



## MINUTES

### DEVELOPMENT COMMISSION 6:30 p.m. – Thursday, May 15, 2025

---

#### 1. Call to Order

The hybrid meeting was called to order at 6:36 p.m. by VICE-CHAIR SHORE.

Commissioners Present: Vice-Chair Shore, Commissioners Brennan, Fasehun, Ikeda, Morgan, Price, and Stanchak (Alternate)

Absent: Chair Sanford (Excused)

Staff Present: Minnie Dhaliwal, Community Planning & Development (CP&D) Director  
Christen Leeson, Principal Planner  
Amanda Jackson, Meeting and Records Assistant  
Thomas Valdriz, Senior Transportation Planner

#### 2. Approval of Minutes

- a) Minutes of March 5, 2025

With no corrections or comments the Minutes were approved.

#### 3. Public Comments (General)

There were no requests to speak to General Comments.

#### 4. Public Hearings

- a) **Burgermaster (Triple XXX) Landmark Sign Designation, Quasi-Judicial (A)**  
**(00:02)**  
*Presented by:*  
*Christen Leeson, Principal Planner*

VICE-CHAIR SHORE stated the Public Hearing purpose and order.

Leeson conducted Appearance of Fairness Disclosure questions with the Commissioners. No public present or online asked to challenge a Commissioner.

VICE-CHAIR SHORE opened the Public Hearing and swore Leeson in.

05-15-25 Issaquah Development Commission Meeting Minutes

### *Staff Presentation*

Leeson gave the Staff Presentation for the project.

COMMISSIONER MORGAN asked if the topic title should read Triple XXX and not Burgermaster and Leeson stated agreement, but that while Triple XXX was the brand, Burgermaster now owns the sign. COMMISSIONER MORGAN asked for clarification regarding item C in landmark sign designation requirements, that *the sign is consistent with the purpose of this chapter*. Leeson replied by reading the purpose, 18.612.010. COMMISSIONER MORGAN asked if the sign is a non-conforming landmark and Leeson replied correct, and that Mountains to Sound Greenway language applies to buildings built after 1971.

COMMISSIONER BRENNAN asked if the proposed alternative sign to the Triple XXX sign in current form meets the criteria. Leeson replied that there are two separate hearings, first if the existing sign meets criteria, and the second in regard to alterations.

### *Applicant Presentation*

VICE-CHAIR SHORE swore Alex Jensen in.

Alex Jensen with Burgermaster gave the Applicant Presentation for the project.

COMMISSIONER FASEHUN asked for clarification regarding mentioned significant impacts to the structure. Jensen replied that the sign runs down through the center of the building, two large eye beams. A structural engineer has not yet been consulted regarding removal, but a substantial amount of work would be needed. COMMISSIONER FASEHUN asked if the problem may not be structural, and Jensen replied having been told the issue is structural, but not having had the removal process examined for details. COMMISSIONER FASEHUN asked if the building will collapse if the sign is removed, and Jensen replied that other than being told the issue is structural, specific details have not been confirmed yet by a structural engineer, and removal costs are not viable. COMMISSIONER FASEHUN asked if structural integrity and cost are different issues, and Jensen repeated that removal consequences and details are not yet available but that the consensus is that sign removal will compromise the building structure. COMMISSIONER FASEHUN asked for clarification that structural compromise has not been confirmed. Jensen replied again that there are no specific details yet on the removal process. COMMISSIONER FASEHUN asked why the structure would be compromised if the sign were removed and Jensen replied again with the previous answer.

### *Public Comment*

- Corby Casler, Executive Director of the Downtown Issaquah Association, explained the purpose of the Association and stated support for formal recognition of the Triple XXX sign.
- Connie Marsh, Squak Mountain, stated that distinctive features of the sign that make the sign historic, per code, need to be identified. The distinguishing features are the barrel, XXX, and the color orange.

05-15-25 Issaquah Development Commission Meeting Minutes

*Rebuttal by Applicant, Staff*

Jensen stated agreement regarding prominent features and added texture.

Leeson did not have a rebuttal to comments.

VICE-CHAIR SHORE closed the Public Hearing at 7:02 p.m.

*Commission Deliberation*

MOTION by COMMISSIONER MORGAN that the Development Commission approve the request contained in SGN25-00006 to designate the Triple XXX sign as an Issaquah Landmark. MOTION seconded by COMMISSIONER BRENNAN.

COMMISSIONER MORGAN stated that while Burgermaster is written as the name in the topic title, the Triple XXX sign is what is being designated as a Landmark and not a Burgermaster sign. VICE-CHAIR SHORE stated agreement.

VICE-CHAIR SHORE asked if further features should be noted in the designation and COMMISSIONER MORGAN replied not being aware that features need to be specified.

*Commission Action*

VICE-CHAIR SHORE asked for a vote on the main MOTION. The MOTION passed unanimously. A Notice of Decision will be issued by staff within seven days.

b) **Burgermaster Sign, Proposed Alternations, Quasi-Judicial (A) (00:30)**

*Presented by:*

*Christen Leeson, Principal Planner*

VICE-CHAIR SHORE opened the Public Hearing.

*Staff Presentation*

Leeson, still under oath, gave the staff presentation for the project.

COMMISSIONER FASEHUN asked if there is an option to retain the original Triple XXX color scheme and logo. Leeson replied that retaining the original cannot be required, and the new brand name is Burgermaster; design and texture will remain the same and code allows for name changes on signage and a staff recommended condition is that the orange color remain as close as possible to current.

VICE-CHAIR SHORE asked if there has been discussion regarding quantifying 50% and Leeson replied no, but that as the entire surface would change from acrylic to aluminum, 50% is assumed.

05-15-25 Issaquah Development Commission Meeting Minutes

COMMISSIONER MORGAN asked if there should be a revision in the Staff Report conclusion, second paragraph, adding *design* to *shape, color, and texture*, item C in code stating that when new material is used, there must be consistency with design also. Leeson replied correct, an error. COMMISSIONER MORGAN asked how design is defined. Leeson replied a sketch, drawing, or shape, in example, and that Triple XXX was a franchise brand name and not a part of design.

COMMISSIONER FASEHUN asked if the verbiage *Dine in your Car* needs to be included and Leeson replied that the verbiage is a request by the applicant. COMMISSIONER FASEHUN asked for clarification regarding 50% and VICE-CHAIR SHORE stated that the applicant would be presenting with Commission deliberation later in the meeting.

### *Applicant Presentation*

Alex Jensen, still under oath, gave the Applicant Presentation for the project.

COMMISSIONER PRICE asked if texture is reflected accurately in renderings. Jensen stated that the applicant received feedback regarding texture earlier in the week and that if preservation of the previous texture is desired, there would not be a problem, whatever is good for the city and the business. COMMISSIONER PRICE asked about page two of eight, wood grain not being present on the side view. Jensen replied that the sides will be identical and apologized if the visual does not relay. COMMISSIONER PRICE asked if illumination will only be on the east side of the sign and Jensen replied correct, the same condition as current, and that a reason for the east illumination may have been due to neighboring businesses or cost.

COMMISSIONER IKEDA stated appreciation for an explanation regarding why the Triple XXX text could not be preserved, a legal issue for the brand. Jensen replied that negotiations with the Triple XXX franchise were attempted but litigation was threatened.

### *Public Comment*

- Corby Casler, Executive Director of the Downtown Issaquah Association, stated understanding the need for branding but asked that Burgermaster and the city allow key components of the sign to be left intact.
- Connie Marsh, Squak Mountain, asked how much change is possible to avoid brand legalities. Marketing may be easier if the original sign is resembled as much as possible. The sign should be orange, lettering yellow, and barrel striations kept.

### *Rebuttal by Applicant, Staff*

Jensen stated being aware of the gravity of the decision, that the sign has been present for a long time with an emotional connection, and that if Burgermaster could receive an agreement regarding branding from the Triple XXX franchise, retaining more would make sense. Burgermaster strikes a balance between maintaining critical elements of the sign in terms of shape and texture, and hybridizing may result in less visual appeal.

Leeson had no rebuttal to comments.

05-15-25 Issaquah Development Commission Meeting Minutes

VICE-CHAIR SHORE closed the Public Hearing at 7:29 p.m.

*Commission Deliberation*

MOTION by COMMISSIONER MORGAN that the Development Commission approve the proposed alterations to SGN25-00006 Burgermaster sign with the following condition, the barrel color be changed to more closely reflect the existing color. MOTION seconded by COMMISSIONER BRENNAN.

COMMISSIONER MORGAN stated that the barrel color should change to equal the existing barrel color. COMMISSIONER BRENNAN stated agreement, and that the Landmark condition approved earlier is being altered; there is a significant business benefit to the large, non-conforming sign visible from a long distance, but that the intent of code conditions must be satisfied and more consistency must be maintained in color, design, and texture. COMMISSIONER PRICE stated in reference to section 18.612.150 E3 that if a landmark designation is not retained, there is potential for future contesting and protections should be built into an agreement.

COMMISSIONER FASEHUN stated being okay with the color changing but asked if design will be flush to the oval or raised as the original sign was, and if raising would be considered a historic design. Jensen replied that currently the oval is raised and would be maintained, and that all elements are dimensional.

COMMISSIONER IKEDA stating being in favor of the sign reading Burgermaster, as that is the business now there. COMMISSIONER MORGAN stated that there has not been a discussion regarding sign dimensions, asked if the Burgermaster logo will fit within the sign size, and stated support of allowing the Burgermaster logo but that the color should remain the same.

VICE-CHAIR SHORE asked for topics to be discussed individually beginning with color.

COMMISSIONER FASEHUN asked if keeping the barrel with both horizontal and vertical stripes had been agreed on and VICE-CHAIR SHORE replies yes and asked that the Commission first address the color orange with a poll. COMMISSIONER FASEHUN stated abstention. COMMISSIONER MORGAN stated that code requires that color remains consistent. COMMISSIONER FASEHUN asked if a color can be approved to be changed and Leeson replied that an amendment can be made to the Motion. COMMISSIONER MORGAN stated that the text for approval of non-conforming signs reads that the color must remain consistent. A poll was not conducted.

VICE-CHAIR SHORE asked for discussion regarding texture. COMMISSIONER STANCHAK asked if striations are where barrel slats join and not only the wood grain design. COMMISSIONER PRICE replied the curved vertical lines which create the essence of a barrel shape. VICE-CHAIR SHORE asked if striation is an architectural term and stated that barrel slat joints should be referred to specifically.

05-15-25 Issaquah Development Commission Meeting Minutes

VICE-CHAIR SHORE asked for discussion regarding logo and text placement, and what defines a change. COMMISSIONER PRICE stated that Triple XXX is the branding and must remain in the oval. VICE-CHAIR SHORE stated agreement. COMMISSIONER FASEHUN asked if branding can be approved outside of the oval and Leeson replied that King County Preservation has stated approval to apply Burgermaster to the sign as long as this can be removed without damaging the sign. COMMISSIONER FASEHUN asked for clarification and Leeson replied that the Motion is to approve as presented with the condition to make the color more similar, and that another condition can be added.

Dhaliwal stated that the legislative intent of consistency of color, shape, and texture includes Development Commission discretion, not necessarily like for like but to keep the spirit of the landmark sign; staff has recommended lightening the color for aesthetics.

COMMISSIONER BRENNAN stated still being concerned regarding the dramatic change of the sign proposed.

Motion by COMMISSIONER MORGAN to amend condition one to state that the barrel color shall be consistent with the current orange color. Motion seconded by VICE-CHAIR SHORE. The amendment passed 6-1.

Leeson stated that the Public Hearing has closed and that deliberations can take place at any time, the next meeting being in June unless a special meeting is scheduled. COMMISSIONER FASEHUN stated having difficulty envisioning and asked to see an image of how the sign will appear. VICE-CHAIR SHORE replied that code and not opinions are what are being followed. COMMISSIONER FASEHUN stated understanding that the Commission has the flexibility to not consider color, and COMMISSIONER MORGAN replied that the Commission needs to make decisions based on code compliance. VICE-CHAIR SHORE stated that changes can be approved while maintaining design, color, and shape.

VICE-CHAIR SHORE asked the Commission if feedback should be provided to the applicant, convening again on another date, or if deliberation and a vote should occur at this meeting. COMMISSIONER PRICE replied that deliberation should continue and further direction given to the applicant. COMMISSIONER MORGAN stated that the Public Hearing could continue to a future date as long as there is not a time constraint on the applicant and if more information will be provided.

VICE-CHAIR SHORE stated that the Commission feedback is that the color should be consistent with the current orange color, to include the existing texture of barrel slat joints, and for the logo and text to be within the oval only for consistency.

COMMISSIONER MORGAN asked for the measurement of the sign with new Burgermaster additions and the façade of the building to be brought back, to ensure that size fits code. Leeson replied that staff will research. Dhaliwal stated that the sign is unusual and that standard size code can be brought back but may not apply. Jensen asked if evidence in historical photos or testimony could be brought regarding the wood grain. COMMISSIONER BRENNAN stated that any historical information would be helpful. COMMISSIONER MORGAN stated that code requires consistency with design, color, and texture but not historical color.

05-15-25 Issaquah Development Commission Meeting Minutes

COMMISSIONER IKEDA asked if there is a time constraint. Jensen replied that eight weeks is needed to work on the sign and hope is to finish construction in December, 2025; a delay of up to two months should not impact the ability of the applicant to modify the sign prior to opening.

VICE-CHAIR SHORE stated that the Development Commission would not take action on the item at this meeting. Dhaliwal replied that the Public Hearing should remain open to a specific date. Leeson replied that the Public Hearing will continue until June 11, 2025.

COMMISSIONER FASEHUN asked if red is fundamentally tied to the Burgermaster logo and Jensen replied yes, the main color, but being open to other suggestions.

COMMISSIONER BRENNAN stated that as the Public Hearing has been continued and as the matter is Quasi-Judicial, Commissioners cannot discuss the topic with outside people or amongst each other.

## 5. Regular Business

- a) **Central Issaquah Station & Alignment Study Introduction (D) (01:25)**  
*Presented by:*  
*Thomas Valdriz, Senior Transportation Planner*

Valdriz gave the presentation.

COMMISSIONER BRENNAN asked if preliminary information from Sound Transit includes interest in a large parking structure or area. Valdriz replied that a 500-parking stall structure along I-90 is a starting proposal but that the issue will be discussed at a higher level going forward.

COMMISSIONER IKEDA asked if the Redmond model is being examined and Valdriz replied that the study is being phased based off of what other municipalities have done with Sound Transit and a locally preferred alternative will be given to Sound Transit in time for the planning process.

COMMISSIONER STANCHAK asked if Sound Transit relies on Grant funding or secured or low interest loans. Valdriz replied that Sound Transit will usually follow the Federal Transit Administration (FTA) process. Dhaliwal replied that a large amount comes from Roads and Transport Authority (RTA) taxes from Vehicle tabs and stated other sources of funds, in example, ballot measures. COMMISSIONER STANCHAK asked if the stated date of 2041 is reliant on procuring Federal funding. Valdriz replied that in 2016, Sound Transit stated that 2044 would be the latest if funding became scarce, and figures have not been updated. The best case scenario is 2041.

COMMISSIONER MORGAN asked for clarification regarding when the issue would be brought back to the Development Commission and what input will be requested. Valdriz replied that there should be a matrix of point values for scoring criterion prior to looking at alternatives.

- b) **Chair and Vice-Chair Elections (A) (01:38)**

05-15-25 Issaquah Development Commission Meeting Minutes

*Presented by:  
Christen Leeson, Principal Planner*

Leeson described the nomination process.

COMMISSIONER MORGAN nominated VICE-CHAIR SHORE for Chairperson. With no other nominations, VICE-CHAIR SHORE became Chairperson.

COMMISSIONER PRICE nominated COMMISSIONER IKEDA for Vice-Chairperson. With no other nominations, COMMISSIONER IKEDA became Vice-Chairperson.

## **6. Reports**

- a) City Council Update (01:40)

Leeson stated that Trailhead Transit Oriented Development (TOD) site development permit has been received, anticipated to come to the Development Commission in late summer or early fall, 2025.

Dhaliwal stated that Council will make the final adoption of middle-housing end of May or early June, 2025. Title 18 clarifications are being collected. Tree code is still with the Environmental and Planning Policy Commissions. CP&D priority is permit process improvements.

## **7. Other Business/Announcements**

- a) Upcoming Schedule

Leeson stated that there is now a meeting on June 11, 2025, and that approximately four projects are coming to the Commission this summer and early fall.

COMMISSIONER MORGAN asked if a new location for City Hall would come to the Development Commission. Leeson replied that if developed, yes, but if only moving, no.

## **7. Adjournment**

CHAIR SHORE adjourned the meeting at 8:20 p.m.

Respectfully submitted,

Carolyn Garza, LLC  
Recording Secretary