

**REGULAR MEETING AND PUBLIC HEARING OF THE
NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Wednesday, May 21, 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, Stephen Matlock, Juliano Pereira, and Sam White. Commissioners Brian Fitzgibbon, James Boevers, and Olivia Moe were absent.

City Staff Present: Mike McCarty, Planning Manager

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

No comments

AGENDA ITEM #3: Approval of minutes from May 7, 2025 meeting

Motion by Commissioner White seconded by Commissioner Matlock to approve the May 7, 2025 meeting minutes. The motion passed unanimously.

AGENDA ITEM #4: Introduction, Hearing and Recommendation – Form Based Code clean-up amendments associated with Comp Plan update amendments for conformance to RCW 36.70A.630

Planning Manager Mike McCarty 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 6:46pm. No comment was provided. Chair Thiel closed the public hearing at 6:46 pm.

Mr. McCarty noted the Community and Economic Development Council Committee reviewed this item at their May 20, 2025 meeting and have provided direction regarding some of the provisions, which he identified.

Mr. McCarty addressed questions of the Commissioners. Commissioners requested a number of edits including the following (page numbers referring to the Planning Commission packet):

- Throughout: Re-number sections with chronological numbers rather than letters corresponding to the names of the section, and number sub-points rather than use bullets, replace Xs within tables (indicating allowed use) with check-marks, and several minor grammatical edits.
- Introduction section p. 2 - Clarify better that the DC Zone Subdistricts come out of the concept of Transects from the Center for Applied Transect Studies.
- Table RP-1 p. 8 – For the “General Use” row and the DC-MU Column, add notation that ground-floor residential is not allowed west of the Cedar Falls Way Roundabout.
- DS.1A and DS.1B– Delete the standard in each of these sections requiring roof-height building setbacks based on adjacent building height, as this conflicts with RCW 36.70A.630b.
- DS.1A and DS.1B - Commissioners do not recommend changing the maximum allowed unit sizes within the DC-C and DC-MU Subdistricts at this time. They would like more information before considering that.
- Table FS.1 – Delete “Lightcourt” as this is not described as one of the frontage types in the section that follows.

- Section FS.1 concerning Front Yards: Revise minimum depth from 20' to 10' as 20' conflicts with the maximum front setback provided in DS.1A and DS.1B, and is greater than what is typical for a downtown urban-residential context.

Motion by Commissioner White, seconded by Commissioner Matlock, to recommend approval of the amendments to the Form Based Code 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 7:49 p.m.