

**REGULAR MEETING AND PUBLIC HEARING OF THE  
NORTH BEND PLANNING COMMISSION  
- ACTION MEETING MINUTES -  
Wednesday, June 18, 2025, 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: Hannah Thiel, Stephen Matlock, Juliano Pereira, Brian Fitzgibbon, James Boevers, and Sam White.

Commissioner Olivia Moe was absent.

City Staff Present: Mike McCarty, Planning Manager; Caitlin Hepworth, Associate Planner

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

No comments

**AGENDA ITEM #3: Approval of minutes from May 21, 2025 meeting**

Correction noted by Commissioner Matlock regarding the spelling of his name on the minutes (Matlock, not Mattlock). Motion by Commissioner Fitzgibbon, seconded by Commissioner White to approve the May 21, 2025 meeting minutes as amended. The motion passed unanimously.

**AGENDA ITEM #4: Introduction, Hearing and Recommendation – Water and Sewer Regulation Amendments to Title 13 with regards to Accessory Dwelling Units**

Associate Planner Caitlin Hepworth provided a summary of the proposed amendments, as well as the purpose and associated state requirements the amendments are based on.

Chair Thiel opened the public hearing at 6:43pm. No comment was provided. Chair Thiel closed the public hearing at 6:43 pm.

Commissioners provided the following comments:

1. P. 2 of the amendments. Spell out Equivalent Residential Unit (ERU) in first use of it in the regulations.
2. Is there an opportunity to have separate dwellings at one address under the same bill? Staff can inquire with Finance about that, but it wouldn't be a part of the regulations.
3. 13.08.010(A) – add “or” back in.

Motion by Commissioner Pereira, seconded by Commissioner Fitzgibbon, to recommend approval of the amendments to the Water and Sewer Regulations in NBMC Title 13 as presented, subject to the additional revisions requested at tonight's meeting. The motion passed unanimously.

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

The Meeting was adjourned at 6:48 p.m.