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**REGULAR MEETING OF THE  
NORTH BEND PLANNING COMMISSION  
- ACTION MEETING MINUTES -**  
Wednesday, November 15, 2023, 6:30 PM  
In Person & Virtual Online Meeting

6 This meeting was held at City Hall, 920 SE Cedar Falls Way, North Bend, WA, and was also available  
7 online. A complete video recording of this meeting is available on the City of North Bend YouTube  
8 website, at [www.youtube.com](https://www.youtube.com) under: City of North Bend

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

11 The meeting was called to order at 6:35 PM.

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13 **ROLL CALL**

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

16 City Staff Present: Mike McCarty, Principal Planner, and James Henderson, Economic Development Manager.

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

19 No comments were offered.

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21 **AGENDA ITEM #3: Approval of October 18, 2023 Planning Commission Meeting Minutes**

22 Commissioner Boevers made a Motion to Approve the October 18, 2023, Planning Commission Meeting Minutes.  
23 Commissioner Pereira Seconded the Motion. The Motion was Approved 6-0.

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25 **AGENDA ITEM #4: Economic Development Element for 2024 Comprehensive Plan Update –  
26 Public Hearing and Planning Commission Recommendation**

27 Economic Development Manager James Henderson introduced the draft update to the Economic Development  
28 Element. Commission Chair Torguson opened the public hearing at 6:44. No members of the public spoke for the  
29 public hearing. The hearing was closed at 6:44.

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31 There was discussion between Commissioners and staff. Commissioners provided the following comments:

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- Commissioners suggested additional discussion and coordination with the Snoqualmie Tribe given the large hotel and conference center they are building and potential for partnerships and opportunities to connect their casino and hotel patrons to North Bend businesses. James Henderson noted that looking into such opportunities will be a part of the work program for the Economic Development Commission in the year ahead.
- Commissioners discussed and suggested adding additional metrics to the Economic Development Element regarding sales tax and property tax revenue estimates per acre for different commercial and industrial areas of the City and site factors and circumstances that factor into that (such as allowed land uses, amount of vacant land, parking lot sizes, etc.)
- Commissioners suggested adding policy language within the Land Use Element of the Comprehensive Plan to consider likely tax (sales and property) revenue implications when evaluating potential for rezones.

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44 Subject to the above referenced modifications to be made by staff, Commissioner Boevers provided a motion to  
45 recommend City Council approval of the proposed Economic Development Element of the Comprehensive Plan  
46 for adoption with the full 2024 Comprehensive Plan update. The motion was seconded by Commissioner Thiel and  
47 passed 6:0.

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

The Meeting was Adjourned at 7:05 PM.