



**REGULAR MEETING AND SPECIAL PUBLIC HEARING OF THE
NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Wednesday August 20, 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

1) Call to order and roll call, Planning Commission

Planning Commissioners present: Stephen Matlock, Brian Fitzgibbon, James Boevers, and Hannah Thiel. Commissioner and Juliano Pereira and Sam White were absent and excused.

City Staff Present: Caitlin Hepworth, Associate Planner; Jamie Burrell, Senior Planner; Paige Robbins, Planning Intern

Meeting was called to Order at 6:31p.m.

2) Opportunity for public comment on non-agenda items

No comments.

3) Approval of minutes from August 6, 2025

Motion by Commissioner Matlock, seconded by Commissioner Boevers to approve the August 6, 2025 meeting minutes. The motion passed unanimously.

4) Public Hearing and Recommendation for NBMC Chapter 18.06 Definitions and Chapter 18.10

Zoning Districts Amendments

Jamie Burrell introduced the amendments. Two public comments received were summarized and amendments were proposed to address many of the comments.

Chair Thiel opened the public hearing at 6:53 pm. No comment was provided. Chair Thiel closed the public hearing at 6:54 pm.

Planning Commission had consensus on some of these primary issues: Tattoo Parlors should be considered as personal services not standalone, height increases should be carefully considered before changes are made and more supported by I90 rather than downtown to protect views, more than 10 units per building multifamily building is supported in the IMU zone but the standard should still be applied to the HDR and NMU zones.

Commissioner Boevers provided several clarifications and edits to amend in NBMC 18.06 definitions.



Motion by Commissioner Matlock, seconded by Commissioner Boevers, to recommend continuing discussion of the amendments at the next meeting to the Definitions and Zoning Districts in NBMC Title 18 as presented and amended tonight.

5) Review of draft sign definitions for NBMC 18.20.

Caitlin Hepworth provided a summary of the draft sign definitions. Staff answered Planning Commission questions and discussed next steps.

6) Adjournment by 8:30 unless otherwise approved.

The meeting was adjourned at 7:36 p.m.