

North Bend Planning Commission Minutes

July 1, 2026

City Hall, 920 SE Cedar Falls Way, North Bend, Washington

Call to Order and Roll Call

All commissioners were present at the meeting.

Opportunity for Public Comment on Non-Agenda Items

Public comments opened at 6:31pm. No public comments by the public were provided for non-agenda items. The public comment period closed at 6:31pm.

Minutes

1) June 17, 2026 Planning Commission Meeting Minutes

Motion to approve by Commissioner Coulon, second by Commissioner Boevers.

The motion passed unanimously at 6:53pm.

Public Hearing: Unit Lot Subdivision Regulations and Lot Splitting Regulations Amendments are proposed to multiple sections of North Bend Municipal Code

2) Staff Report for Unit Lot Subdivisions and Lot Splitting Regulations

The public hearing began at 6:32pm. Staff provided a general summary of the package of amendments presented to Planning Commission. Staff additionally called out key changes to the amendments based on public comments, legal team feedback, and feedback from the June 3rd, 2026 Planning Commission meeting.

At 7:07pm, the Planning Commission voted to approve all proposed amendments with amendments to proposed changes to the Unit Lot Subdivisions regarding separation distances between clusters.

3) NBMC 17.18 Unit Lot Subdivisions

The Planning Commission asked a clarifying question regarding a comment letter from the Snoqualmie Tribe for critical areas. Staff clarified that the Tribe's comments were accommodated with additional changes to the proposed amendments. Staff amended the proposed regulations to require a critical areas tract for a unit lot subdivision or residential lot split application.

An additional question regarding clustering was asked by the Commission and specified that clustering for unit lot subdivisions was not supported. The Commission discussed whether nine units was appropriate for unit lot subdivisions. Staff presented a visual example of the benefits

of clustering. The Planning Commission concluded that the proposed amendments are suitable as written.

The public hearing was opened at 6:43pm for public comment. One member of the public, Jeffery Yee, was present and provided public comments. Jeffery Yee, stated the challenges of his property with regard to critical areas and supported the clustering provision because he could not otherwise build residential units on his property. Jeffery stated he would support more than nine units in a unit lot subdivision application. He stated that more than nine lots should be considered to make more projects buildable which provides economic benefit to the city. The public hearing was closed at 6:45pm.

Planning Commission asked additional questions regarding maximum number of units per cluster within a unit lot subdivision application and were interested in adding a potential provision for minimum separation distances between residential clusters for developments with ten or more units proposed. Staff supported an amendment of this nature regarding minimum separation distance between clusters.

4) NBMC 17.22 Lot Splitting Draft Regulations

Staff presented a summary of the lot splitting regulations. The Planning Commission expressed some questions regarding the frontage limit discussion at the June 3, 2026 meeting. Staff stated that this was accommodated in the proposed amendment and provides a general exemption for frontage improvements for newly created lots with frontage of 20ft or less. Additional clarifying questions regarding the Snoqualmie Tribe's comments were asked regarding critical area tracts. Staff clarified that this recommendation was incorporated into the amendment package presented at the Planning Commission hearing under NBMC 14.05.220.

The public hearing was opened at 7:00 for public comment. No public comments was received. The public hearing closed at 7:00pm.

5) NBMC 17.04 Definitions

6) NBMC 14.05.220 Critical Area Tracts

7) NBMC 20.01.004 Development Permit and Approvals

8) Public Comments

Planning Commission Recommendation: Unit Lot Subdivisions

The Planning Commission voted to approve the amendments with amendments to add regulatory language regarding minimum spacing between clusters. The motion was initiated by Commissioner Fitzgibbon, seconded by Commissioner Boevers. The motion passed unanimously.

Planning Commission Recommendation: Lot Splitting Regulations

The Planning Commission voted to approve the amendments. The motion was initiated by

Commissioner Fitzgibbon, seconded by Commissioner Boevers. The motion passed unanimously.

Adjournment

The Planning Commission Adjourned at 7:07pm.