

**REGULAR MEETING OF THE
NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Wednesday, March 6, 2024, 6:30 PM**

This meeting was held at City Hall, 920 SE Cedar Falls Way, North Bend, WA, and was also available online. A complete video recording of this meeting is available on the City of North Bend YouTube website, at 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 Fitzgibbon, Juliano Pereira, Sam White, James Boevers, Hannah Thiel, Stephen Matlock and Olivia Moe.

City Staff Present: Rebecca Deming, Community & Economic Development Director, Mike McCarty, Principal Planner, Jamie Burrell, Senior Planner

AGENDA ITEM #2: Approval of minutes from February 7, 2024 meeting

Motion by Commissioner Matlock, seconded by Commissioner Fitzgibbon to approve the February 7, 2024 meeting minutes. The motion passed unanimously.

AGENDA ITEM #3: Opportunity for Public Comment on non-agenda items

No comment was received.

AGENDA ITEM #4: Zoning/Docket Request Discussion (2024 Comprehensive Plan Update)

CED Director Rebecca Deming provided an introduction of the zoning/land use related dockets submitted for consideration with the City’s 2024 Comprehensive Plan Update, seeking direction from the Commission on the dockets received. The public in attendance was provided with the opportunity to speak to the dockets they were here for.

1. EP-1 to LDR request for Yee Property, parcel 0523089016. Owner Jeffrey Yee spoke to the request in consideration of the context of the topographical constraints of his property, much of which is not well suited for the pad sizes typical for light industrial development.
2. EP-1 to LDR request for Maguire property (1525 NW 9th Street, including parcels 0823089021 and 08239022), immediately south of the Yee property). Property owner was not at this meeting. Request is to rezone to LDR, given an existing single-family home on the property. The home was destroyed in a fire about a year ago, and the owner would like to reconstruct, but not be limited to the constraints applied by the legal nonconforming use regulations, given that single-family isn’t allowed in the EP-1 zone.
3. LDR to HDR for Glazier Property (12414 412 Ave. SE). Owner Craig Glazier spoke to the request, noting adjacency of this property to the extensive commercial uses in the Mountain Valley Center just west of his property, and opportunity for the City to connect a trail and bridge across the river from the rear of his property into the downtown area from Shamrock Park, linking to the commercial area to the west. He would like the City to rezone the property to HDR, and to annex the property to enable it to be developed according that zoning.
4. LDR to DC for a block of properties between Torguson Park and Cedar Falls Way, from the Cedar Falls Way Roundabout east to Maloney Grove Ave. SE. At a previous meeting, the Planning Commission provided direction to rezone these properties from LDR to DC in consideration of need to meet the City’s housing targets at more affordable brackets. Property owner Craig Goldsmith spoke to a desire to rezone this area to Downtown Commercial to better reflect the adjacency to the downtown area and expand

1 potential commercial and multifamily uses. Property Owner Duncan Sailors spoke to a desire to rezone his
2 property directly next to the roundabout to DC to reflect the existing commercial use of the property.
3

4 The Planning Commission concurred with the citizen-requested dockets presented at tonight's meeting and provided
5 direction to the City staff to pursue amendments to the Zoning Map and Land Use Designation Map to revise these
6 properties accordingly, subject to consideration of public comment received at a future hearing.
7

8 **AGENDA ITEM #5: Emergency Housing Discussion (2024 Comprehensive Plan Update)**

9 CED Director Rebecca Deming provided an introduction and summary of the requirements applicable to the City
10 of North Bend under recent amendments to the Washington State Growth Management Act to accommodate
11 Emergency Housing as an allowed use within the City, together with the City's 2024 Comprehensive Plan Update.
12 Ms. Deming noted that if the City allows Emergency Housing (including emergency shelters and indoor emergency
13 housing) as a permitted use in any zone in which the City permits a hotel as an allowed use, the City does not need
14 to provide a more extensive analysis to determine it has zoning capacity to meet the specific targets assigned by the
15 Puget Sound Regional Council for these uses.
16

17 The Planning Commission provided consensus to revise the Zoning Table of Uses to allow both Hotels and
18 Emergency Housing as permitted uses in the DC, IC, IMU, NB-2, and EP2 zones, and to not allow Hotels and
19 Emergency Housing in the NB Zone.
20

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

22 The Meeting was Adjourned at 7:44 PM.
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