MINUTES

DEVELOPMENT COMMISSION
6:30 p.m. – Wednesday, November 19, 2025

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1. Call to Order

The hybrid meeting was called to order at 6:35 p.m. by CHAIR SHORE.

Commissioners Present:	Chair Shore, Commissioners Brennan, Fasehun (virtual), Mayo (Alt), Morgan, Sanford, and Stanchak
Absent:	Commissioner Price (Excused)
Staff Present:	Amanda Jackson, Meeting Assistant Emily Medina, Associate Planner Christen Leeson, Planning Manager

2. Approval of Minutes

a) Minutes of October 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. Public Hearing *(00:02)*

a) **Issaquah High School #4 and Elementary School #17/Master Site Plan Major Amendment, Quasi-Judicial (A)**
Presented by:
Emily Medina, Senior Planner
Todd Sawin, AHBL, Applicant

Medina presented Appearance of Fairness Disclosures. There were no conflicts and no challenges from the public.

CHAIR SHORE opened the Public Hearing and swore in Medina.

Staff Presentation

Medina gave the staff presentation.

COMMISSIONER SANFORD asked how phasing changes affect the overall project timeframe. Medina replied that the Applicant could address during the Applicant Presentation, but that timing of phasing is not a criterion evaluated against. COMMISSIONER SANFORD asked if the School District is to provide a letter of commitment identifying the scope of work to be completed and the time frame for completion in lieu of financial security, Land Use Condition 42, and Medina replied correct. COMMISSIONER SANFORD asked how many underground vaults and detention ponds there will be at the end of phase one, including both 1A and 1B. Elayne Grueber, Senior Engineer, (virtual) replied underneath the football field for phase 1A and baseball fields for phase 1B. COMMISSIONER SANFORD asked if there would be five at that point, and Grueber replied two vaults and four to five ponds around the perimeter of the property. COMMISSIONER SANFORD stated that the staff report includes that clearing and grading beyond phase 1A and 1B is necessary to serve the project due to site improvements, and asked which are required in an elementary school area in phase 1A. Medina asked that the engineering questions be saved for after the Applicant Presentation for technical details.

COMMISSIONER MORGAN asked for clarification regarding the condition 11 requirement, extensions and funding. Medina replied that the building permit for the next phase needs to be submitted prior to TCO for phase 1A.

COMMISSIONER IKEDA asked for clarification regarding motivation that drove changes. Medina replied that the question will be for the applicant.

Applicant Presentation

CHAIR SHORE swore in Todd Sawin with AHBL/Applicant.

Sawin gave the applicant presentation.

CHAIR SHORE swore in Kim Young, Bassetti Architects.

Young concluded with façade changes.

COMMISSIONER SANFORD asked for clarification regarding Revisions and Revisions Two on sheets A1 and A2. Medina replied that Revision One is revisions for code compliance after the first re-submittal, and subsequent comments are Revision Two. COMMISSIONER SANFORD asked if Revision Two is the version being addressed and Medina replied correct, the final version.

COMMISSIONER MORGAN asked to see the west side garbage enclosure, old versus new, as the view in the package is not clear. Sawin displayed the image. COMMISSIONER MORGAN asked for the reason the garbage enclosure had been moved, and Sawin replied that the kitchen was previously on the other side of the floor plan and that the new location will work better with turning trucks. COMMISSIONER MORGAN asked where trucks will come from, and Sawin replied by describing the route on a slide.

COMMISSIONER SANFORD asked why portables will be at the new high school and if they are eliminated after phase 1A. Sawin replied that a building with public funding that requires money from the State must show future portable locations, a state requirement.

COMMISSIONER BRENNAN asked for clarification regarding landscaping and drainage requirements at each phase if phase deadlines are not met. Sawin replied that conditions are written for Master Site Plans so that areas will remain undisturbed until the School District submits a new application through Land Use. COMMISSIONER BRENNAN asked for clarification that if a permit expires, fill stockpile would be removed with restoration of the site. Sawin replied that stockpile will not occur on the elementary school site, and that dirt that is not needed will be exported from the site at the time. COMMISSIONER MORGAN asked if condition 11 would still apply, the site restored and stabilized within three months. Sawin replied the site would be restored to subgrade conditions, with a building pad, and hydroseeding would occur to address erosion. COMMISSIONER STANCHAK asked for the difference between a stockpile and regrading. Sawin replied that no stockpile means building to subgrade, bringing the elevation up to what future elevations will need to be built to, but that a mound of dirt covered with plastic or hydroseeded is not proposed.

COMMISSIONER IKEDA asked if there will be occupancy if phase 1B does not follow. Sawin replied that the School District intention is to move into the school, and that building permits with time limits will provide the timeline for the next phase. COMMISSIONER IKEDA asked for further clarification regarding programming changes that have occurred. Sawin replied that the building uses were flipped to move athletics to the other side as well as kitchen and for delivery improvements. COMMISSIONER IKEDA asked for clarification that the changes were not due to projected enrollment and Sawin replied no.

Public Comment

- Tim Brown, resident, stated that only Phase 1A is being discussed at this time and believed that the chances of Phase 1B occurring are improbable. Two Bond issues have failed and there is resistance within Issaquah to spend all funds on the school. Temporary above ground detention ponds and later full stormwater compliance do not fully comply with professional standards, and a report from June 17, 2021 stated that onsite stormwater filtration is NOT recommended, the word *not* in capital letters. The re-issued SEPA stated that on-site soil is not suitable for infiltration. Rainwater will distribute into Sammamish which is not included in the proposal. Issaquah code states that stormwater retention treatment must be in below-ground vaults.
- Dave Osmer, Providence Point, stated that if the school is built as planned, there will be only one main exit, and in the event of an emergency a potential safety nightmare. Regarding Condition #79 in the SEPA Land Use Conditions Matrix, the Providence Point property line runs down the middle of the private road specified for emergency access. No one has contacted Providence Point leadership to resolve the easement issue, and no survey has been provided by the Issaquah School District (ISD).
- Jay Sternoff, Providence Point, stated that conditions on the property, approximately 58 in 2022, now number 82 as of June, 2025. The city of Sammamish has not been communicated with by the city of Issaquah or the ISD in reference to the project. Stormwater management and road improvements are necessary and must be completed

simultaneously with the work, and clearing and grading infrastructure is not allowed. The project should be reviewed with City Council as vested in 2022.

- Rick Aramburu (Virtual), Providence Point, stated that a detailed letter had been submitted on October 21, 2025 to the Development Commission. Issues are 1) the storm drainage plan is different than originally proposed, 2) There is no funding for a phase 1B, rejected by voters, and 3) retention of forest areas in the community.
- Marnie Maraldo (Virtual), School Board President, stated that there are more high school aged children in Issaquah now than when the new school was originally planned in 2015, and new affordable housing will bring more into the district. Further delays do not remove the need but rather increase the cost. The project has undergone several legal reviews and has been vetted by committees and councils. The district has met with all parties in good faith and urged the Commission to approve the amendment as presented.
- Carol Schmidt, Providence Point and Bellevue teacher, stated that Providence Point residents have spoken to all parties regarding the impact of the school on this community, environment and traffic, and recent bonds and levies have been defeated for a reason. There is only one major entrance in the plan. A survey study should guide construction of a new school location. Providence Point is a 55+ community, and a school will not raise property value as suggested.
- Erica Stephens, Issaquah High School parent and Capital Project Oversight Committee, stated that because of construction delays, original estimates and earmarked funds are no longer sufficient. The number of Issaquah High School students has increased 14% since the bond passed in 2016. Situations experienced by students in the overcrowded Issaquah High School were related. There is not another suitable plot of land within the urban growth area. Commissioners were urged to approve the existing permit.
- Roy Cress, Resident, stated that good schools are key to a good community, but that school funding or improvement has been opposed by certain groups that have caused the delays, and the school now needs to move ahead even in a scaled downsize.
- Wright Noel (Virtual), business owner and parent, stated that the ISD has addressed limiting environmental impact and traffic by Providence Point, and that water run-off needs have not changed. The last bond campaign focused on building a smaller high school which is what the proposed school is and encouraged the Commission to approve the plan.

Rebuttal by Applicant

Sawin stated that stormwater is proposed to be detained and released back to forested conditions. Regarding Emergency Vehicle Access (EVA), the easement was created in 1979 and subsequent history was related. The belief is that the intent was to keep the 30-foot easement for both parties, the School District and Providence Point, and city staff agreed as part of the original permit application in 2022. A clear and grade permit was submitted including stormwater improvements There are two site development permits, one to allow clearing, grading, and storm water improvements, and one regarding surface features as in asphalt and sidewalk, separated so that work could move forward. The intent is to build stormwater improvements as dirt is moved. Erosion control will include temporary sediment ponds and baker tanks and when areas are to grade a final stormwater facility will be built. Stormwater discharge is in the location of the final facility, and temporary ponds will still discharge to the

ultimate location. Flow of water from the elementary school proposed in the original approval is still the plan.

CHAIR SHORE swore in Martin Turney, Chief of Finance Operations with Issaquah School District.

Turney stated that the community voted twice to provide the needed funding for the High School, and overtime costs have risen. The goal is to have enough capacity with innovative spaces for the future with adequate programming.

Rebuttal by Staff

Medina stated that the focus of the meeting is only to decide if the amendment complies with code and if the proposed amendment should be approved, splitting phase 1 into 1A and 1B.

CHAIR SHORE closed the Public Hearing.

Commission Deliberation

MOTION by COMMISSIONER BRENNAN to approve the major amendment to the site development permit and Master Site Plan known as Issaquah High School #4 and Elementary School #17, MSPA25-00003, as described and evaluated in the staff report dated November 4, 2025 and exhibits 1-13 subject to the conditions therein, and as amended tonight, and I move that the Development Commission direct the Community Planning & Development department to prepare findings of fact and conclusions for review and approval by the Development Commission Chairwoman affirming the Development Commission decision to approve the major amendment to the site development permit and Master Site Plan known as Issaquah High School #4 and Elementary School #17, MSPA25-00003, as described and evaluated in the staff report dated November 4, 2025 and exhibits 1-13 subject to the conditions therein, and as amended tonight. MOTION seconded by COMMISSIONER MORGAN.

COMMISSIONER BRENNAN asked how the situation would remedy if the permit expired during phase 1B, planting of additional trees to offset those removed. Medina replied that planting is occurring within phase 1A. Sawin replied that most trees will be planted in phase 1A with the exception of some along the elementary school frontage, less than 5%. COMMISSIONER STANCHAK asked for clarification regarding a return to the original condition and Sawin replied that there will be hydroseeding and stabilization from an erosion control standpoint. COMMISSIONER BRENNAN asked if the stormwater system will satisfy all code requirements permanently and Sawin replied correct, and that maintenance agreements will occur.

CHAIR SHORE asked for an explanation of flow control and forestry conditions. Sawin described the processes.

Medina stated that all planned trees are not planted, but all trees are required to meet code at the end of phase 1A.

COMMISSIONER SANFORD asked for clarification regarding SEPA Condition 14, marked *yes* for phase 1A. Sawin replied that usable space is to be maximized and if a space is not being used, providing an open air stormwater system still meets intent for phase 1A. COMMISSIONER SANFORD asked for clarification regarding the staff report and project overview indicating that negotiations are underway with the City of Sammamish regarding the project. Sawin replied that there have been three rounds of review comments with Sammamish over the past two to three years.

COMMISSIONER STANCHAK asked if the elementary school site would be stabilized if phase 1B is not approved. Sawin replied that all areas not building on will be hydro-seeded or stabilized. COMMISSIONER STANCHAK asked if there is a removal plan indicated in condition 11. Sawin replied that the condition was written because there was going to be a stockpile of dirt previously on the elementary school site as a cost saving measure, but the proposal now is not to stockpile, and that the State of Washington and Department of Ecology has requirements regarding how long a site can be left unstabilized without work, shorter than three months. CHAIR SHORE asked for condition 11 to be displayed. COMMISSIONER STANCHAK asked if there was a plan that would need approval if phase 1B does not occur. Sawin replied that phase 1A includes code requirements for planting, to be removed when the area is expanded but not dependent on future funding.

COMMISSIONER MORGAN asked how the site will be restored if phase 1B does not proceed. Medina replied that there is not a specific code requirement, but that the Commission is welcome to add a condition onto the amendment in the event that phase 1B does not proceed. COMMISSIONER MORGAN asked if details would be at the discretion of the city if a condition were added. Medina replied that the required landscape construction permit as part of phase 1A ensures that all required plantings have been planted.

COMMISSIONER IKEDA asked what the state requirements are. Sawin replied that requirements differ in wet season or dry season, summer up to 30 days before coverage or hydroseeding must occur, and winter three days; water leaving the site is monitored to verify within erosion limits. COMMISSIONER IKEDA asked which is more stringent, the State or City. Sawin replied that city code requires a state permit, covered on both ends, and that the condition 11 wording was to address removing the original proposed stockpile.

COMMISSIONER SANFORD asked for clarification regarding SEPA Matrix Condition 65 and traffic impact fees, a collection timing discrepancy. Medina replied that impact fees come with building permits, and outside the scope of the amendment. COMMISSIONER SANFORD asked for further clarification and Sawin replied that impact fees are paid at each individual building permit.

COMMISSIONER BRENNAN stated that while the future of the project is still a question for the School District, the amendment in front of the Commission is narrow and while prepared to support the Motion, recognizing the passion of speakers.

COMMISSIONER MORGAN stated that Condition 11 was written for the possibility that there would be no phase 2, therefore the first phase now 1A and 1B.

CHAIR SHORE thanked staff and the applicant for addressing the public comments and questions.

COMMISSIONER SANFORD stated having mentored in the School District and confirmed that Issaquah High School is highly overcrowded.

Commission Action

The MOTION was restated. The MOTION passed unanimously.

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

5. Reports

a) **City Council Update** *(02:06)*
Presented by:
Christen Leeson, Planning Manager

Leeson stated that permit and school impact fees have been updated effective in January 2026. Bellevue College has asked for a one-year extension to their Development Agreement and, if approved by Council, have agreed to conduct outreach to the community regarding the site use, such as for housing. The Comprehensive Plan was recently updated.

6. Other Business/Announcements

a) **Upcoming Schedule**

Medina stated that the December 3, 2025 meeting Agenda will include light rail study evaluation criteria with the Senior Transportation Planner, and amendments to Commission rules.

7. Adjournment

CHAIR SHORE adjourned the meeting at 8:43 p.m.

Respectfully submitted,

Carolyn Garza, LLC
Recording Secretary