

CITY OF NORTH BEND
CITY COUNCIL WORKSTUDY NOTES
July 28, 2026

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

Mayor Pro Tem Tremolada called the meeting to order at 7:00 p.m.

Councilmembers Present: Brenden Elwood, Mark Joselyn, Heather Koellen, Rob McFarland (remote), Christina Rustik, Suzan Torguson and Errol Tremolada.

Staff Present: Mayor Mary Miller, City Administrator Amber Emery, Finance Director Martin Chaw, Public Works Director Tom Mohr, Community & Economic Development Director James Henderson, Administrative Services Director Lisa Escobar, Planning Manager Mike McCarty, Communications Manager Bre Keveren, IT Manager Phillip Davenport, and City Clerk Susie Oppedal.

Guests Present: Kate Leen, Jeff Yee

Parks & Recreation Service Area

Kate Leen of Snoqualmie Valley Aquatics Collaborative provided a presentation on a proposed Parks and Recreation Service Area (PRSA) that would help establish, finance and govern a new aquatics facility serving the upper Snoqualmie Valley. She explained the purpose of a PRSA, examples of other PRSAs in the state, the funding and governance structure, process required to form a PRSA, who runs the entity, formation and funding options and scenarios, pros and cons of a PRSA and decisions and alternatives for consideration.

Council and staff discussed the timeline of the PRSA, interest of other agencies, broadening voter net, tax sensitivity, cost of project, appropriate project size to accommodate growth in valley, bigger population areas of other PRSAs, voter interest and input, and timing with the Regional Fire Authority. Ms. Emery noted next steps include Mayor Miller reaching out to Mayor Mayhew in Snoqualmie and preparing a resolution for Council consideration.

Rezone Request

Principal Planner McCarty reported that Jeff Yee of Yee Capital Partners, LLC had submitted a request for rezone of his property from Low Density Residential (LDR) to High Density Residential. Mr. Yee spoke regarding the constraints on his property related to steep slopes, wetlands and stream critical areas that make developing his property for single-family homes in the current LDR zone financially infeasible. He provided additional information related to the previously expired development agreement for the property, cost for a bridge and box culvert for access, Alm Way improvements, flood zone issues and national trends toward townhomes as an affordability option.

After discussion, it was noted Mr. Yee could formally submit his request as a docket item for consideration with the 2027 Comprehensive Plan amendment cycle.

Single Family Non-Conforming Use

Planning Manager McCarty reported the city recently received a building permit application for an existing single-family home in the Downtown Commercial (DC) zone requesting to increase their home size by approximately 50%. He noted this request wasn't possible under the current regulations because the lot in question was considered a legal non-conforming use in the DC zone and was limited to one-time only enlargement that couldn't exceed 20% of existing gross floor area. He addressed the restrictions this presented to owners of lots subject to legal non-conforming use and noted the code could be amended to allow for an increase of 50% of gross floor area.

Council and staff discussed the limited requests of this nature received per year, one-time allowances, square footage restrictions, adherence to other standards, relationship of improvement to lot size, change to town character and look of neighborhood, and map of area affected, and overall. After discussion, it was noted there was a lack of interest exploring such code amendment at this time.

Downtown Foundation Activation & Revitalization

Community & Economic Development Director Henderson provided a presentation on Downtown Activation and Revitalization. He noted the downtown core was the city's commercial and retail driver with an increase in sales receipts of over 70% in the past 10 years. He reviewed the accomplishments of North Bend Downtown Foundation (NBDF) pertaining to events, beautification, tourism and business promotion and outreach and explained work still to be done included NBDF Main Street designation, revitalization and development of certain downtown properties, economic development and year-round tourism promotion. He requested input on Council priorities, goals, and how to financially support downtown activation and revitalization.

Council and staff discussed outdoor branding, Project Belay, Adventure North Bend website, various types of new events, prioritizing complete streets, event transportation, wayfinding signs for parking, increasing visits to downtown, advertising, three options (#1 – Fund the NBDF, #2 – Establish City Staff Position, #3 – Event Manager Contract) to support activation and revitalization, addition of staff position and job description, Main Street designation and non-profit status, NBDF funding and future functions, marketing, staffing and volunteers for events, and contracting for events.

City Administrator Emery concluded by noting staff would gather more information related to Option #2 – Establish City Staff Position and bring back to Council for review at the August 25, 2026 City Council Workstudy.

Councilmember Joselyn provided positive news regarding two grant applications the City submitted to the Puget Sound Regional Council's (PSRC) Rural Town & Corridors Program

and noted PSRC recently released the “Build Here, Puget Sound!” regional housing data and policy platform.

Adjournment

The Workstudy closed at 9:13 p.m.

ATTEST:

Errol Tremolada, Mayor Pro Tem

Susie Oppedal, City Clerk