



MINUTES

DEVELOPMENT COMMISSION 6:30 p.m. – Wednesday, August 6, 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, Morgan, Price, Sanford, and Stanchak

Absent: Commissioners Fasehun, Mayo, and Gilbert (Excused)

Staff Present: Amanda Jackson, Meeting Assistant
Christen Leeson, Planning Manager
Emily Medina, Associate Planner

2. Approval of Minutes

- a) Minutes of June 11, 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 (00:01)

- a) **Front Street Townhomes Major Site-Plan Amendment, Quasi-Judicial (A)**
Presented by:
Emily Medina, Associate Planner
Richard Rawlings, New Home Company

Medina presented Appearance of Fairness Disclosures. COMMISSIONER MORGAN stated having sat on a Board with the Project Architect in the past but having no other connection and stated being able to be impartial. There were no challenges from the public.

CHAIR SHORE opened the Public Hearing and swore in Medina.

Medina gave the staff presentation.

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CHAIR SHORE swore in Richard Rawlings with New Home Company.

Rawlings gave the Applicant Presentation.

Public Comment

There were no requests to speak virtually or in person.

CHAIR SHORE closed the Public Hearing.

MOTION by COMMISSIONER SANFORD that the Development Commission approve the Site Development Permit Major Amendment for Front Street Townhomes, MSPA25-00002, as described and evaluated in the Staff Report dated July 25, 2025 with exhibits A through E subject to the conditions therein and as amended at this meeting, and that the Development Commission direct the Community Planning and Development department to prepare findings of fact and conclusions for review and approval by the Development Commission Chairperson affirming the Development Commission decision to approve the Front Street Townhomes Major Amendment MSPA25-00002, subject to the conditions listed in the Staff Report dated July 25, 2025 with exhibits A through E subject to the conditions therein and as amended at this meeting. MOTION seconded by COMMISSIONER MORGAN.

COMMISSIONER SANFORD asked, regarding revised sheets A30 and A31, for clarification regarding two different shades of red. Medina replied that the material key indicates the shade is all deep red. COMMISSIONER SANFORD asked if the Olde Town chroma range of 14 or below is met and Medina replied yes. COMMISSIONER SANFORD asked for clarification regarding the canopy materials and Rawlings replied a steel corrugated style, and that having a soffit had not been considered. COMMISSIONER SANFORD asked if wood would be an acceptable ceiling for parking canopies. Rawlings replied that the entire canopy will be steel, structurally and in roofing material. COMMISSIONER SANFORD asked for clarification regarding wood being mentioned in the plan and Medina replied that the entryway canopy has cedar. Rawlings replied that the intent for the parking canopy is anodized dark black with dark brown. COMMISSIONER SANFORD asked where the canopy would drain, not onto the Front Street sidewalk, and Rawlings replied guttered.

COMMISSIONER MORGAN stated that the project is fantastic and that changes are appreciated. COMMISSIONERS PRICE, SANFORD and IKEDA stated agreement.

The MOTION passed unanimously.

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

b) **Well 9 PFAS Treatment Facility Site Development Permit, Quasi-Judicial (A)**

(00:28)

Presented by:

Christen Leeson, Planning Manager

Alex Capron, Facet Consultants

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Leeson presented Appearance of Fairness Disclosures. COMMISSIONER STANCHAK asked to recuse, being a Long-Term Planner for WTD, interfacing frequently with the Sewer District. There were no challenges from the public.

CHAIR SHORE opened the Public Hearing and swore in Leeson.

Leeson gave the staff presentation.

COMMISSIONER SANFORD asked, regarding condition four, maximum color temperatures for lights on site and right-of-way. Leeson replied that the Applicant would address the question during the Applicant Presentation.

COMMISSIONER MORGAN asked for clarification regarding where conditions appear in the Staff Report. Leeson replied that the conditions appear as footnotes, a formatting error.

CHAIR SHORE swore in Alex Capron *with* Facet Consultants.

Capron gave the Applicant Presentation.

COMMISSIONER SANFORD asked for clarification regarding lighting color temperatures and requirements. Capron replied that 610.060 in code mentions 3,000 degrees Kelvin. COMMISSIONER SANFORD stated that an Amendment would be made.

COMMISSIONER IKEDA asked for clarification that the backwash tanks will contain PFAS material. CHAIR SHORE swore in Kyle Wong *with* the Sammamish Plateau Water and Sewer District. Wong replied no, the backwash tank will only contain backwash water. COMMISSIONER IKEDA asked how PFAS is managed. Wong replied that spent, activated carbon is disposed of off-site. COMMISSIONER IKEDA stated that of concern was the proximity of wetlands and critical areas in the event of a spill. Wong replied that disposal would be via truck in large containers. COMMISSIONER IKEDA asked how long construction is expected to take and Wong replied approximately two years.

COMMISSIONER SANFORD asked if sodium hydroxide is used in the process and Wong replied yes but not in PFAS removal. COMMISSIONER SANFORD asked how sodium hydroxide is transported through the site, and Wong replied that staff can be given the answer after consulting with Operations staff. COMMISSIONER SANFORD asked if the hazardous materials are stored on site, and Wong replied no.

COMMISSIONER MORGAN asked if a typical review includes a hazardous materials management and permitting standpoint by Eastside Fire, and Leeson replied correct, while the Site Plan is being addressed here there is another review for construction to manage the issues.

Wong stated having received an answer to the question by COMMISSIONER SANFORD that caustics are trucked in.

Public Comment

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There were no requests to speak virtually or in person.

CHAIR SHORE closed the Public Hearing.

MOTION by COMMISSIONER MORGAN that the Development Commission approve the Site Development Permit for Well 9 PFAS Treatment Facility SDP24-00015 as described and evaluated in the Staff Report dated July 22, 2025 with exhibits A through T subject to the conditions therein and as possibly amended at this meeting, and that the Development Commission direct the Community Planning and Development department to prepare findings of fact and conclusions for review and approval by the Development Commission Chairperson affirming the Development Commission decision to approve the Site Development Permit for Well 9 PFAS Treatment Facility SDP24-00015 subject to the conditions listed in the Staff Report dated July 22, 2025 with exhibits A through T subject to the conditions therein. MOTION seconded by COMMISSIONER BRENNAN.

MOTION by COMMISSIONER SANFORD to amend condition four to read as follows; *A lighting photo metric plan shall be provided for the project site and right-of-way lighting. The lighting level shall comply with chapter 18.610 IMC Outdoor Lighting and provide an adequate amount of illumination for the intended use. Onsite light color temperatures must be 3,000k. Compliance with the Outdoor Lighting code will be reviewed with construction permits.* MOTION seconded by COMMISSIONER BRENNAN

COMMISSIONER MORGAN asked if code specifies 3,000k or no higher than 3,000k. Medina replied maximum 3,000k.

MOTION by COMMISSIONER SANFORD to change wording in the amendment to *onsite light color temperatures must be a maximum of 3,000k*. MOTION seconded by COMMISSIONER BRENNAN. COMMISSIONER BRENNAN asked if the change could be managed as a friendly amendment and CHAIR SHORE agreed.

COMMISSIONER BRENNAN asked if onsite light color temperature would be maximum 3,000k and maximum 4,000k offsite and Medina replied correct, that those numbers are the code requirement. COMMISSIONER MORGAN asked if offsite lighting is proposed. Leeson replied yes, and COMMISSIONER SANFORD stated that the phrase used is right-of-way lighting. Medina clarified that Commissioners are changing onsite lighting to 3,000k, but right-of-way lighting at 4,000k is in code, not needing a condition, and to be reviewed by staff for construction.

COMMISSIONER SANFORD restated the amendment MOTION with the verbiage change, *Onsite light color temperatures must be a maximum of 3,000k*.

CHAIR SHORE asked for a vote on the Amendment. The MOTION passed unanimously.

CHAIR SHORE asked for a vote on the main MOTION. The MOTION passed unanimously.

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

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COMMISSIONER MORGAN stated appreciation to both staff and the Design team.

5. Reports

- a) **City Council Update (00:58)**
Presented by:
Christen Leeson, Planning Manager

Leeson stated that on July 21, 2025, the contract between Issaquah and the King County Housing Authority opposing deviations from code was approved.

6. Other Business/Announcements

- a) **Upcoming Schedule**

Leeson stated that there will be a meeting on September 3, 2025 and one likely in October, date to be determined, and Leeson will need to know of absences five days prior in order to be considered excused, according to Rules and Regulations,

7. Adjournment

CHAIR SHORE adjourned the meeting at 7:32 p.m.

Respectfully submitted,

Carolyn Garza, LLC
Recording Secretary