



MINUTES

DEVELOPMENT COMMISSION 6:30 p.m. – Wednesday, June 11, 2025

1. Call to Order

The hybrid meeting was called to order at 6:33 p.m. by CHAIR SHORE.

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

Absent:

Staff Present: Christen Leeson, Planning Manager

2. Approval of Minutes

- a) Minutes of May 15, 2025

With no corrections or comments the Minutes were approved.

3. Public Comments (General)

There were no requests to speak to General Comments.

4. Regular Business (00:02)

- a) **Burgermaster Sign, Proposed Alterations, Quasi-Judicial (A)**

Presented by:

Christen Leeson, Planning Manager

CHAIR SHORE stated that the meeting is a continuation of the May 15, 2025 meeting, that swearing in has already occurred, and that there would be a staff presentation with new drawings. Leeson stated that Public Comment will be allowed as the submittal is new, and that there had been deliberation but no vote at the last meeting.

Leeson gave the staff presentation.

COMMISSIONER SANFORD asked, regarding lettering size, if 7% applies even though the sign is non-conforming and Landmark. Leeson replied that the size of the sign is not changing and that the staff position is no.

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Alex Jensen, Burgermaster Owner, gave the applicant presentation.

COMMISSIONER SANFORD asked for clarification regarding colors 158C/159C. Temple Voorhees, representing the sign company, replied that there is a main background color and wood grain color, similar but offset. COMMISSIONER SANFORD asked for clarification regarding a specification for the red color, background and text. Voorhees replied that the specification could be relayed to the Commissioner. COMMISSIONER SANFORD stated that the color appears to be Pantone Red Warm C, and Voorhees replied that the name is familiar. Jensen replied that the color may be Pantone 1795 C; COMMISSIONER SANFORD asked if the Pantone 1795 C was the original oval color and Jensen replied that the exact color is difficult to ascertain as the color is faded due to time. COMMISSIONER SANFORD stated referring to the new revision, and Jensen replied yes, the proposal is Pantone 1795 C on the revision and confirmed that the color is Burgermaster Red from a Pantone guide.

COMMISSIONER SANFORD asked if the back of the sign is blank, and Jensen replied that the back repeats the front branding but without the oval and not backlit.

Public Comment

CHAIR SHORE asked that comments be directed to the Development Commission and not to individuals.

- **Corby Casler**, Executive Director of the Downtown Issaquah Association, stated that strong protection should be applied when deciding on changes to the Triple XXX sign, and that the Association does not support stripping the identity that allowed the sign to be Landmarked. Burgermaster could be enhanced with the legacy power of the existing sign attributes. The Triple XXX, barrel and original color should be maintained. The Burgermaster logo across the top is a great compromise. The wording, shape, texture, and color provide the design basis for historic relevance.

Jensen replied that a cease and desist letter was received from the Triple XXX corporation indicating that keeping the Triple XXX will infringe on the trademark, but if the Downtown Issaquah Association is willing to indemnify Burgermaster from potential lawsuits, the Triple XXX could remain; the connection to the sign understood, however.

Leeson replied that staff had no rebuttal to the Public Comment.

CHAIR SHORE asked if there were any objections to closing the Public Hearing and there were none. CHAIR SHORE closed the Public Hearing.

Commission Deliberation

CHAIR SHORE stated that there was an existing Motion in place from the last meeting. COMMISSIONER MORGAN withdrew the Motion to approve and the Amendment, and the Commissioners who had seconded stated agreement.

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Motion by COMMISSIONER MORGAN to approve the Burgermaster Landmark sign alterations as presented in materials in the June 11, 2025 packet. Motion seconded by COMMISSIONER SANFORD.

CHAIR SHORE asked what would have occurred regarding Landmark status if another entity had purchased the property. Leeson replied that the sign which is a structural part of the building could be removed, or the sign could be Landmarked. CHAIR SHORE stated that the location could have become, in example, a Dentist office. CHAIR SHORE asked if the Triple XXX cease-and-desist letter had been provided to the city and Leeson replied that while the letter has been asked earlier today, has not yet been received.

COMMISSIONER FASEHUN asked what will happen if the building is sold in the future, and Leeson replied that the sign would be required to remain as a Landmark sign; code states that color, design, and texture, but not branding, must be maintained. COMMISSIONER FASEHUN asked for clarification that the color will carry if the building is sold and Leeson replied that a Landmark designated sign must remain at least similar.

COMMISSIONER MORGAN stated that the size of the Burgermaster logo is an addition to the sign and meets code and stated that proposing red should not be a possibility.

COMMISSIONER SANFORD stated agreement and that most associate an orange range of color with the sign, that the suggestion of colors 158C/159C work fine, and that a trademark search confirms that the Triple XXX is owned by the corporation but there being no legal constraints on color, font, font size, or background.

Leeson stated that the cease-and-desist letter was received via email and that the last paragraph by the Attorney on behalf of Triple XXX does state the belief of violation and possible legal consequences.

COMMISSIONER MORGAN stated agreement with the comments regarding color by COMMISSIONER SANFORD and that the cease-and-desist letter indicates that Triple XXX on the sign is not an option.

COMMISSIONER FASEHUN asked if the oval is part of the Burgermaster brand and Leeson replied correct.

COMMISSIONER SANFORD stated that while the color will not be exactly the same, the essence, look, and feel is achieved in the new design.

The Motion passed unanimously.

COMMISSIONER MORGAN stated appreciation for the changes made by the applicant and staff work.

5. Reports

- a) **City Council Update (00:34)**
Presented by:

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Christen Leeson, Planning Manager

Leeson stated that several policy code amendments will be brought to Council on June 23, 2025 for action. Dhaliwal stated that the Bellevue College development extension is being worked on by staff, and that the Environmental Board is working on Tree code. Leeson stated that the Transit Oriented Development (TOD) Trailhead site plan is also being worked on and should be back to the Development Commission in early fall.

6. Other Business/Announcements

a) **Upcoming Schedule**

Leeson stated that at the August 6, 2025 Development Commission meeting, the Sammamish Plateau Water District Per- and polyfluoroalkyl substances (PFAS) Facility and a new townhome development at East Lake Sammamish Parkway and Southeast 51st Street will be discussed.

7. Adjournment

CHAIR SHORE adjourned the meeting at 7:07 p.m.

Respectfully submitted,

Carolyn Garza, LLC
Recording Secretary