

**REGULAR MEETING OF THE  
NORTH BEND PLANNING COMMISSION  
- ACTION MEETING MINUTES -  
Wednesday, October 18, 2023, 6:30 PM  
In Person & Virtual Online Meeting**

**PLEASE NOTE: This meeting will be held at City Hall, 920 SE Cedar Falls Way, North Bend, WA.**

Members of the public may choose to attend in person or by teleconference. As the in-person/teleconference hybrid meeting option is new technology to City Staff it is strongly encouraged that members of the public that are attending by teleconference provide comments in advance of the meeting.

*Also, Please Note: A complete video recording of this meeting is available on the City of North Bend YouTube website, at [www.youtube.com](http://www.youtube.com) under: City of North Bend*

**AGENDA ITEM #1: CALL TO ORDER**

The meeting was called to order at 6:30 PM.

**ROLL CALL**

Planning Commissioners present: Brian Aylward, Juliano Pereira, Suzan Torguson (Chair), James Boevers. Hannah Thiel and Olivia Moe. Errol Tremolada was absent and excused.

City Staff Present: Rebecca Deming, Community & Economic Development Director, Mike McCarty, Principal Planner, and James Henderson, Economic Development Manager.

**AGENDA ITEM #2: Opportunity for Public Comment**

No comments were offered.

**AGENDA ITEM #3: Approval of August 16, 2023 Planning Commission Meeting Minutes**

Commissioner Boevers made a Motion to Approve the August 16, 2023 Planning Commission Meeting Minutes. Commissioner Pereira Seconded the Motion. The Motion was Approved 6-0.

**AGENDA ITEM #4: Land Capacity Analysis and Land Use Alternatives for 2024 Comprehensive Plan Housing Element Update**

CED Director Rebecca Deming introduced the analysis prepared by the City's housing consultant regarding the numbers of housing units at different affordability levels necessary to meet the City's residential growth targets established by the Puget Sound Regional Council, and described possible options to enable capacity for such additional housing in different zones. There was discussion between Commissioners and staff. The Planning Commission recommended further pursuing the following options that were presented:

- Increasing the height limit in the IMU zone from 30' to 35' (anticipated to enable 128 additional units).
- Rezoning properties within the EP1 zone on the east side of town to NB, which allows multifamily on the second floor or above (anticipated to enable 208 additional units).
- Rezoning properties within the LDR zone on North Bend Way just east of downtown to DC (anticipated to enable 136 additional units).
- Adding a performance standard to the IC Zone at the outlet mall property that allows multifamily only on the second floor or above at this location (anticipated to enable 114 additional units).

**AGENDA ITEM #5: Economic Development Element for 2024 Comprehensive Plan Update – Introduction**

Economic Development Manager James Henderson introduced the draft update to the Economic Development Element. There was discussion between Commissioners and staff. Commissioner Aylward suggested the following edits:

- 1 • Add hyperlinks to the other City plans and documents referenced within the Element.
- 2 • Section B.4 Commercial District Opportunity Sites
- 3 • Section B.4 p. 9 describing the graduated gateway on Bendigo Boulevard coming into the downtown.
- 4 Revise the language here so that it doesn't appear that the City has ignored this issue since 2008 when this
- 5 was first identified in the Downtown Master Plan.
- 6

7 **AGENDA ITEM #6: Adjournment by 8:30 PM unless otherwise approved by the Commission**

8 The Meeting was Adjourned at 7:54 PM.

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