



Planning Commission Meeting

September 2, 2026 – Agenda

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

Call to Order and Roll Call

Opportunity for Public Comment on Non-Agenda Items

Approval of Minutes: August 5, 2026

Public Hearing and Possible Recommendation: 2026 Amendments to the Capital Facilities Element of the Comprehensive Plan

- 1) Staff Report for Capital Facilities Element Amendments
- 2) Draft Capital Facilities Element Amendments

Adjournment:

***Please Note:** Members of the public may choose to attend the meeting in person or by teleconference. Members of the public attending the meeting in-person will have an opportunity to provide public comment and if attending the meeting by teleconference may submit written comments via in-person drop off, mail, fax, or e-mail to planning@northbendwa.gov. All written comments must be received by 4 p.m. on the day of the scheduled meeting and may not exceed 350 words. If an individual requires accommodation to allow for remote oral comment because of a difficulty attending a meeting of the governing body, the City requests notice of the need for accommodation by 3:30 p.m. on the day of the scheduled meeting. Participants can request accommodation to be able to provide a remote oral comment by contacting the City by phone (425) 888-5633 or by email: planning@northbendwa.gov. No other remote public comment will be permitted.

Those wishing to access the meeting by teleconference will be required to display your full name to be admitted to the online meeting.

Microsoft Teams Meeting Information:

<https://teams.microsoft.com/>

Meeting ID: 254 741 928 126 74

Password: QH6Vy7yy

Call In Phone Number: 1-323-484-5815

Phone Conference ID: 331447958#

North Bend Planning Commission Minutes

August 5, 2026

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

Call to Order and Roll Call

Present: Brian Fitzgibbon, Juliano Pereira, Sam White, Chris Coulon, Stephen Matlock

Absent: Commissioners Thiel and Boevers were absent and excused.

Opportunity for Public Comment on Non-Agenda Items:

Minutes:

- 1) Approval of Minutes from July 1, 2026 Meeting

Motion to approve Approval of Minutes from July 1, 2026 Meeting, as a first and final reading. was **MOVED** by Coulon, seconded by White. The motion 5-0.

- a) July 1, 2026 Planning Commission meeting minutes

Introductions:

- 2) Public Hearing and potential recommendation for NBMC 18.16
Parking Regulations

Senior Planner Jamie Burrell introduced the draft amendments to the parking regulations in NBMC 18.16. Commissioner Matlock opened the public hearing at 6:43p.m. No members of the public provided comment. Commissioner Matlock closed the Public Hearing at 6:44p.m. Planning Commission provided a few amendments to the draft regulations.

Motion to approve NBMC 18.16 Parking Regulations. The motion was MOVED by Commissioner White seconded by Commissioner Coulon. The motion passed 5-0.

- 3) 2026 Amendments to Capital Facilities Element of the
Comprehensive Plan

Introduction by Planning Manager Mike McCarty summarizing updates, policy amendments, new descriptions as needed, and reflection on the new police services contract. The Planning Commission did not have any comments or discussion at this time and will hold a Public Hearing and 2nd review of this item at their September 2, 2026 meeting.

Adjournment: Meeting was adjourned at 7:08p.m.

Community and Economic Development Department Staff Report



Proposal: 2026 Amendments to the Capital Facilities Element of the North Bend Comprehensive Plan

Date: For September 2, 2026 Planning Commission Meeting and Public Hearing

Proponent: City of North Bend

Staff Recommendation:

A motion to recommend Council approval of the proposed amendments to the Capital Facilities Element of the Comprehensive Plan.

A. PROPOSED AMENDMENTS:

Amendments are proposed to the City of North Bend Capital Facilities Element. Amendments have been prepared to address several items, with key revisions summarized as follows:

1. General Updates to information and data has been added throughout, reflecting current status of facilities serving the city, including completed updates to the wastewater treatment plant, sewer and water line extensions, numbers of residents served by various utilities, etc.
2. Dockets received from the Snoqualmie Tribe. In October 2025 as a part of the annual docket process, the Snoqualmie Tribe submitted dockets on multiple elements of the North Bend Comprehensive Plan, including to the Economic Development Element. Amendments have been prepared to various policies and sections of the Capital Facilities Element responsive to some of the Snoqualmie Tribe's docket requests.
3. Amendments to Section B1 Water System noting the Water Supply Agreement and intertie between the City and Sallal Water Association.
4. Amendments to Section B2 Sewer Facilities adding information on National Pollution Discharge Elimination System (NPDES) permitting requirements and noting recent updates to the wastewater treatment plant.
5. Amendments to Section B3 Stormwater and Surface Water Facilities noting a planned update to the City's Stormwater Comprehensive Plan including addressing anticipated NPDES Phase 2 requirements, adding information concerning particular pollutants from stormwater and their impact on aquatic life, and updating the stormwater system level of service standard.
6. Amendments to Section B5 Municipal Buildings, to add the North Bend Branch Office of the King County Sherriff's office, and the Project Belay proposal for a community center for climbing and mountain-related adventure activities.

7. Amendments to Section B7 Police Service, reflecting the new contract with the King County Sherriff's office for police services within North Bend.
8. Amendments to section E5 Bonds, providing further information on types and use of bonds for financing capital improvements.

The draft Capital Facilities Element is attached as Exhibit A, with proposed amendments shown in redline/track changes format.

B. FINDING AND ANALYSIS:

1. **Public Hearing:** A public hearing is scheduled the September 2, 2026 Planning Commission Meeting. Any written comments received will be added to Exhibit B.
2. **Comprehensive Plan and Municipal Code Amendment Process:** Amendments to the North Bend Comprehensive Plan and Municipal code are governed by NBMC 20.08.070 through 20.08.110, evaluated below.
 - a. **Impacts of Proposed Amendment**

NBMC 20.08.070 and .080 requires that municipal code amendments be evaluated for their environmental, economic and cultural impacts, as well as impacts to surrounding properties. These impacts are evaluated below.

 - i. **Impact upon the City's comprehensive plan and zoning (consistency).** The proposed amendments are consistent with other Elements of the Comprehensive Plan and the North Bend zoning regulations. The amendments reflect and are consistent with updates to the Water System Plan and the new Police Service Contract with the King County Sherriff's Office.
 - ii. **Adjacency Impacts.** The proposed amendments are not specific to any particular properties. Impacts from specific capital projects implemented consistent with the Capital Facilities Element and the respective Capital Facilities Plans will be evaluated at the time of application through applicable permitting and public notification processes.
 - iii. **Efficiency Impacts.** The proposed amendments will not have a significant impact on efficiency of municipal operations. Projects consistent with the Capital Facilities Element will be implemented on a staffing-available and funding-available basis (depending largely on awarded grant applications).
 - iv. **Fiscal and Economic Impacts.** The amendments themselves are not anticipated to have fiscal and economic impacts, but reflect updates to the police services contract, which has already been adopted, and required updates to various system plans, necessary for conformance to state requirements. Implementation of such plans will have fiscal and economic impacts to the City, which are more fully evaluated in those specific system plans.
 - v. **Environmental Impacts.** Negative environmental impacts are not anticipated from the proposed amendments. Future capital improvements developed

consistent with the Capital Facilities Element will be reviewed for environmental impacts as a part of the permitting process for such improvements, when proposed. Implementation of system improvements consistent with the Capital Facilities Element and its associated system plans will have positive environmental impacts by way of expanding the city's sewer system to serve properties currently utilizing septic systems, addressing system leaks, and addressing environmental protection requirements for wastewater and stormwater treatment.

- vi. **Equity Impacts.** Negative impacts to equity are not anticipated from the proposed amendments. Associated equity policies in section M (Equity) of the Energy and Sustainability Element require consideration of equity impacts in locating municipal facilities and public improvements.
- vii. **Cultural Impacts.** Positive cultural impacts are anticipated from the proposed amendments. The amendments include specific amendments requested by the Snoqualmie Tribe, including a policy addition noting the need for tribal coordination in the planning for capital facility improvements.

- b. **Alternatives to Proposed Amendment.** No specific alternatives are being considered to the proposed amendments.

3. Consistency with NBMC 20.08.100

Pursuant to NBMC 20.08.100, the City Council shall consider the proposed amendment against the criteria in NBMC 20.08.100 (B). A staff analysis is provided in italics under each criterion below.

1. Is the issue already adequately addressed in the Comprehensive Plan?
The amendments are not currently adequately addressed in the Comprehensive Plan.
2. If the issue is not addressed in the Comprehensive Plan, is there a need for the proposed change?
Yes. As further described in Section A above, the amendments are necessary based on public input from the Snoqualmie Tribe (received through the 2026 Docket process) and to address updates to the police services contract and updates to various system plans adopted under the Capital Facilities Element.
3. Is the proposed change the best means for meeting the identified public need?
Yes. The draft amendments are the best means to meet the identified needs.
4. Will the proposed change result in a net benefit to the community
Yes. The draft amendments will result in a net benefit to the community by ensuring up-to-date information concerning capital facility planning needs within the City.

C. SUMMARY FINDINGS

- 1) Pursuant to RCW 36.70A.106, the draft amendments to the Parks Element were forwarded to Commerce - Growth Management Services on July 29, 2026.
- 2) The Planning Commission considered the proposed draft amendments at their August 5 and September 2 meetings, and held a public hearing on September 2, 2026.

- 3) Comment received at the hearing are further described in section B2 above and attached as Exhibit B. (TO BE COMPLETED FOLLOWING HEARING – No comment has been received as of the time of transmitting this packet on August 27).
- 4) A State Environmental Policy Act Determination will be processed as a part of the broader 2026 Comprehensive Plan Amendments (also anticipated to include amendments to the Capital Facilities Element and Economic Development Element) prior to Council action to approve such amendments.
- 5) The proposed amendments are consistent with the procedures established in NBMC 20.08, *Comprehensive Plan and Development Regulations Amendment Procedures*. The Planning Commission and Parks Commission find that the proposed amendments are consistent with the criteria in NBMC 20.08.100(B) and would result in a net benefit to the community.

D. RECOMMENDATION

Staff Recommendation

The proposal is consistent with the Comprehensive Plan and development regulation amendment procedures in NBMC 20.08 and is supported by policies within the Comprehensive Plan. Staff recommends approval of the draft amendments to the Capital Facilities Element of the Comprehensive Plan.

Planning Commission Recommendation

Based on the findings above and after consideration of the public comment received at the public hearing, the North Bend Planning Commission recommends **approval** of the proposed amendments to The Capital Facilities Element of the Comprehensive Plan.TBD.....

Exhibits:

- Exhibit A: Draft Capital Facilities Element Amendments
- Exhibit B: Written comment (to be added if received)

CHAPTER 6: CAPITAL FACILITIES ELEMENT

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CHAPTER 6: CAPITAL FACILITIES ELEMENT



Figure 1 Wastewater Treatment Plant (2024)

A. INTRODUCTION

The Capital Facilities Element ensures that “capital facilities” (i.e. structures, improvements, infrastructures, land or other major assets), that have a useful life of at least 10 years, are in place and performing at the appropriate level of service standards and are developed concurrently with future development specifically for: streets, pedestrian, water, storm, and sewer, schools, police, fire, parks, and recreational facilities.

The Capital Facilities Element is developed in accordance with the Growth Management Act, RCW 36.70A.070(3), WAC 365-196-415 (Capital Facilities Requirements), and the King County Countywide Planning Policies per RCW 36.70A.210 and WAC 365-196-304(3).

To fulfill requirements set forth by the Washington Growth Management Act, the Capital Facilities Element includes the following information:

1. An inventory of existing capital facilities owned by public entities, showing the locations and the capacities of the public facilities;
2. A forecast of the future needs for such capital facilities;
3. The proposed locations and capacities of expanded or new capital facilities;
4. At least a six-year plan to finance such capital facilities within projected funding capacities that clearly identify sources of funds for such purposes;
5. A requirement to reassess the land use element if probable funding falls short of meeting needs and to ensure that the land use element, capital facilities element, and financing plan within the capital facilities element are coordinated and consistent; and
6. A statement that no local Comprehensive Plan or development regulation may preclude the siting of essential public facilities.

The Growth Management Act also requires that the Comprehensive Plan include a process and criteria for siting of essential public facilities (RCW 36.70A.200). Goals and policies for the siting of essential public facilities are included in this element.

The purpose of the Capital Facilities Element is to determine the availability of existing capital facilities, forecast future needs for such facilities based upon the projected growth in the community described in

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the Land Use Element including future annexations within the Urban Growth Area considered subject to section I of the Land Use Element, and determine how such facilities will be financed. Future needs should also be planned to maintain a locally determined level of service to be provided by those facilities. This concept of maintaining level of service standards throughout the planning period is embodied within Goal 12 of the Growth Management Act. Goal 12 states that public facilities and services necessary to support development shall be adequate to serve the development at the same time the development is available for occupancy, or within six years for transportation facilities, and the level of service should not be below local minimum standards. This concept is known as "concurrency." In North Bend, concurrency applies to transportation, water, sewer, and stormwater facilities. Specific standards and procedures to implement concurrency are addressed in concurrency regulations adopted pursuant to the Growth Management Act and the policies of the Capital Facilities Plan. Service levels are established in the Capital Facilities Plan for water, sewer, and stormwater, plus fire, schools, police, and libraries. Impacts to these facilities may be mitigated by following concurrency and/or impact mitigation regulations adopted pursuant to this Plan.

B. CAPITAL FACILITY INVENTORY AND CAPACITY

This section discusses each facility and contains information about the facility provider, existing facilities, and current service. Functional plans provide further details for a number of these capital facilities and are incorporated by reference into this Capital Facilities Element.

B.1 Water System

Water facilities serving the City of North Bend are developed and maintained by the City water utility and Sallal Water Association. Potable water is supplied through a combination of groundwater and local springs, both privately and publicly owned. In 2020 the City approved a water conservation ordinance to encourage water conservation for our environment and for future generations. The sources are as follows:

- City of North Bend Water System – The City maintains a water distribution system of ~~almost 38~~approximately 41 miles of pipe ranging from 1 to 20 inches in diameter. The City water system serves approximately ~~2,992,346~~ connections in a service area of about ~~8.59~~ square miles including certain adjoining areas in unincorporated King County. About 30% of the City's distribution system is asbestos cement (AC) pipe, much of which is undersized and is nearing the end of its useful life. The other major distribution components are ductile ~~iron~~ (DI), PVC, HDPE, and/or Cast Iron (CI). Although capital improvements are fully shown in the City's current Water Comprehensive Plan (2020, or as amended), which is incorporated by this reference, system priorities include replacing aging and leaking water pipes to reduce breaks and protect water quality. City water sources include the following:
 - Mt Si Springs is the City's senior water right and primary source; use of the spring is limited by the need to provide 3 cfs (cubic feet per second) discharge to the Snoqualmie River.
 - The Centennial Well is the City's groundwater supply which requires mitigation for impacts to surface water flows based on instream flow regulated downstream from Snoqualmie Falls.
 - Mitigation water, which replaces ground water that would have otherwise entered the Snoqualmie River system, is purchased from Seattle Public Utilities from a spring near Rattlesnake Lake or from the Sallal Wells, located near Rattlesnake Lake and ~~is both~~ are discharged into Boxley Creek when necessary.
- Sallal Water Association - Sallal Water Association serves the City of North Bend and its Urban Growth Area east of SE 428th Street. The Sallal Water Association is a private cooperative

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system that borders the City of North Bend's current service area on the southeast. As of 2024, the Sallal Water Association provides approximately 2,026 service connections. In June 2023, the City of North Bend and Sallal Water Association entered a Water Supply Agreement allowing the wholesale transfer of domestic water to Sallal and mitigation water to the City with two system interties.

- Private Wells - Approximately 85 private wells provide water to homes and other uses within the City and Urban Growth Area. It is anticipated that as development occurs, many of these wells will be decommissioned as new homes and other uses are required to connect to public water (either the City's water system or Sallal Water Association, depending on the location of the use).

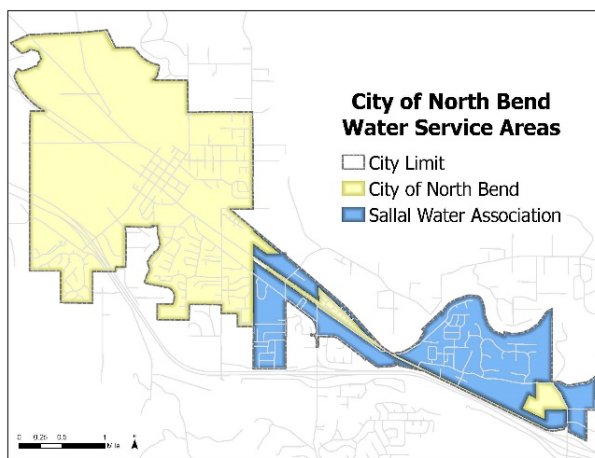


Figure 2 Water Service Area (2024)

Level of Service

The following level of service (LOS) standards shall be used to determine the adequacy of water resources and services (from *City of North Bend Water System Plan*, December 2020, or as updated):

- Water Supply and Mitigation: Water rights certificates and/or permits issued by Washington State Department of Ecology
- Conveyance: Water System Design Manual, Washington State Department of Health; and
- Storage: Water System Design Manual, Washington State Department of Health

Adopted Plans

City of North Bend Water System Plan, 2020, or as updated. (An update to the Water System Plan is currently underway as of 2026, expected to be adopted in 2027.)

B.2 Sewer Facilities

Through its sewer utility, the City of North Bend is the sole sewer service provider within City limits. Some-As of 2026, aApproximately 80% of the properties in the City are served by the municipal sewer system, with the remainder utilizing private septic systems. The City's current Wastewater System

Facilities Plan, which is incorporated by this reference, provides a detailed description of the sewer facilities and systems.

The City owns and operates a municipal sewage collection and treatment system with associated force mains and a water reclamation facility that consistently meets National Pollutant Discharge Elimination System (NPDES) discharge requirements and is capable of producing ~~reuse quality effluent and~~ Class B biosolids. The collection system currently serves approximately ~~2,422,370~~ customers comprised of residences and businesses. Capital improvements to the wastewater treatment facility completed in 2025 allows the facility to serve up to a population equivalent of 17,500 additional customers. The wastewater treatment plant is located at 400 Bendigo Boulevard North, North Bend, Washington. The National Pollutant Discharge Elimination System (NPDES) permit allows the City to discharge treated wastewater to the South Fork of the Snoqualmie River. Following the parameters of the NPDES Permit is essential to protecting the water quality and temperature of the South Fork Snoqualmie River and associated downstream water bodies, and the terrestrial and aquatic species that rely on them.

In the next 20 years, the wastewater flow rate to the city's treatment plant and the Biological Oxygen Demand (BOD) and Total Suspended Solid (TSS) loading from residential, business/commercial, and industrial sources are anticipated to increase as growth occurs within the City's Urban Growth Area (UGA). The City will continue to make investments in capital improvements to meet this anticipated growth and conduct regular rate studies to ensure that sufficient funding exists for such improvements.

Capital improvements, focused on providing additional capacity for expected development with the City of North Bend and its UGA, are fully articulated in the City's current Wastewater System Facilities Plan.

Level of Service

See the Wastewater System Facilities Plan, 2017 or as updated, which establishes sewer system levels of service. The following level of service (LOS) standards shall be used to determine the adequacy of sewer resources and services:

- A. Wastewater Treatment Plant: Monthly maximum carbonaceous biochemical oxygen demand (five-day) in influent pounds/day;
- B. Pump Station: Criteria for Sewage Works Design, Washington State Department of Ecology, August 2008; and
- C. Conveyance: Criteria for Sewage Works Design, Washington State Department of Ecology, August 2008.

Adopted Plans

City of North Bend Wastewater System Facilities Plan, 2017, or as updated

B.3 Stormwater and Surface Water Facilities

The North Bend Department of Public Works manages drainage systems, stormwater facilities and surface water systems for the City. The current City of North Bend Stormwater Comprehensive Plan ("Stormwater Comprehensive Plan") is adopted herein by this reference and provides a detailed description of the City's stormwater system, as well as a Stormwater Capital Improvements Plan and funding mechanisms. Currently the City of North Bend is preparing an update to this plan which is anticipated to become effective in 2027. The plan which is being prepared by the City's consultant G&O Inc. will incorporate a new chapter that discusses the regulatory requirements for when the City is required to become an NPDES Phase II municipality. Once Washington State Department of Ecology requires the City to become a phase II municipality, several new staff positions will need to be created to meet permit and maintenance requirements.

Commented [MM1]: Added text responsive to Snoqualmie Tribe docket. Intentionally keeping description here short, as this is principally a reference to the Wastewater System Plan where the details are located.

The City of North Bend is situated within the Three Forks area of the Upper Snoqualmie River Valley Floodplain in King County. The City lies between the Middle and South Forks of the Snoqualmie River. Local flooding may occur as a result of the flatness of the City's topography, large amounts of rain, surfacing groundwater and inadequate storm drain infrastructure in certain areas. Improperly managed stormwater runoff negatively impacts water quality, including impacts from elevated flows, temperature, turbidity (suspended particles), dissolved solids (minerals and salts), chemical and nutrient load, and imbalanced pH. Poor stormwater quality negatively impacts the health of the Snoqualmie River and the terrestrial and aquatic species that rely on it. Improvements to the City's stormwater system guided by the Stormwater Plan aim to moderate stormwater flows and provide treatment measures to protect water quality and reduce in-stream temperatures. Pollutants such as 6PPD-quinone (6ppd-q), a toxic compound from tire wear, is lethal to coho salmon in small doses and also harmful to other fish and wildlife. The King County Surface Water Design Manual (KCSWDM) is working to address this through the development of specific water quality treatment best management practices in upcoming amendments to the manual.

Due to the outwash soils in North Bend, the KCSWDM requires infiltration as the primary flow control treatment option where feasible. As a result, most new development within the City infiltrates its stormwater runoff into the ground after prescribed water quality treatment. The net effect is that this reduces stormwater surface runoff from developed sites to local area creeks and streams and provides groundwater recharge to the aquifer below the City.

A stormwater utility has been created to provide a funding source, to supplement special fees, Capital Facilities Charges (CFCs), special grants and loans, and debt when needed to implement the Stormwater Plan. The utility is currently comprised of 2,714 ~~2,860~~ ratepayers as of 2026. In addition to the Stormwater Plan, the City also developed a separate Flood Hazard Management Plan which evaluates and describes system improvements to reduce flood hazards from the Snoqualmie River ("Hazard Plan"), which is incorporated by this reference.

Level of Service

~~The following level of service (LOS) standards shall be used to determine the adequacy of stormwater resources and services (See North Bend Comprehensive Stormwater Management Plan.):~~

- ~~A. Surface Water Design Manual, King County, Washington, except that off site system capacity shall be analyzed and sized for conveying the 25-year peak flow runoff from contributing areas for the quarter-mile downstream reach from the developing site.~~
- ~~B. Runoff detention with discharge flows controlled to match pre-developed flows for 50% of the 2-year through the 100-year storm events.~~
- ~~C. A. An 80% removal of total suspended solids for a typical rainfall year assuming typical pollutant concentrations between 30 and 100 mg/l. The level of service standard for stormwater is discussed in North Bend Municipal Code section 20.12.060(4)(A). The level of service standard is the current edition of the King County Surface Water Design Manual which provides design requirements for new development as well as operation and maintenance requirements for existing stormwater flow control, water quality, collection and conveyance facilities. As each new version of the manual is adopted, City of North Bend retroactively adopts the most current version to ensure stormwater facilities are being designed and maintained based on best available science.~~

Adopted Plan

City of North Bend Stormwater Comprehensive Plan, December 2013 or as updated

Commented [MM2]: Added text responsive to the Snoqualmie Tribe docket. Snoqualmie Tribe also requested that the City incorporate parameters regarding 6PPD-Q (toxic chemical that forms when tire-preserved 6PPD reacts with ozone) into its LOS Standards. Staff do not recommend addressing that, which should be regulated on a regional rather than local basis. The City adopts and implements the King County Surface Water Design Manual, which would be a more appropriate place to develop regulations addressing 6PPD-Q impacts.

B.4 Transportation Facilities

The Transportation Element of this Plan provides a detailed discussion of the transportation facilities in North Bend, including an inventory of facilities, street functional classifications, levels of service, accident analyses, and a 20-year project list of capital improvements. The City prepares and adopts a six-year Transportation Improvement Plan (TIP) as part of the Capital Improvement Plan (CIP) each year. The TIP lists both street and non-motorized projects and can include both funded and unfunded projects. Funding for the transportation projects are set forth in the TIP. This plan is prepared for transportation project scheduling, prioritization and grant eligibility purposes. Both the current Transportation Element and the TIP are adopted by reference as part of this Capital Facilities Element.

Level of Service

(See Transportation Element)

Adopted Plans

*Transportation Element of the Comprehensive Plan 2024, or as updated
6-Year Capital Improvements Plan, as updated annually*

B.5 Municipal Buildings

The City's primary building infrastructure includes City Hall, the Public Works facility, the City Hall Annex, the Fire Station (owned jointly with Fire District 38 and described separately under the Fire Protection section of this Element), and the Wastewater Treatment Plant (described under the Wastewater section of this Element).

The Public Works Facility was constructed in 2002 and houses public works staff, including public works administrative staff, streets, stormwater, and parks staff. No additional building facility needs are anticipated at the Public Works facility within the 6-year timeframe.

The previous City Hall Annex, located at 126 E. 4th St, was originally built in 1958 as the North Bend Library. When the new library was constructed in 1994, the building became a municipal office, and currently used as the North Bend Branch Office of the King County Sheriff's Office, as well as rental offices for other government agencies. A deed on the property requires that the building be used solely for municipal purposes.

A new City Hall was completed in 2019, located at 920 SE Cedar Falls Way, and is a 14,183 square foot facility. The Building currently houses administration, finance, public works, and community and economic development staff. No additional building facility needs are anticipated at the City Hall facility within the 6-year timeframe.

Project Belay: In addition to the above existing facilities, the City wishes to establish a world-class outdoor adventure and community center for education, training and community events to provide a growing mountain community with a gathering and launch point for adventure in the central cascades. The facility would be developed as a public/private partnership, with the City contributing to the public aspects of the proposal. A city contribution of approximately \$75,000 would be provided to the project, anticipated from Park Impact Fee revenue.

B.6 Parks and Open Space

The Parks Element of the Comprehensive Plan provides a detailed description of the City's park and recreational facilities system, including an inventory of existing facilities, level of service standards, and a forecast of anticipated future needs to meet levels of service standards. The Parks Element also includes a 20-year Parks Capital Facilities Program for long-term improvements to the City's park, recreation and open space facilities, and a 6-year Parks Capital Facilities Plan with anticipated funding sources. The Parks Element is incorporated by reference as a part of the City's Capital Facilities Element.

Level of Service

(See Parks Element)

Adopted Plan

Parks Element of the Comprehensive Plan, ~~2024, 2026~~, or as updated.

B.7 Police Service

Following the conclusion of contract agreements with the City of Snoqualmie for Police Services lasting from 2012 through March 2026, the City of North Bend ~~In May 2019, the Cities of North Bend and Snoqualmie entered into an Interlocal Agreement (ILA) with the City of Snoqualmie the King County Sheriff's Office (KCSO) to provide Police services to North Bend. The agreement lasts through December 2024. The agreement renews automatically year-to-year, subject to termination provisions.~~

Commented [MM3]: Significant update reflecting the contract with the King County Sheriff's Office for police services.

The KCSO provides law enforcement services to North Bend, including dispatch, traffic safety, community policing, accident and crime investigation, crime prevention, and public education. Jail service is provided through contract by the Issaquah Police Department; inmate management services are contracted with the City of Issaquah, King County, and the City of Sunnyside.

Per the ILA, the KCSO staffs North Bend with between 1 to 4 officers over the course of each 24-hour day, depending on the time of day, with an average of 2.4 officers per shift, and subject to an amendment in 2023 for additional service, Snoqualmie has hired eight additional full time equivalent police officers, one additional records administration person, and acquired four additional fully equipped patrol vehicles to provide a minimum of two officers on duty within North Bend city limits at all times for 18 hours a day, and a minimum of 1 officer at all other times of the day. These officers, as with the rest of the Police Department, are stationed at the Snoqualmie Police Station at 34825 SE Douglas Street in Snoqualmie, though spend substantial time on patrol in North Bend.

The Snoqualmie/North Bend Police Department provides law enforcement services to both Cities including traffic safety, community policing, accident and crime investigation, crime prevention, and public education. The department presently employs 14 officers and 3 support staff. The police station can accommodate up to 21 personnel at any given time if offices are shared during a shift, or roughly 39 for occupation throughout the day. Dispatch and jail service is provided through contract by the Issaquah Police Department; inmate management services are contracted with the City of Issaquah, King County, and the City of Sunnyside.

In 2026, the North Bend Annex Building at 126 E. 4th Street was remodeled to serve as the KCSO North Bend Branch Office, with space for on-duty officers, as well as providing rental offices for the Washington State Department of Fish and Wildlife. In addition, the KCSO operates a police sub station at the North Bend Premium Outlet Mall, 661 South Fork Ave SW, which serves as a local hub for North Bend officers to have a consistent presence in this area of the City.

No further expansion or modification of these offices the Police Station is are anticipated within the next six years, though depending on call service growth and priority call response times that necessitate

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additional police staff, ~~the station may need~~ additional work space may be needed within the next 15 years. ~~The facility was designed for a future expansion via a 3,360 square foot ground-level addition, which would accommodate an additional 21 officers and support staff. Alternative scenarios include a second-story expansion over the current station parking lot, or construction of a new police station on the municipal campus location next to the Fire Station on the SE Snoqualmie Parkway. Barring expansion or relocation, the police station's estimated replacement year is 2047. The Police Department's patrol vehicles are shared among the officers, with a vehicle assigned to every two officers. Patrol vehicles are on a 5-year rotational replacement schedule.~~

In 2024, the Snoqualmie/North Bend Police Department opened a Police sub station at the North Bend Premium Outlet Mall, 661 South Fork Ave SW, which will serve as a local hub for North Bend officers to have a consistent presence in this area of the City.

In ~~2024~~2026, the ~~Snoqualmie~~KCSO/North Bend Police Department operates ~~10-1~~ dedicated patrol vehicle for North Bend. In 2027, an additional 11 patrol vehicles will be added for the North Bend fleet. ~~s (including 4 for North Bend), 1 jail transport vehicle, and 2 supervisory/patrol vehicles.~~

Level of Service

Average response time for police emergencies: Call to arrival 5 minutes; Dispatch to arrival 3 minutes.

Adopted Plan

~~Police Service Contract Snoqualmie/North Bend Police Department, September 2012~~Interlocal Agreement Between King County and the City of North Bend Relating to Law Enforcement Services, January 20, 2026, or as updated. ~~Reevaluation of the Contract should be a priority to ensure community needs continue to be met. Current contract was initiated in 2019 and due expire on December 31, 2024. Prior to expiration an extension agreement or new contract will be executed.~~

B.8 Fire Protection

The City of North Bend has its fire protection provided by Eastside Fire & Rescue (EF&R), which was formed in 1999 as the consolidation of a number of Eastside fire departments to create a new fire and emergency medical service agency. A board of directors consisting of elected officials representing each of the agencies served governs the department. This includes a board member, and one alternate Board member, from the North Bend City Council. In 2020, the Board of Directors achieved a significant long-term milestone by successfully completing the formation of EF&R into a governmental Non-Profit Organization.

A North Bend Fire Station (station 87) was built in 2013, located at 500 Maloney Grove Ave. SE. Station 87, owned jointly by the City of North Bend and Fire District 38, is a 13,166 ~~Square~~square foot facility with five apparatus bays, one of which is a double length bay that can accommodate two vehicles or one longer ladder truck. The building is anticipated to accommodate the staffing and facility needs over the 20-year planning period. The station currently houses one of each: engine, tender, aid car, wildland brush truck and medic unit.

Eastside Fire & Rescue staffs the station with three Firefighter/EMTs 24 hours a day throughout the year. Bellevue Fire Department, under contract with King County EMS, additionally staffs a Medic Unit with two Firefighter/Paramedics 24 hours a day throughout the year at the station. .

The services provided to the City of North Bend by Eastside Fire & Rescue include an all-hazards response: fire protection and suppression, emergency medical service consisting of both advanced life support and basic life support, technical rescue, hazardous material mitigation, public education, mobile

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integrated healthcare, emergency management, and a fire prevention division. Emergency radio dispatch service is provided by North East King County Regional Public Safety Communication Agency (NORCOM), which is tied into the King County 9-1-1 system.

In addition to these services, special operation teams provide technical rescue, swiftwater rescue, and wildland firefighting capabilities. The fire prevention division includes review of development proposals and construction plans, construction site inspections, and fire safety (fire code enforcement) inspections. The fire prevention division also provides basic fire investigation, while arson investigation is through a contract with King County. Public education programs include fire station tours, school programs, and informational and educational presentations on a variety of subjects such as home and business safety, CPR and First Aid Training, and emergency preparedness.

All fire department agencies in King County Washington have an automatic mutual aid agreement in place. In essence, this agreement means that any fire department within the county that needs additional resources due to a particular emergency incident or multiple incidents can request resources from other agencies within the county. This mutual aid assistance is provided automatically and without cost to the requesting agency. The City of North Bend / Eastside Fire & Rescue falls under this automatic mutual aid agreement.

While this section addresses planning for the capital facility needs of fire protection agency services, note that broader wildfire prevention and mitigation measures and policies (as land use issues) are addressed in the Natural Hazards Preparedness and Mitigation section of the Energy and Sustainability Element.

Level of Service

Average response time –6 to 8 minutes

Adopted Plan

Eastside Fire and Rescue Interlocal Agreement, October 8, 2020, or as updated

B.9 Public Schools

The Snoqualmie Valley School District #410 serves the City of North Bend. School District facilities within the City include North Bend Elementary School, Opstad Elementary School, and Two Rivers Alternative School. The District does not have plans currently to construct additional school capacity within the City of North Bend and does not currently own undeveloped property located within the City. The District owns property located in unincorporated King County and just outside of the City's Urban Growth Boundary adjacent to Twin Falls Middle School, with that property identified as permissible a future school site development pursuant to the 2012 School Siting Task Force Recommendations as adopted as a part of the King County Comprehensive Plan.

In 2015, voters approved a 20-year Snoqualmie Valley School District bond for district-wide improvements to existing school facilities, the construction of a new Elementary School in Snoqualmie (on Snoqualmie Ridge), a major reconstruction and expansion of the Mount Si High School, and conversion of the Mount Si Freshman campus back to a Middle School.

The School Board recently accepted a long-range facilities recommendation from a Citizens' Facility Advisory Committee, which identified the rebuild and expansion of North Bend Elementary, Fall City Elementary and Snoqualmie Middle schools as the highest priorities within the district. The School Board is working with the community to identify options for future bond/capital levy planning related to these recommendations.

Commented [MM4]: Added cross reference responsive to Snoqualmie Tribe docket.

King County Code Title 21A.43 refers to “standard of service” that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors determined by the District that would best serve its educational program needs.

The Snoqualmie Valley School District Capital Facilities Plan includes the standard of service as established by the Snoqualmie Valley School District’s Board of Directors. The Capital Facilities Plan serves as the basis for the City’s collection of School Impact Fees on behalf of the School District. The City of North Bend adopts by reference the Snoqualmie Valley School District’s Capital Facilities Plan as a part of this Capital Facilities Element. The City Council could, in a given year, decline to adopt the District’s updated Capital Facilities Plan and, in such case, the City would not have a basis for collecting school impact fees on behalf of the District.

Level of Service

Please refer to the current adopted version of the Snoqualmie Valley School District Capital Facilities Plan which provides standards of service for class size.

Adopted Plan

(Adopted by Snoqualmie Valley School District): *Snoqualmie Valley School District Capital Facilities Plan*, as updated annually

B.10 Solid Waste Plan Summary

The City’s Solid Waste Management Plan and waste contracts are guided by RCW 70.95 Solid Waste Management – Reduction and Recycling. This statute establishes a comprehensive statewide program for solid waste handling, and solid waste recovery and/or recycling which will prevent land, air, and water pollution and conserve the natural, economic, and energy resources of the State of Washington.

King County’s ~~2013-2019~~ *Comprehensive Solid Waste Management Plan* presents the County’s strategy for managing the solid waste systems, garbage, and recycling services over the next 20 years.

To comply with the State of Washington RCW 70.95 (Solid Waste Management – Reduction and Recycling) and the King County *Comprehensive Solid Waste Management Plan*, the City of North Bend has a contract with Recology as the service provider for the collection of curbside recyclables, compost, and garbage (mixed municipal solid waste). The City allows Recology to bill the customers directly for the contracted waste collection service. North Bend also has a signed agreement with King County for the ~~dumping-transfer and disposal~~ of the solid waste. Contracts with solid waste providers shall consider management of wildlife and residents and how they can be buffered from conflicts.

Level of Service

Routine waste collection and disposal program, including curbside waste, recycling, and compost (yard/food waste) for all single-family residences.

Adopted Plan

City Contract with Recology, May 12, 2023, or as updated.

B.11 Affordable Housing

The Housing Element of the Comprehensive Plan provides a detailed description of the City’s housing needs, including affordable housing needs, level of service standards, and a forecast of anticipated future needs to meet levels of service standards. Affordable Housing funds may be used to develop affordable

housing. The Housing Element is also incorporated by reference as a part of the City's Capital Facilities Element.

Adopted Plan

6-Year Capital Improvements Plan, as updated annually.

C. GUIDELINES AND CRITERIA FOR SITING ESSENTIAL PUBLIC FACILITIES

The Growth Management Act and the King County Countywide Planning Policies (CPPs) require that each city and county establish a process for identifying and siting all essential public facilities, including federal, state, regional, or local proposals. The CPPs state that the Growth Management Planning Council shall establish a process by which all jurisdictions shall cooperatively site public capital facilities of a countywide or statewide nature. The process should include the following six steps:

1. A definition of the facilities;
2. An inventory of existing and future facilities;
3. Economic and other incentives to jurisdictions receiving facilities;
4. A public involvement strategy;
5. Assurance that the environment and public health and safety are protected; and
6. Consideration of alternatives to the facility, including decentralization, demand management, and other strategies.

C.1 Criteria for Siting Essential Public Facilities

Per RCW 36.70A.200, essential public facilities are those facilities that are typically difficult to site such as airports, state education facilities, and state or regional transportation facilities as defined in RCW 47.06.140, state or local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020. No local comprehensive plan or development regulation may preclude the siting of essential public facilities.

Criteria for siting public facilities shall include the following components:

- The State shall provide a justifiable need for the public facility and its location in North Bend based upon forecast needs and a logical service area.
- The State shall establish a public process by which residents of North Bend have an opportunity to participate in a meaningful way in the site selection process.

The City of North Bend will continue to work with King County and other jurisdictions in the decision making process for the siting of county, regional, or state public capital facilities. The City will be a strong advocate for early involvement and broad public participation in the process for siting essential public facilities, and will not preclude the siting of essential public facilities within its boundaries. For the siting of local public capital facilities, the City will follow a process that includes the six steps as outlined above.

D. GOALS AND POLICIES

CF - Goal 1: Provide adequate capital facilities and services necessary to serve the community's existing and future development while maintaining adopted level of service standards.

Chapter 6 – Capital Facilities Element 2026 Update (Res. ~~2119~~....., Exhibit A)
North Bend Comprehensive Plan 2024 (Ord. 1824)

Policies:

CF - 1.1 Ensure new development meets the required level of service through a concurrency test consistent with the City's concurrency regulations.

CF - 1.2 Work to ensure facility costs do not exceed the projected revenue. If facility costs exceed revenue then consider alternatives: reduce the level of service to be provided, reduce the cost of proposed facilities, and/or revise the Land Use Element of the Comprehensive Plan to balance the demand for facilities with revenue sources.

CF - 1.3 Require that development proposals be reviewed for available capacity to accommodate development and needed system improvements by the various providers of services, such as sewer, water, streets, flood protection, police, fire department, parks, general governmental services, and schools.

CF - 1.4 Ensure ample public input opportunity and tribal coordination to participate in the planning for capital facility improvements.

Commented [MM5]: Addressing Snoqualmie Tribe docket.

CF - Goal 2: Ensure that the Capital Facilities Plan anticipates and provides for the ongoing maintenance and operation.

Policies:

CF - 2.1 Emphasize the following concepts in the management of capital facilities:

- a. Provide preventative maintenance and provide cost-effective and timely replacement of aging elements;
- b. Plan for the orderly extension and upgrade of capital systems while recognizing that system extensions associated with new development should be the responsibility of those desiring service; Regularly inspect systems to ensure conformance with design standards; and
- d. Reduce the potential for service rate increases through effective fiscal management and fair and equitable rate structures.

CF - 2.2 Identify established priorities and replace existing sewer lines that are in poor condition in order to reduce inflow and infiltration and to increase the availability of capacity in the sewage treatment system.

CF - 2.3 Establish and maintain a regular backflow prevention device inspection program to prevent contamination of the water system.

CF - 2.4 Establish and maintain a regular inspection and maintenance program for catch basins, oil and water separations, and detention ponds to keep the storm damage system functioning properly.

CF - 2.5 Establish and maintain a sewage pretreatment program for users that contribute heavy metals to the wastewater treatment plant.

CF - 2.6 Establish and maintain an affordable housing capital facilities program.

CF - Goal 3: Develop Capital Facilities in a manner that minimizes adverse impacts, encourages public participation, and maximizes opportunities.

Policies:

CF - 3.1 Implement best management practices available to ensure discharge of wastewater is handled to the highest environmental standard available ensuring river health~~1~~, including, but not limited to, prioritization of investments in which make progress to support water quality and temperature improvement. Where feasible, the City will make low impact development (LID) the preferred approach to site development. LID is a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning and distributed stormwater management practices that are integrated into a project design.

CF - 3.2 Support and encourage the joint development and use of cultural and community facilities and co-location of facilities with other governmental or community organizations where these are areas of mutual concern and benefit.

CF - 3.3 Promote high quality design and site planning for the construction of capital facilities, taking into consideration future climate related stressors.

CF - 3.4 Provide outreach and notification to solicit and encourage the involvement of citizens, tribes, and agencies in the siting of capital facilities.

CF - 3.5 Require that new capital facilities, including road improvements, are designed to enhance adjacent community assets such as parks, landmarks, and historic sites.

CF - 3.6 Encourage the multiple-use of corridors for major utilities, trails, habitat corridor linkages, and transportation rights-of-way.

CF - 3.7 Investigate the opportunity to use an exclusive utility franchise agreement to work with the local utility providers to develop a plan that will eliminate overhead utility lines.

CF - 3.8 Ensure opportunities are available to incentivize citizens to address failing septic systems and increase awareness of existing programs to residents, especially those bordering sensitive areas.

CF - 3.9 Investigate opportunities to convert properties on septic system to sewer as funding becomes available.

CF - 3.10 ~~Support and encourage~~incorporate long term planning for climate change scenarios and climate change adaptations in capital facilities planning. Where possible, seek locations for locate critical infrastructure and essential public services out of potential future hazard areas, including the 500-year floodplain, high fire danger areas, and steep slope or landslide hazard areas, away from the 500-year floodplain to minimize potential future hazards.

CF - 3.11 Collaborate with WSDOT, King County, and neighboring jurisdictions to plan and prioritize public and private culvert upgrades to ensure fish passage barrier removal, adequate projected stormwater passage, and continued climate-related adaptations to handle water passage into the future.

Commented [MM6]: Addressing Snoqualmie Tribe docket and earlier addition to the Wastewater Section noting importance of addressing temperature impacts.

Commented [MM7]: Edits responsive to Snoqualmie Tribe docket.

Commented [MM8]: Note: Snoqualmie Tribe docket requested requiring replacement of rather than just incentivizing failing septic systems. Regulation of septic systems including replacement are not addressed by North Bend but by King County Health. The City requires King County health approval prior to reliance on any existing septic system for proposed building revisions, but otherwise is not involved in inspection, certification, or required corrective actions for existing systems. The City has an replacement incentive program in NBMC 13.28 which offers loans to low-income qualifying households.

Commented [MM9]: Edits responsive to Snoqualmie Tribe docket.

CF - Goal 4: Finance North Bend's needed capital facilities in the most economic, efficient, and equitable manner possible.

Policies:

CF - 4.1 Ensure that the burden for financing capital improvements is borne by the primary beneficiaries of the facility.

CF - 4.2 Consider long-term borrowing appropriate for financing capital facilities that benefit more than one generation of users.

CF - 4.3 Determine which services or facilities are most cost-effectively delivered by the City and which services should be contracted.

CF - 4.4 Where possible, use special assessment, revenue, and other self-supporting bonds instead of tax-supported general obligation bonds.

CF - 4.5 Adopt impact fees when legally authorized to mitigate the costs of existing or future new public facilities to serve economic impacts of development.

CF - 4.6 Review the growth projections and capital facilities plans at least every other year before the City budget process to ensure that development does not out-pace the City's ability to provide and maintain adequate public facilities and services.

CF - 4.7 Ensure adequate staffing to enable the City to provide improvements necessary to the City's capital facilities to maintain adopted level of service standards.

CF - 4.8 Phase the development of capital facilities to provide sufficient lead-time in financing, planning, and construction in order to provide the facilities when needed.

CF - 4.9 Coordinate the City's land use and public works planning activities with an ongoing program of long-range financial planning to conserve fiscal resources available to implement the Capital Facilities Element.

CF - 4.10 Ensure that fiscal policies to direct expenditures for capital improvements are consistent with other Comprehensive Plan elements.

CF - 4.11 Ensure that all city departments review changes to the Capital Facilities Element.

CF - 4.12 Monitor annually school, fire, police, park, waste disposal, and other capital facilities to ensure that existing and future needs are met.

CF - 4.13 Annually consider adoption by reference the Snoqualmie Valley School District Capital Facilities Plan. The City of North Bend shall collect on behalf of the District the most current school impact fee.

CF - 4.14 Achieve a bond rating of A+ or better to lower the cost for securing funding for capital improvements.

CF - Goal 5: Provide a full range of cost-effective services to residents within North Bend City boundaries and the Urban Growth Area as annexed.

Policies:

CF - 5.1 Coordinate with water districts and surrounding jurisdictions to ensure that requirements for future water supply and water quality will be met.

CF - 5.2 Provide an adequate water supply and distribution system at all times for all domestic use and for fire flow and fire protection, and while protecting water quality by allowing sufficient water flows.

CF - 5.3 Develop a long-range capital facilities program that anticipates the extension of public sewer and water to all residential areas of the City of North Bend.

CF - 5.4 Extend utility service to the North Bend UGA only pursuant to a pre-annexation agreement. .

CF – Goal 6: Provide a full range of cost-effective services to commercial and industrial uses within North Bend City boundaries.

Policies:

CF – 6.1 Coordinate with Water districts to ensure that requirements for future water supply and water quality will be met for non-residential users.

CF – 6.2 If a moratorium is declared by the Sallal water district, the city shall consider assumption of services.

CF – 6.3 If Sallal water district is unable to serve water to a property owner, the City shall consider support of application for City service.

CF - Goal 7: Protect the interests of the City and its residents in the siting of essential public facilities as defined in RCW 36.70A.200.

Policies:

CF - 7.1 Base decisions for siting of essential public facilities upon criteria including, but not limited to, the following:

- a. Justification of need and location in area of North Bend;
- b. Specific facility requirements (acreage, transportation access, etc.);
- c. Land use compatibility;
- d. Potential environmental impacts;
- e. Potential traffic impacts;
- f. Consistency with the Comprehensive Plan;
- g. Public process for meaningful participation of the residents of North Bend;
- h. Essential public facilities that are countywide or statewide in nature (e.g., solid waste and/or hazardous waste facilities) must meet existing state law and regulations requiring specific siting and permitting requirements; and
- i. Impact on public health, safety, welfare, and property values by siting of essential public facilities.
- j. Consider future climate conditions during siting and design of capital facilities, including changes to temperature, rainfall, and flooding to help ensure they function as intended over their planned life cycle.

Commented [MM10]: Edits responsive to Snoqualmie Tribe docket.

CF – 7.2 Participate in regional processes for determining the location of essential facilities.

E. SIX-YEAR FINANCING PLAN

Under the Growth Management Act (GMA), the Capital Facilities Element is required to address all public facilities except transportation which is addressed separately in the Transportation Element. According to the GMA, public facilities and services shall be adequate to serve the development without decreasing the level of service described in the Comprehensive Plan. This section includes a discussion of existing and potential revenue sources, debt capacity, options for using debt financing to fund needed improvements, and an overall Capital Facilities summary of the finance plans for individual facilities. North Bend uses a number of different financing sources to pay for capital projects. The following paragraphs contain a summary of ~~such potential~~ the following existing and potential funding sources: grants; loans; taxes; endowments; special improvement districts; bonds; capital facility charges; and impact fees.

E.1 General Fund Taxes

General fund taxes may be used to pay for construction of public facilities not financed by other dedicated funds. Streets, police buildings, and general governmental buildings such as a City Hall, are often funded in part by general fund taxes.

E.2 Special Improvement Districts

Road Improvement Districts, Business Improvement Areas, Utility Local Improvement Districts, and Special Assessment Districts are used to finance projects within a specific geographic area, as opposed to those that will serve the entire city. These projects are paid by assessments against the properties benefited by the improvements. For instance, Utility Local Improvement Districts (ULID) financing is tool that is frequently applied to water or sewer system extensions. Typically, ULIDs are formed by the City at the written request of the property owners within a specific area. Upon receipt of a sufficient number of signatures on petitions, the local improvement area is defined, needed improvements are identified, and an assessment system is designated for that particular area in accordance with state law. Each separate property in the ULID is assessed in accordance with the special benefits the property receives from the system improvements.

E.3 Special Revenue Funds

Special revenue funds account for revenues derived from specific taxes, grants, loans, or other sources that are designated to finance particular activities of the City. An example is the Real Estate Excise Tax which is assessed upon the sales price of ~~taxes~~ real estate transactions.

E.4 Washington State Public Works Trust Fund Loans

Public Works Trust Funds are also considered special revenue funds for capital projects. They are loans from the State Department of Community, Trade, and Economic Development.

E.5 Bonds

As of ~~2015-2026~~ the city has earned an AA+ bond rating on its general obligations bonds and an AA- ~~bond rating on its revenue bonds, which allows the City to secure lower rates on loans and bonds.~~ The City should endeavor to maintain or improve this rating. Such bonds include:

General Obligation Bonds

General Obligation (GO) Bonds are backed by the full faith and credit of the City, including its taxing authority and available sources of revenue, value of the property within the jurisdiction (its full faith and

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~~credit~~). There are two types of General Obligation Bonds: voter-approved ~~(or unlimited tax general obligation bonds, UTGO)~~ and councilmanic ~~(or limited tax general obligation bonds, LTGO)~~, which ~~can~~ be approved by the City Council without voter approval. ~~Voter-approved UTGO bonds must be approved by 60 percent of voters, with principal and interest debt service payments supported by a dedicated excess property tax levy will increase the property tax rate with the increased revenues dedicated to paying principal and interest on the bonds. In contrast, LTGO bonds do not provide for any additional revenue to fund debt service payments. Debt service payments must be paid from existing revenue sources, and as a result, will not be available for other government operations. The North Bend City Council could approve councilmanic bonds without the need for voter approval. Principal and interest payments for councilmanic bonds come from general government revenues without a corresponding increase in taxes. This method does not use a dedicated funding source. As a result, general fund moneys required for pay-back will not be available for other government operations.~~

Revenue Bonds

Revenue bonds may be issued to finance projects for any enterprise that is self-supporting, such as the City's water, sewer, or stormwater utility system. ~~The revenue received from the utility for which the bonds are issued finances the capital facility or infrastructure.~~ A portion of the utility charge is set aside to pay off the bonds as well as capital facility charges designated for each utility.

E.6 Grant and Loan Programs

North Bend may use various grants and loans to fund facilities. Potential sources are as follows:

- Community Development Block Grants
- Interagency Committee for Outdoor Recreation (IAC)
- Farmers Home Administration (Water & Wastewater Development Program; Community Facilities Program)
- Community Economic Revitalization Board
- ~~Centennial Clean Water Fund Program~~
- Drinking Water State Revolving Fund
- Non-Point Water Quality Grants Program
- ~~Transportation Improvement Board~~
- Surface Transportation Funds

E.7 Facility Connection Charges

State law allows Cities to charge a fee for connection to a sewer, water, or storm drainage system which the City presently does. These fees are generally referred to as a general facility charge (GFC). ~~The fee-~~ GFC may be calculated based on reimbursement for a share of the cost for facilities already constructed and facilities that the utility will need to construct in the future.

E.8 Impact Fees

The Growth Management Act (GMA) authorizes cities to impose certain types of impact fees on new development. These fees should pay for the development's proportionate share of the cost of providing the public facilities needed to serve the development. Impact fees are collected for schools, transportation projects (including streets and sidewalks), bicycle facilities and trails, parks and open space, and fire protection.

E.9 SEPA Mitigation

The State Environmental Policy Act authorizes cities to identify project impacts and require mitigation consistent with adopted policies and standards as a condition of development approval. This mechanism is commonly used where specific facility charges and impact fees do not adequately address mitigation of development impacts.

E.10 Endowments

Capital facilities can be funded with a grant of money from donors set aside specifically to fund the construction of particular designated facilities.

E.11 Limitations on Municipal Indebtedness

The Washington State Constitution places limits on the amount of general obligation debt that any city may incur. As prescribed by ~~statutes of the State of Washington~~ RCW 39.36.020, the unlimited tax general obligation indebtedness permitted for cities, subject to an approving 60 percent majority vote of registered voters at an election at which 40 percent of those who voted at the last general election cast a ballot, is limited to 2.5 percent of assessed value for general purposes, 2.5 percent for certain utility purposes and 2.5 percent for open space, park facilities and capital facilities associated with economic development. Within the 2.5 percent of assessed value for general purposes, a city may, without a vote of the electors, incur general obligation indebtedness in an amount not to exceed 1.5 percent of assessed value. Additionally, within the 2.5 percent of assessed value for general purposes, a city may, also without a vote of the electors, enter into leases if the total principal component of the lease payments, together with the other non-voted general obligation indebtedness of the city, does not exceed 1.5 percent of assessed value. The combination of unlimited tax and limited tax general obligation debt for general purposes, including leases, cannot exceed 2.5 percent of assessed value, and for all purposes cannot exceed 7.5 percent of assessed value. The City intends to always pursue the highest bond rating possible, therefore reducing indebtedness is a priority.