

CITY OF ISSAQUAH
City Council
Planning, Development & Environment Committee

6:30 PM
April 1, 2025

MINUTES

Council Chambers, 135 E.
Sunset Way, Issaquah WA

COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT

Committee Members:

Zach Hall, Chair
Lindsey Walsh
Kelly Jiang (excused absence)

Administration/Staff:

Andrea Snyder, Deputy City Administrator
Chris Grabowski, Deputy City Clerk

CALL TO ORDER

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

PUBLIC COMMENT

1. Ann Fletcher – resident – spoke about development in Old Town and middle housing.
2. David Kappler – resident – spoke about residential construction on Sunset Way.
3. Connie Marsh – resident – spoke about code changes and the Title 18 “white board”.

APPROVAL OF MINUTES

- a) Minutes of March 4, 2025. There being no changes, minutes were unanimously approved as presented.

AGENDA ITEMS

- a) **COM 0103 - Middle Housing Draft Regulations**

Presented by:

Valerie Porter, Associate Planner

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

1. Nancy Davidson – resident – thanked Planning Policy Commission for their work. Spoke about Middle Housing and Accessory Dwelling Unit (ADU) requirements as they relate to Old Town. Shared concerns about tree canopy.
2. Connie Marsh – resident – spoke about the impacts of going above the state requirements and parking concerns.

Committee comments included the following:

- Committee members thanked staff, Planning Policy Commission, and the community for their work on this item.
- Committee was generally pleased with the process and outcomes.
- Five percent of growth is predicted to be in Middle Housing sector.
- Committee felt that two homes per lot is right for Issaquah rather than four.
- Keep an eye on the size of ADUs.
- Review impact fees at some point in the future.
- Exempt frontage improvements for Middle Housing temporarily.
- Match existing frontage use for future infill.
- More data forthcoming from community survey later in the year.
- Committee urged staff to revisit Electric Vehicle Parking and Tree Canopy regulations.

Committee recommended placing this item on Regular Business portion of the next full Council meeting.

b) **COM 0104 - 2025 Title 18 Clarifying Amendments**

Presented by:

Christen Leeson, Principal Planner

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

1. Connie Marsh – resident – spoke about the lighting standards in Title 18.

Committee comments included the following:

- Committee members thanked staff for their work on this item.
- Committee members agreed with the staff recommended amendments.

Committee recommendation was to place this item on the Consent Agenda of the April 21 Regular City Council meeting.

ANNOUNCEMENTS

1. A public hearing will be held on House Bill 1491 at the Senate Ways & Means Committee on April 4th at 1:30 PM.
2. The next meeting of the City Planning, Development, & Environment Committee will be May 6.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 7:45 PM.

Zach Hall, Chair

Chris Grabowski, Deputy City Clerk