



Community and Economic Development Committee

Councilmember Suzan Torguson, Chair

Councilmember Mark Joselyn

Councilmember Brenden Elwood

August 18, 2026 — 4:00 PM

City Hall Adjournment Room

920 SE Cedar Falls Way, North Bend, Washington

Agenda

Items:		Time	Staff
1)	Unit Lot Subdivision Regulations and Lot Splitting Regulations Description: New Unit Lot Subdivisions and Lot Splitting Regulations are proposed consistent with recent legislative amendments from the state requiring that cities offer these alternative forms of land division. A new section of NBMC 17.18 establishes Unit Lot Subdivision regulations. Unit Lot Subdivisions create lots much like a typical short plat or subdivision, but rely on the development as a whole on the parent lot for meeting setbacks, lot coverage and other bulk and dimensional standards. A new section of NBMC 17.22 establishes Lot Splitting Regulations. A residential lot split provides a streamlined administrative process to divide a single residential lot into two lots (the parent lot and one newly created lot.) The Planning Commission has recommended approval. Recommendation: Item is currently scheduled for September 1, 2026, council agenda for consideration.	10m	Mike and Caitlin
2)	School District Impact Fees 2027 Description: The SVSD adopted their 2026 Capital Facilities Plan on June 4, 2026. Consistent with updates with legislation to reflect the proportionate impact of new housing units, impact fees are categorized by bedroom counts for single family, middle housing, and apartments. Recommendation: Item is currently scheduled for September 15, 2026, Public Hearing and council consideration.	20m	Mike

- 3) Adventure North Bend Website Maintenance Contract**
Description: A twelve-month digital maintenance and content retainer designed to keep the Adventure North Bend site current, functional, and aligned with North Bend's ongoing economic development goals. The contract will include adding new pages for Project Belay, Cascade Gateway, and an overview of available light-industrial property. The contract also includes developing website tracking metrics to determine marketing and brand effectiveness.
- 10m James

Recommendation: Staff recommends placement of the contract on the September 1, 2026, City Council consent agenda.

- 4) CED July 2026 Activity Report**
Description: Review of the project and activity report for July 2026.
- 5m James

Recommendation: Discussion only.