend

Comprehensive Plan 2015 Zoning	Urban Separator Overlay District (USOD)
Residential	Urban Separator Overlay District Area
CLDR	Master Planning Overlay District (MPOD)
LDR	Trimmer Landing MPOD
CR	E. North Bend MPOD
HDR	Trimmer Junction MPOD
HDR	
DC	City Limits
IC	Urban Growth Area Limits
IMU	Creeks and Streams
NB	Rivers, Lakes, and Ponds
EP-1	Parcel Boundaries
EP-2	
POSPF	

Other

- Low Density Residential
- Single-Family Residential
- Medium Density Residential
- College Residential
- High Density Residential
- High Density Residential With Density Incentives
- Commercial
- Community Commercial
- Neighborhood Commercial
- Neighborhood Mixed Use
- Neighborhood Business
- Employment Park
- Employment Park - 1
- Employment Park - 2
- Other
- Parks, Open Space or Public Utilities

GIS

0 500 1,000 2,000 3,000 4,000 Feet

Copyrighted Content © 2015 Esri. All rights reserved. North Bend, Oregon, October 2015. This map is a derivative work of the City of North Bend Comprehensive Plan 2015 Zoning Map. The City of North Bend is not responsible for any errors or omissions in this map. The City of North Bend is not liable for any damages resulting from the use of this map.

City of North Bend Comprehensive Plan 2015 Neighborhood Map Figure 1-3



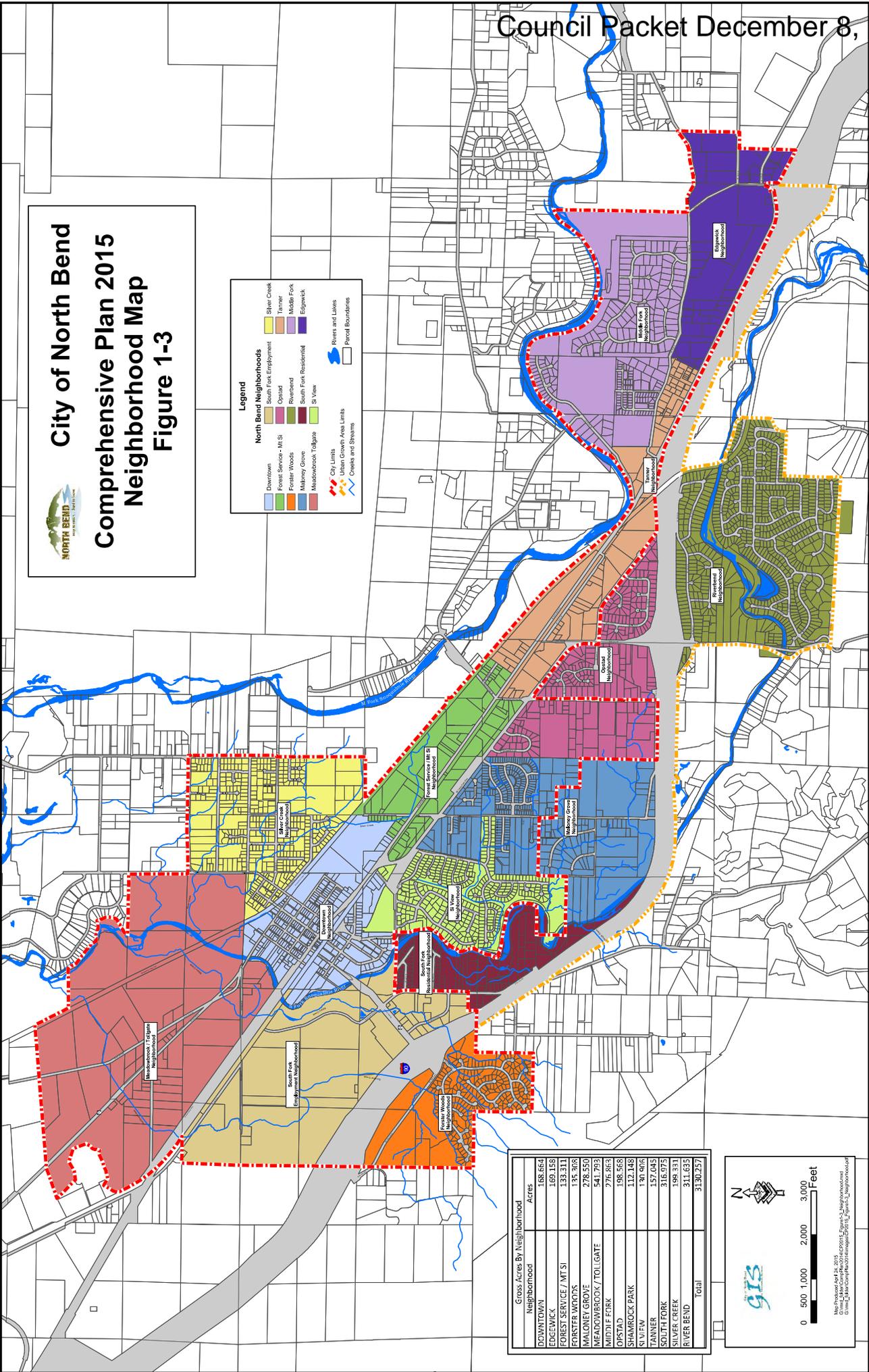
Legend

North Bend Neighborhoods

- Downtown
- Forest Service - Mt SI
- Forest Woods
- Maconet Grove
- Meadowcreek/Tollgate
- South Fork Employment
- Opstead
- Riverband
- South Fork Residential
- St View
- Silver Creek
- Tanner
- Middle Fork
- Edgewick

Other Features

- City Limits
- Urban Growth Area Limits
- Creeks and Streams
- Rivers and Lakes
- Parcel Boundaries



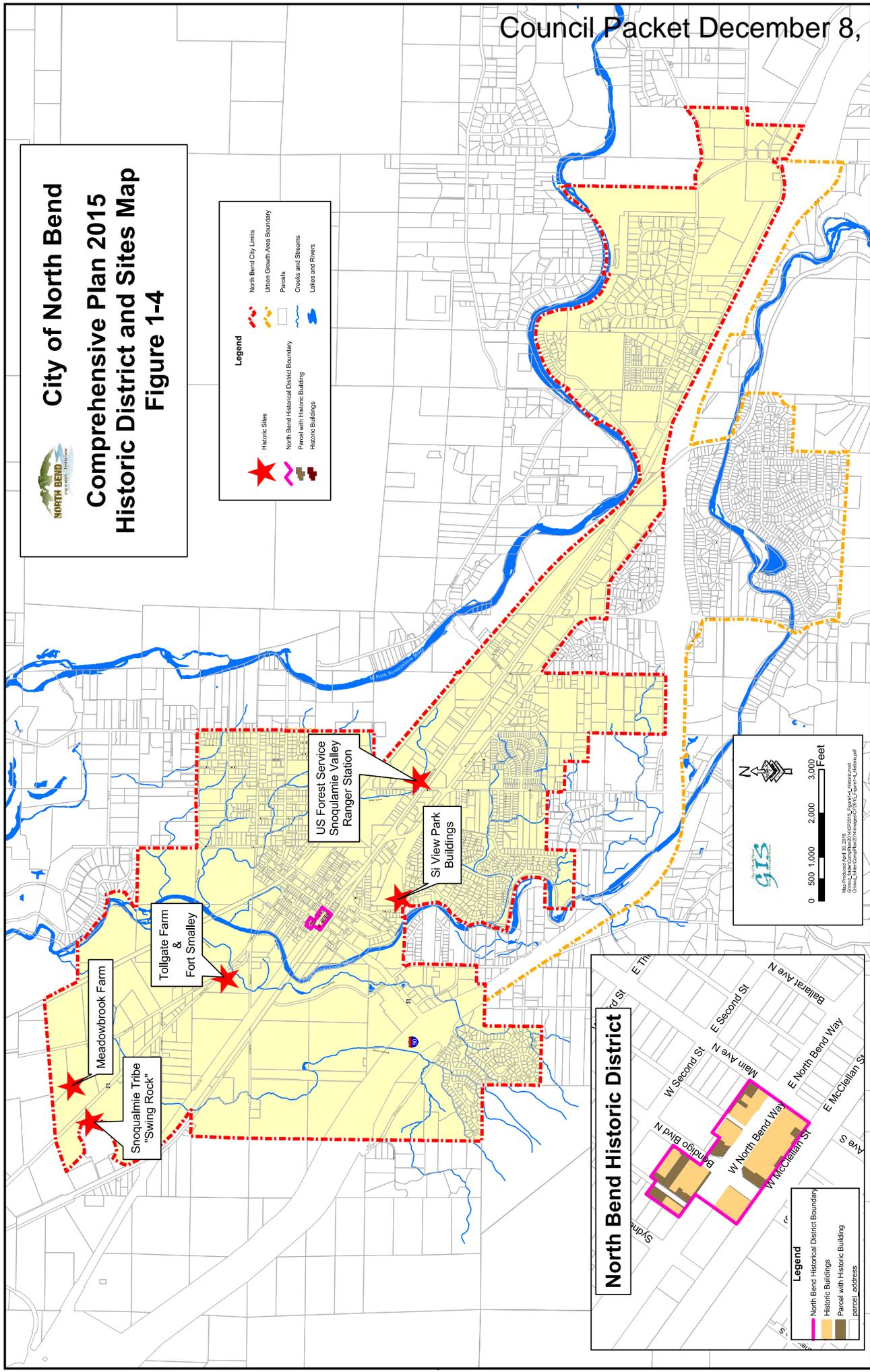
Neighborhood	Gross Acres By Neighborhood
DOWNTOWN	168,664
EDGEWICK	160,165
FOREST SERVICE / MT SI	133,311
FORESTER WOODS	135,702
MALONET GROVE	278,550
MEADOWCROCK / TOLLGATE	541,175
MIDDLE FORK	776,865
OPSTAD	198,565
SHAMROCK PARK	112,148
ST VIEW	130,406
TANNER	157,045
SOUTH FORK	316,975
SILVER CREEK	199,331
RIVER BEND	311,635
Total	3,130,257

GIS

0 500 1,000 2,000 3,000 Feet

Map prepared April 24, 2015
Map File: C:\GIS\MapServer\images\GP15_EPlan-3_Neighborhoods
GIS File: C:\GIS\MapServer\images\GP15_EPlan-3_Neighborhoods

City of North Bend
Comprehensive Plan 2015
Historic District and Sites Map
Figure 1-4



Legend

- Historic Sites
- North Bend City Limits
- Urban Growth Area Boundary
- Parcels
- Creeks and Streams
- Lakes and Rivers
- North Bend Historical District Boundary
- Parcel with Historic Building
- Historic Buildings

GIS

0 500 1,000 2,000 3,000 Feet

Map Produced April 28, 2015
 GIS Data: Comprehensive Plan 2015
 GIS Data: City of North Bend
 GIS Data: Oregon State University

North Bend Historic District

Legend

- North Bend Historical District Boundary
- Historic Buildings
- Parcel with Historic Building
- parcel_address



Gerald F. Richman 1,4
Alan G. Greer 1,4
John M. Brumbaugh 1
Charles H. Johnson 2
Gary S. Betensky 4
Diane Wagner Katzen 5
Manuel A. Garcia-Linares 3
Mark A. Romance
John G. White, III
Lyle E. Shapiro
Michael J. Napoleone
Ronald P. Ponzoli, Jr.
Eric M. Sodhi
Leora B. Freire
Adam M. Myron
Joshua L. Spoot
Georgia A. Thompson 5
Nathaniel M. Edenfield
Amanda R. Keller
Brett L. Goldblatt
Leslie Arsenault Metz
George L. Metcalfe, Jr.

REPLY TO:
Miami

December 2, 2015

Mayor Hearing and
City Council
City of North Bend
21 Main Street
North Bend, WA 98045

Re: Zoning Map Amendment
Properties East of Wood River Neighborhood

Steven Naclerio, Of Counsel
Manuel Farach, Of Counsel 4,5,6

Robert L. Floyd (1918-2007)
Ray H. Pearson (1922-2004)
Kenneth J. Weil (1940-2010)

Honorable Mayor Hearing and Council Members,

- 1 Certified in Civil Trial Law
By The Florida Bar
- 2 Certified in Wills, Trusts & Estates
By The Florida Bar
- 3 Certified Public Accountant
in Florida
- 4 Certified in Business Litigation
By The Florida Bar
- 5 Florida Supreme Court
Certified Civil Court Mediator
- 6 Certified in Real Estate Law
By The Florida Bar

I am the managing member of Washington Land DS, LLC. We own the only two parcels of land located “east of the Wood River neighborhood” that the City’s public notice states is being considered for down-zoning to Constrained Residential (CLDR). We just learned of this potential down-zone last week, and write to urge the City Council retain the current Low Density Residential (LDR) zoning of our two parcels. This LDR zoning is held in common with all other residential properties located north of SE 140th Street and south and east of the Middle Fork of the Snoqualmie River. We see no good reason for treating our two parcels differently from the remainder of this residential neighborhood.

Our local land use counsel of Williams Kastner PLCC is presenting a letter speaking to Growth Management Act and other land use laws providing the framework for lawful rezoning actions. Let me address issues of mutual interest to the City and us concerning North Bend’s future, and the role that Washington Land DS has and will play in this future.

First, we understand the City Council has considerable angst with the many lots and homes now in the City’s development pipeline. The down-zone is seen as a way to temper this growth. We affirm to you that Washington Land DS has no near term (3-5 year) or even longer term (6-10 year) intent to sell or pursue development of its two parcels. We purchased the 47 acre parcel in 2005, and the narrow 3.5 acre parcel abutting Wood River in 2014, both as long-term investments. There are no loans or other debt on the parcels requiring

Mayor Hearing and
City Council
December 2, 2015
Page 2

pursue a sale or development to pay off debt. Down-zoning our parcels would have no effect in the current spurt of residential development the City is currently experience.

Second, Washington Land DS has amply shown its good faith as a steward of its land by recently stopping the ill-conceived Twin Falls preliminary subdivision. This application proposed 12 oddly shaped lots and awkward road access within a 100-foot wide strip of land located between Wood River and our 47 acre parcel. Attached is a map showing this proposed subdivision. We stopped this bad development proposal by purchasing the parcel from the developer in 2014. Our purchase at the appraised value was based on current Low Density Residential zoning. Down-zoning to Constrained Residential really has an adverse impact in this investment, which again we made to respect the land and to protect the integrity of residential development in east North Bend.

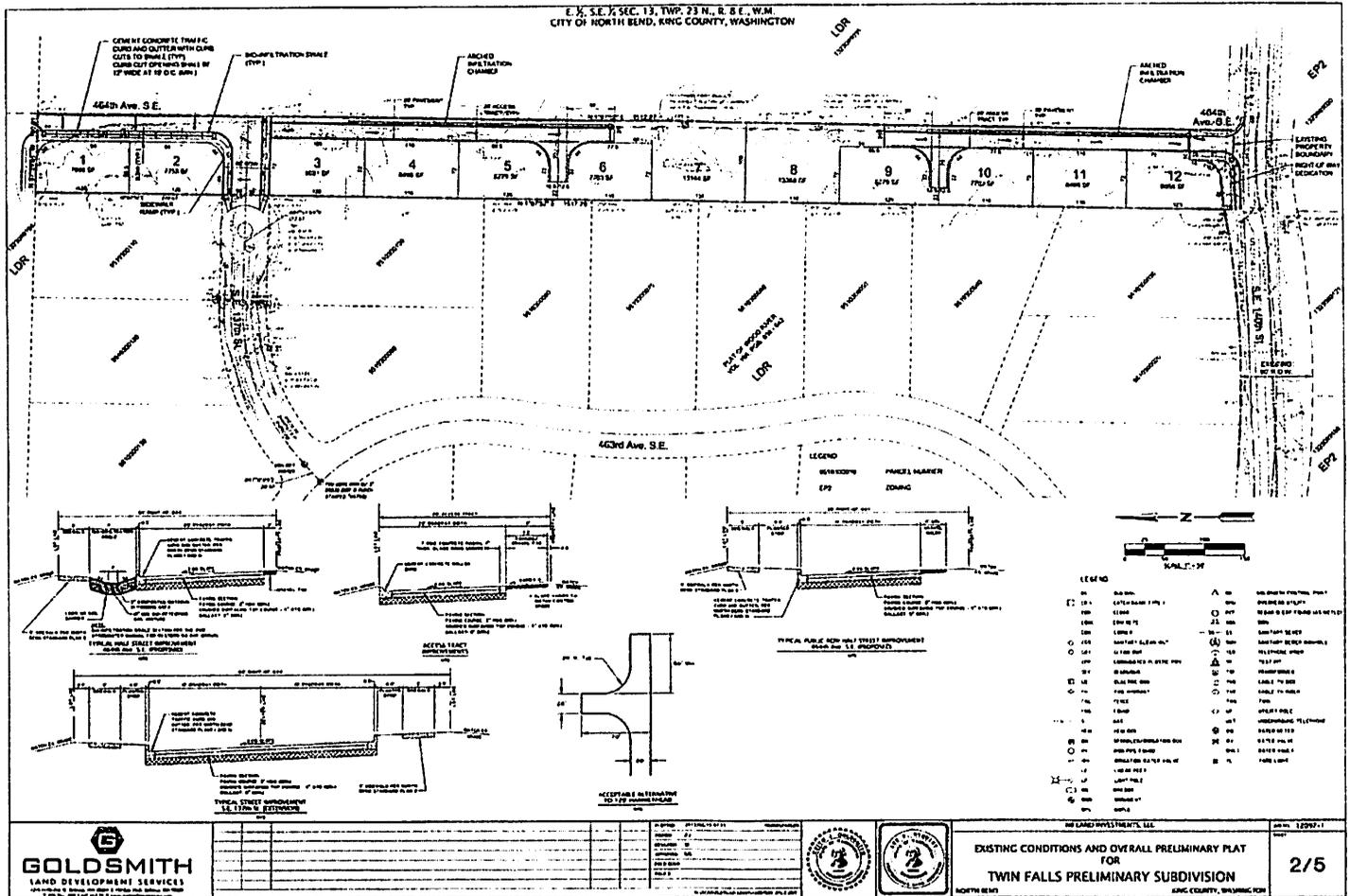
In closing, we greatly value our North Bend properties, and we have shown ourselves to be a positive part of the North Bend community. We simply ask the City to not down-zone our parcels with the current proposal. We are happy to work with City Staff and the Council on the longer term vision of our 50 acres, but ask this not be done in a hurried fashion as part of a late addition to the 2015 Comprehensive Plan update.

Sincerely,



Charles M. Johnson

cc: Allan Wallace, Williams Kastner PLLC





December 2, 2015

28062.0101

SENT VIA EMAIL TO soppedal@northbendwa.gov

Mayor Hearing & City Council
City of North Bend
211 Main Avenue North
North Bend, WA 98045

Re: Zoning Map Amendment
2015 Comprehensive Plan Update
December 8, 2015 Public Hearing

Dear Honorable Mayor Hearing and Council Members:

Williams Kastner PLLC is legal counsel for Washington Land DS, LLC, the owner of two parcels recently proposed for down-zoning. We request the City Council not approve the down-zone of “properties east of the Wood River neighborhood” as specified in the City’s public notice. There are only two parcels fitting this description, and both are owned by Washington Land DS. Singling out this ownership for disparate zoning treatment poses numerous inconsistencies with the 2015 Comprehensive Plan Update and Growth Management Act (“GMA”) mandates. Washington Land DS has no near term development plans, and simply asks that the future of its property be addressed through a careful and collaborative process, not through a late addition to the 2015 Comprehensive Plan Update. I now proceed to explain our objection to the down-zoning in more detail.

- 1. Washington Land DS’s parcels are dry and relatively flat, and have no “development constraints” as specified by the Comprehensive Plan Land Use Element that would warrant application for the City’s Constrained Residential (CLDR) zone classification.**

The GMA requires North Bend’s Zoning Map to be consistent with and implement North Bend’s Comprehensive Plan. Down-zoning Washington Land DS’s two parcels impermissibly conflicts with the North Bend Comprehensive Plan 2015 Update. The Land Use Element’s predicate for use of the Constrained Residential Zone is the following:

Constrained Residential (CLDR)

Constrained Residential is a portion of the Low-Density Residential designation **that is recognized for having development constraints**, such as frequently flooded areas, geologically hazardous areas, river and stream corridors, channel migration areas, wetlands, and native wildlife and fish habitat. Density in this area is expected to reach a

Williams, Kastner & Gibbs PLLC
Two Union Square
601 Union Street, Suite 4100
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maximum of two dwelling units per acre. The CLDR area is currently located in floodplain and floodway areas adjacent to the South Fork of the Snoqualmie River.¹

Review of North Bend critical areas maps shows that none of the “development constraints” identified in the Comprehensive Plan for application of the Constrained Residential zone exist on Washington Land DS’s two parcels. In sharp contrast, North Bend’s current proposed application of Constrained Residential zoning elsewhere is almost entirely upon land greatly impacted by either the 100-year flood plain or creeks and streams, or both. Again, Washington Land DS’s two parcels are confirmed by City maps to be outside the 100-year flood plain and not having any streams or creeks.

- 2. Comprehensive Plan Policies provide no predicate for establishing a semi-rural neighborhood inside the City or use of Constrained Residential zoning as a surrogate for semi-rural residential zoning.**

We heard that certain Council members decry loss of North Bend’s semi-rural character, in tandem with resulting concern over change to North Bend from the current spurt of residential development. Rezoning land east of Wood River is seen as a way to re-assert semi-rural development character, in addition to tamping down residential growth inside the City, according to the discussion at Council CED Committee meeting of August 12, 2015.

However, review of Chapter 1: Land Use Element and Chapter 3: Housing Element discloses no Comprehensive Plan mandate to implement semi-rural residential zoning. Down-zoning Washington Land DS’s two parcels to implement an ad hoc purpose of establishing semi-rural residential development is inconsistent with the Comprehensive Plan and violates GMA mandates.

- 3. There are no substantial changes in circumstances since the original zoning of Washington Land DS’s two parcels for Low-Density Residential that must be shown to warrant a rezone.**

Rezoning of specific parcels and ownerships under the authority of a Comprehensive Plan Update has come under scrutiny by reviewing courts. There is concern that individualized rezones approved in context of a Comprehensive Plan Update improperly skirt the long-standing common law

¹ Emphasis added. Chapter 1- Land Use Element North Bend Comprehensive Plan 2015 Update DRAFT July 21, 2015.

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requirement that a rezoning proponent must show a substantial change in circumstances since the original or last zoning to be lawful.²

Here, there is only one property owner in the City affected by the proposed down-zone to Constrained Residential,³ there is no Comprehensive Plan mandate for application of this zoning to land not affected by specified “development constraints,” and no other changed circumstances affecting Washington Land DS’s two parcels are shown to exist. Under these facts, the down-zone of Washington Land DS’s two parcels would not survive judicial scrutiny under the legal standard of review requiring a showing of changed circumstances.

4. Washington Land DS’s two parcels are well-located to accommodate residential development with minimal impacts to traffic and infrastructure.

The Middle Fork neighborhood has great I-90 access via nearby Exit No. 34, significantly reducing impact to North Bend roads. Sallal Water Association has ample domestic water supply. Imposing semi-rural residential density near North Bend’s historic core would have far greater effect in reducing impacts of residential growth on traffic congestion and other infrastructure.

We urge the City Council to retain Low-Density Residential zoning of Washington Land DS’s two parcels located east of Wood River. We oppose down-zoning to Constrained Residential when the Comprehensive Plan predicate for this zoning-“land that is recognized for having development constraints“- simply does not exist.

² See *Henderson v. Kittitas Cty.*, 124 Wn. App. 747, 754 100 P.3d 842, 845 (2004) and *Tugwell v. Kittitas Cty.*, 90 Wn. App. 1, 8, 951 P.2d 272, 275-76 (1997) (quoting *Bassani v. Board of County Comm’rs*, 70 Wn. App. 389, 394, 835 P.2d 945 (1993)).

³ All other parcels for proposed down-zoning to Constrained Residential are within current City limits, so such zoning would only apply upon annexation.

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Very truly yours,

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City Council Agenda Bill

SUBJECT:		Agenda Date: December 8, 2015	AB15-138	
<p>A Resolution Authorizing Adoption of Proposed Amendments to the 2015 Comprehensive Plan Pertaining to the Parks Element</p> <p>Cost Impact: N/A</p> <p>Fund Source: N/A</p> <p>Timeline: Immediate</p>		Department/Committee/Individual		
		Mayor Ken Hearing		
		City Administrator – Londi Lindell		
		City Attorney - Mike Kenyon		
		City Clerk – Susie Oppedal		
		CED Senior Planner – Mike McCarty		X
		Finance – Dawn Masko		
		Public Works – Mark Rigos		
Attachments: Resolution, Parks Element				
<p>SUMMARY STATEMENT:</p> <p>Attached is the Planning Commission’s Recommendation on the Parks Element of the Comprehensive Plan updated as required per the Comprehensive Plan periodic update under RCW 36.70A.</p> <p>The element has been updated to correct outdated information, describe more recent public input on park and recreation needs within the community, and update the 6-year Parks Capital Facilities Element based on that public input. The element has also been simplified, eliminating redundant or extraneous information.</p> <p>The Parks Commission reviewed the Parks Element and provided significant amendments during their meetings throughout 2015, which included a Public Workshop on June 24. The Parks Commission provided a recommendation of approval on September 23, 2015.</p> <p>The Planning Commission reviewed the Parks Commission’s recommendation on the Parks Element on September 24 and October 22, 2015, and provided a recommendation of approval following a public hearing on October 22, 2015.</p>				
<p>COMMITTEE REVIEW AND RECOMMENDATION: The CED Committee reviewed the proposed amendments at their November 18, 2015 meeting and recommended approval, subject to minor edits which have been incorporated into the document.</p>				
<p>RECOMMENDED ACTION: MOTION to approve AB15-138, a resolution authorizing adoption of proposed amendments to the 2015 Comprehensive Plan pertaining to the Capital Facilities Element.</p>				
RECORD OF COUNCIL ACTION				
<i>Meeting Date</i>		<i>Action</i>	<i>Vote</i>	
December 8, 2015				

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, AUTHORIZING ADOPTION OF PROPOSED AMENDMENTS TO THE PARKS ELEMENT OF THE NORTH BEND COMPREHENSIVE PLAN FOR THE 2015 COMPREHENSIVE PLAN UPDATE

WHEREAS, the City is required to prepare a Comprehensive Plan under the Growth Management Act (“the GMA”) and is required by RCW 36.70A.040 to implement the Plan with development regulations that are consistent with the Plan; and

WHEREAS, RCW 36.70A.130 requires the City to review and, if needed, revise the Comprehensive Plan and development regulations on a periodic basis to ensure the Plan and regulations comply with the GMA; and

WHEREAS, on April 15, 2014 the City Council directed staff and the Parks Commission and Planning Commission to proceed with certain amendments to the 2015 Comprehensive Plan and public participation plan with passage of Resolution No. 1647; and

WHEREAS, the Parks Commission and Planning Commission have implemented the scope of work as directed by Resolution No. 1647 and formulated amendments necessary to ensure the Comprehensive Plan is in compliance with the current provision of the Growth Management Act and King County Countywide Planning Policies; and

WHEREAS, the Parks Commission reviewed the Parks and Open Space Element (“Parks Element”) at its January 28, March 11, March 25, May 27, June 24, July 22, August 26, and September 23, 2015 meetings, held a Public Workshop on the Parks Element on June 24, 2015, and recommended approval of the amended Parks Element on September 23, 2015; and

WHEREAS, the Planning Commission reviewed the amendments to the Parks Element at its September 24 and October 22, 2015 meetings, held a Public Hearing on the Parks Element on October 22, 2015, and recommended approval of the amended Parks Element on October 22, 2015; and

WHEREAS, the proposed amendments were submitted to the Washington State Department of Commerce and Washington State Recreation and Conservation Office for review on September 16, 2015; and

WHEREAS, a SEPA Determination of Non-Significance (DNS) was issued for the Parks Element and all other amendments to the Comprehensive Plan on November 11, 2015;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Approval of Proposed Amendments: The City Council supports the proposed amendments to the North Bend Comprehensive Plan Parks Element, attached hereto as Exhibit A.

Section 2. Authorization of Comprehensive Plan Amendments: The City Council hereby directs that the amendments described in Section 1 be included as part of a future ordinance in which all of the 2015 Comprehensive Plan amendments will be adopted collectively.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 8TH DAY OF DECEMBER, 2015.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Effective:
Posted:

Susie Oppedal, City Clerk

CHAPTER 8: PARKS AND OPEN SPACE ELEMENT

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CHAPTER 8: PARKS AND OPEN SPACE ELEMENT



A. INTRODUCTION

The Parks and Open Space Element (“Parks Element”) serves as the City's guide for acquiring, developing and maintaining parks, recreation facilities, trails, and wildlife habitat lands. In addition, certification of this Element by the Washington State Recreation and Conservation Office will maintain the City's eligibility for state and federal funds that are administered by that agency.

The element incorporates the findings and recommendations from the numerous planning processes undertaken by the City since the adoption of the previous version of the plan in 2010. All of these planning processes involved extensive public involvement opportunities.

A.1 Overview

The City has a good parks, recreation and open space system, complemented by the wide array of outdoor resources and opportunities provided by county, state and federal agencies. In fact, over 628 acres, or about 21% of the land inside the City limits and Urban Growth Boundary (UGA) are in public ownership as parks, public facilities, wildlife habitat or open space areas.

As such, the outdoor recreation opportunities in and around North Bend are outstanding. Hiking, fishing, horseback riding, mountain and road bicycling, rock climbing, skiing, river sports, observation of nature, and the presence of scenic areas abound, all within only a short distance of the City limits. Mount Si rises dramatically above the Valley floor, with its popular trailheads only a five-minute drive from downtown North Bend. Snoqualmie Pass, a major ski resort destination, is only thirty minutes away. This area provides access to year around recreational activities in the Mt. Baker-Snoqualmie National Forest, including access to the nationally recognized Alpine Lakes Wilderness Area and Pacific Crest Trail.

Residents choose to live in North Bend, and visitors travel here, in large part because of the rural atmosphere and outstanding local and regional outdoor recreation and open space amenities. In numerous surveys conducted by the City and other relevant recreation agencies over the years, respondents have stated the top community goals should be retaining rural character and the preservation of natural areas.

Given the significant growth rate that is occurring, the City of North Bend will have important outdoor park, recreation, wildlife habitat and open space needs. Adequately providing for these needs will allow North Bend to remain a desirable rural community.

A.2 Purpose of the Parks and Open Space Element

The primary purpose of the Parks and Open Space Element is to direct actions related to the conservation, development, and management of North Bend’s park, recreation, wildlife habitat and open space infrastructure. Actions are intended primarily to benefit residents while also playing a key role in continuing to attract visitors and enhance the local economy.

This Element is focused on outdoor park and recreation needs and opportunities. Although the City realizes the need to plan for indoor recreation programs and activities, this Element does not specifically address those needs, and such needs are largely addressed by the Si View Metropolitan Parks District. The Element has a six-year time frame and will need to next be updated in 2021 to meet State Recreation and Conservation Office park and recreation grant eligibility requirements. The list of park projects to be constructed and their anticipated funding sources will be updated periodically as projects are completed and additional projects are prioritized.

A.3 Relationship to Comprehensive Plan and Regulatory Role

The Growth Management Act (GMA) requires a park and recreation element that implements, and is consistent with, the City's Capital Facilities Element as it relates to park and recreation facilities. The park element shall include: (a) estimates of park and recreation demand for at least a ten-year period; (b) an evaluation of facilities and service needs; and (c) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

King County Countywide Planning Policies (CPP) provide local direction to implement the GMA mandate for consideration of park and recreation needs including open space. CPP policy EN-4 calls jurisdictions to identify and preserve regionally significant open space networks and develop strategies and funding to protect them. The City of North Bend implements this policy through the City's existing park and open space resources and planned improvements.

The North Bend City Council adopted the current update of this plan upon the recommendations of the Planning Commission and Parks Commission, and following a public workshop and public hearing. As such, it is recognized as providing an official basis for legislative, quasi-judicial and administrative decisions on matters relating to the area of parks, recreation, wildlife habitat and open space acquisition, development, and maintenance falling within City limits and the urban growth area.

B. DESCRIPTION OF THE PLANNING AREA

B.1 Service Area

The planning or service area for the Parks and Open Space Element is the city limits of North Bend and its Urban Growth Area (UGA). (Hereinafter, the North Bend UGA is defined as including the city limits of North Bend and its Urban Growth Area.) However, it is recognized that surrounding residents in the Upper Snoqualmie Valley also have an impact on the demand for North Bend services. Therefore, unincorporated areas of King County that are adjacent to North Bend's UGA will be considered. These "potential impact areas" include areas that, when developed, may have an effect on parks and recreation services or the quality of life for North Bend residents.

B.2 Population Trends

North Bend's population remained essentially static for the decade of the 2000s due to the 10-year long water moratorium that occurred during that period. However, significant new development is now occurring, together with corresponding substantial population growth.

In 2015, the City updated the Land Use Element of the Comprehensive Plan, which includes 2035 population projections based on development of the remaining vacant and re-developable land within the city and its UGA, subject to growth assumptions. This analysis determined that based on current zoning and growth assumptions, the City and existing UGA have the capacity to accommodate an additional 2,331 dwelling units. Factoring 2.22 persons per renter-occupied household (39.2% of units based on current proportions) and 2.8 persons per owner-occupied household (60.8% of units based on current proportions), this translates to an additional 5,978 people added to North Bend's 2010 population of 5,731 (US Census 2010) and estimated 2010 UGA population of 2,692, totaling 14,401 people in 2035.

Table 1 shows the population projections that will be used for the purpose of the Parks and Open Space Element. For the 6-year growth estimate for this plan (through 2021), it is assumed that 2/3 of the remaining growth through 2035 will

occur, based on the residential development projects currently under review or in the pipeline (anticipated to be submitted within the next few years).

TABLE 1 -POPULATION PROJECTIONS

	2010 US Census, City Limits	2014 US Census Estimate, City Limits	Forecast 2021 (2/3 of 2035 Forecast of City and UGA)	2035 Forecast (City and UGA)
City Population	5,731	6,578	9,601	14,401

Table 2 shows that the residents in the City of North Bend are fairly young, with 61% of the population being under the age of 45. The median age is 38.7 years, and 67% are family households (2010 Census). The past decade has seen an increase in the percentage of children that make up the population and a decrease in the percentage of senior citizens (over 65 years). The household size within the City is expected to drop, consistent with national trends.

TABLE 2 - NORTH BEND AGE DISTRIBUTION IN 2010

AGE RANGE	POPULATION	% OF TOTAL
0 - 19 years	1,688	29.4%
20-44 years	1,815	31.8%
45-64 years	1,688	29.4%
65+ years	540	9.4%
TOTAL	5,731	100%

Source: 2010 Census, City of North Bend

B.3 Wildlife Habitat

Most of North Bend is located on the floodplains of the South Fork and Middle Fork of the Snoqualmie River, and includes significant areas of riparian forest on public lands and within the critical area buffers of rivers and streams. Many species use these riparian forests for cover, foraging and breeding. Elk, deer, river otter, mink and beaver most commonly use this habitat type. Other species that may be present or pass through include black bear, cougar, bobcat, weasel, deer mice and other rodent species, shrews, and bats.

Wetlands throughout the floodplain provide habitat and flood control benefits within North Bend, especially on the western edge of the city. Many animal species use these wetlands for all or part of their lives. The more structurally diverse wetlands (i.e., more tree and shrub cover) provide the most optimum habitat. Many species of birds and amphibians are particularly dependent on wetlands for critical breeding habitat.

Early settlers described much of the floodplain as “prairie.” This large open area was maintained by Native Americans in order to perpetuate certain edible plant species such as camas and berries. Fire was used to remove invading shrubs and trees. Today, what remains of the former prairies are largely farm fields, bisected by roads and highways. These transportation corridors are significant barriers for wildlife movement.

These farm fields provide habitat for small mammals and birds and are regularly patrolled by raptors, owls and coyote. In some areas, larger mammals such as deer, elk and black bear forage or use the fields to move to areas providing better habitat and cover. The largest remaining area of this particular habitat type occurs in the western end of the city. It includes Meadowbrook Farm, Tollgate Farm, miscellaneous intervening properties, and the field south to the Nintendo complex. Because of the presence of multiple large protected public fields, the local elk population has been increasing dramatically over the last several years. Addressing the management of this elk herd and the attendant damage that elk can cause to property has become a significant concern in the valley. Land use and park and recreation planning should

be done consistent with the objectives of protecting the needs of this herd while minimizing the potential for human and elk conflicts.

The South Fork and Middle Fork Snoqualmie Rivers provide a special aquatic habitat. In spite of dikes along portions of the rivers, they still provide excellent habitat for such fish species as cutthroat trout, rainbow trout, whitefish, and sculpin. Although the rivers are still listed as possibly having habitat for the federally listed bull trout, the species no longer appears to exist in the rivers. Habitat for fish spawning is particularly good where the river is still connected with its off-channel floodplain. Parts of Ribary Creek provide excellent spawning habitat for cutthroat trout because of its heavily vegetated banks and clean sediments. Gardiner Creek also supports a healthy population of cutthroat trout.

C. EXISTING AREAS AND FACILITIES

C.1 Overview

The City of North Bend lies in close proximity to hundreds of thousands of acres land owned by city, county, state, and federal agencies. These lands are depicted on Figure 8.3. Information on key sites, located in the proximity of North Bend, is provided below, including more detailed information on the wildlife habitat values of these lands and the parks and recreation facilities inside the North Bend UGA.

C.2 City of North Bend Areas and Facilities

City-owned parks, recreation, open space and wildlife habitat areas and facilities are depicted on Figure 8.1. Table 3 in Section IV summarizes recreational facilities in the North Bend UGA.

E.J. Roberts Park: This is a 4.9-acre neighborhood park. Improvements include playground areas, two tennis courts, a practice basketball court, restrooms, paved pathways, landscaping, and paved parking for ten vehicles. The park lies east of downtown within the Silver Creek neighborhood.

Gardiner-Weeks Memorial Park: This 3.3 acre neighborhood park has approximately 200 feet of frontage on the South Fork of the Snoqualmie River and is located on Bendigo Boulevard, a key gateway to the City. The Snoqualmie Valley Historical Museum and the Mount Si Senior Center are located within the park boundaries. Other facilities include a gazebo, picnic tables, and a short, paved walking path. A paved parking lot is provided at the Senior Center and a small gravel parking lot is provided at the corner of Park Street and Bendigo Boulevard.

Meadowbrook Farm Park: Meadowbrook is a 460-acre, historic farm property located in the cities of North Bend and Snoqualmie that commands sweeping views of Mount Si and the Cascade Mountain Range. In the late 1800's, it was a thriving hop ranch and was later used for vegetable crops and dairy farming through the 1960's. Meadowbrook Farm is owned by the Cities of North Bend and Snoqualmie, and is managed by the Meadowbrook Farm Preservation Association.

A Master Plan for Meadowbrook Farm was adopted in 1999 and updated in 2013. The 460-acre property offers passive recreational opportunities, including nature appreciation, trails, environmental interpretation and native habitat protection. The fields on the property are also used for recreational and community events that require large spaces. A 2,400 square foot Interpretive Center building is located on the property, providing meeting space for public and private events, classes and the like.

Meadowbrook Farm is part of a wildlife corridor in the Upper Snoqualmie Valley connecting numerous protected lands surrounding the City, and supports a diversity of habitats. Elk herds use many of the habitats on the site and are routinely seen grazing on Meadowbrook Farm. They are a popular attraction with local residents and visitors to the area. Wildlife habitats and habitat values on Meadowbrook Farm are further described in the Meadowbrook Farm Master Plan.

Riverfront Park: This 26.8 acre undeveloped property has approximately 1,000 feet of frontage on both sides of the South Fork of the Snoqualmie River between Bendigo Boulevard and W. North Bend Way, including 4 acres on the right bank and 22.8 acres on the left bank. The park includes informal trails along the levees and access to the shoreline for

fishing and swimming. The northern portion of the levee on the right bank, and the southernmost portion of the levee on the left bank remain private property. This undeveloped and protected river riparian corridor is important for all kinds of wildlife, particularly birds, and helps to maintain habitat and water quality critical to fish in the upper basin. The City, together with the Mountains to Sound Greenway Trust, has worked hard over the last few years to clear this forested area of invasive English ivy and English holly, improving the health of the forest for diversity and wildlife habitat.

Si View Subdivision Park: This 13 acre park includes river access on the top of the flood levee, paved walkways, playgrounds and a multi-purpose sports court.

Tannerwood Park: This 0.8 acre park is located within the Tannerwood Subdivision, and includes paved walkways, large lawn areas, as well as city-owned stormwater infrastructure.

Tanner Trail: The Tanner Trail is a partially city-owned railway and trail corridor located on the south side of North Bend Way. The 100-foot right-of-way runs from the western limits of the City to the Tanner Road/Tanner Mill site where it intersects with the King County Snoqualmie Valley Trail. The Northwest Railway Museum operates the historic tourist railroad in the summer and during the winter holiday season between Snoqualmie and North Bend. A pedestrian and bicycle trail runs parallel to the railroad tracks. This trail links downtown North Bend with residential areas, medical and social services and recreational river frontage. The Tanner Trail is paved and landscaped from East Park Street to Main Avenue North. The remainder of the trail surface is gravel.

Tollgate Farm: Tollgate Farm is a historic 410-acre farm and open space property owned by the City of North Bend and King County. All portions of Tollgate Farm located within the City limits of North Bend are owned by the city, with the remainder owned by King County. Tollgate Farm is adjacent to Meadowbrook Farm and preserves important agriculture, wildlife, open space, archeological and historic resources.

In 2001, the City and County purchased 380 acres of the 410-acre Tollgate Farm for public park, open space and natural area purposes. King County purchased 330 acres, of which 165 acres is located outside the North Bend UGA. An additional 40 acres, containing most of the central meadow portion of the farm, was purchased jointly by King County and the City of North Bend. The remaining ten (10) acres in the Central Meadow, containing the 100-year-old historic Tollgate Farmhouse, was purchased by the City of North Bend. In 2008, through the Intergovernmental Land Transfer Agreement, King County transferred the remaining 204 acres under their ownership that were located within the City limits to the City of North Bend.

Tollgate Farm Park, within the broader Tollgate Farm property, is a 49-acre park owned by the City of North Bend and managed by the Si View Metropolitan Park District, through an interlocal agreement with the City. The scenic agricultural pasture has unobstructed views of Mt. Si and the Cascade Mountains and is considered a local and regional icon. The park contains restrooms, a playground, picnic tables, and a loop trail surrounding 24-acres of grazing pasture.

Future development, consistent with the May 2004 Central Meadow Master Plan, will include multi use sport fields in the open space field in the far northwest corner of the site. The 1904 Queen Anne farmhouse and immediate surrounding grounds are historically significant and provide an opportunity for interpretation and education related to some of the earliest Euro-American history in the upper Snoqualmie Valley. The 2004 Central Meadow Master Plan envisions that the farmstead would be used as public gathering space for community events in addition to supporting the agricultural operations of the cattle grazing. Ribary Creek, in the southeast corner of the site, is a wooded natural area. Re-vegetation efforts over the last several years by the City and the Mountains to Sound Greenway Trust have restored this area to a more natural condition, previously afflicted by invasive plant communities and cattle crossings. Restoration efforts will continue, as guided by the Central Meadow Master Plan.

The protected Tollgate Farm property includes approximately 2,400 feet of frontage along the South Fork of the Snoqualmie River with accompanying high quality fish and wildlife habitat values. There are another 900 feet of frontage along Ribary Creek and other smaller tributary streams to the South Fork of the Snoqualmie River. Tollgate Farm is part

of a critical connecting link that provides a low-elevation wildlife corridor between the Kimball Creek wetlands, Rattlesnake Mountain and the Cedar River Watershed to the south and west and Three Forks Natural Area, Mount Si NRCA and the Hancock Timber lands to the north and east. A further analysis of the wildlife habitats and habitat values present on the farm can be found in the May 2004 Tollgate Farm Central Meadow Master Plan.

Torguson Park: This 17.3-acre facility is located adjacent to the North Bend Elementary School. The Park consists of six ball fields with bleachers and concession stand, a soccer field, restrooms, an 8,100 square foot skateboard park, picnic facilities, bike racks, informal BMX dirt bike track, tot lot, climbing tower, and a parking lot for 190 vehicles. The fields are used for league play, tournament play and sport camps. They are in use from mid-May through Thanksgiving. Torguson Park is a very popular and heavily used facility.

William Henry Taylor Park: This 1.0-acre park houses the North Bend Railroad Depot. The Depot was constructed in 1988. It serves as the eastern terminus for the Puget Sound and Snoqualmie Valley Historical Railway train, which runs in the summer and Christmas season between Snoqualmie and North Bend. Depot facilities include a ticket office, meeting rooms, and restrooms. Parking is provided along McClellan Street. A landscaped lawn area with benches and picnic tables extends south from the Depot to adjoin senior citizen and multi-family housing developments. The Tanner Trail, including its only paved section, runs east-west through the park.

Dahlgren Family Park (future): As a part of the City's development regulations for the Tanner Landing Master Plan Overlay District (North Bend Municipal Code 18.10.025), upon development of a 21-acre property between SE North Bend Way and the Snoqualmie Valley Trail, the developer will be required to dedicate 2.5 acres to the City for a public park, and provide a public roadway connecting into King County's Tanner Landing Park immediately to the north. The park will serve as a neighborhood park to this area, as well as an extension of Tanner Landing Park.

Tanner Road Shoreline Park (future): A preliminary plat condition of the Segale Tanner Road subdivision on SE Tanner Road requires dedication of a 2.2 acre tract between SE Tanner Road and the Middle Fork Snoqualmie River to the City for a public shoreline access and open space park. The park is intended to remain largely undeveloped, aside from a trail to access the shoreline, picnic tables, and a restroom.

C.3 School District Facilities

Snoqualmie Valley School District #410 encompasses approximately 400 square miles in eastern King County and includes the cities of North Bend, Snoqualmie, and Fall City. Opstad Elementary, North Bend Elementary, and Two Rivers Alternative High School are within the North Bend city limits. Twin Falls Middle School is located just east of the City's Urban Growth Area on the Middle Fork Road. The Opstad and North Bend Elementary School sites include paved playground areas with equipment, tennis courts, and informal youth ball fields. The Two Rivers School has an adjacent large field containing two youth baseball fields. This field is also seasonally used for soccer practice by sports organizations. The only school district facilities that have been included in the City's parks inventory and level of service analysis are the baseball fields at Two Rivers School. This is because they are directly adjacent to a public street, readily accessible, and are of sufficient size for competitive youth games. No other school district facilities are counted toward the City's park and recreation inventory and level of service standards because they are located within school grounds, are not built with typical facilities or dimensions, and are available to the public only after school hours.

C.4 City of Seattle Watershed

The City of Seattle owns the upper 90,546 acres of the Cedar River Watershed; this area serves as a major part of the City of Seattle's municipal water supply. The Watershed is located south and east of North Bend and is partially inside the Mount Baker-Snoqualmie National Forest.

Recreation opportunities are limited in the Cedar River Watershed. The main recreational area is at Rattlesnake Lake, located just five miles from downtown North Bend and near the edge of the City of Seattle's property. This area is open to the public for swimming, fishing and hiking; informal day-use facilities are provided. The Cedar River Watershed Education Center, located just above Rattlesnake Lake, includes an exhibit hall, heritage library, learning laboratories, and

auditorium/meeting rooms (www.seattle.gov/util/crwecc). The remainder of the City of Seattle's watershed is off-limits to recreational users. King County's Snoqualmie Valley Trail commences near the lake, as does the John Wayne Trail.

C.5 Si View Metropolitan Parks District Facilities

Si View Community Center: A 10.7-acre site owned and operated by the Si View Metropolitan Parks District, Si View Community Center is located near downtown North Bend in an area of multifamily and single-family residential development. Developed facilities include a youth baseball field, an open field used for soccer and football, playground equipment, outdoor restrooms, and picnic tables. A historic log building houses a 15,000 square-foot indoor swimming pool, gymnasium/basketball court, and classrooms. Services offered in this facility include swimming lessons, lifeguard training, recreation classes, and a summer day camp program. Si View Community Center serves residents of the entire Snoqualmie Valley, and is also the site of the North Bend Farmers Market. www.siviewpark.org

Shamrock Park: Shamrock Park is a half-acre undeveloped mini-park owned and maintained by the Si View Metropolitan Parks District located on Healy Avenue across the street from the Si View Community Center. The park provides 200 feet of frontage on the South Fork Snoqualmie River. The Metropolitan Parks District also owns an additional parcel of land directly across the river from Shamrock Park, offering a future opportunity for a pedestrian bridge at this location.

C.6 King County Areas and Facilities

Blue Hole: In 1998, King County acquired two properties for flood control purposes on the Middle Fork of the Snoqualmie River. These properties are adjacent to the "Blue Hole", a favorite local swimming hole, beach and river access point. Informal parking is provided at the end of 6th Street.

Middle Fork Snoqualmie Natural Area: This is a 645-acre area owned by King County, located about 5 miles east of North Bend within the Middle Fork Valley. As a natural area, the site is managed to protect natural systems, maintain and enhance wildlife habitat and corridors, preserve scenic areas, and provide for low-impact public recreation. King County and the Mountains to Sound Greenway Trust are developing significant public access improvements within this area, including trailheads, day-use sites and river access points.

Snoqualmie Valley Trail and connections: The Snoqualmie Valley Trail, designated as a National Recreation Trail, is a 36-mile, gravel surface trail that follows an abandoned railroad right-of-way from Duvall to North Bend. The trail is designated for non-motorized use, and is primarily used for walking and bicycling. The trail passes through or is close to several key area destinations, including Meadowbrook Farm, Tollgate Farm, Three Forks Park, downtown North Bend, Torguson Park, Two Rivers Alternative School (trail parking available on the weekends), North Bend Elementary School, and the North Bend Library. The Snoqualmie Valley Trail ties into an unused railroad right-of-way that connects to the City's Tanner Trail, trails in the City of Snoqualmie, the John Wayne Trail at Rattlesnake Lake, and to much of King County's 300 mile regional trail system.

Three Forks Natural Area: The Three Forks Natural Area is a natural area owned by King County containing over 400 acres at the confluence of the North, Middle, and South Forks of the Snoqualmie River, about two miles north of downtown North Bend. It contains informal fishing trails, native habitat and wildlife areas. The area serves as a sanctuary and corridor for elk, black bear, deer, cougar, bobcats, river otters and eagles. Its riparian habitat provides sloughs and wetlands for many bird species, small mammals and amphibians. The Three Forks Natural Area provides a critical link in a wildlife corridor connecting the large, protected wildlife habitat area of the Mount Si NRCA and the Hancock Timber lands in the north with wildlife habitat to the south including Meadowbrook Farm, Tollgate Farm, Rattlesnake Mountain Scenic Area and the City of Seattle Cedar River Watershed. Parking for river access is provided at the intersection of Reinig Road and 428th Ave. SE.

Tanner Landing: The Tanner Landing property is a 40 acre passive recreation site located on the south side of the Middle Fork of the Snoqualmie River, adjacent to the Snoqualmie Valley Trail and North Bend Urban Growth Area. The site was purchased by King County in 2003 to serve multiple purposes, including riverfront recreation access for the

growing number of kayakers on the Middle Fork of the Snoqualmie River. The site is being developed to accommodate multiple passive and active recreation uses, subject to the environmental constraints associated with the waterfront location, including regular river flooding. Careful planning should be undertaken regarding the relationship of the adjacent Dahlgren property (between North Bend Way and the King County Trail) to Tanner Landing to ensure that future uses constructed on this site are compatible to the park uses as much as possible.

C.7 Joint Agency Areas and Facilities

Rattlesnake Mountain area: Rattlesnake Mountain is located south of North Bend on the south side of Interstate 90. The public ownership of Rattlesnake Mountain, over 3,165 acres, lies almost exclusively on the northward side of the Mountain, facing I-90 and North Bend. In 1993, King County and the Washington Department of Natural Resources (DNR) jointly purchased approximately 1,800 acres. This area is managed by both agencies as the "Rattlesnake Mountain Scenic Area" under a management plan that has ecological protection as its top priority and low-impact recreation as a secondary priority.

In 1997, 1,100 acres on the western end of the Rattlesnake Mountain Scenic Area were purchased as a "working forest" using combined King County and federal Forest Legacy funds. No development will occur in this forestland area. The majority of this acreage is owned by DNR and managed as Trust Lands on behalf of King County. The remaining, protected land on Rattlesnake Mountain is owned by the U.S. Forest Service (USFS).

The Rattlesnake Mountain Trail is an 11-mile trail that links Rattlesnake Lake to Snoqualmie Point. Future plans call for creating a trail that would link the Rattlesnake Mountain trail to the Tiger Mountain trail system. The south end of Rattlesnake Mountain connects to the Cedar River Watershed. Southwest of Rattlesnake Mountain is the 1,700-acre Taylor Mountain Forest, owned by King County Parks. Taylor Mountain provides a critical landscape connection between the Cedar River Watershed and Tiger Mountain, a 4,430-acre conservation area owned by DNR, and the City of Issaquah, with the surrounding lands being managed by DNR as state trust and forest land.

Snoqualmie Point Park: This vantage point for sweeping views of the region was slated for office park development. In 2000, the 130-acre site was purchased by the USFS. Ten acres, at the site of the former Snoqualmie Winery, is managed by the City of Snoqualmie as a public park, scenic viewpoint and event amphitheater. The USFS manages the remaining 120 acres for its forestland conservation values.

Currently, undeveloped land with wildlife habitat value is found on both sides of I-90 adjacent to Rattlesnake Mountain. There are a number of crossings that allow wildlife to pass under I-90 onto these undeveloped lands. Although there are large areas of publicly protected land on both sides of I-90, this important wildlife corridor is tenuous as many of the key habitat linkages remain in private ownership.

C.8 Washington State Areas and Facilities

John Wayne Pioneer Trail (aka Iron Horse Trail): Washington State Parks manages this cross-state trail that follows an abandoned railroad right-of-way from Rattlesnake Lake near North Bend, east across Washington State to the Idaho border. This non-motorized, level grade trail is ideal for mountain bikers, equestrians and hikers. Major local access points are found at Rattlesnake Lake (exit 32) and Ollalie State Park (exit 38). The Trail is connected to the Snoqualmie Valley Trail at Rattlesnake Lake. The John Wayne Trail also connects with the Pacific Crest Trail, running between the Canadian and Mexican borders, near Snoqualmie Pass.

Mount Si Natural Resources Conservation Area: This 20,753-acre conservation area owned by the Department of Natural Resources, showcases the 4,167 foot Mount Si. The extremely popular Mount Si trail is 4 miles long and has an elevation gain of 3,500 feet. The trailhead, located about three miles from downtown North Bend off Mount Si Road, includes a picnic area, vault toilets, a handicapped accessible loop trail and a large parking area. The 2.5-mile Little Si trail, also off the Mt. Si Road, leads to the summit of Little Si (elevation gain of 1,250 feet). Future plans call for the development of a number of new trailheads and trails. Mountain bikes and equestrian uses are permitted on specified roads and trails. The Mount Si NRCA provides a sizable area of wildlife habitat. It is well known for its herd of

mountain goats, which at times can be seen from roads at the base of the Mountain. The cliff faces of Mount Si are habitat for the threatened peregrine falcon and at least one nesting pair uses the area.

Middle Fork Snoqualmie Natural Resources Conservation Area: This 10,828-acre conservation area owned by the Department of Natural Resources contains extensive lowland and montane forest areas along the Middle Fork Snoqualmie River, protecting wildlife habitat and scenic views, and providing low-impact recreation opportunities, including the Mailbox Peak and Granite Lakes trails, and several day use areas along the river.

Twin Falls Natural Area: This State Natural Area contains a 1.3-mile forested trail (each way), that runs along the South Fork of the Snoqualmie River and leads to a spectacular view of the upper and lower Twin Falls. The trail crosses the river between the two waterfalls on a 75-foot free-span bridge and continues on to connect with the John Wayne Trail. Interpretive signs describe the run-of-river subterranean power plant underneath Twin Falls. The trailhead is located off Exit 34 from I-90.

Ollalie State Park: The 520-acre Ollalie State Park is a day use park. A trail, suitable for young children, runs along the river. There is a fish weir at Weeks Falls with good viewpoints, interpretive signs describing the run-of-river power plant at Weeks Falls, fishing opportunities, and a 1/4-mile interpretive trail. Access and parking is provided off Exit 38 from Interstate 90.

C.9 Federal Lands

Mount Baker-Snoqualmie National Forest: The Mount Baker-Snoqualmie National Forest includes hundreds of thousands of acres east of North Bend and north and south of Snoqualmie Pass and includes over 200 miles of hiking trails, and 3 campgrounds within the Snoqualmie Pass and Middle Fork Snoqualmie River Valley areas. Alpine and Nordic ski entities lease property from the Forest Service at Snoqualmie Pass. The Nordic Center offers over 55 kilometers of cross-country and snowshoe opportunities. There are numerous facilities for alpine skiers. For snowboarders, Snoqualmie Pass has several terrain parks and half-pipes. Wildlife habitat abounds on the national forest, with the full range of species typically dependant on old growth and successional forests. www.fs.usda.gov/mbs

C.10 Other Regional Areas and Facilities

Mountains-to-Sound Greenway: The Mountains-to-Sound Greenway concept originated with regional leaders in the summer of 1990. The concept is to connect and protect open space in a scenic greenway along Interstate 90. The Greenway runs from the shores of Puget Sound, over the Cascade Mountains, to the Kittitas Valley foothills, and incorporates both public and private lands. The Greenway will include continuous trail connections along mountain hillsides and ridgetops and link these with community trail networks and destinations. Major elements of the system include Cougar, Squak and Tiger Mountains; Lake Sammamish State Park; Meadowbrook and Tollgate Farms; Rattlesnake Mountain and Mount Si, along with lands protected by the U.S. Forest Service east of North Bend. www.mtsgreenway.org

Hancock Timber Lands: The Hancock Timber Company owns 104,000 acres of working forestland along the western edge of the Cascade Range just north of the Three Forks Natural Area. This land was previously known as the Weyerhaeuser Snoqualmie Tree Farm. It includes two major rivers (North Fork Snoqualmie and Tolt), numerous smaller rivers and streams, more than 500 acres of lakes and ponds, more than 6,000 acres of riparian areas, and 4,000 acres of wetlands. Recreation access is allowed via permit from Hancock Timber. www.hancockrecreationnw.com

Mount Si Golf Course: This 18-hole golf course lies within the city limits of Snoqualmie, off Meadowbrook Road. It is adjacent to the Meadowbrook Farm property, and is open to the public. Although largely an open area, the golf course does provide some wildlife habitat continuity along the South Fork with nearby Three Forks Natural Area and on Meadowbrook Farm. www.mtsigolf.com

Cascade Golf Course: This 9-hole golf course is also open to the public. It is located off 436th Avenue SE, just south of Interstate-90, and borders North Bend's urban growth area. www.cascadegolfcourse.com

Snoqualmie Falls: Snoqualmie Falls is reported to be the second largest tourist destination in the state (*Snoqualmie Valley Visitor's Guide*, 2000) drawing 1.2 million visitors a year. Snoqualmie Falls itself has a 268-foot drop, which is 100 feet higher than Niagara Falls. There is a trail to the base of the Falls that is open to the public.

Common Use Areas on Private Lands: North Bend has several informal park, recreation, and open space areas that, although not in public ownership, are used and/or recognized by North Bend area residents as important for recreation. These areas include dikes and selected riparian parcels along the South Fork and Middle Fork of the Snoqualmie River.

The left bank of the Middle Fork is diked intermittently from the "Blue Hole" (see King County areas and facilities) upstream to Mount Si Road. The South Fork of the Snoqualmie River is diked more extensively than the Middle Fork. Levees extend from Gardiner Weeks Park downstream on both banks to the Meadowbrook Trestle (the Snoqualmie Valley Trail extension), and upstream past Interstate 90. Many portions of these dikes are privately owned.

Along some reaches of the river, the public makes informal use of the dikes. In other areas, landowners prohibit access across the dikes. Dikes offer long-term river access and trail opportunities if the City, County and landowners can agree on access, management and public use.

D. PUBLIC INVOLVEMENT

D.1 Introduction

Citizen involvement in the development of this Element was accomplished through a variety of mechanisms, including review by the North Bend Parks Commission and Planning Commission (open public meetings), as well as through surveys and a Parks Workshop, as described below.

D.2 2012 Si View Metropolitan Parks District Survey

In 2012, the Si View Metropolitan Parks District ("Si View MPD") hired a consultant to conduct a Community Interest and Opinion Survey to help establish priorities for the future development of parks and recreation facilities, programs and services within the community. In addition to questions more specific to the Si View MPD's operations, the survey asked broader questions regarding respondents level of satisfaction with park-related facilities, programs and services in the community, their level of need for various parks and recreation facilities, the importance of different types of parks and recreation facilities to their households, and actions they are most willing to fund with their tax dollars.

Of the 2000 surveys mailed to households within the service area, 403 were returned, providing a 95% level of confidence with a precision of at least +/- 4.9%. Because the MPD encompasses North Bend, the survey should be considered valid for determining park and recreation interests of residents of North Bend as well as the larger MPD service area.

Results indicated a strong preference of respondents for additional open space and trails, and a broader preference for more opportunities for passive forms of recreation over active forms of recreation. Primary results of the survey applicable to the City of North Bend's update to its Parks Element include the following:

- The top 5 (highest preference) outdoor park and recreational facilities identified as a need by respondents was walking and biking trails (77%) followed by natural areas/wildlife habitats (70%), large community parks (66%), outdoor fair/festival space (62%), and picnic shelters (59%).
- The bottom 5 (lowest preference) included baseball fields (18%), softball fields (14%), football fields (10%), pickle ball courts (9%), and lacrosse fields (5%).
- Additional questions identifying how well park and recreational facilities meet the needs of households and park and recreational facilities that are most important to households reflected the same general trends identified in the findings above.

D.3 2015 Parks Workshop

The Parks Commission held a Parks Workshop on June 24, 2015. The open house was attended by members of the general public, the Parks Commission, and representatives of the Si View Metropolitan Parks District. City staff presented a summary of the Parks Element and needed updates and a summary of the findings of the 2012 Si View MPD survey results and 2012 Statewide Recreation Survey results pertinent to the city's Parks Element update. Staff and the Parks Commission also provided display boards of each of the parks and the trail system within the City of North Bend, seeking input of the attendees on their satisfaction with the condition of the existing parks and their preferences for potential improvements and additional facilities. Common feedback included strong support for additional trail development (particularly in providing trail linkages), constructing a spray park, and providing disc golf facilities at an existing large park or open space area.

D.4 2015 North Bend Parks Survey

The City of North Bend conducted a community survey in June and July of 2015 to obtain feedback on resident satisfaction with existing park facilities and need for additional facilities. A total of 184 survey responses were received, with 77% of respondents living within City limits. The survey results indicated that the City's parks are frequently used, with 52% of respondents visiting a City park at least once a week. The majority of respondents indicated that they primarily use parks for passive recreational activities (top 4 activities included 65% for time with family and friends, 64% for walking/running, 50% for relaxing, and 48% for walking the dog.)

For assessing park facility needs within the community and determining the adequacy of the existing parks levels of service, questions were asked regarding whether respondents felt there were enough of particular facilities, or needed additional. The majority of respondents felt there are currently enough softball fields, soccer fields and football fields, and neighborhood and community parks with children's play equipment. The majority however, expressed that North Bend needs more tennis courts and multiple recreation courts. The most significant desire expressed by survey participants was for more passive parks and wildlife corridors (which lands may include trails), with 60% of respondents stating that North Bend needs more of these areas.

The survey asked respondents to list any additional park facilities they would like to see in North Bend. The largest number of common responses was for additional trails (including biking and walking trails), followed by a splash park, off leash dog park, pool, additional passive open space, and covered picnic areas.

The survey also asked for specific comments, concerns or suggestions regarding the City's parks and open space. The largest number of common responses was for better maintenance and care at our existing parks, particularly with regard to replacing aging and dilapidated equipment at EJ Roberts Park and Si View Neighborhood Park. Additional common comments included the need to better maintain landscaping within parks, and better/added restrooms within parks. The full results of the survey are available on file at the Community and Economic Development Office.

E. DEMAND and NEEDS ASSESSMENT

E.1 Introduction

As highlighted in Section C, North Bend is near a significant number of regionally significant park, wildlife habitat, open space, and recreation areas. These areas serve important needs and benefit North Bend residents and the local economy. Continued growth in North Bend will require additional local parks and recreation facilities such as trails, sports fields, playgrounds, water access, and developed park areas. Following is a brief summary of current outdoor recreation trends in Washington State and North Bend. This is followed by the needs assessment for parks and recreation areas and facilities, wildlife habitat and open space.

E.2 Outdoor Recreation Trends

The Washington Recreation and Conservation Office keeps track of park and recreation trends over time. It's most recent analysis consists of the 2012 Washington State Comprehensive Outdoor Recreation Plan, prepared following the collection and analysis of significant data about recreational participation, expectations and needs from participants across the state. Key findings of the 2012 plan include that Washington residents participate most often in activities that are low-

cost, less strenuous, and close to their homes. These activities include walking, hiking, jogging, nature activities and picnicking. It likewise found that residents are less likely to participate in activities that are more specialized, require more equipment, or that require extensive travel. A state-wide survey conducted for the plan, in comparison with earlier surveys conducted in 2002 and 2006, indicated increases in outdoor-related activities (such as firearms, fishing, horseback riding, and hiking) and relative declines in participation in team-based activities (such as soccer, baseball, basketball and football). The top three ranked activities from the 2012 statewide survey were (1) picnicking, barbequing, and cooking out, followed by (2) walking, and (3) wildlife viewing and photographing.

Relating to this, recreation professionals continue to emphasize the demand for greenbelt and linear recreation areas, areas that accommodate high-participation activities (e.g. trails for walking and hiking), recreation sites in natural settings, water-related sites, including access to rivers and lakes, and recreation opportunities that are readily accessible and close-to-home.

The above cited recreational opinions and trends are very similar to those expressed by North Bend area residents through the public involvement mechanisms identified above. Given its geographic setting and natural resource amenities, North Bend is in an excellent position to satisfy these needs.

E.3 Parks and Recreation Needs Assessment

In the past, both the National Recreation and Park Association (NRPA) and the Recreation and Conservation Funding Board (formerly the Washington Interagency Committee for Outdoor Recreation) have provided level of service (LOS) guidelines for park and recreation facilities. Today, the general position being taken in the park and recreation field is that a community is better served by determining its own specific needs based on the input from the public, parks board members, and knowledgeable staff and other professionals. Recent input from area residents indicates that North Bend's parks and recreation facilities are generally considered to be adequate. The level of service standards provided below were developed based on input gathered in the public participation process for the 2002 update to the Parks Element. These standards were re-affirmed as appropriate to North Bend resident's priorities and interests through evaluation of the 2012 Si View Metropolitan Park District survey results and 2015 City Park Survey results.

A category called "Passive Parks and Wildlife Corridors" was created to address the high priority North Bend residents place on maintaining the rural character of their community and protecting the open space and natural areas within and surrounding it. This category is intended for passive recreational opportunities and facilities such as wildlife viewing areas, dog parks, usable but informal open fields, forested recreational areas and picnic areas, as well as corridors necessary for protecting the movement of significant wildlife through limited areas of the City. These areas are anticipated to contain trails linked to the City and regional trail system. Due to the acquisitions over the last decade of both Tollgate Farm and Meadowbrook Farm, North Bend will not need additional passive parklands during the duration of this 6-year Parks Element.

Outdoor youth field sports continue to be very popular in the North Bend community. The North Bend community consists of a relatively young population with a relatively high percentage of people being under the age of 18 years. City park staff, sports league directors and Park Commission members indicate that use of the existing fields is extremely high. Many fields are used interchangeably for softball, baseball and soccer. This means that the season for most field sports is of limited duration and that the need for both practices and games often create a scheduling problem.

In addition, according to the Snoqualmie Valley Youth Soccer Association and Snoqualmie Valley Little League, recent years have seen a significant shift in youth participation from standard soccer and baseball teams to participation on select sports teams. Select sports have a longer playing season and practice throughout much of the year, which creates additional need for field availability. This increases the demands for fields and the problems for scheduling, as the seasons for these select sports also now overlap considerably. The increased demand resulting from greater select sports team use suggests the need for additional facilities, but also suggests a greater responsibility by the sports leagues in funding the construction of such facilities. If more fields were available, a larger number of young people and adults would likely become involved in team sports in North Bend. More fields would allow more teams to play at the same

time, allow longer playing seasons, and reduce the need for teams, especially adults, to travel to facilities outside of North Bend.

The City of North Bend will continue to track the growth of the community and stay current on resident's views on parks and recreation facilities to ensure that adequate areas and facilities are being provided.

TABLE 3: NORTH BEND PARK AND RECREATION FACILITY INVENTORY (USED TO HELP DETERMINE THE LEVEL OF SERVICE STANDARDS)

FACILITY TYPE	PARK OR AREA WITH FACILITY	TOTAL NUMBER	NOTES
Playground	E.J. Roberts; Si View Comm. Center (2); Si View Neighborhood Pk (2); Torguson Park	6	No service standards exist for playgrounds.
Baseball/Softball Fields	Torguson (6); Si View Community Center (1); Two Rivers School Fields (2)	9	Si View Community Center and Torguson ballfields are also lined out for soccer fields later in season. Two Rivers fields counted because they are open and unfenced, not associated with school grounds.
Soccer Fields	Si View Community Center (1); Torguson (1)	2	Si View C.C. field is for 14+ years; Torguson ballfields are also lined out for soccer fields later in season.
Football Fields	Si View Community Center (1)	1	Si View C.C. field sometimes used for football.
Outdoor Basketball Courts	Si View Community Center; E.J. Roberts; Si View Subdivision Park (1/2 court)	2.5	Si View subdivision court is part of multi-purpose court.
Tennis Courts	E.J. Roberts (2);	2	
Multi-purpose Recreational Court (adjustable net for volleyball/pickleball)		0	
Recreation Center	Si View Community Center	1	Regional use facility.
Golf Courses	Mt. Si (18-hole); Cascade (9-hole)	2	Both courses are open to the public, and are regional use facilities (Mt. Si course included as it is directly adjacent to City limits and is a regional use facility).
Pool - Indoor	Si View Comm Center (15,000 sq. feet)	1	Regional use facility.
Neighborhood and Community Parks	E.J. Roberts (4.9 ac); Torguson (17.3 ac); Gardner Weeks (3.3 ac); Si View Community Center (10.7 ac); Si View Neighborhood Park (13.2 ac), Tannerwood Park (0.8 ac). (Tollgate Farm Park classified below)	6 parks, 50.2 ac total	There are 5 existing, developed parks that are over 3 acres in size
Passive Parks and Wildlife Corridors (including trails within these areas)	Meadowbrook Farm (204 ac); Tollgate Farm (215 ac); Riverfront Park (26.8 ac); Si View Levee Trail (4.4 ac); Snoqualmie Valley Trail (49 ac); Tanner Landing Park (40 ac, outside UGA, but immediately adjacent and therefore included)	4 parks, 539 ac. total	Meadowbrook has 255 more acres in Snoq. City limits. Tollgate has 165 more acres outside UGA. Other popular regional parks include Mt Si, Ollalie, Rattlesnake Lake, 3 Forks Park, & others near North Bend.

TABLE 4: PARKS AND RECREATION LEVEL OF SERVICE STANDARDS

Facility/Activity	North Bend Standard	2015 Current Supply	2014 Need (6,578)	2021 Need (9,601)	2035 Need (14,401)
Baseball/Softball Field	1 per 1,000	9	0		5
Soccer Field	1 per 2,000	2	1	2	5
Tennis Courts	1 per 2,000	2	1	2	5
Basketball Court (outdoor)	1 per 2,500	2.5	0	2	3
Multiple Recreation Court (adjustable net for volleyball/pickleball)	1 per 4,000	0	1	2	3
Golf (9-hole)	1 per 25,000	1	0	0	0
Golf (18-hole)	1 per 35,000	1	0	0	0
Pool (indoor)	1 per 11,000	1	0	0	0
Football Field (youth)	1 per 5,000	1	0	0	2
Neighborhood and Community Parks with childrens play equipment	1 Park (3+ ac) /1,500 plus 4 ac land/1,000;	5 parks and 50 acres	0	1 park and 0 acres	4 parks and 7 acres
Passive Parks and Wildlife Corridors (trails may be located in these areas)	40 acres per 1,000	539 acres (b)	0	0	37 acres

(a) Neighborhood and Community park standards combined; (b) Tollgate and Meadowbrook Farms have additional acreage outside the Urban Growth Boundary.

E.4 Trails System Needs Assessment

The North Bend community has exceptional opportunities to tie in to hundreds of miles of county, state and federal trails. Public input consistently requests additional trail opportunities, particularly for walking and bicycling, as demonstrated through the 2012 Si View MPD Survey. This survey indicated that trails are, by far, the park and recreation facility most important to local residents, and the facility that residents wish to see more construction of. This was echoed in the 2015 City Parks Survey, where respondents indicated the greatest use of parks was for walking/running, and the greatest need was for open space areas (including trails). As a result of these findings, a number of trail projects have been placed on the 6-year Parks Capital Facilities Plan. In addition to City construction projects, significant additional trail opportunities can be met by developing and/or signing existing trails found along the public roads, on dikes, and on publicly owned, abandoned railroad rights-of-way. Please refer to the Trail Plan Map, Figure 8-2.

Proposed improvements and/or new trails within and adjacent to the North Bend UGA include the river levees on the South and Middle Forks of the Snoqualmie River. Future trail surfacing is envisioned to be gravel, with paving in higher-use areas. Many of the trails along the levees are in private ownership. Opening these areas for public use would require negotiating easements or acquiring property.

In 2009, the City adopted updated Residential Recreation and Common Space standards that included trail requirements pertaining to new residential development. The regulations require that new residential developments of 5 or more units provide connections to existing adjacent trails, and provide construction of new trails when a future trail corridor, as identified on the Trail Plan Map of this Element, is located on the property. These regulations will enable the growth of the North Bend Trail System as development occurs. Focus for City efforts therefore shifts to public property and in filling in gaps where new development will not be providing construction of the trail system, such as through easements

on property that has already been developed. The City should actively pursue bridging “missing links” of the trail system wherever possible.

E.5 Wildlife Habitat Needs Assessment

Stunning natural beauty and significant wildlife habitat surrounds North Bend. The City is near a confluence of the three forks of the Snoqualmie River, and two of the forks are within and adjoin the UGA. These river corridors provide rich wildlife habitat and species diversity, as described in the wildlife habitat section above. Additionally, large blocks of protected land important for wildlife surround the North Bend community; these blocks include hundreds of thousands of acres. Where possible, riparian habitat should be protected, restored and enhanced to provide more effective wildlife cover. Enhancement of stream vegetation will also positively benefit fish species in the river. Protection of significant undeveloped land along the river would contribute important habitat to wildlife species that use the river corridor.

Significant opportunities exist to enhance the riparian shoreline habitats, as identified in the *Shoreline Restoration Plan for the City of North Bend’s Shorelines: South Fork and Middle Fork Snoqualmie River*, October 2011.

One of the last remaining and viable, west side, low-elevation terrestrial wildlife corridors across I90 and the developed areas of the upper Snoqualmie Valley is located between Rattlesnake Mountain, Three Forks Natural Area and Mount Si NRCA, consisting primarily of Tollgate and Meadowbrook Farms. The main components of this wildlife corridor are in place, as can be seen on the Protected Areas map in Figure 8.3. Strategic protection of appropriate lands connecting these habitats will provide a permanent corridor for the passage of many species of wildlife from south to north and east to west. It would also provide a rich wildlife experience for the citizens of North Bend and Snoqualmie that would not entail driving long distances.

E.6 Open Space Needs Assessment

The highest need for more facilities indicated in the 2015 Parks Survey was for additional passive parks and wildlife/trail corridors, generally referred to as open space. Open space means many things to many people. For the purpose of this Element, open space includes protected parks, greenway and trail corridors, wildlife habitat, wetland, river, stream, lake and riparian areas and corridors, and publicly-owned farm and forest lands. Sites such as Tollgate Farm and Meadowbrook Farm provide a variety of open space functions, including wildlife habitat, viewshed protection, farmland, forestland, wetland and riparian areas, and parkland.

One of the City's mission statements, consistently ranked as one of residents' highest priorities for North Bend, is to preserve the rural character of the community. A significant means to accomplish this key goal is to protect open spaces in the community and surrounding area through the provision of passive parks and wildlife habitat areas. Many of the goals and policies in the Comprehensive Plan relate to the protection of open space to help retain the City's rural character and uniqueness.

To reach its open space protection goals, North Bend should encourage King County and the Department of Natural Resources to purchase additional strategic properties along the river and adjacent to existing protected areas, such as the Three Forks Natural Area, Mount Si, Rattlesnake Mountain, and the Middle Fork of the Snoqualmie Natural Area.

F. GOALS AND POLICIES

Goal 1: Preserve and enhance the visual and physical accessibility of significant natural resources having scenic and public recreational value.

Policies:

- 1.1 Integrate a balance of passive and active park and wildlife habitat areas throughout the City designed to serve the needs of all segments of the population.
- 1.2 Incorporate elements of open space, parks and street trees into all City-sponsored projects in order

to help create visual unity for the downtown and its neighborhoods.

1.3 Ensure that organized open space is a part of all residential project designs.

1.4 Ensure the historic, ecological, social, agricultural and recreational values of Tollgate Farm and Meadowbrook Farm are appropriately protected and enhanced through the implementation of the plans developed for those Parks.

Goal 2: Enhance North Bend’s river shoreline recreation values by creating a natural linked greenway system.

Policies:

2.1 Acquire or obtain access rights, dedications, and easements to riverfront parcels, including levees and dikes, as available, and develop and enhance such access for the public benefit and enjoyment of the shoreline.

Goal 3: Provide for active and passive recreation and wildlife habitat areas necessary to serve increases in population and development and maintain design and landscape standards for public and private projects to enhance the livability of the City.

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.

- a. Pursue protection of strategic open space properties by using a variety of protection methods.
- b. 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.
- d. Continue to implement an impact fee system for new development that provides for acquisition and development of new parks, recreation, and wildlife habitat areas and facilities.

3.3 Meet annually with the Si View Metropolitan Parks District, City of Snoqualmie and County Parks Boards to discuss common park planning and recreation interests, goals and policies, and to ensure coordinated and interconnected parks and trails.

3.4 Coordinate with the Si View Metropolitan Parks District, sports organizations, and other recreation providers to maximize efficiency in the management of park and open space resources and provision of recreation opportunities.

3.5 Use sensitive area lands when appropriate as part of a network of an interconnected open space, parks and trail system.

- 3.6 Establish a pedestrian and bicycle network connected to a greenway system which links commercial areas, neighborhoods, parks and public lands and facilities, and regional trails.
- a. Prioritize funding to implement the Trail Plan Map shown in Exhibit 3. As funding and opportunities permit, protect critical trail linkages and design, construct and/or enhance trail segments identified in the Trails Plan.
 - b. Develop links between off-road and on-road pedestrian and bicycle facilities to provide an interconnecting system of trails.
 - c. Design portions of the trail system to accommodate a variety of non-motorized users, including pedestrians, road and mountain bicycles, equestrians, rollerblades, wheelchair users, strollers and others, recognizing that not all trails will accommodate all users.
 - d. Create and implement development regulations that require that all new development provide connections, or payments in lieu, to the City's bicycle/walkway trails system.
 - e. Create and implement development regulations that require that new residential developments provide for construction of new trails as identified on the Trail Plan Map as a part of the development's recreational and common space requirements.
 - f. Pursue obtaining trail easements from owners of existing developed lots located within trail corridors identified on the Trail Plan Map for construction of missing trail linkages.
 - g. Promote separated walkways and bikeways within new residential developments that can be linked to existing or proposed trails or walkways.

Goal 4: Develop quality recreational opportunities that meet the needs of a diverse population.

Policies:

- 4.1 Establish a work group to develop a timeline and strategies for the development of the pedestrian and bicycle network.
- 4.2 Provide children's play facilities and other recreational amenities in conjunction with residential development or sports field development.
- 4.3 Perform periodic recreational opportunity and facility assessments by the Parks Commission to determine success and deficiencies and report back to the City Council.
- 4.4 Focus on addressing the priority recreational needs of North Bend residents, as based on public input.
- 4.5 Increase the diversity of recreational opportunities and facilities available to North Bend residents, such as skate parks, climbing walls, hand-ball walls, dog parks and other facilities not typically considered in park systems.

Goal 5: Encourage public participation as a key component of all future planning activities, which help implement the Parks and Open Space Element.

Policies:

- 5.1 Provide regular information on City parks' activities and issues.
- 5.2 Establish a trails work group (including representatives from city staff, the Parks Commission, Planning Commission, Council, and others as appropriate) to develop timelines and strategies for the development of the highest priority trail facilities from the 6-year Park Capital Facilities Plan. Report to the City Council as to their progress, including identification of barriers to their development, and recommendations to address these barriers.
- 5.3 Develop a parks and recreation resident survey to foster communication about park development, programs and activities and solicit input from residents, including students, young adults, family households and seniors.

a. Every five years, survey area residents to get input on parks, recreation, and wildlife habitat needs.

5.4 Seek local service organizations and clubs to sponsor, assist, develop and maintain the City's park facilities through an adopt-a-park program.

Goal 6: Protect, conserve and enhance the historic and cultural heritage of North Bend.

Policies:

6.1 Coordinate and cooperate with local, state and national historic and cultural preservation organizations in order to promote historic and cultural preservation within the City.

- a. Develop an interpretive kiosk or signs for key sites, including South Fork area, old Tanner Mill site, Tollgate Farm, and other points of scenic and historic interest in order to enhance visitor experience and promote the City's built and natural history
- b. Support the location of the Snoqualmie Valley Historical Museum within Gardiner-Weeks Park as an appropriate use of the park site and a beneficial location for both the Museum and the residents of North Bend.

6.2 Work with the Snoqualmie Tribe to preserve significant cultural and historic sites.

6.3 Promote a mutually supportive relationship between historic and cultural preservation and economic development.

6.4 Incorporate the preservation of sites and structures of historic, cultural, and archeological significance as a part of the aesthetic and environmental consideration in site design and subdivision plan reviews.

Goal 7: Protect and enhance wildlife habitat areas within the City and its Urban Growth Area.

Policies:

7.1 Protect and enhance important wildlife corridors within North Bend and its Urban Growth Area, in coordination with the state and county, to create a network of wildlife corridors which link habitat areas together to encourage the natural movement of plant and animal species. Focus habitat protection efforts on areas that: include a diversity of habitat types, enhance the value of existing protected areas, or have been identified by the City and King County as critical areas.

- a. Encourage protection of habitat corridors along the South and Middle Forks of the Snoqualmie River and adjacent streams to facilitate the movement of wildlife and maintain suitable fish and wildlife habitat.
- b. Encourage private and public organizations to help complete the wildlife corridor between the Protected Areas shown on Exhibit 8-3.

7.2 Establish development performance standards that limit site clearing to minimize adverse impacts to native habitats.

7.3 Encourage community involvement and education in the creation, enhancement, management, interpretation and enjoyment of wildlife habitat areas.

7.4 Encourage access to sites of wildlife interest when not in conflict with wildlife protection goals.

G. IMPLEMENTATION METHODS

Three general implementation methods can be utilized to meet selected actions of the Parks Element: non-regulatory, regulatory, and taxation. Municipalities are empowered to exercise any one or a combination of these under Washington State law. In seeking to implement Plan actions, North Bend could utilize a variety of these methods as well as other general authorities.

Non-regulatory approaches include purchase of lands in fee-simple (outright purchase, purchase of less than fee-simple interest (easements or development rights) and private sector initiatives like nonprofit land trusts that preserve and steward lands. Acquisition moneys can be raised or received from a number of sources, including bonds, revenue sharing, grants, impact fees and other taxes. Non-regulatory techniques are the most expensive to implement in the short-term but also provide long-term protection of land parcels, including public access and management capabilities. North Bend could seek conservation funds from county, state and federal sources.

Regulatory techniques include planning, zoning (including innovative techniques like cluster zoning), subdivision regulations and environmental regulations. Regulatory approaches include actions that protect habitat in critical areas, such as establishing wetland and stream buffers, and actions that protect against development that may pose a threat to human health and safety, such as the prohibition on new residential or commercial structures within the floodway. Regulatory techniques include requirements for subdivisions to dedicate areas within the development for parks and open space. Unless tied to dedication for public purposes, regulatory techniques do not provide for management capability or opportunity for public access to sites.

Taxation techniques are often linked with non-regulatory approaches. For example, taxes can be raised by government to fund land acquisition or other capital-improvements. Both King County and the State have programs to fund open space and recreation land purchases for which North Bend is eligible to apply. North Bend has two real-estate excise taxes on the sale of property that are dedicated to a capital improvement fund that can be allocated to a variety of City capital expenditures, including streets, public works projects, and parks. North Bend has also established a park-impact fee that requires dedicated payments by new growth to pay its fair-share costs of demand for new park and recreation sites. This fee was established in 1994. Taxation can also be utilized as an incentive to conserve lands. For example, lands left in open space can receive reduced or current-use assessments which may alleviate a demand to sell or develop them. Likewise, donating lands for conservation purposes or selling them at reduced prices can provide tax benefits.

H: 20-YEAR CAPITAL FACILITIES PROGRAM

H.1 Overview

The recommended 20-Year Parks Capital Facilities Program has been developed by staff and the North Bend Parks Commission in consideration of the level of service standards identified in this plan and in consideration of the public input provided to the Parks Element update process, including evaluation of recreation trends, survey information, and the public workshop. A 6-Year Parks Capital Facilities Plan developed from selected projects below, including anticipated revenue sources, follows in section I.

H.2 Project Descriptions

Park Signage Improvements: New entry signs will be constructed at the City’s parks to replace existing deteriorated signs, of a common design to provide consistent, recognizable and attractive messaging to park users. Additionally, orientation signs will be provided within larger parks to identify key park features. Estimate \$20,000.

Downtown Civic Plaza: A public plaza, associated with the proposed City Hall and Civic Center in the downtown core, will provide space for public events such as art walks, farmer’s markets, and outdoor concerts. Estimate \$500,000.

Torguson Park Landscaping w/ Picnic Tables: To compliment the recreational fields, supplemental landscaping will be provided to enhance/beautify the park. Areas to be landscaped include around the soccer field, the tot-lot area, the

climbing structure area, in and around the parking lot, and along the Snoqualmie Valley Trail. In areas of lawn or along trails, picnic tables will be provided. Estimate \$35,000.

Torguson Park Backstops and Training Area: The backstops and fencing for the 5 most westerly ball fields needs to be replaced and larger canopies placed over the home plate. Training areas would also be added around the baseball fields consisting of batting and pitching cages of a more permanent nature, including fencing and netting. Estimate \$114,260.

Torguson Park New Restroom and Concession Building: A new restroom and concession building should be built within the center of the four western quad fields to enable easier restroom access for ballfield users. Estimate \$233,500.

Torguson Park Trails: A multi-purpose loop trail is to be constructed through the park, providing connection to the Snoqualmie Valley Trail and the various entrances to the park, consistent with the layout established in the 2010 Torguson Park Master Plan. The trail is to be constructed of asphalt to allow the use of bicycles, strollers, wheelchairs, etc. Estimate \$113,000.

Torguson Park Plaza and Sidewalk Improvements: At the northern end of the parking lot, a concrete or brick paver plaza area should be provided, with concrete sidewalks connecting to the restroom building, parking lot, tot lot and the proposed picnic shelter, consistent with the conceptual design in the 2010 Torguson Park Master Plan. Estimate \$60,000.

Torguson Park Turf Improvements: The existing westerly five fields are to be refurbished and upgraded to a sand base to eliminate trip hazards and uneven surfaces through stripping, re-grading, re-seeding, etc. and the fields installed with irrigation and drainage systems. Estimate \$2,120,450.

Torguson Park Southwest Entry and BMX Park Improvements: The southwest pedestrian entrance to Torguson Park should be improved to coordinate with the adjacent private development, including landscaping and pathway improvements, and reconfigured and improved BMX park. The BMX park should be improved with viewing/seating areas, more durable and stable ramp supports, improved drainage, and water and power connections for maintenance and repair of the track. A small lockable tool shed should be provided for BMX park volunteers. The BMX park should be expanded to the east to provide a junior course separate from a more advanced course. Cost estimate \$50,000. Volunteer labor is anticipated for much of the BMX project work.

Torguson Park Entry-Area Acquisition: The property bordering the western boundary of the primary vehicular entrance to Torguson Park should be acquired for a more visible entry to the park, as well as to provide expanded park entrance features, landscaping and parking. Acquisition \$300,000. Development cost estimate not yet determined.

Torguson Park Skate Park Improvements: The existing skate park is a popular and heavily used facility, and should be expanded or improved with additional features and facilities to accommodate increased usage from new growth. Cost estimate not yet determined.

Torguson Park Maintenance Building: A new maintenance building is needed to replace the maintenance building destroyed by the 2014 explosion of the adjacent commercial building on North Bend Way, and to provide much needed space for park maintenance equipment and supplies. Estimate \$100,000.

Torguson Park Boundary Line Adjustment for Minor Park Expansion: Les Schwab has agreed to donate property at the northwest corner of their site to the City for a minor expansion of Torguson Park, which will enable a direct connection of the BMX area of Torguson Park to a new pedestrian connection from North Bend Way (via a trail connection through the adjacent development.) A boundary line adjustment is necessary to add this area to Torguson Park. Estimate \$3,000.

E.J. Roberts Park Bridge: A new pedestrian bridge is needed to replace the existing bridge, which has deteriorated beyond the ability to provide repairs. Estimate \$75,000.

E.J. Roberts Park Picnic Shelter: A picnic shelter is needed for this popular park for group picnic events. Estimate \$35,000.

EJ Roberts Park Playground Replacement: New playground equipment should be installed at EJ Roberts Park to replace the old and deteriorated play equipment currently at the park. Estimate \$60,000.

Si View Neighborhood Park Play Equipment Replacement: The existing play equipment at this park is old and in deteriorating condition and should be replaced with new equipment, together with new soft surface area borders. Estimate \$60,000.

Tanner Trail Phase 2 and 3 Right-of-Way Acquisition: Tanner Trail, Phase 1 was constructed in 2002 and begins at Bendigo Blvd, proceeds along the abandoned BN Railroad right-of way, and terminates at Orchard Street. Additional BNRR right-of-way is available out to 436th Avenue SE for further extension of the trail system and interconnection with the Snoqualmie Valley Trail. This will complete the preservation of the proposed trail system through the southerly portion of the city with links to regional facilities. This system will also provide for the pedestrian needs along the south side of North Bend Way in lieu of requiring a sidewalk next to or close to the street on that side. Estimate \$4,150,000 (majority of funding anticipated through grants).

Tanner Trail Construction: A paved or gravel trail will be constructed within the Tanner Trail right-of-way adjacent to North Bend Way, described above. Estimate \$400,000 (based on gravel).

Tanner Trail / Snoqualmie Valley Trail Junction Improvements: The junction of the Snoqualmie Valley Trail, Tanner Trail, and North Bend Way is an important junction for both local and regional trail users and is also an important corridor for elk and other wildlife crossing under I-90 at this location. Improvements would be made to make the Snoqualmie Valley Trail crossing of North Bend Way more visible and safe for pedestrians and motorists. A small parking lot would be built for trail users with formalized trailheads to the Snoqualmie Valley Trail and Tanner Trail. Native landscape improvements would be provided to enhance wildlife cover for the crossing area. The project is anticipated as a joint city/King County project. Additional planning and coordination with King County needs to be done and a site plan developed with cost estimates before this facility can be formally placed in the capital facilities plan. Cost estimate not yet determined.

Dahlgren Family Park:

Upon dedication to the City, the 2.5-acre park to be dedicated through the Tanner Landing Master Plan Overlay District Regulations in NBMC 18.10.025 should be developed with park and picnic facilities. Park facilities should be designed consistent with that provided by King County in the adjacent Tanner Landing Park such that the two adjacent parks work as one cohesive whole. Estimate \$1,000,000.

Tollgate Farmhouse Restoration: Purchased as part of the Tollgate Farm, the farmhouse is in need of repair and restoration. In 2003, a restoration plan was developed by Tonkin Hoyne Architects. The first item to be addressed was the sealing of a large hole in the roof and subsequent re-roofing of the entire structure. This prevented water from entering through the top of the house. However, additional exterior improvements are needed to keep the structure sound. These include reconstructing the foundation, repairing the outside, painting the exterior, and installing windows and secure doors. Further phases include interior reconstruction and exterior entry improvements. Estimate \$250,000.

Tollgate Farm Phase 2 Improvements - Athletic Fields, Parking, Landscaping: Per the Tollgate Master Plan, the athletic fields would be graded and constructed at the west end of the central meadow. Work would include necessary backstops, fencing, ground preparation, seeding, irrigation, drainage and bleachers. Additionally, the heirloom apple trees along North Bend Way would be restored through proper pruning, thinning, fencing for protection, and clearing of the areas around the trees. Estimate \$1,500,000.

Tollgate Water & Sewer Extensions/Connections: To serve the expanded use of Tollgate Farm upon development of the Phase 2 Improvements, water and sewer mains and services need to be extended to the site. The extension would proceed under the railroad tracks and under West North Bend Way to the Tollgate site. The main would then proceed east along West North Bend Way and tie into the existing main at the intersection of West North Bend Way/Sydney Avenue. Sewer would be extended from the main to be installed on NW 8th Street and then proceeding along West North Bend Way to the site of the bathrooms at the Tollgate athletic fields. The utility extensions are anticipated to occur through a ULID for both water and sewer, formed to assist in financing the facilities in the general area with other contributing property owners. Estimate \$400,000.

Tollgate Farmstead Improvements: The Tollgate Farm Master Plan anticipates the area around the Tollgate Farmhouse as an interpretive and multi-use farmstead area that can be used as a venue for activities and events such as the North Bend Farmers Market, weddings and other small-scale outdoor gatherings. The site is also anticipated for a pea-patch garden and/or demonstration garden and a small interpretive apple orchard. Additional facility planning and a site plan with cost estimates needs to be developed before this can be formally added to the 6-year Capital Facilities Plan.

Tollgate Farm to Downtown Trail: From the west end of the West North Bend Way bridge over the South Fork Snoqualmie River, along West North Bend Way, and then to the driveway entrance to the parking lot, with an intermediate connection to the on-site trail, a sidewalk would be extended for pedestrian access from downtown to the farm/athletic fields. Work would include approximately 3,300 linear feet of curb, gutter, landscape strip, street trees, and 8-foot wide concrete sidewalk for the entire length of the improvement. Estimate \$350,000.

Meadowbrook Farm Trail, Phase 2 Snoqualmie Valley Trail Connector: A trail would be constructed east across Meadowbrook Farm from the Meadowbrook Farm Interpretive Center building and Boalch Avenue Trail to the Snoqualmie Valley Trail. The trail would provide connectivity of the interpretive center to the heavily used Snoqualmie Trail, and would allow fieldtrips and groups at the Interpretive Center access to the trail to the big cedar, located east of the Snoqualmie Valley Trail. Estimate \$210,000.

Meadowbrook Farm to Tollgate Farm Connector Trail: A trail would be constructed from the Interpretive Center west across SR-202 connecting through the forest preserve area of Meadowbrook Farm west to North Bend Way, then south within the right-of-way of North Bend Way to connect to the trail system within Tollgate Farm Park. Estimate \$150,000.

Meadowbrook Farm Disc Golf Course: Facilities for a disc golf course would be constructed along the Dike Road fields (east of Boalch Ave.) at Meadowbrook Farm, consisting of 18 anchored removable poles with disc golf chain target/baskets, and minor signage identifying the course. Regular mowing needs for the course would need to be arranged prior to installation. Estimate \$20,000.

Meadowbrook Farm Interpretive Center Commercial Kitchen Addition: A commercial kitchen will enable the Interpretive Center building to host a greater number of events and activities, particularly attractive for wedding users and cooking classes, which would increase revenue to the Farm. Estimate \$200,000.

Meadowbrook Farm Interpretive Center Wedding Plaza/Garden: Improvements to the grounds immediately adjacent to the Interpretive Center would enable events to better utilize the space, particularly attractive for wedding users. Improvements would include a paved plaza area with associated landscaping and furnishings. Estimate \$60,000.

Meadowbrook Farm Picnic Shelter: A picnic shelter added to another field area away from the Interpretive Center will enable additional group rental of Meadowbrook Farm and associated fields by additional users such as corporate picnics, increasing revenue to the Farm. Estimate for 12-table shelter \$200,000.

Meadowbrook Farm Elk Viewing Area and Swing Rock Interpretive Site: The site of the original Meadowbrook Barn, adjacent to the Swing Rock west of SR-202 and just south of the city limit line between North Bend and

Snoqualmie, is anticipated as an area for elk viewing and interpretation of the Swing Rock, a location of great significance in the origin story of the Snoqualmie Tribe, and interpretation of the history of the Meadowbrook Dairy Farm. The project is anticipated as a joint project of the Cities of North Bend and Snoqualmie, the Snoqualmie Tribe, and the Meadowbrook Farm Preservation Association. Improvements anticipated include a small parking area, elk viewing platform (likely atop the old silo foundation), a trailhead crossing under SR-202 through the existing cattle underpass, interpretive signage, and native landscape improvements. Additional facility planning and a site plan are needed with cost estimates before this facility can formally be placed in the 6-year capital facilities plan.

William H. Taylor Park Improvements: A new platform/track crossing and park entry would be constructed at the terminus of Ballarat Avenue, in association with the proposed right-of-way improvements at that location, creating a more visible and direct access to the depot from Ballarat and McClellan, and improving pedestrian access and safety. In association with the new crossing, the platform plaza area would be extended from the depot to the new crossing, and the landscaping in this area (west of the depot) would be reconfigured to improve visibility and create a terminal viewpoint into the park from Ballarat Avenue (providing a better connection to the downtown). The proposal would include a veteran's memorial flagpole in association with the landscape improvements. Improvements to the park would also be made at Park Street to improve pedestrian access and safety and better link the park with Si View Park to the south. Estimate \$100,000.

William H. Taylor Park Railroad Enclosure: A covered outdoor enclosure may be constructed, immediately east of the terminus of the existing tracks and within the railroad corridor, to house a locomotive or other railroad artifact, similar to the log pavilion in Snoqualmie. The Northwest Railway Museum would secure the funding for the design and installation, and be responsible to maintain the railroad-related enclosure. The design shall be approved by the City. The City and the Northwest Railway Museum would partner on funding the platform and outdoor enclosure improvements, and would enter into an ILA agreeable to both parties for the outdoor enclosure. Estimate \$100,000.

William H. Taylor Park to Si View Community Park Trail Connection: A property immediately north of the Si View Community Park that is currently owned by King County Roads Division should be acquired and a trail constructed to connect this park with William H. Taylor Park to the north. Estimate \$130,000 property acquisition and \$34,000 development.

Si View Community Park Eastern Expansion: The property currently owned by WSDOT and King County between Si View Community Park and Cedar Falls Way should be acquired and developed as a park. The park should include a trail connection to Cedar Falls Way, as well. Estimate - \$300,000 for acquisition, \$700,000 for development of trails, lawn and landscaping.

Playground Surfacing Improvements: A pour-in-place soft surface base should be installed under the playground at Tollgate Farm Park and at the two existing playgrounds at Si View Community Park. This surfacing creates less mess and requires less maintenance than chips. Estimate \$133,000.

Spray Park Feature: A spray park feature should be installed at a park for summer water play. The feature could be a simple conventional spray park, or an accessible water fountain where people can get wet. The specific park has yet to be determined, but could be located at the Si View Community Park or a future park acquisition such as the Dahlgren Family Park or Si View Community Park Eastern Expansion. The cost would be shared with the Si View Metropolitan Park District. Estimate \$750,000.

North Bend Roundabouts Re-landscaping: Additional landscaping and boulders would be added to supplement the existing landscaping within the roundabouts. Landscaping should be of a naturalistic design consisting principally of native species and species consistent with mountain habitats, reflective of North Bend's mountain-culture atmosphere. Estimate \$5,000, presumes volunteer labor.

Riverfront Park Improvements and South Fork Snoqualmie Right Bank Levee Trail: Improvements to Riverfront Park would be minimal in nature to maintain the natural, forested character of the site. Small clearings could be made to provide spaces for picnic tables. In addition, improvements would be provided to formalize the trail along the levee between Bendigo Boulevard and W. North Bend Way, including graveling, bollards, signage, and benches. An easement is necessary from the adjacent property owner for access across a portion of private property along the levee. Estimate \$150,000.

South Fork Snoqualmie Left Bank Levee Trail: The existing informal levee trail between Bendigo Boulevard and W. North Bend Way would be improved with a gravel surface. In addition, approximately 500 feet of new trail would be constructed around the private property on the southern end of the route. Estimate \$75,000.

Tanner Road Shoreline Park Restroom: Upon dedication of this park to the City, a small, basic restroom should be constructed at this park to provide facilities for whitewater users that frequent this access location. Estimate \$100,000.

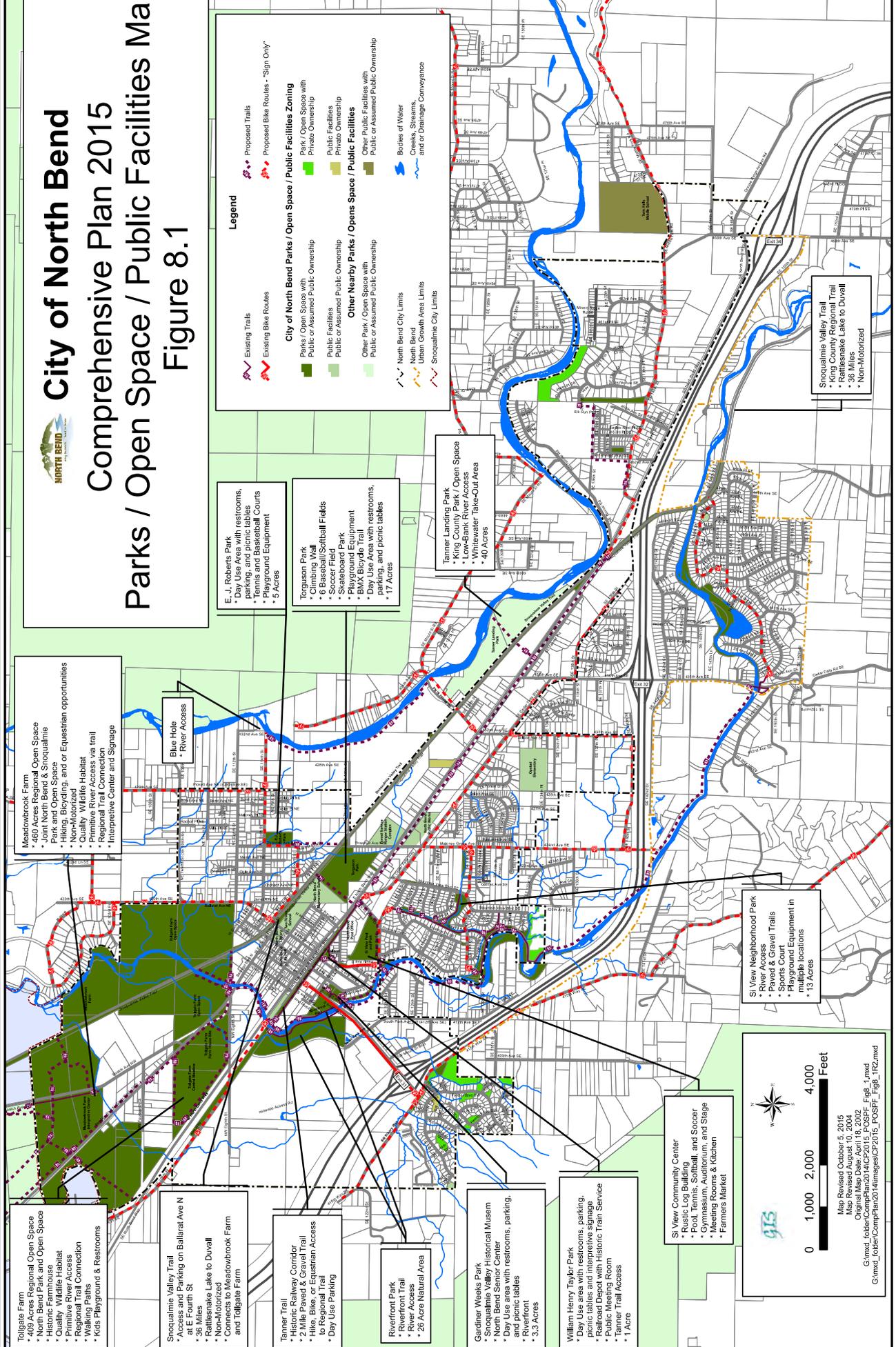
I: 6-YEAR CAPITAL FACILITIES PLAN

The 6-Year Parks Capital Facilities Plan prioritizes the top projects from the 20-year Parks Capital Facilities Program, based on the needs analyses in this element and public input provided during its update. Of note, more projects are listed on the 6-year Parks Capital Facilities Plan than are anticipated to occur. This has been intentionally done to provide flexibility in allocating resources in order to be able to take best advantage of opportunities as they may arise, including grant availability, possible partnerships with other agencies and organizations, and community interest and support. To determine anticipated available funding for projects, the City has projected 6 years of residential growth to estimate park impact fee revenue, utilizing known developments over this period, as well as a small additional growth estimate for residential projects not yet known. The 6-Year Parks Capital Facilities Plan should be reviewed and updated every other year in conjunction with revenue projections and implementation of projects.

TABLE 5: 6-YEAR CAPITAL FACILITIES PLAN

#	Project Name	Cost Est.	Funding Sources	2016	2017	2018	2019	2020	2021
Trail Construction:									
1	Meadowbrook Trail Phase II (Int.Ctr. to SVT)	210,000	TL/G/IF/REET/M FPA/MPD		210,000				
2	Meadowbrook Farm to Tollgate Farm Trail	150,000	F/G/REET/M FPA						150,000
3	Riverfront Park Improvements and South Fork Snoqualmie Right Bank Levee Trail	150,000	F/G/REET					150,000	
Park Improvements:									
4	Roundabout Relandscaping	5,000	F	5,000					
5	Park Signage Improvements	20,000	F	20,000					
6	Torguson Park Improvements (Loop Trail, Plaza, Exercise Stations, Landscaping)	254,700	F/G/REET	254,700					
7	Torguson Park Backstops and Training Areas	114,260	F/SO	114,260					
8	Torguson Park New Restroom/Concession Building	233,500	F/REET	233,500					
9	Torguson Park SW Entry and BMX Course Expansion and Improvements	50,000	F/REET		50,000				
10	Torguson Park Boundary Line Adjustment for Minor Park Expansion	3,000	F	3,000					
11	Spray Park/play fountain feature (location TBD)	750,000	G/IF/REET					750,000	
12	18-Basket Disc Golf Course at Meadowbrook Farm	20,000	F/REET			10,000			
13	William H. Taylor Park - Landscape, Memorial and Platform Improvements	100,000	F/G/REET/NWRM		100,000				
14	William H. Taylor to Si View Community Park Trail Connection (land costs below)	34,000	F/G/REET/MPD		34,000				
15	Playground Surfacing - Tollgate Farm Park and Si View Community Park	133,000	F/REET/MPD	133,000					
16	EJ Roberts Park Picnic Shelter	35,000	F/G/REET	35,000					
17	EJ Roberts Park New Pedestrian Bridge	75,000	F	75,000					
18	EJ Roberts New Playground Equipment	60,000	F/REET				60,000		
19	Tollgate Farmhouse Restoration (60,000 out of total anticipated \$250,000 remaining)	60,000	G/IF					30,000	30,000
20	Restroom at Tanner Road Shoreline Park	100,000				100,000			
Park and Open Space Land Acquisition:									
21	Tanner Trail R/W Acquisition, CF Way to Sno Valley Trail (half of total cost of project - rest anticipated from Transportation Impact Fees and Grants)	2,075,000	G/(R)CO/CFT						2,075,000
22	Torguson Park Entry Property Acquisition	300,000	F/REET				300,000		
23	Land for William H. Taylor Park to Si View Community Park Trail	130,000			130,000				
24	Downtown Civic Plaza Acquisition, Design, and Construction	500,000	F/G/Bond/REET					500,000	
TOTAL project costs:									
		5,562,460		873,460	524,000	110,000	390,000	1400,000	2,255,000
	Anticipated Park Impact Fee Revenue, 2016-2021*	3,059,793		1,239,818	916,538	579,117	162,160	81,080	81,080
	Anticipated Grant Revenue**	442,341		169,345	137,481	86,868	24,324	12,162	12,162
	Anticipated Si View MPD Revenue***	325,000		75,000	50,000	50,000	50,000	50,000	50,000
	Total Project Revenue:	3,827,134		1,484,163	1,104,019	715,985	236,484	143,242	143,242
	Balance	-1,735,326		610,703	580,019	605,985	-153,516	-12,567,758	-2,111,758
Key									
IF - Impact Fees			Grant Key						
TL - City Share of King County Trails and Open Space Levy			ALEA	RCO-Aquatic Lands Enhancement Account					
MPD - Si View Metropolitan Parks District Funds			YAF	RCO-Youth Athletic Facilities					
SO - Sports Organizations			LWCF	RCO-Land and Water Conservation Fund					
G - Grant			SRTS	WDOT-Safe Routes to Schools					
DM - Development Mitigation Contribution			USP	TIB-Urban Sidewalk Program					
REET - Real Estate Excise Tax			NWRM	Northwest Railway Museum secured funds					
			M FPA	Meadowbrook Farm Preservation Association secured fund					
* Park Impact Fee Revenue determined based on 2016-2021 anticipated residential building permits. 2016 figure includes carryover balance from 2015.									
** Anticipated Grant Revenue - 2016 - Based on LWCF Grant and 2009-2013 KC Trail and Open Space Levy Proceeds. 2017-2021 - Based on assumption of additional 15% above Park Impact Fee Revenue.									
*** Constitutes funding identified on Si View MPD CIPI list for projects that are City Projects, as well as a portion of community collaboration funds.									

City of North Bend Comprehensive Plan 2015 Parks / Open Space / Public Facilities Map Figure 8.1



Meadowbrook Farm

- 460 Acres Regional Open Space
- Joint North Bend & Snoqualmie Park and Open Space
- Hike, Bike, or Equestrian opportunities
- Non-Motorized
- Quality Wildlife Habitat
- Primitive River Access via trail
- Regional Trail Connection
- Interpretive Center and Signage

Blue Hole

- River Access

Tollgate Farm

- 189 Acres Regional Open Space
- North Bend Park and Open Space
- Historic Farmhouse
- Quality Wildlife Habitat
- Primitive River Access
- Walking Paths
- Kids' Playground & Restrooms

Snoqualmie Valley Trail

- Access and Parking on Ballarat Ave N at E Fourth St
- 36 Miles
- Non-Motorized
- Connects to Meadowbrook Farm and Tollgate Farm

Tanner Trail

- Historic Railway Corridor
- 2 Mile Paved & Gravel Trail
- Hike, Bike, or Equestrian Access to Regional Trail
- Day Use Parking

Riverfront Park

- Riverfront Trail
- River Access
- 26 Acre Natural Area

Gardiner Weeks Park

- Snoqualmie Valley Historical Museum
- North Bend Senior Center
- Day Use area with restrooms, parking, and picnic tables
- Riverfront
- 3.3 Acres

William Henry Taylor Park

- Restrooms, parking, picnic tables and interpretive signage
- Railroad Depot with Historic Train Service
- Public Meeting Room
- Tanner Trail Access
- 1 Acre

SI View Community Center

- Rustic Log Building
- Pool, Tennis, Softball, and Soccer
- Gymnasium, Auditorium, and Stage
- Meeting Rooms & Kitchen
- Farmers Market

SI View Neighborhood Park

- River Access
- Paved & Gravel Trails
- Sports Court
- Playground Equipment in multiple locations
- 13 Acres

Tanner Landing Park

- King County Park / Open Space
- Low-Bank River Access
- Whitewater Take-Out Area
- 40 Acres

Torguson Park

- Climbing Wall
- 6 Baseball/Softball Fields
- Soccer Field
- Skateboard Park
- Playground Equipment
- Day Use Area with restrooms, parking, and picnic tables
- 17 Acres

E.J. Roberts Park

- Day Use Area with restrooms, parking, and picnic tables
- Tennis and Basketball Courts
- Playground Equipment
- 5 Acres

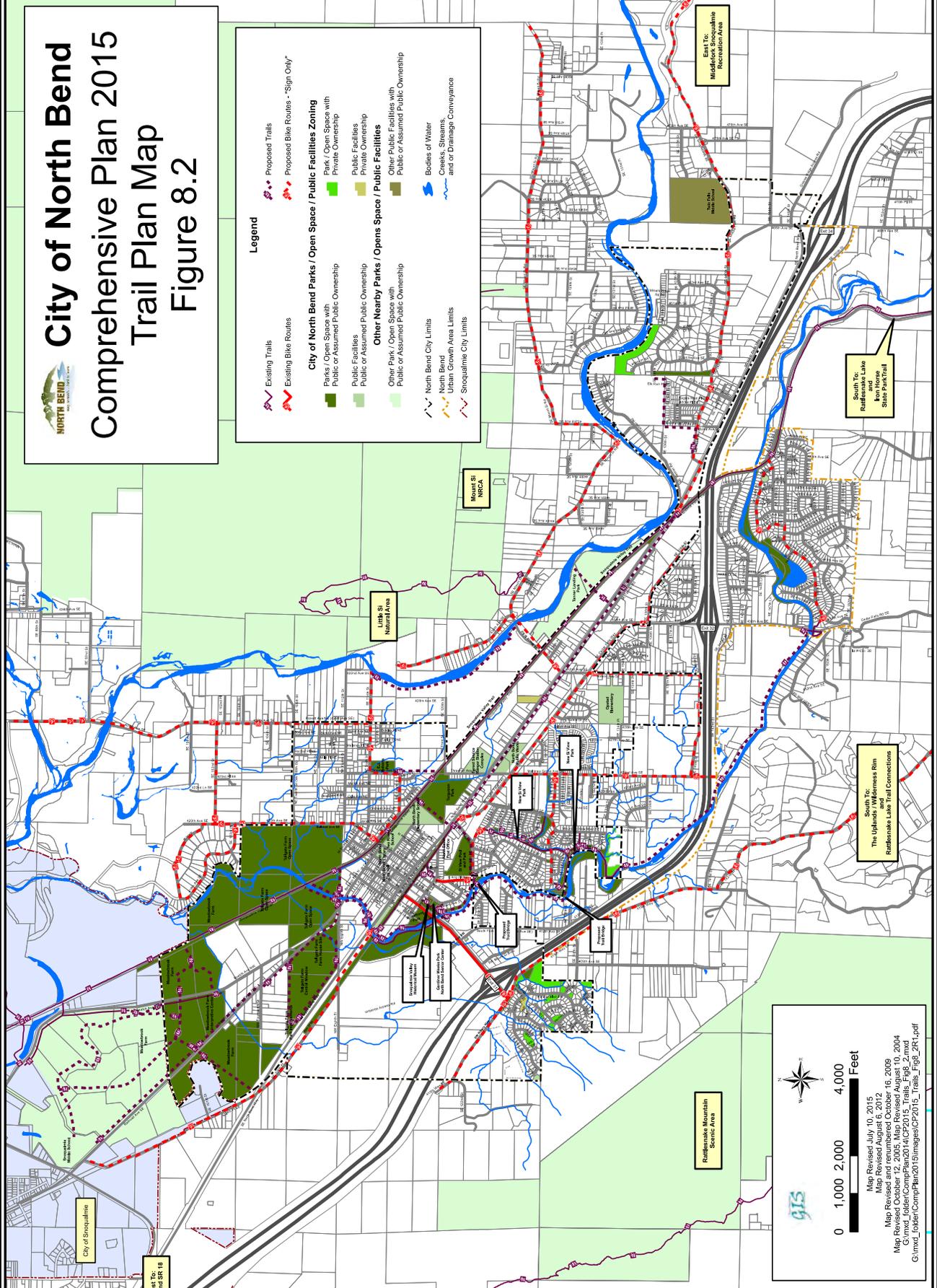
Snoqualmie Valley Trail

- Rattlesnake Lake to Duvel
- 36 Miles
- Non-Motorized

0 1,000 2,000 4,000 Feet

Map Revised October 5, 2015
Map Revised August 10, 2004
Original Map Date April 16, 2002
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City of North Bend Comprehensive Plan 2015 Trail Plan Map Figure 8.2



Legend

- Existing Trails
- Existing Bike Routes
- Proposed Trails
- Proposed Bike Routes - "Sign Only"

City of North Bend Parks / Open Space / Public Facilities Zoning

- Park / Open Space with Public or Assumed Public Ownership
- Public Facilities, Public Ownership
- Public Facilities, Private Ownership

Other Nearby Parks / Open Space / Public Facilities

- Other Park / Open Space with Public or Assumed Public Ownership
- Other Public Facilities with Public or Assumed Public Ownership

Other Features

- North Bend City Limits
- North Bend Urban Growth Area Limits
- Snoqualmie City Limits
- Bodies of Water
- Creeks, Streams, and or Drainage Conveyance

Scale

0 1,000 2,000 4,000 Feet

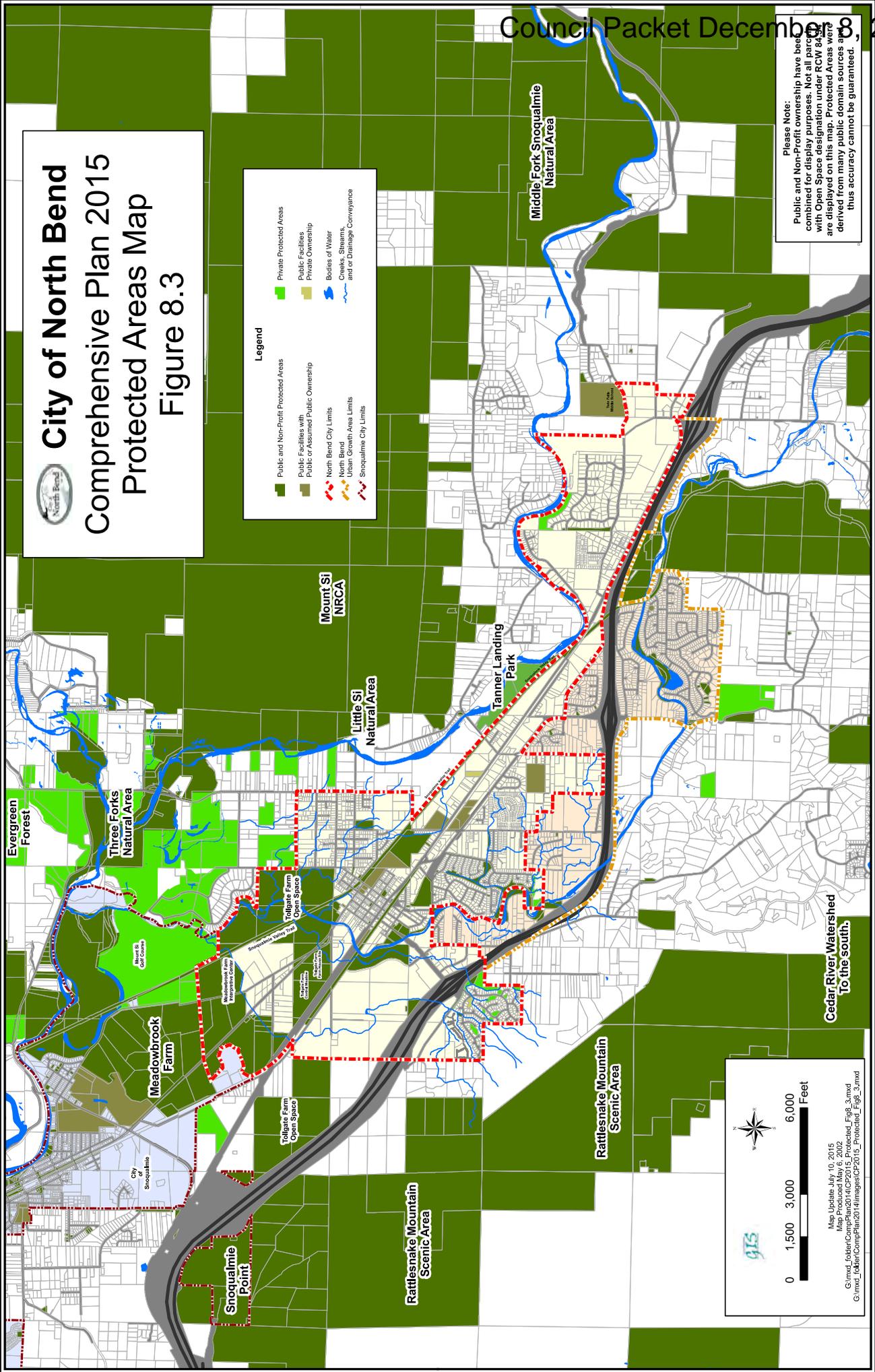
Map History

- Map Revised July 10, 2015
- Map Revised August 6, 2012
- Map Revised and renumbered October 16, 2009
- Map Revised October 12, 2005. Map Revised August 10, 2004

GIS

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City of North Bend
Comprehensive Plan 2015
Protected Areas Map
Figure 8.3



Legend

- Public and Non-Profit Protected Areas
- Public Facilities with Public or Assumed Public Ownership
- North Bend City Limits
- Urban Growth Area Limits
- Snoqualmie City Limits
- Private Protected Areas
- Private Ownership
- Bodies of Water
- Creeks, Streams, and/or Drainage Conveyance

GIS

0 1,500 3,000 6,000 Feet

Map Update July 10, 2015
 Map Produced May 6, 2012
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 G:\mxd\UrbanCompPlan2014\Images\CP2015_Protected_Areas_Fig_3.mxd

Please Note:
 Public and Non-Profit ownership have been combined for display purposes. Not all parcels with Open Space designation under RCW 84.54 are displayed on this map. Protected Areas were derived from many public domain sources and thus accuracy cannot be guaranteed.

Cedar River Watershed
 To the south.



City Council Agenda Bill

SUBJECT:	Agenda Date: December 8, 2015		AB15-139
An Ordinance Approving the 2015 Comprehensive Plan Amendment	Department/Committee/Individual		
	Mayor Ken Hearing		
	City Administrator – Londi Lindell		
	City Attorney – Mike Kenyon		
	City Clerk – Susie Oppedal		
	Community & Economic Development		X
	Finance – Dawn Masko		
	Public Works – Mark Rigos		
Cost Impact: N/A			
Fund Source: N/A			
Timeline: Immediate			

Attachments: Ordinance

SUMMARY STATEMENT:

As directed by North Bend City Council Resolution No. 1647 the North Bend Planning Commission reviewed outside-initiated amendments, city amendments and public comments to update the Comprehensive Plan. The Planning Commission held twelve (12) meetings between May 2014 and May 2015 and held 2 public workshops and 2 public hearings to hear comments on the proposed amendments to the Comprehensive Plan. The Planning Commission provided recommendations for the following elements: Land Use, Housing, Utilities, Capital Facilities, Critical Areas, Parks, and Economic Development.

The Community & Economic Development Council Committee and City Council reviewed the draft amendments as they were forwarded from the Planning Commission. The following elements have already been approved by Resolution by the City Council: Housing, Utilities, Critical Areas, Capital Facilities, Land Use, Parks and Open Space, and Economic Development.

The 2015 Comprehensive Plan update includes:

Chapter 1, Land Use Element. City Council approved a motion (AB15-113) for the 2015 zoning map on October 20, 2015. Household and employment targets were updated based on this zoning for consistency with the Countywide Planning Policies.

Chapter 2, Critical Areas. Contains new references to groundwater protection planning and to the Salmon Plan or other Basin/Watershed Plans. Modernization of all 10 Figures in this element were addressed, including incorporation of delineated wetlands, and an update to the adopted FIRM map.

Chapter 3, Housing. Targets for existing and future units were updated in the Land Use Element as they relate to housing. Goals and Policies were reviewed and aging in place policies were added.

Chapter 5, Utilities. Outdated information was updated regarding existing and planned facilities and their capacities from public and private utility providers.

Chapter 6, Capital Facilities Element. This element was substantially simplified and the 6-year Capital Facilities Plan and Financing Plan were updated. The Capital Facilities Element will reference the Transportation Element and Parks Element for their respective facility descriptions and level of service standards.

City Council Agenda Bill

Chapter 8, Parks and Open Space Element. Updates addressed in 2015 included estimating park demand based on population projections, considering park levels of service and facility and service needs, policy review and the Parks Capital Facilities Plan.

Chapter 9, Economic Development Element. The Economic Development Element was updated to reflect current economic conditions and factors, including a summary of the strengths and weaknesses of the local economy within the commercial and industrial sectors, and supporting factors such as land use, transportation, utilities, education, work force, housing, and natural/cultural resources.

COMMITTEE REVIEW AND RECOMMENDATION: The Community and Economic Development Committee reviewed this Ordinance at its November 18, 2015 meeting and recommended approval.

RECOMMENDED ACTION: **MOTION to approve AB15-139, an ordinance approving the 2015 Comprehensive Plan Amendment, as a first and final reading.**

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
December 8, 2015		

ORDINANCE

**AN ORDINANCE OF THE CITY OF NORTH BEND,
WASHINGTON, APPROVING THE 2015
AMENDMENTS TO THE CITY OF NORTH BEND
COMPREHENSIVE PLAN; PROVIDING FOR
SEVERABILITY; AND ESTABLISHING AN
EFFECTIVE DATE**

WHEREAS, the City is required to prepare a Comprehensive Plan under the Growth Management Act (“the GMA”) and is required by RCW 36.70A.040 to implement the Plan with development regulations that are consistent with the Plan; and

WHEREAS, RCW 36.70A.130 requires the City to review and, if needed, revise the Comprehensive Plan and development regulations on a periodic basis to ensure the Plan and regulations comply with the GMA; and

WHEREAS, on April 15, 2014, the City Council passed Resolution No. 1647 directing staff and the Planning Commission to review certain year 2015 docketed requests to amend the Comprehensive Plan and development regulations; and

WHEREAS, the Planning Commission has implemented the scope of work as directed by the City Council in Resolution 1647 and has formulated amendments necessary to ensure the Comprehensive Plan is in compliance with the current provisions of the GMA and King County Countywide Planning Policies; and

WHEREAS, on November 11, 2015, the City issued a Determination of Non-Significance (“DNS”) regarding the Comprehensive Plan Amendments as required by the State Environmental Policy Act (“SEPA”) and the GMA; and

WHEREAS, the City has complied with all other applicable local ordinances, City policy and state laws, including public participation requirements and review by the Washington State Department of Commerce, in preparing the proposed Comprehensive Plan Amendments; and

WHEREAS, pursuant to the amendment procedures prescribed in RCW 35A.63.073, the City Council has previously approved the Critical Areas Element (Resolution 1678), Utilities Element (Resolution 1677), and Housing Element (Resolution 1676) on March 17, 2015, the Capital Facilities Element (Resolution 1700) on October 20, 2015, and the Economic Development Element (Resolution 1704) on November 17, 2015, and the Land Use Element (Resolution _____) and Parks and Open Space Element (Resolution _____) on December 8, 2015; and

WHEREAS, no amendments to the Transportation Element are currently required because a major update to the Transportation Element was adopted in 2012 and certified by the Puget Sound Regional Council on December 5, 2013; and

WHEREAS, no amendments to the Shoreline Element are currently required because the Shoreline Element was adopted in 2012 as part of the City's updated Shoreline Master Program; and

WHEREAS, no amendments to the Natural Resources Element or the Energy and Sustainability Element are currently required because both elements are optional under the GMA and have been found consistent with all applicable GMA requirements as currently adopted; and

WHEREAS, on March 30, 2015 the City adopted Ordinance 1549 adopting the Salish Ave Extension annexation, therefore all maps, exhibits and figures depicting the City Boundary throughout the Comprehensive Plan will be updated to reflect this annexation;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The 2015 Comprehensive Plan Amendments to the City of North Bend Comprehensive Plan are hereby adopted by the City Council as follows:

- a. Housing Element as recommended by Resolution No. 1676;
- b. Utilities Element as recommended by Resolution No. 1677;
- c. Critical Areas Element as recommended by Resolution No. 1678;
- d. Capital Facilities Element as recommended by Resolution No. 1700;
- e. Economic Development Element as recommended by Resolution No. 1704;
- f. Land Use Element as recommended by Resolution No. _____; and
- g. Parks and Open Space Element as recommended by Resolution No. _____

Section 2. Consistent with RCW 35A.21.010, the Comprehensive Plan may be modified by Director of Community and Economic Development in the form of exhibits and figures that depict the Salish Ave Extension annexation, along with minor and non-substantive grammatical and punctuation edits prior to filing of this ordinance with the Washington State Department of Commerce.

Section 3. Severability: Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 4. Effective Date: This ordinance shall be published in the official newspaper

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of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 8TH DAY OF DECEMBER, 2015.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Published:
Effective:

Susie Oppedal, City Clerk