

**REGULAR MEETING AND PUBLIC HEARING OF THE
NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Wednesday, August 6, 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, 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, Juliano Pereira, Brian Fitzgibbon, James Boevers, and Sam White. Commissioner Stephen Matlock was absent.

City Staff Present: Mike McCarty, Planning Manager; Caitlin Hepworth, Associate Planner; Jamie Burrell, Senior Planner; Chase Rigg, Planning Intern; Paige Robbins, Planning Intern

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

No comments

AGENDA ITEM #3: Approval of minutes from June 18, 2025 meeting

Motion by Commissioner Boevers, seconded by Commissioner Pereira to approve the June 18, 2025 meeting minutes as amended to correct the date of the minutes. The motion passed unanimously.

AGENDA ITEM #4: Introduction, Hearing and Recommendation – NBMC Landscape Amendments

Chase Rigg provided an introduction to the amendments, with Mike McCarty answering additional questions. New additional amendments were provided to the Commission at the meeting in response to public comment received by the Snoqualmie Tribe.

Commissioners provided the following comments and clarifications:

- Consider adjustment to fee-in-lieu for inflation.
- Add to the end of the new sentence “on landscape plans” to 18.18.070 E.

Chair Thiel opened the public hearing at 6:48 pm. No comment was provided. Chair Thiel closed the public hearing at 6:48 pm.

Motion by Commissioner White, seconded by Commissioner Boevers, to recommend approval of the amendments to the Landscaping Regulations in NBMC Title 18 as presented, including pursuing Alternative 1 to Section 5 in the amendments pertaining to eliminating the Type 4 landscape buffer, subject to the additional revisions requested at tonight’s meeting. The motion passed unanimously.

AGENDA ITEM #5: Introduction of Sign Regulation Amendments

Caitlin Hepworth introduced the Sign Regulation Amendments. Paige Robbins presented to the Commission the initial research for consideration.

Commissioners provided the following initial comments and clarifications:

- Concern that A-frame signs block sidewalks, alternative compliance approaches or more detailed code could assist.
- Consider a section addressing existing non-conforming signs.
- Bucket and reorganize signs by typing.

-Remove duplicative or overlapping definitions or terms.

-Consider electronic sign criteria.

This item will come back for Planning Commission review and deliberation over several subsequent Planning Commission meetings.

AGENDA ITEM #6: Introduction of Land Use Definition and Zoning Regulation Amendments

Paige Robbins provided an introduction of this item with Jamie Burrell.

Commissioners provided the following initial comments and clarifications:

-Request to double-check to address numbering and formatting at the end prior to taking to Council.

-Put definitions for various school types under heading of Schools in S section of definitions.

This item will come back to the Planning Commission for a public hearing at the next Planning Commission meeting on August 20.

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

The Meeting was adjourned at 7:43 p.m.