

**CITY OF ISSAQUAH**  
**City Council**  
**Planning, Development & Environment Committee**

6:30 PM  
August 4, 2022

**MINUTES**

Council Chambers, 135 E.  
Sunset Way, Issaquah WA

**COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT**

*Committee Members:*

Victoria Hunt, Chair  
Chris Reh  
Lindsey Walsh

*Administration/Staff:*

Wally Bobkiewicz, City Administrator  
Chris Grabowski, Deputy City Clerk

**CALL TO ORDER**

Chair Hunt called the meeting to order at 6:30 PM.

**PUBLIC COMMENT**

1. Kym Lee, Lakeside Industries, spoke regarding transfer of development rights.

**APPROVAL OF MINUTES**

- a) Minutes of June 28, 2022
- b) Minutes of July 7, 2022

The June 28, 2022 minutes were approved. The July 7, 2022 minutes were approved as amended.

**AGENDA ITEMS**

- a) **ID 1156 Title 18: Zoning & Development Standards**

*Presented by:*

*Minnie Dhaliwal, Director, Community Planning & Development*

Following the staff presentation the following people spoke at Public Comment:

- Kym Lee, Lakeside Industries, spoke regarding the expired interlocal agreement between King County and the City and the Landscape Conservation and Local Infrastructure Program (LCLIP).

Council comments included the following:

Affordable Housing

- Overall, the Committee felt these were good changes.
- There was concern that existing regulations were ineffective. The City is not getting the housing that it needs and the problem appears to be getting worse.
- There was discussion around parking as a cost driver.

Transfer of Development Rights (TDR)

- The Committee liked the inclusion of hillsides.

- General approval for Landscape Conservation and Local Infrastructure Program (LCLIP) inclusion, and discussion as to whether it should be coupled with and extension of the Interlocal Agreement (ILA) with King County.
- Balance with incentives around density.
- 5% Administration costs for TDRs seems reasonable.
- The City benefits from conservation outside its borders.

#### Landmarks

- The Committee felt this language was clear.
- There was agreement that three years is not enough for landmark designation and to make the term more flexible.

#### Parking

- The Committee felt that more data was needed.
- It was felt that the changes to Electric Vehicle (EV) regulations was too soon. This needs a policy level discussion.
- EV parking needed to be “right-sized” for multi-family zones.
- Existing non-residential EV parking regulations need to be given more time to see if they are working.
- The Committee appreciated the work done with affinity groups regarding this topic.
- Questions about appropriateness of the bicycle parking changes. Bike parking should be flexible.
- Consensus that the space in the Central Issaquah District should be used more efficiently and made more pedestrian friendly.

The Committee requested that staff bring back more information, including example projects from other jurisdictions.

#### b) **ID 1224 Title 18 Land Use Code - Future Updates List ('White Board')**

*Presented by:*

*Minnie Dhaliwal, Director, Community Planning & Development*

Following the staff presentation, no one spoke at Public Communication.

Council comments included the following:

- Committee agreed that if the scope of the Title 18 project is expanded it will need more time and resources to complete.
- Committee felt that they would like to see the requested information come back and confirm that we are moving in the right direction.
- Specific items on the Future Updates List were called out because they coincided with the stated Goals and Outcomes.
- Committee discussed the process that the City Council could use for prioritizing the items for the 2023-2024 budget cycle. The following three criteria were discussed:
  - 1) Items most strongly associated with the existing Title 18 Ad Hoc Committee's Goals and Outcomes Document.
  - 2) Connection to the City's adopted plans such as Central Issaquah Plan, Master Mobility Plan etc.
  - 3) Metric of effort needed
- Committee then reviewed the list based on these criteria and considered the following items as high priority for 2023-2024 budget cycle:
  - 1) Align code with adopted Housing Strategies (item #20)
  - 2) Parking related items (item #24, 30)
  - 3) Stream buffers (item #1)
- Committee discussed Form Based Code and felt that the process was too far along to be of value. Form Based Code works best when starting with clean slate and it was not part of the initial scope of the Title 18 project.

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**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 9:24 PM.

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Victoria Hunt, Chair

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Chris Grabowski, Deputy City Clerk