



**REGULAR MEETING OF THE  
NORTH BEND PLANNING COMMISSION  
- ACTION MEETING MINUTES -  
Wednesday September 17, 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](https://www.youtube.com), under "City of North Bend."

**1) Call to order and roll call, Planning Commission**

Planning Commissioners present: Stephen Matlock, Chris Coulon, James Boevers, and Juliano Pereira and Sam White

Commissioner Hannah Thiel and Brian Fitzgibbon are absent.

City Staff Present: James Henderson, Community and Economic Development Director; Jamie Burrell, Senior Planner

Meeting was called to Order at 6:30p.m.

**2) Opportunity for public comment on non-agenda items**

No comments.

**3) Approval of minutes from August 20, 2025**

Motion by Commissioner Pereira, seconded by Commissioner White to approve the August 20, 2025 meeting minutes. The motion passed unanimously.

**4) Recommendation for NBMC Chapter 18.06 Definitions and Chapter 18.10 Zoning Districts**

**Amendments**

Jamie Burrell reviewed changes made at last meeting and summarized the efforts overall. A few minor numbering corrections were suggested by Planning Commission.

Motion by Commissioner Boevers, seconded by Commissioner Coulon to approve the NBMC Chapter 18.06 and 18.10 Zoning Districts. The motion passed unanimously.

**5) Introduction of the draft Disposition and Development Agreement ("DDA") for Related NW 230 Main Affordable Housing Project**

James Henderson provided a summary of the project to the Planning Commission. Related Northwest were present to address questions and comments.

**6) Adjournment by 8:30 unless otherwise approved.**

The meeting was adjourned at 7:29 p.m.