

**CITY OF ISSAQUAH
City Council Special Meeting**

6:15 PM
March 19, 2018

Cougar Room
130 E. Sunset Way

MINUTES

COUNCIL AND ADMINISTRATIVE PERSONNEL PRESENT

Councilmembers:

Mariah Bettise (*arrived at 6:20 PM*)
Stacy Goodman
Victoria Hunt
Tola Marts (*Excused Absence*)
Bill Ramos
Chris Reh
Paul Winterstein (*arrived at 6:23 PM*)

Administration/Staff:

Mary Lou Pauly, Mayor
Emily Moon, Interim City Administrator
James Haney, City Attorney
Christine Eggers, City Clerk

Other Personnel Present:

Terry Thorsrud, Attorney
Keith Niven, Economic and Development
Services Director

PURPOSE

The purpose of the special meeting was to allow the City Council to recess into Executive Session to discuss pending/potential litigation.

CALL TO ORDER

Mayor Pauly called the meeting to order at 6:15 PM.

AGENDA ITEM

Mayor Pauly recessed the meeting into Executive Session to discuss pending/potential litigation per RCW 42.30.110(1)(i). The item was expected to take approximately 30 minutes.

ADJOURNMENT

The special meeting was reconvened at 6:40 PM. There being no further business to come before the Council, the meeting was adjourned at 6:40 PM.

Christine Eggers, City Clerk

Mary Lou Pauly, Mayor



Central Issaquah District Visions (Re: Development Moratorium) | Proposed Council Action: Refer to Council Land & Shore Committee

DEPARTMENT OF	Development Services, Keith Niven
COUNCIL LIAISON	Councilmember Goodman
OTHER COUNCIL MEETINGS	Dec. 4, 2017; Dec. 18, 2017
COMP PLAN POLICY NOS.	LU Goal A, LU Policy A1-A2, Housing Goal A, H Policy A3-A6
OTHER POLICIES	n/a
EXHIBITS	A. Draft Ordinance (revised as recommended by PPC) B. Schedule for Additional Review

SUMMARY STATEMENT

Background

In 2012 — to protect Issaquah's existing neighborhoods and natural environment — the City adopted the Central Issaquah Plan (effective April, 2013) to guide the long-term evolution of our community's existing commercial core into an urban center. The Plan includes 10 Districts within Central Issaquah, each with a specific vision. During a July 2016 check-up on the Plan, the City assessed whether projects that have been built, approved or are currently under review, met the community's vision for Central Issaquah.

In Sept. 2016, the Issaquah City Council enacted a six-month moratorium on certain types of development and has extended the temporary moratorium until Dec. 31, 2017.

The moratorium enables the City to address several issues before more development proceeds, including: Architectural fit with the community; Urban design elements; Vertical mixed use; Affordable housing; Parking; and Visions for each Central Issaquah district. According to the Central Issaquah Plan, "District visions are a glimpse of the area's future. The visions are implemented through the zoning, development and design standards, as well as the maps of park, trail and circulation improvements."

Each district vision is being re-evaluated on the following criteria: the Existing Vision Statement, Primary Uses, Key Environmental Features, Green Necklace/Parks, Mobility/Connections, Placemaking, and Boundary Adjustments.

Public Outreach

Input received through the following public outreach helped guide development of the proposed Visions:

- Early 2017: City staff met with property and business owners in each district and collected feedback.
- March 2017: The Central Issaquah Plan Task Force reunited to discuss district visions.
- March 2017: Planning Policy Commission (PPC) held an open house to gather public feedback on the Visions.
- May 2017: City hosted [two community meetings](#) to collect the public's feedback, specifically mailing notice to those living in Central Issaquah to invite them to participate.

New Neighborhood Visions

In 2017, as staff reviewed the year-long community conversation about the 10 Central Plan Districts and their visions, it became clear that four changes need to be made to ensure growth in Central Issaquah met the vision of the Plan and benefited the City. These changes are:

1. Reduce the number of Districts to less than 10
2. Remove two Districts from Central Issaquah: Service and Old Route 10
3. Evolve the District Visions to ensure each District grows into a distinct and identifiable neighborhood consistent with the overarching Central Issaquah vision.
4. Strengthen linkage between vision and implementation

The outcome of these changes are the proposed visions included in the attached ordinance that were reviewed by PPC on November 30, 2017. Each district vision provides: 1) a snapshot of existing conditions; 2) a vision for the future for this area; 3) outcomes; 4) implementing strategies; and, 5) measures of success.

Central Issaquah Boundary Change

The ordinance also proposes amending the Central Issaquah Plan by modifying the boundary for Central Issaquah. The smaller boundary allows priority of resources for better implementation results. Boundary changes include removing Old Route 10 District and the majority of Service District. The maps reflecting these changes will be part of the Dec. 7 Council Land & Shore Committee agenda packet.

PPC Review and Recommendation

PPC members toured Central Issaquah to see the districts and existing conditions "in person" as many members were not part of PPC during the creation and adoption of the Central Issaquah Plan. PPC held two public hearings, Nov. 9 and 30, 2017, inviting the Central Issaquah Task Force members, as well as those that participated in the property and business owners focus groups to participate.

At the close of the public hearing on Nov. 30, 2017, PPC recommended changes to the proposed neighborhood district visions and Central Issaquah boundary change including changes to the text, graphics and maps. These changes will be incorporated by staff and provided to the Council Land & Shore Committee for review prior to their Dec. 7, 2017 meeting. PPC recommended that these amendments continue moving forward in the Council process. PPC will conduct a final review of the incorporated changes at their Dec. 14, 2017 meeting at which time they will also finalize the Findings of Fact and Recommendation on these amendments.

Proposed Ordinance

The proposed ordinance, attached as Exhibit A, has been provided for Council consideration and adoption. The ordinance proposes amending the Central Issaquah Plan by decreasing the number of districts, updating the Neighborhood District Visions and district boundaries, and amending the boundaries of Central Issaquah. These amendments were included in the 2017 Docket of Proposed Comprehensive Plan Amendments approved by Council on March 20, 2017 (AB 7330). Note that an updated version of the neighborhood visions incorporating PPC's changes will be part of the Dec. 7 Council Land & Shore Committee agenda packet.

Financial Information:

n/a

Administration's Recommendation:

Administration recommends adoption of the ordinance as presented ~~after incorporation of PPC's neighborhood district vision recommendations.~~

Update:

Update of 1 of 2

On Dec. 7, 2017 the Council Land & Shore Committee met to review AB 7344. The Committee was provided a draft of the District Visions incorporating the Planning Policy Commission's recommendations from the Nov. 30 meeting. This draft is attached as revised Exhibit A.

The Committee heard the staff presentation, comments from the Planning Policy Commission, the Central Issaquah Task Force and the public. The Committee relayed that the proposed district visions, as revised by the Planning Policy Commission, were heading in the right direction, including the change to remove the Old Route 10 and Service Districts from Central Issaquah. However, the Committee unanimously recommended that AB 7344 be referred back to PPC and the Council Land & Shore Committee for additional review before returning to the full Council so that additional public conversation and refinement could occur. The Committee also requested that the Administration include a schedule for the additional review, which is attached as Exhibit B.

Update 2 of 2

At the Dec. 18, 2017, Council meeting, AB 7344 was remanded back to the Planning Policy Commission for additional review and recommendation. Also at this meeting, the moratorium on certain types of development was extended by another six months, until June 6, 2018, within Central Issaquah to allow for continued work on the district visions and affordable housing components (Ordinance No. 2820).

Planning Policy Commission Review

The draft district visions were reviewed by the Planning Policy Commission, with assistance from the Central Issaquah Plan Task Force members and the public throughout seven meetings between January and early March, 2018. As an outcome of these meetings, PPC is recommending a revised district visions document (Exhibit A) to the Council. The revised visions include a change in structure, notably:

- Changes to the overall Central Issaquah Plan Vision to add more clarity and predictability
- Plan objectives that are separated into four categories: Livable, Distinctive, Connected and Sustainable
- Neighborhood Visions which include Developer Obligations, City Actions and Measures of Success

Instead of 10 Districts, PPC's recommendation is to create a vision around 5 Neighborhoods. This renaming came out of many conversations about what the City is trying to accomplish in turning a collection of older retail developments into fully functioning neighborhoods.

The Commission also recommended the removal of Old Route 10 and the majority of Service District from Central Issaquah. This recommendation was an outcome of touring all of Central Issaquah and determining that these districts did not meet the overall vision of the sub-area.

PPC believes the revised neighborhood visions are responsive to the Council's moratorium request for more predictability in the Central Issaquah district visions.

Green Necklace

The Green Necklace is a network of parks, open spaces, green streetscapes, and active plazas, envisioned to surround and weave through Central Issaquah. After much discussion of the importance of the Green Necklace to the success of Central Issaquah, two meetings were held jointly with the Park Board to focus on the proposed locations and character of the many pieces and parts that, together, form the Green Necklace. Although a general map and description are part of the PPC's recommendation, the Park Board will continue to refine the Green Necklace within the Park Strategic Plan, due to Council later this year.

Policy Considerations

The following policy questions are provided as Council continues review of the district visions:

1. Should the area of Central Issaquah be contracted by removing the Service and Old Route 10 Districts?
2. Is there a need to add clarifying language or specificity to the District Visions to improve predictability?
3. Should the location of the future Sound Transit light rail station be discussed?
4. Does the "Green Necklace" need further description?
5. Should the Neighborhood Visions be required to be followed?

Alternative(s):

1) Remand Visions back to PPC, with specific direction. [Impact: New visions not adopted before the anticipated end of the moratorium. Existing visions remain in place.]

2) Take no action on PPC recommended neighborhood visions. [Impact: New visions will not be adopted before the anticipated end of the moratorium. Existing visions remain in place.]

RECOMMENDATION

Council Land & Shore Committee / Stacy Goodman, Chair:

MOVE TO:

~~Refer AB 7344 to the Dec. 7, 2017 Council Land & Shore Committee for review and recommendation, returning to the full Council on Dec. 18, 2017.~~

~~MOVE TO: Remand AB 7344 back to the Planning Policy Commission for additional review and recommendation, returning to the full Council for referral to the Council Land & Shore Committee on Feb. 20, 2018.~~

MOVE TO: Refer AB 7344 to the April 19, 2018 Council Land & Shore Committee for review and recommendation, returning to the full Council on or before May 21, 2018.

Undergoing Attorney Review

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ISSAQUAH, WASHINGTON, ADOPTING BY REFERENCE AN AMENDMENT TO THE CENTRAL ISSAQUAH DEVELOPMENT AND DESIGN STANDARDS CHAPTER 1.0 PURPOSE AND APPLICABILITY, AND ADOPTING BY REFERENCE SEVERAL AMENDMENTS TO THE CENTRAL ISSAQUAH PLAN, A SUBAREA PLAN WITHIN ISSAQUAH'S COMPREHENSIVE PLAN, BY UPDATING THE DISTRICT VISIONS, CHANGING DISTRICT BOUNDARIES, AND CHANGING BOUNDARIES OF CENTRAL ISSAQUAH; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Issaquah Administration developed proposed amendments to the Central Issaquah Plan in order to update the District Visions pursuant to the moratorium on certain types of development established by Ordinance No. 2778; and

WHEREAS, an update of the District Visions was included in the 2017 docket of proposed Comprehensive Plan Amendments; and

WHEREAS, changing the Central Issaquah boundary was included in the 2017 docket of proposed Comprehensive Plan amendments; and

WHEREAS, RCW 36.70A.130 *Comprehensive Plans-Review procedures and schedules-Amendments* and IMC 18.04.660 *Comprehensive Plan Amendments* allow for amendments to be made to the comprehensive plan outside of the annual amendment for items identified in the Docket of Proposed Amendments, attached as Exhibit B; and

WHEREAS, the public review process for the Docket of Proposed Amendments was conducted in accordance with state and City requirements and the docket was approved by the City Council on March 20, 2017; and

WHEREAS, environmental review was done on the proposed District Vision and boundary change amendments and a Determination of Nonsignificance for a non-project action