

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

6:30 PM  
November 6, 2024

**MINUTES**

Council Chambers, 135 E.  
Sunset Way, Issaquah WA

**COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT**

*Committee Members:*  
Victoria Hunt, Chair  
Lindsey Walsh  
Zach Hall

*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. David Zeitlin – Life Enrichment Options (LEO) – spoke about the LEO program, low income housing and housing needs in general.
2. Connie Marsh – resident – spoke about housing and critical areas.

**APPROVAL OF MINUTES**

- a) Minutes of October 1, 2024. The minutes were approved as presented by unanimous consent.

**AGENDA ITEMS**

- a) **COM 0070 - Title 18 Update - Middle Housing Regulations**

*Presented by:*

*Valerie Porter, Associate Planner*

*Minnie Dhaliwal, Director, Community Planning & Development*

After the staff presentation the following members of the public spoke:

1. David Zeitlin – Life Enrichment Options (LEO) – spoke about State regulations relating to Accessory Dwelling Units.

Committee comments included the following:

- Committee members felt that the tour was helpful.
- What are the barriers that can be lessened?
- Looks like SF & fits then we should treat it accordingly that includes critical areas, process, & no frontage improvements.
- ADUs are steppingstone to making Middle Housing acceptable
- If you allow 2 ADUs then it is similar to cottage housing - should be part of unit
- Impact fees should not be waived
- Change may be slow.
- 1200/1250 square feet should be allowed
- Try to incentivize affordable housing.
- Avoid burdening affordable units with extra costs.

- First & foremost is if it fits the neighborhood & increases supply
- ADUs should be allowed to achieve lot density if there are four units. If only 2 units, then no.
- Two ADUs is similar to Cottage Housing. Leaning towards not including to achieve lot density.
- Waiving impact fees could result in more ADUs than Middle Housing.
- The feasibility study was very helpful.
- The Committee had concerns over parking impacts on residents.
- Committee recommended complying with State requirements first then look for opportunities to go above and beyond.
- More discussion is needed with PPC on 4 vs. 6 plex.
- Thanked community members who provided impact.

**ANNOUNCEMENTS**

There were no announcements.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 8:22 PM.

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Zach Hall, Committee member

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Chris Grabowski, Deputy City Clerk