

**CITY OF ISSAQUAH  
City Council Regular Meeting**

7:00 PM  
Sept. 18, 2017

**MINUTES**

Council Chambers  
135 E. Sunset Way

**COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT**

*Councilmembers:*

Eileen Barber  
Mariah Bettise  
Stacy Goodman  
Tola Marts  
Mary Lou Pauly  
Bill Ramos  
Paul Winterstein

*Administration/Staff:*

Fred Butler, Mayor  
Bob Harrison, City Administrator  
Wayne Tanaka, Acting City Attorney  
Tisha Gieser, Deputy City Clerk

**CALL TO ORDER**

Mayor Butler called the meeting to order at 7:00 PM.

**PLEDGE OF ALLEGIANCE**

Mayor Butler led the Pledge of Allegiance.

**SPECIAL BUSINESS**

- a) AB 7466 - Recovery Month Proclamation

Mayor Butler proclaimed Sept. 2017 National Recovery Month in the City of Issaquah and welcomed all citizens to join in observing this month with appropriate programs, activities and ceremonies. Jerry Blackburn of Friends of Youth accepted the proclamation.

**AUDIENCE COMMENTS**

The following public comments were provided:

Larry Franks, 24001 SE 103rd St., introduced Robin Kelley, Executive Director of Friends of the Issaquah Salmon Hatchery (FISH), and Theodore Koshar, Eagle Scout and freshman at Gibson Ek.

Theodore Koshar spoke on pave stones being sold to benefit FISH.

Randy Bannecker, representing Seattle King County realtors, made comments on the Housing Strategy Work Plan (AB 7439) (handout provided).

Robert Swanson, 826 4th Ave. NE, spoke regarding the King County Annexation proposal (AB 7433).

Mayor Butler asked Mr. Swanson to hold his comments due to the quasi-judicial nature of this item. Acting City Attorney Wayne Tanaka announced that the appropriate time to provide input on this item was during the previous public hearings held July 17 and Sept. 5, 2017.

Connie Marsh, Issaquah, made suggestions regarding the compact schools (AB 7439) and affordable housing strategy proposals (AB 7340).

Ron Thiele, representing the Issaquah School District, thanked Council for considering the compact schools proposal (AB 7340).

Lisa Callan, representing the Issaquah School Board, explained that the Board passed a resolution in support of the compact schools proposal (AB 7340).

David Kapplar, 255 SE Andrews St., spoke regarding tree retention and impervious surface requirements related to the compact schools proposal (AB 7340).

Steve Pereira, 170 NE Dogwood St., spoke regarding meeting frequency, the vertical mixed-use proposal, and the compact schools proposal (AB 7340).

Mary Lynch, 2690 NW Oakcrest Dr., spoke regarding construction on Newport Way NW and against the compact schools proposal (AB 7340).

Andy Symons, representing Eastside Baby Corner, thanked the City for supporting Diaper Awareness Week.

Cheryl Gilbert, 4020 177th Ave. SE, spoke against safe injection sites (handout provided).

Elizabeth Maupin, 100 Big Bear Place, spoke regarding the Community Needs Assessment and safe injection sites.

Jan Zimmer, Issaquah, spoke against safe injection sites.

## COMMITTEE / REGIONAL REPORTS

### *Councilmember Bettise:*

- Eastside Human Services Forum – The next meeting will be held Sept. 20, 2017.
- Economic Development Commission – The next meeting will be held Sept. 20, 2017.
- King County District Conservation Committee – The next meeting will be held Sept. 20, 2017.

### *Councilmember Ramos:*

- Infrastructure Committee – The next meeting will be held Sept. 21, 2017.
- Eastside Transportation Partnership – Summarized the previous meeting.
- Regional Transit Committee – The next meeting will be held Sept. 27, 2017.

### *Councilmember Winterstein:*

- Puget Sound Regional Council (PSRC) Growth Management Policy Board – Summarized the previous meeting.
- Puget Sound Regional Council (PSRC) 2018 Project Selection Task Force – Summarized the previous meeting.
- A Regional Coalition for Housing (ARCH) Trust Fund Task Force – Summarized the previous meeting.

### *Councilmember Tola Marts:*

- E-911 Leadership Group – Summarized the previous meeting.
- Services & Safety Committee – Summarized the previous meeting.
- Sound Cities Association Public Issues Committee – Summarized the previous meeting.

*Deputy Council President Pauly:*

- Greater Issaquah Chamber of Commerce Board – Summarized the previous meeting.
- Eastside Fire & Rescue (EFR) Board – Summarized the previous meeting.

*Council President Goodman:*

- Land & Shore Committee – Summarized the previous meeting.

Council President Goodman explained that AB 7471, Opposing Community Health Engagement Locations, Safe Injection Sites in Issaquah, was a proposal to ban such sites. The agenda bill was referred by the Council to the Human Services Commission and Council Services & Safety Committee. More information on this topic is available at [issaquahwa.gov/list.aspx](http://issaquahwa.gov/list.aspx).

**MAYOR'S REPORT**

- There will not be an executive session held at tonight's meeting.
- Proclaimed Sept. 16-Oct. 14 as the Eastside Month of Concern for the Hungry, and strongly urged all citizens to join the Emergency Feeding Program, Issaquah Food Bank and other area food banks to "share what they can" to nourish those who are hungry.
- Proclaimed Sept. 25-Oct. 1 as Diaper Need Awareness Week, and strongly encouraged all citizens to donate generously to diaper banks, diaper drives, and those organizations that distribute diapers to families in need to help alleviate diaper need in Issaquah and nearby communities.

**CONSENT CALENDAR**

*Items listed were distributed to Councilmembers in advance for study and were enacted with one motion.*

**IT WAS MOVED BY GOODMAN, SECONDED BY PAULY; MOTION CARRIED (7-0), TO APPROVE THE CONSENT AGENDA AS PRESENTED.**

- ID 0172 - Accounts: Payables and Payroll of Sept. 18, 2017, \$ 6,007,588.73; **Approved.**
- Minutes: City Council Regular Meeting, Sept. 5, 2017; **Approved.**
- AB 7342 - Architectural Fit & Urban Design (Re: Development Moratorium); **Referred AB 7342 to the Sept. 25 and Oct. 5, 2017 Council Land & Shore Committee for review and recommendation, returning to the full Council on Oct. 16, 2017.**
- AB 7443 - Recreation Registration & Scheduling Software Professional Services Agreement; **Referred AB 7443 to the Oct. 10, 2017 Council Services & Safety Committee for review and recommendation, returning to the full Council on Oct. 16, 2017.**
- AB 7463 - WSDOT Right-of-Way Easement Request for Maintenance Purposes (Portion NE Gilman Blvd.); **Referred AB 7463 to the Sept. 21, 2017 Council Infrastructure Committee for review and recommendation, returning to the full Council on Oct. 2, 2017.**
- AB 7472 - Providence Point Signalization; **Referred AB 7472 to the Oct. 10, 2017 Council Services & Safety Committee for review and recommendation, returning to the full Council on Nov. 6, 2017.**

- g) AB 7474 - Interagency Agreement with Department of Ecology for Washington Conservation Corps (WCC) Services; **Authorized the Mayor to enter into and execute the Interagency Agreement with Department of Ecology for Washington Conservation Corps (WCC) Services.**

**REGULAR BUSINESS**

- a) AB 7439 - Amending IMC 18.07.480, Community Facilities Standards, and Central Issaquah Dev. and Design Standards Ch. 4, Zoning Districts, Uses & Standards related to Compact Schools (formerly known as Urban Schools)

Introduced by Mayor Butler and presented by Jennifer R. Woods, Associate Planner. Following Council discussion,

**IT WAS MOVED BY GOODMAN, SECONDED BY PAULY, TO:**

Adopt Ordinance No. 2806, amending Issaquah Municipal Code Section 18.07.480, Community Facilities Standards, and Central Issaquah Development and Design Standards Chapter 4.0 Zoning Districts, Uses and Standards to include standards for the siting of public schools in the Community Facilities – Facility zoning district.

**IT WAS MOVED BY GOODMAN, SECONDED BY PAULY, TO:**

Amend the ordinance to remove all proposed revisions to tree retention, minimum density and replacement.

**AMENDMENT CARRIED, 7-0.**

**MAIN MOTION AS AMENDED CARRIED, 7-0.**

**IT WAS MOVED BY RAMOS, SECONDED BY PAULY, TO:**

Direct the Administration to create a separate zone for public schools in 2018, which would include clean-up to code revisions adopted this evening where conflicts exist, for example architectural compatibility, landscape requirements, etc.

**IT WAS MOVED BY WINTERSTEIN, SECONDED BY GOODMAN, TO:**

Amend the motion as follows:

Direct the Administration to ~~create~~ explore the creation of a separate zone for public schools in 2018, which would include clean-up to code revisions adopted this evening where conflicts exist, for example architectural compatibility, landscape requirements, etc.

**AMENDMENT CARRIED, 6-1. (Opponent: Ramos)**

**MAIN MOTION AS AMENDED CARRIED, 7-0.**

- b) AB 7340 - Housing Strategy, including Strategies addressing Affordable Housing (Re: Development Moratorium)

Introduced by Mayor Butler and presented by Trish Heinonen, Policy Planning Manager.  
Following Council discussion,

**IT WAS MOVED BY GOODMAN, SECONDED BY PAULY, TO:**

Approve Resolution No. 2017-14, adopting the Housing Strategy Work Plan; and refer prioritization, implementation, and evaluation of the Housing Strategy Work Plan to the Council Land & Shore Committee for review.

**MOTION CARRIED, 7-0.**

- c) AB 7404 - Neighborhood Engagement Program Update

Introduced by Mayor Butler. Lesan Marshall, Neighborhood Engagement Coordinator, provided a presentation on the City's engagement activities over the past year.

- d) AB 7477 - PSRC Transportation Alternatives Program Grant (Newport Way Improvements: SR 900 to SE 54th St)

Introduced by Mayor Butler and presented by Sheldon Lynne, Public Works Engineering Director. Following Council discussion,

**IT WAS MOVED BY RAMOS, SECONDED BY WINTERSTEIN, TO:**

Authorize submittal of the PSRC grant application for the design phase of Newport Way Improvements from SR 900 to SE 54th St.

**MOTION CARRIED, 7-0.**

**GOOD OF THE ORDER**

*Councilmember Barber:*

Salmon Days – Mark your calendars for Oct. 7 and 8, 2017.

*Deputy Council President Pauly:*

Eastside Fire & Rescue Board Standards of Response Coverage – Asked Councilmembers to provide input by email.

**EXECUTIVE SESSION – None.**

**ADJOURNMENT**

There being no further business to come before the Council, the meeting was adjourned at 10:05 PM.

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Tisha Gieser, Deputy Clerk

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Fred Butler, Mayor





**CITY COUNCIL  
AGENDA BILL**  
City Council Regular Meeting - 02 Oct 2017

NEW  
AB 7317 -  
Consent  
Calendar

**Vertical Mixed-Use (Re: Development Moratorium) | Proposed Council Action:  
Refer to Council Land & Shore Committee**

<b>DEPARTMENT OF</b>	Economic Development, Jen Davis Hayes
<b>COUNCIL COMMITTEE LIAISON</b>	n/a
<b>OTHER COUNCIL MEETINGS</b>	Sept. 6, 2016; Sept. 27, 2016 (COW); Nov. 7, 2016 (AB 7258); June 5, 2017 (AB 7435)
<b>EXHIBITS</b>	A. Proposed Ordinance

<b>POLICY &amp; BUDGET INFO</b>		<b>Expenditure Required</b>
Comp Plan Policy Nos.	LU-A3, LU-I1, LU-I3, H-A3, H-A6, EV-B4, EV-C4	\$ 0
Consistent:	Yes	<b>Amount Budgeted</b>
Other Policies	n/a	\$ 0

**SUMMARY STATEMENT**

The purpose of this agenda bill is to facilitate consideration of policy alternatives to further encourage vertical mixed-use development in Central Issaquah as directed by the current development moratorium (Ord. 2778). Mixed-use development occurs when residential units and commercial uses are combined within the same structure.

**Analysis**

As properties began to redevelop under the provisions of the Central Issaquah Plan, it became evident that the market was not supporting the development of vertically mixed-use projects. This was witnessed by both the Atlas and Gateway projects.

In 2016, the City Council allocated \$25,000 to conduct a vertical mixed-use analysis. The contract was awarded to consultant ECONorthwest. The analysis scope included answering the following questions:

- | What are the market conditions supporting mixed-use?
- | Do market conditions support mixed-use now? If not, when?
- | What can the City do to accelerate mixed-use?
- | What can City do to deter development not fitting vision?
- | What are tradeoffs and policy considerations?

In the moratorium that commenced September 2016, the lack of vertical-mixed use development was included as one of the six work items to be addressed.

In Sept. 2016, ECONorthwest presented the results of their analysis at the Council Committee-of-the-Whole. The presentation included projections as to when market conditions would support the rents necessary to justify the added expense of vertically mixed-use construction. The conclusion was not for 5-10 years.

**Recommended Changes to Development Standards**

The Council asked for additional analysis of development standards to determine what standards were needed to achieve the vibrant mixed-use vision identified in the Central Issaquah Plan. Funding was provided to hire

planning, design and architecture firm Crandall Arambula to determine these standards.

The recommended changes to the City's current development standards include:

- | Defining geographic area where standards for vertical mixed-use are required
- | Creating requirements for ground floor commercial in a defined area
- | Changing base and maximum building height
- | Changing minimum, base and maximum floor area ratio (FAR)
- | Changing structured parking requirements

### **2017 Council Review**

Proposed amendments to the Central Issaquah Development and Design Standards reflecting these recommendations are represented in the attached ordinance (Exhibit A).

These recommendations were presented to the Council Committee Work Session on Aug. 14, the Council Land & Shore Committee on Sept. 7, and the Planning Policy Commission on Sept. 14.

### **PPC Recommendation**

The Planning Policy Commission held a public hearing on the proposed amendments on Sept. 28, 2017. The Commission recommended the proposed amendments with one change: to maintain the maximum building height at 125' (using bonus density) instead of the recommended 135'. The Administration supports this change. The Commission's findings are attached to the proposed ordinance.

### **Consistency With Comprehensive Plan:**

This effort is consistent with Land Use, Housing and Economic Vitality policies: LU-A3, LU-I1, LU-I3, H-A3, H-A6, EV-B4, EV-C4

### **Administration's Recommendation:**

Administration seeks adoption of the proposed ordinance as presented.

### **Update:**

n/a

### **Alternative(s):**

Remand back to staff to examine other alternatives. [Impact: Delay in implementation due to additional research. Possible extension of the moratorium.]

## **RECOMMENDATION**

*Administration / Economic Development Department:*

MOVE TO: Refer AB 7317 to the Oct. 5, 2017 Council Land & Shore Committee for review and recommendation, returning to the full Council on Oct. 16, 2017.

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF ISSAQUAH, WASHINGTON, ADOPTING BY REFERENCE AMENDMENTS TO THE CENTRAL ISSAQUAH DEVELOPMENT AND DESIGN STANDARDS INCLUDING ESTABLISHING A VERTICAL MIXED USE DEVELOPMENT OVERLAY; ESTABLISHING THE REGULATIONS FOR VERTICAL MIXED USE DEVELOPMENT; REQUIRING STRUCTURED PARKING FOR NEW DEVELOPMENT WITHIN PARCELS WITHIN THE VERTICAL MIXED USE OVERLAY; AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, the City of Issaquah administration developed proposed amendments to the Central Issaquah Development and Design Standards in order to establish a Vertical Mixed Use Overlay and related regulations within a small area of the Central Issaquah Urban Core zoning district in the Central Issaquah area; and

WHEREAS, environmental review was done on the proposed amendments and a Determination of Nonsignificance (DNS) for a non-project action was issued on September 15, 2017 for these amendments, and required notice to the State of Washington was sent on September 26, 2017; and

WHEREAS, the comment period and appeal period for the DNS expired on September 29, 2017; and

WHEREAS, pursuant to legal notice published in *The Issaquah Sammamish Reporter* on September 15, 2017, the Planning Policy Commission held a public hearing to consider the proposed amendments on September 28, 2017; and

WHEREAS, all persons desiring to comment on the proposal were given a full and complete opportunity to be heard; and

WHEREAS, after completing the public hearing, the Planning Policy Commission decided to recommend adoption of the proposed amendments, and

WHEREAS, the Planning Policy Commission adopted findings in support of its recommendation on September 28, 2017 (Exhibit B) and thereafter forwarded its recommendation to the City Council; and

WHEREAS, the City of Issaquah Administration concurs with the Planning Policy Commission's recommendation; and

WHEREAS, the Issaquah City Council's Land and Shore Committee considered the recommendation of the Planning Policy Commission and the City of Issaquah Administration at a meeting on October 5, 2017, and, after reviewing the recommendation has decided to recommend that the full Council adopt the recommendation; and

WHEREAS, the Issaquah City Council has considered the recommendations of the Council Land and Shore Committee, the Planning Policy Commission, and the City of Issaquah Administration, and has determined to take the actions set forth in this ordinance. NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF ISSAQUAH, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Vertical Mixed Use Overlay. The Central Issaquah Development and Design Standards, including *Chapter 1.0 Purpose and Applicability*, *Chapter 4.0 Zoning Districts, Uses and Standards Summary*, and *Chapter 8.0 Parking* are hereby amended as set forth on Exhibit A, which is attached hereto and incorporated herein by reference as if set forth in full.

Section 2. Adoption of Findings. In support of the actions taken in this ordinance, the Issaquah City Council adopts the September 28, 2017 Findings of the Planning Policy Commission (Exhibit B).

Section 3. Ordinance to be transmitted to Department. Pursuant to RCW 36.70A.106, this Ordinance shall be transmitted to the Washington Department of Commerce as required by law.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

Passed by the City Council of the City of Issaquah, the \_\_\_\_ day of October, 2017.

Approved by the Mayor of the City of Issaquah the \_\_\_\_\_ day of October, 2017.

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FRED BUTLER, MAYOR

ATTEST/AUTHENTICATED:

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CHRISTINE L. EGGERS, CITY CLERK

APPROVED AS TO FORM:

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JAMES E. HANEY, CITY ATTORNEY

PUBLISHED:  
EFFECTIVE DATE:  
ORDINANCE NO.: / AB 7317

Exhibits:  
A: Central Issaquah Development and Design Standards Amendments – Legislative Format  
B: PPC Findings of Fact and Recommendation