

**REGULAR MEETING AND SPECIAL PUBLIC HEARINGS OF THE  
NORTH BEND PLANNING COMMISSION  
- ACTION MEETING MINUTES -  
Wednesday, September 18, 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](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 Fitzgibbon, James Boevers, Juliano Pereira, Hannah Thiel, and Sam White. Commissioners Stephen Matlock and Olivia Moe are absent and excused.

City Staff Present: Rebecca Deming, CED Director; Jamie Burrell, Senior Planner; Mike McCarty, Principal Planner

**AGENDA ITEM #2: Public Comment on Non-Agenda Items**

Closed 6:34p.m.

**AGENDA ITEM #3: Approval of minutes from September 4, 2024 meeting**

Motion by Commissioner White seconded by Commissioner Pereira, to approve the September 4, 2024 meeting minutes. The motion passed unanimously.

**AGENDA ITEM #4: Land Use Element And Zoning Public Hearing**

Principal Planner Mike McCarty provided a summary of the draft amendments to the Land Use Element.

Public Hearing opened: 6:50 p.m.

Michael Thomas concerned about existing land use objectives. EP zoning concerns on Development Agreement. Provide amenities and services to eastern side of town and avoid heavier industrial uses. Work with HOA groups. Can we ID residential and jobs in UGA and are they are part of our targets?

Cherie Cooper owner of 28 acre property has had challenges for a decade or more which creates challenges.

Public Hearing closed: 6:56 p.m.

**AGENDA ITEM #5: Housing Element Public Hearing**

Senior Planner Jamie Burrell provided a summary of the draft amendments to the Housing Element.

Public Hearing opened: 7:31p.m.

Jeffrey Yee, 12117 SE 261<sup>st</sup> Court, Kent Wa. asked a question about affordable housing percentage per project.

Cherie Cooper, property has sewer ULID, need water, property valuations doubled. Poses challenge to be in overlay district and development regulations.

1 Michael Thomas, 1231 La Forest- Pg 11 and 12 reiterated written comments on capacity in the UGA for housing  
2 and jobs targets. ADU and sewer subsidy.

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4 Public Hearing closed: 7:41 p.m.

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6 **AGENDA ITEM #6: Possible Housing Element and/or Land Use Element Recommendation**

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8 Motion by Commissioner Fitzgibbon seconded by Commissioner Pereira, recommended to approve the Land Use  
9 Element. The motion passed unanimously.

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11 Motion by Commissioner White seconded by Commissioner Fitzgibbon, recommended to approve the Housing  
12 Element with deletion of 3 bullet points at the top of page 12 which were internal notes. The motion passed  
13 unanimously.

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

16 The Meeting was adjourned at 7:54 PM.