



## MINUTES

### DEVELOPMENT COMMISSION 6:30 p.m. – Wednesday, February 7, 2024

---

#### 1. Call to Order

The hybrid meeting was called to order at 6:30 p.m. by CHAIR SANFORD.

Commissioners Present: Chair Sanford, Vice-Chair Shore, Commissioners Brennan, Mayo, Morgan, and Price

Absent: Commissioners Gilbert and Ikeda (Excused)

Staff Present: Christian Geitz, Planning Manager  
Doug Yormick, Associate Planner

#### 2. Approval of Minutes

a) Minutes of December 6, 2023

With no corrections or comments the Minutes were approved.

#### 3. Public Comments (General)

There were no requests to speak to General Comments.

#### 4. Public Hearing (S) (00:02)

a) **Site Development Permit Application for Mathur Townhomes, Quasi-Judicial (A)**

*Presented by:*

*Doug Yormick, Associate Planner*

*Jennifer Kim, Medici Architects*

#### Appearance of Fairness Disclosures

Geitz polled the Commissioners and the Commissioners unanimously replied no to all questions but yes to the last question. The audience was asked if any Commissioner should be challenged and there were no comments.

CHAIR SANFORD opened the Public Hearing at 6:36 p.m.

02-07-24 Issaquah Development Commission Meeting Minutes

**Staff Presentation (00:06)**

Yormick was sworn in and gave the staff presentation.

COMMISSIONER MORGAN asked for clarification regarding window and door trim. Yormick replied that the question would be for the applicant and not staff, but understanding that the windows are surrounded by trim, the color in the material exhibit F.

COMMISSIONER MORGAN asked if there is a percentage requirement for native or not-native plants. Yormick replied that there are no requirements when not adjacent to a Critical Area such as a stream or wetland. Landscape is examined at permit review against landscape code.

VICE-CHAIR SHORE asked how 28% canopy coverage at 20 years is enforced. Yormick replied that the code is new, and that an enforcement mechanism is not in place, but that during permit review the selected tree species must provide a 20-year canopy cover. Canopy coverage will be examined during the Comprehensive Plan update to verify that neighborhoods are meeting targets.

**Applicant Presentation (00:15)**

Ms. Kim was sworn in and gave the applicant presentation.

COMMISSIONER PRICE stated that the design is great, and stated being in support of a body trim color given that windows are highly contrasting. COMMISSIONER PRICE asked for the height limit; the staff report says 37 plus feet, but the west elevation shows 41.9 feet. Ms. Kim replied that Issaquah measures to the middle of the ridge of the roof for maximum height.

COMMISSIONER MORGAN thanked Ms. Kim for addressing the four-foot coverage and stated that supports for inner units is a great idea. COMMISSIONER MORGAN asked if there is a way to break up a center portion with a band, in example. Ms. Kim replied that the plan does not allow for windows in the location, but further development will be investigated.

**Public Comment (00:23)**

Geitz stated that no one had signed in to speak during the Public Hearing.

**Staff and Applicant Rebuttal**

Both Ms. Lee and staff stated that there was no rebuttal.

COMMISSIONER MORGAN asked if a condition could be added to the plan and Geitz replied yes.

CHAIR SANFORD closed the Public Hearing at 6:56 p.m.

02-07-24 Issaquah Development Commission Meeting Minutes

**Commissioner Deliberation (00:25)**

COMMISSIONER MORGAN stated agreement with COMMISSIONER PRICE that the design is great.

CHAIR SANFORD asked for clarification regarding elevation toward East Sunset Way and the address on Second, 18.700.110, B1. Yormick replied that the applicant has provided elements for along Sunset such as fence and landscaping, but the access is along Second Avenue Southeast. CHAIR SANFORD asked if 18.602.060, rooftop materials, is generally applicable to multi-family development. Yormick replied yes. CHAIR SANFORD asked which material would be 100% recyclable, and if the reflectivity of black metal meets the intent, L1. Ms. Kim replied that metal roofs are generally accepted as a recycled material, able to be reclaimed and reused after the lifespan in other forms of metal, and that 100% recyclable would be difficult to find. CHAIR SANFORD asked if the roof color could change to be more reflective and Ms. Kim replied that architecturally, darker is preferred but a less dark color can be examined. CHAIR SANFORD stated that the comment would not be a condition.

**Action (00:32)**

MOTION by VICE-CHAIR SHORE that the Development Commission approve the Site Development Permit for Mathur Townhomes, SDP23-00001, as described and evaluated in the Staff Report dated January 30, 2024 with exhibits A through K subject to the conditions therein and as amended tonight. MOTION seconded by COMMISSIONER MORGAN.

MOTION by COMMISSIONER MORGAN to add Condition #8, that the architect will endeavor to make changes to the light column area of the northeast portion of the building to break up façade with approval by city staff. MOTION seconded by COMMISSIONER Brennan. The Condition passed unanimously.

The main MOTION passed unanimously.

MOTION by VICE-CHAIR SHORE that the Development Commission direct the Community, Planning, and Development department to prepare a finding of facts and conclusions for review and approval by the Development Commission Chairman, affirming the Development Commission decision to approve the Mathur Townhomes, SPD23-00001, subject to conditions listed in the staff report dated January 30, 2024 with exhibits A through K and as amended tonight. MOTION seconded by COMMISSIONER MORGAN. The MOTION passed unanimously.

CHAIR SANFORD stated that a Notice of Decision would be issued by staff within seven days.

**5. Reports**

a) **City Council Update (00:36)**

*Presented by:*

*Christian Geitz, Planning Manager*

02-07-24 Issaquah Development Commission Meeting Minutes

Geitz stated that Council member Walsh was re-elected Council President and that Council member de Michele was elected Deputy President. On January 30, 2024, the Mayor gave the State of the City presentation at a special Council meeting. On February 5, 2024, Council heard an initial discussion and held a Public Hearing on a Multi-Family Tax Exemption (MFTE) to expand current boundaries for the MFTE program, potentially incorporating Issaquah Highlands High Street Collection, returning to Council in March 2024.

**6. Other Business/Announcements**

a) **Upcoming Schedule**

There was no further business.

**7. Adjournment**

CHAIR SANFORD adjourned the meeting at 7:08 p.m.

Respectfully submitted,

Carolyn Garza, LLC  
Recording Secretary