



**REGULAR MEETING OF THE
NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Wednesday December 3, 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.”

1) Call to order and roll call, Planning Commission

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

City Staff Present: Mike McCarty, Planning Manager; Caitlin Hepworth, Associate 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 November 5, 2025

Motion by Commissioner Coulon, seconded by Commissioner Perreira to approve the November 5, 2025 meeting minutes. The motion passed unanimously.

4) Sign Regulations – including Nonconforming signs, maintenance and removal of signs, administrative enforcement, review processes, and civil infractions

Caitlin Hepworth provided an overview of draft amendments. Commissioners provided staff with suggestions for revisions. No action was taken at the meeting and the amendments will be brought back for further review by the Commission.

5) Review and recommendation on 2026 Docket List and Planning Commission Work Plan.

Mike McCarty provided a summary of the two dockets received this year and the proposed work plan for 2026 and addressed questions of the Commissioners. Commissioner White provided a motion to recommend Council approval of the staff-recommended 2026 dockets and the 2026 Planning Commission Work Plan. The motion was seconded by Commissioner Coulon and passed unanimously.

6) Request for Planning Commission Chair to present 2025 Planning Commission accomplishments and 2026 Work Plan to City Council at January 6, 2026 Council meeting.



Chair Thiel confirmed that she is willing to come and present the Planning Commission accomplishments at the January 6, 2026 Council Meeting.

7) Adjournment by 8:30 unless otherwise approved

The meeting was adjourned at 7:41 p.m