

CITY OF ISSAQUAH
City Council
Planning, Development & Environment Committee

6:30 PM
May 19, 2026

MINUTES

Council Chambers, 135 E.
Sunset Way, Issaquah WA

COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT

Committee Members:

Lindsey Walsh, Chair
Kelly Jiang
Kevin Nichols

Administration/Staff:

Wally Bobkiewicz, City Administrator
Amanda Jackson, Meeting Assistant

CALL TO ORDER

Chair Walsh called the meeting to order at 6:43 PM. The meeting started late due to an unexpected power outage.

PUBLIC COMMENT

The following public comment was received:

- Rachel Mazur, an attorney representing developers, spoke regarding requested amendments to the proposed 2026-2027 work plan on tonight's Promoting Building Investments in Issaquah agenda item.

APPROVAL OF MINUTES

- a) Minutes of March 17, 2026. There being no changes, the minutes were unanimously approved as presented.

AGENDA ITEMS

- a) **COM 0238 - Promoting Building Investments in Issaquah**

Presented by:

Minnie Dhaliwal, Community Planning & Development Director

The Committee recommended to:

1. **Outdoor Amenity Space Requirements:** Revise the goal to remove requirements for balconies, to focus on the cost of amenities instead of benefits, and to ensure the goal is focused on providing meaningful outdoor amenities space without creating a barrier for development.
2. **Stepback Requirements:** Revise the goal to focus on visual interest and consider other ways to add aesthetic and character to buildings in addition to stepbacks. Consideration was given regarding whether to eliminate stepback requirements, discussing the community's previous feedback and the ongoing work by the Planning Policy Commission.
3. **Floor Area Ratio (FAR) and Inclusionary Zoning/Development Density Bonus/Multifamily Tax Exemption (MFTE):** Conduct more research into MTFE programs, consider tax implications for the City and those who pay taxes within the City, and whether such a program would have the desired outcome of creating more affordable units. Similar consideration was given to density and FAR requirements, ensuring that land gets developed for the best use for the area.
4. **Parking:** Eliminate minimum parking requirements while being mindful of impacts on State ADA requirements.

5. **Transparency Along Natural Context Areas and Multifamily in Urban Village (UV) Commercial/Retail Zone:** Reduce transparency requirements and create additional flexibility in meeting requirements. Also being mindful of whether there are areas that cannot include retail when implementing SB 6026.
6. **Self Certification of Auxiliary Dwelling Units (ADUs):** Pursue self certification while also developing a more holistic understanding of the barriers preventing residents from building ADUs and solutions to minimize or eliminate those barriers.
7. **Architectural Design Standards and Variances/Deviations:** Allow a variety of options, minimizing costs to developers, and being mindful not to limit creativity. Focus on a goal of creating visual interest in new developments.
8. **Through Block Connectors and Peer Review:** Be mindful of through block connectors being disjointed. Support making the peer review process more efficient and affordable without sacrificing safety.
9. **Ways to Mitigate Redevelopment if Close to/within Paved Buffers to Increase Developability and Structured Parking Retail Frontage Requirement:** Develop a map that includes wetland and stream buffers to help aid in development and redevelopment.
10. **More Options to Meet Sustainable Development Standards:** Allow a full menu of options to meet sustainability standards.
11. **Right Size Impact Fees and Potential Use of AI to Aid in Permitting:** Further consideration of the timing of the impact fee conversations compared with the architectural standards. More information was requested regarding how the schedule would be affected if the impact fee work was expedited over other parts of the proposed schedule.

ANNOUNCEMENTS - NONE

No announcements were made.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 9:01 PM.

T. Cassidy Mueller, Deputy City Clerk