

**CITY OF ISSAQUAH  
City Council Regular Meeting**

7:00 PM  
March 5, 2018

Council Chambers  
135 E. Sunset Way

**MINUTES**

**COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT**

*Councilmembers:*

Mariah Bettise (*Excused Absence*)  
Stacy Goodman  
Victoria Hunt  
Tola Marts  
Bill Ramos  
Chris Reh  
Paul Winterstein

*Administration/Staff:*

Mary Lou Pauly, Mayor  
Emily Moon, Interim City Administrator  
Jim Haney, City Attorney  
Tisha Gieser, Deputy City Clerk

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Mayor Pauly led the Pledge of Allegiance.

**AUDIENCE COMMENTS**

The following individuals spoke in support of the City's contribution to the ARCH 2017 Fall Trust Fund (AB 7545):

- Carloynn Ferris, representing Imagine Housing
- Dan Landes, representing the King County Housing Authority
- Aaron Hager, representing Sophia Way
- Gretchen Shaeffer, representing the New Bethlehem Project

The following individuals spoke in support of banning safe injection sites (AB 7511):

- Veronica Garcia, 5206 Isola Place NW
- Steve Foot, Black Nugget Rd.

The following additional public comment was provided:

- Bob Swanson, 826 4th Ave. NE, spoke regarding concerns with a potential school site in the Issaquah Highlands.
- David Kappler, 255 SE Andrews St., spoke regarding the Issaquah Highlands.
- Jerri Potter, 26020 SE Old Black Nugget Rd., spoke regarding preservation of the Bergsma/Windward property on Cougar Mountain.

**COMMITTEE / REGIONAL REPORTS**

*Councilmember Hunt:*

- Salmon Recovery Council WRIA8 – Upcoming Meeting

*Councilmember Reh:*

- Services & Safety Committee – Upcoming Meeting
- Eastside Fire & Rescue Board – Upcoming Meeting
- Sound Cities Association Public Issues Committee – Upcoming Meeting

*Councilmember Ramos:*

- Infrastructure Committee – Upcoming Meeting

*Councilmember Winterstein:*

- Puget Sound Regional Council (PSRC) Growth Management Policy Board – Made Report

*Councilmember Goodman:*

- Land & Shore Committee – Upcoming Meeting

**MAYOR'S REPORT**

a) There will be an Executive Session held this evening to discuss acquisition of real estate and pending and potential litigation per RCW 42.30.110(1)(b) and 42.30.110(1)(i). These items are expected to last 60 minutes. No action is anticipated to follow in open session.

## b) MEETINGS

- Feb. 28, 2018 – Attended Mountains to Sound Greenway Trust Board Meeting. There was discussion of expansion of the Trail Head Direct Program for 2018. This program provides shuttle transportation from the Issaquah Park and Ride to various local trailheads. Celebrated the opening of the newest section of the East Lake Sammamish trail in January.

## c) COMMUNITY/STAFF OUTREACH

- Feb. 21 – March 1, 2018 – Attended a variety of staff meetings throughout the City reviewing themes from the State of the City address as well as taking questions.
- Feb. 22, 2018 – Attended the ribbon cutting for the opening of Evergreen Endodontics on Gilman Blvd.
- March 1, 2018 – Attended the Corporal promotional ceremonies for officers Troy Kemp and Tim Baylor.

## d) ANNOUNCEMENTS

- PSRC Transportation Alternative Program awarded the City of Issaquah \$1,550,888 towards the design of the non-motorized components of the Newport Way: SR900 to SE 54th Street project. The City is now beginning the design of this \$38 million project.

## e) ISSUE UPDATES

Moratorium update – 2 items remaining:

1. Inclusionary Requirements – Staff is providing some additional research for the Council Land & Shore Committee and will return to Committee in April.
2. Visions – The Visions document for Central Issaquah Neighborhoods is currently in the Council Land & Shore Committee.

Cougar Mountain/Bergsma Update:

- The Development Services Department is continuing to process the current plat application proposed for this property. At the same time, the City continues to explore options for potential purchase and the scale of any purchase. The City is now

partnering with the Trust for Public Lands (TPL) in exploring these options. Their experience in complex property acquisitions and shared vision for public lands makes them a natural partner in this effort.

Update on Parcel 7, 8, and 9 in Talus:

- The City issued a decision today that the request to allow residential on Talus Parcel 17B and Tract C is a major modification and must be decided by the City Council.
- End of Development Agreements – Will be on the Monday, March 19 City Council Meeting agenda.

## CONSENT CALENDAR

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

**IT WAS MOVED BY MARTS, SECONDED BY GOODMAN; MOTION CARRIED (6-0), TO APPROVE THE CONSENT AGENDA AS PRESENTED.**

- ID 0190 - Accounts: Payables and Payroll of March 5, 2018, \$2,387,240.83; **Approved.**
- Minutes: City Council Regular Meeting, Feb. 20, 2018; **Approved.**
- AB 7529 - Newport Way: Maple to Sunset Design Contract; **Removed from the Consent Agenda, to be heard as item "a" under Regular Business.**
- AB 7441 - Confluence Park Pedestrian Bridge Project (Phase II) Construction; **Accepted the completion of the Confluence Park Pedestrian Bridge Project and authorize release of the bond to the contractor.**
- AB 7494 - Amending IMC Chapter 16.04, Construction Codes, Permit Fees; **Referred AB 7494 to the March 13, 2018 Council Services & Safety Committee meeting for review and recommendation, returning to the full Council on April 2, 2018.**
- AB 7535 - Amendments to IMC 18.07.505 and IMC 3.64 regarding Wireless Communication Facilities, including Small Cell Design Guidelines; **Referred AB 7535 to the March 15, 2018 Council Infrastructure Committee for review and recommendation, returning to the full Council on or before April 16, 2018.**
- AB 7563 - Expedited Traffic Enforcement; **Referred AB 7563 to the March 12, 2018 Council Committee Work Session for review and recommendation, returning to the full Council on March 19, 2018.**
- AB 7564 - Washington State Archives Local Records Grant Program; **Authorized the submission of a grant application to the Washington State Archives Local Records Grant Program to support digitizing police records from 1971-1997.**
- AB 7571 - Pickering Lift Station Construction Contract; **Awarded the construction contract for the Pickering Lift Station Project to Gary Harper Construction in the amount of \$122,656.60 including sales tax.**

**REGULAR BUSINESS**

- a) AB 7529 - Newport Way: Maple to Sunset Design Contract

Introduced by Mayor Pauly and presented by Councilmember Ramos. Following Council discussion,

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

Authorize the Mayor to enter into and execute the consultant's design contract for the Newport Way: Maple to Sunset Project.

**MOTION CARRIED, 6-0.**

- b) AB 7511 - Amending IMC and Central Standards, Prohibiting Community Health Engagement Locations, Safe Injection Sites

Introduced by Mayor Pauly and presented by Keith Niven, Economic & Development Services Director. Following Council discussion,

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

Adopt Ordinance No. 2827, amending the Issaquah Municipal Code and Central Issaquah Development and Design Standards to prohibit Community Health Engagement Locations, also known as Safe Injection Sites, in all zones within the City of Issaquah.

**MOTION CARRIED, 6-0.**

- c) AB 7528 - Solid Waste Contract Update

Introduced by Mayor Pauly and presented by Micah Bonkowski, Sustainability Coordinator. Following Council discussion,

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

Authorize the Mayor to enter into and execute the first two-year extension with Recology/CleanScapes with the contract amendment as presented in Exhibit A.

**MOTION CARRIED, 6-0.**

- d) AB 7544 - ARCH 2018 Work Program and Administrative Budget

Introduced by Mayor Pauly, and presented by Arthur Sullivan, Program Manager, A Regional Coalition for Housing (ARCH). Following Council discussion,

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

Approve the proposed 2018 ARCH Administrative Work Program and Budget.

**MOTION CARRIED, 6-0.**

- e) AB 7545 - ARCH 2017 Fall Trust Fund

Introduced by Mayor Pauly, and presented by Arthur Sullivan, Program Manager, A Regional Coalition for Housing (ARCH). Following Council discussion,

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

Approve Resolution No. 2018-03, authorizing the duly-appointed administering agency for ARCH to execute all documents necessary to enter into agreements for the funding of affordable housing projects, as recommended by the ARCH Executive Board, utilizing funds from the City's Housing Trust Fund.

**MOTION CARRIED, 6-0.**

- f) AB 7562 - Short-term Funding Request for Budget Process Improvements

Introduced by Mayor Pauly, and presented by Jennifer Olson, Finance Director. Following Council discussion,

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

Authorize funding for the three budget analyst positions as proposed; and directed the Finance Director to include \$375,000 in a subsequent 2018 budget amendment utilizing the General Fund.

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

Refer AB 7562 to the March 13, 2018 Council Services & Safety Committee, returning to the full Council on March 19, 2018.

**MOTION CARRIED, 6-0.**

- g) AB 7570 - Amendments to Salary Ordinance

Introduced by Mayor Pauly, and presented by Jennifer Olson, Finance Director. Following Council discussion,

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

Adopt Ordinance No. 2828, amending Ordinance No. 2819, adopting a revised 2018 salary schedule for all City employees.

**MOTION CARRIED, 6-0.****GOOD OF THE ORDER**

*Mayor Pauly:*

Upcoming Council Meetings - Announced anticipated items on the March 19, 2018 City Council meeting agenda.

**EXECUTIVE SESSION**

At 9:51 PM, Council recessed into Executive Session for the purpose of discussing acquisition of real estate and pending and potential litigation per RCW 42.30.110(1)(b) and 42.30.110(1)(i). The items were expected to take approximately 60 minutes. The session was extended by 50 minutes.

Mayor Pauly reconvened the open session at 11:42 PM.

**ADJOURNMENT**

There being no further business to come before the Council, the meeting was adjourned at 11:42 PM.

\_\_\_\_\_  
Tisha Gieser, Deputy City Clerk

\_\_\_\_\_  
Mary Lou Pauly, Mayor



**Olde Town Subarea Plan Update**

**Proposed Council Action:**  
Remand to Planning Policy Commission

|                               |  |
|-------------------------------|--|
| <b>DEPARTMENT OF</b>          | Development Services, David Favour   |
| <b>COUNCIL LIAISON</b>        | Councilmember Goodman  |
| <b>OTHER COUNCIL MEETINGS</b> | May 15, 2017; Aug. 7, 2017   |
| <b>COMP PLAN POLICY NOS.</b>  | Land Use Element Policy A1, Land Use Element Goal J, Economic Vitality Goal A and D  |
| <b>OTHER POLICIES</b>         | n/a  |
| <b>EXHIBITS</b>               | A. Proposed Ordinance (revised)<br>B. Survey Results<br>C. Online Survey Summary<br>D. Response to Council Questions<br>E. <del>Revised Plan as of July 2017</del> |

**SUMMARY STATEMENT**

**Background**

The Olde Town Subarea Plan, adopted in 1999, was the first subarea plan adopted after the Growth Management Act compliant Comprehensive Plan in 1995. In 2009, following Council's direction to end support of the SE Bypass, amendments were adopted removing references to the Bypass. In 2014, after focusing on the Central Issaquah Plan for several years, several Council goals were established regarding Olde Town, including:

- 1 Enhancing Old Town Vitality - Task Force creation to review plan and development standards, placemaking, streetscape, Pedestrian Park, wayfinding, parking, and safety; and
- 1 Creation of an Olde Town circulation plan and design guidance.

**Olde Town Task Force & Public Outreach**

In 2015, the Olde Town Task Force was formed to provide recommendations on keeping Olde Town vital in the future. After a year of work, their report concluded, "*Focusing on enhancing the aesthetics of downtown, reducing barriers to downtown competitiveness, and creating inviting places that serve locals, engage the public, and facilitate interactions among community members, will ensure a vital downtown for years to come.*" The complete report is available on the City's [website](#) (AB 6963).

In 2016, outreach for the Downtown Streetscape Concept and the Olde Town Subarea Update began with two open houses (May 25 and Nov. 16). In 2017, two more open houses occurred (March 28 and 29) including one at the Senior Center to ensure that local senior citizens had specific opportunity for feedback. An online survey was also conducted, with over 470 responses received.

Discussion from public outreach, the Olde Town Task Force, and PPC meeting feedback focused on the vision for Front Street, E. Sunset Way, single family/duplex neighborhoods north and south of E. Sunset Way, and connectivity and mobility through Olde Town.

**Plan Update**

In response to public input received, the 2009 Olde Town Subarea Plan was updated. Changes to the plan include:

1. Updating the vision and policy direction for building scale and character for:
  1. the Front Street/CBD area;

2. the single family/duplex neighborhoods north and south of E. Sunset Way;
2. Updating the vision and policy direction for building scale, character, and land uses along E. Sunset Way;
3. Updating the vision and policy direction regarding a multimodal interconnected system, regional traffic, and cut-through traffic;
4. Adjusting the boundary of the subarea plan; and,
5. Removing the “e” from the Olde Town title.

**Planning Policy Commission Recommendation**

The Planning Policy Commission reviewed the Olde Town Plan update at several meetings and held a public hearing on April 27, 2017. Following the hearing, the Commission recommended forwarding the proposed plan to City Council for consideration (Exhibit A). PPC's recommendation is consistent with the Administration's recommendation except for the two following items:

- 1) PPC recommended no changes to the Olde Town Boundary; and
- 2) PPC recommended keeping the "e" in Olde Town.

**Council Work Session**

At the May 8 work session, Council received a staff presentation focusing on key policy issues of the Olde Town Plan update. A staff response to Council questions received at the work session will be provided in advance of the June Council Land & Shore Committee.

**Next Steps**

This agenda bill proposes referral to the Council Land & Shore Committee for a final review of the amendments prior to adoption of the ordinance by the full Council. The ordinance (Exhibit A) proposes replacement, in full, of the existing Olde Town Subarea Plan.

**Financial Information:**

n/a

**Administration's Recommendation:**

The Administration recommends adoption of the proposed ordinance adopting the updated Olde Town Subarea Plan following additional review by the Planning Policy Commission.

**Update:**

**Update 1 of 2**

On June 7, 2017, the Council Land & Shore Committee met to review AB 7326. Staff provided a presentation of the plan which included results of public outreach (online survey and multiple meetings with the community). Materials provided for the meeting included a summary of the online survey results (Exhibit C) and the staff response to Council questions raised at the May 8 Work Session (Exhibit D).

The Committee discussed topics including the plan boundary, residential and commercial building heights and character, traffic, and how the plan captures the Old Town community vision. The Committee suggested changes to the plan including addressing place-making and better capturing the neighborhood character. Following public comment and discussion, the Committee agreed to continue discussion to a future Land & Shore Committee meeting.

~~In response to comments at the June 7 meeting, a revised plan (Exhibit E) has been provided.~~

The Committee will continue discussion of AB 7326 at the August 3 Land & Shore meeting.

**Update 2 of 2**

The Council Land & Shore Committee reviewed AB 7326 at the following Land & Shore Committee meetings:

- | Aug. 3, 2017
- | Sept. 7, 2017
- | Oct. 5, 2017

Through the meetings the committee suggested changes to the plan including reducing text, identifying problems and issues facing Olde Town, and providing Action Steps at the end of the plan. In response to these suggestions, a second revised plan (Exhibit A to Ordinance) was provided in November 2017.

On March 1, 2018, the Council Land & Shore Committee recommended the revised plan be remanded back to PPC for review based on the changes made throughout the Committee process, and to consider the following items for modification and possible incorporation into the plan:

1. Olde Town sub-area boundaries
2. Proposed plan structure in relation to the update to the Central Issaquah Plan District Visions structure
3. Strategies or actions from traffic calming efforts
4. Parking
5. Proposed zoning changes suggested by the Council Land & Shore Committee such as reduced building height, impervious surface changes, and design standards updates

It is anticipated that the Planning Policy Commission will review the plan throughout the spring and summer, and make a recommendation back to the full Council by fall of 2018.

**Alternative(s):**

- 1) Remand the proposed Plan amendments back to PPC with additional direction. [Impact: Delay plan implementation and impact staff and PPC work plan.]
- 2) Do not approve the Plan amendments. [Impact: The existing 18-year-old plan with dated policies would remain in place.]
- 3) Adopt the proposed revised Olde Town Subarea Plan without PPC review. [Impact: This would speed up plan adoption, but does not provide for PPC consideration of changes since their earlier recommendation.]
- 4) Remand to the Council Land & Shore Committee. [Impact: There will be impacts to the Council Land & Shore Committee work plan.]

**RECOMMENDATION**

*Council Land & Shore Committee / Stacy Goodman, Chair:*

MOVE TO:

~~Refer AB 7326 to the June 1 and July 6, 2017 Council Land & Shore Committee meetings for review and recommendation, returning to the full Council on August 7, 2017.~~

~~MOVE TO: Refer AB 7326 back to the Council Land & Shore Committee for additional review and recommendation, returning to the full Council on, or before, March 19, 2018.~~

MOVE TO: Remand AB 7326 back to the Planning Policy Commission for review and recommendation of the revised Olde Town Subarea Plan, returning to the full Council on or before Nov. 19, 2018.

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

AN ORDINANCE OF THE CITY OF ISSAQUAH, WASHINGTON, REPEALING AND REPLACING THE OLDE TOWN SUBAREA PLAN, A SUBAREA PLAN WITHIN ISSAQUAH'S COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, the Growth Management Act gives authority to cities to update their comprehensive plans once per year in such a manner that all proposed amendments are considered by the governing body concurrently such that the governing body may evaluate their cumulative effect, and Subarea Plan may be amended at a separate time than the annual comprehensive plan update; and

WHEREAS, the public review process for the Docket of Proposed Amendments included a Planning Policy Commission public hearing on January 28, 2016; as well as City Council Land & Shore Committee meetings on February 1 and 11, 2016; and

WHEREAS, the proposed Comprehensive Plan amendments were approved for placement on the 2016 Docket of Proposed Amendments by the City Council on March 7, 2016, and the Update to the Olde Town Subarea Plan was included in the approved 2016 Docket of Proposed Amendments; and

WHEREAS, environmental review was done on the proposed Olde Town Subarea Plan amendments and a Determination of Nonsignificance for a non-project action was advertised on April 21, 2017, for this amendment. The comment period for this decision ended on May 5, 2017, and the appeal period ended on May 5, 2017; and

WHEREAS, the public review process for the proposed amendments included a Planning Policy Commission public hearing on April 27, 2017, to: 1) review the proposed amendments, and 2) take public comments on the proposed amendments. Required notice to the State of Washington was sent on April 21, 2017. Legal notice of the public hearing was published in the *Issaquah Sammamish Reporter* on April 14, 2017; and

WHEREAS, public outreach included public open houses on May 25 and November 16, 2016, and March 28 and 29, 2017. The public hearing was held on April 27, 2017, and all persons desiring to comment on the proposal were given a full and complete opportunity to be heard; and

WHEREAS, the Planning Policy Commission made their recommendation to City Council on this amendment, after hearing comments from the public and closing the public hearing; and

WHEREAS, the Planning Policy Commission and the City Administration reviewed the Findings of Fact, which are attached hereto as Exhibit A, and recommended adoption of the proposed amendments contained therein, and

WHEREAS, the City Council has reviewed these proposed amendments as contained in Exhibit B at the Council Work Session of May 8, 2017 and Council Land & Shore Committee meetings of June 7, July 6, Aug. 3, Sept. 7, and Oct. 5, 2017; and March 1, 2018.

WHEREAS, the City Council recommends modifications to the Administration's recommendation and hereby adopts the Planning Policy Commission's Findings of Fact; NOW, THEREFORE,

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

Section 1. Olde Town Plan. The Olde Town Plan, a subarea plan of the comprehensive plan, is hereby adopted as set forth in attached Exhibit B, which is attached hereto and incorporated herein by reference as if set forth in full. The Olde Town Plan adopted by this ordinance supersedes, repeals and replaces the Olde Town Plan adopted by Ordinance No. 2236 and amended by Ordinance No. 2566.

Section 2. 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 3. 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 4. 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 \_\_\_\_\_, 2018.

Approved by the Mayor of the City of Issaquah the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
MARY LOU PAULY, MAYOR

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
CHRISTINE L. EGGERS, CITY CLERK