

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

6:30 PM

Council Chambers

September 22, 2022

MINUTES

135 E. Sunset Way

COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT*Committee Members:*

Victoria Hunt, Chair

Chris Reh (*Excused Absence*)

Lindsey Walsh

Administration/Staff:

Wally Bobkiewicz, City Administrator

Tisha Gieser, City Clerk

CALL TO ORDER

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

PUBLIC COMMENT

a) The following individuals provided comments:

- Sandra Diaz, 145 NW Gilman Blvd., spoke regarding her food truck business in Issaquah, Xochi Tacos.
- Sandra Favvet, resident, spoke regarding her food truck business, Las Chingonas Taqueria, and urged regulations that continue to allow food trucks.
- Hugo Barraza, owner of food truck at The Grange, urged allowing food trucks to continue to operate in Issaquah and not be restricted to certain hours of operation.
- Ashwin Muthuvenkataraman, owner of Chevron, urged engagement with businesses impacted by changes to food truck regulations.

APPROVAL OF MINUTES

a) Minutes of September 7, 2022.

The minutes were approved as presented by unanimous consent.

AGENDA ITEMS

a) **ID 1249 Title 18: Administration & Procedures**

Presented by:

Minnie Dhaliwal, Director, Community Planning & Development

Stephen Padua, Long Range Planning Manager

- Staff Presentation
- Committee Q&A
- Public Comment
- Committee Recommendation

The following public comment was provided:

- Laz, owner of Laz Tacos at Gilman Blvd., spoke regarding his food truck business.

The Committee members provided input, including:

State Environmental Policy Act Thresholds:

- Supportive of increasing threshold for requiring SEPA to 10 units for single family and multifamily residential and 10,000 SF of commercial
- Supportive of moving higher than PPC recommended to align with neighboring cities and continuing to attract "missing middle" housing

Third Party Sustainable Building Certification:

- Supportive of requiring for Option 1: Larger than 10,000 square feet (or 10-15 residential units)
- Need more information about costs of LEED Certification for single-family and multi-family residential
- Concern about tying SEPA thresholds with LEED Certification requirement due to added complexity and lack of alignment with neighbor cities
- Supportive of incentives for LEED Certification; but would prefer separate route from SEPA Thresholds

Forested Hillside Preservation:

- As currently written, "A site proposed for subdivision must be divided into parcels of similar slope" implies that slope has to be distributed across all parcels. However, the intent is not to prevent setting the most sloped area as a separate tract or use as a TDR sending site. Clarify language, so the intent is clear.
- Clarify language for deck terracing
- Supportive of the changes
- Encourage using code testing on this section

Accessory and Temporary Uses, Food Trucks:

- Supportive of direction provided by PPC to streamline process and providing for annual renewal option (versus 60 days limitation)
- Consider having property owner apply for permits
- Consider distinguishing construction trailers and retail pop-ups

Through-Block Passages:

- Goal to have City-wide consistency when possible
- Require of both subdivisions and redevelopments
- Require throughout the City; not only in Central Issaquah - consider tying to certain zones or densities and not block-length alone
- Suggestion to consider using block length as another indicator of when a through block would be required
- Support for current language

Director Dhaliwal provided an update on the planned code testing process. It was requested that the Committee receive input on both the process and standards of the proposed code as part of the testing process.

The committee expressed interest in using existing buildings for additional testing, sharing a summary of what would be built in the current vs. proposed code with a larger testing audience than the 6 people doing the deep participation, and hearing about the user experience from both the developer and staff perspective.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 8:21 PM.

Victoria Hunt, Chair

Tisha Gieser, City Clerk