

Planning Policy Commission
8-23-18

**CITY OF ISSAQUAH
PLANNING POLICY COMMISSION
MINUTES**

August 23, 2018

City Hall South
Council Chambers

135 Sunset Way
Issaquah, WA 98027

PPC AND ADMINISTRATIVE PERSONNEL PRESENT	
<i>PPC Members Present</i>	<i>PPC Members Not Present</i>
Joan Probala, Chair	Bill Rinehart (Excused Absence)
Ron Faul, Vice Chair	AJ McGauley, Alt. (Excused Absence)
Joy Lewis	
Troy Rahmig	Administration/Staff Present
Lindsey Walsh	Trish Heinonen, Planning Policy Mgr.
Jason Voiss, Alt. (Acting as Regular Member)	Emily Arteche, Senior Planner

1. CALL TO ORDER

PROBALA, Chair, called the meeting to order at 6:30 PM.

2. APPROVAL OF MINUTES

(a) MOVED BY FAUL, SECONDED BY RAHMIG that minutes of the July 12, 2018 PPC meeting be approved as presented. MOTION CARRIED UNANIMOUSLY, 6-0.

3. AGENDA ITEMS

(a) Public Hearing: Central Issaquah Development and Design Standards, Table 4.3-B, Permitted Land Uses (D)

Presented by: Trish Heinonen, Planning Policy Manager

Heinonen introduced Emily Arteche, new Senior Planner for the City. She also noted that the Central Issaquah district visions approved earlier this year go into effect today. She reminded the Commissioners that the boundary changes do not go into effect yet, as they need more time to figure out the changes in zoning for the parcels removed from Central Issaquah. She continued her presentation on Table 4.3-B, including why changes to this table are being considered now. She said the objective of the changes is to limit uses in the future that do not further the Central Issaquah vision of creating a “vibrant, appealing and visually engaging place to live, work and play.” She said it’s important to emphasize that all the proposed changes would not affect any existing businesses, only future development.

She continued her presentation on the specific limitations that are being proposed for future uses in the Permitted Land Uses Table for Central Issaquah. She noted where more information is included in the footnotes to the table. For items being proposed be removed or restricted, she indicated the other zones outside Central Issaquah in which they would continue to be allowed, as shown in the table. She described two minor errors in the table and explained how the errors have been corrected since the agenda packet was distributed. She displayed a chart of the acreage of zones outside Central Issaquah where these uses are currently permitted. She displayed maps and described the next steps in the review process. She referred to a letter received from Lowe’s (previously distributed to PPC members) and explained that the proposed changes would not affect Lowe’s current business practices or a future expansion of Lowe’s on their existing parcel.

Planning Policy Commission
8-23-18

Public Comment

At 6:43 PM, PROBALA opened the public hearing for comment. Hearing no requests to speak, at 6:44 PM PROBALA said she will reserve the option to reopen the hearing for additional public comment after the Commission's discussion.

Commission Discussion

The Commission reviewed proposed changes to Table 4.3-B and suggested the following changes.

- *Agriculture/Resource*

No changes.

- *Residential/Residential Accessory Uses*

WALSH said if the objective is to create change in the urban core, then we need to be sure our zoning is appropriate for more density. She said with that in mind, she isn't sure that duplexes are appropriate for the UC (urban core) and MUR (mixed-use residential) zones. She noted that single-family detached homes are not allowed in UC, and wonders why duplexes would still be allowed. Heinonen said that's a good point. LEWIS said the same argument to eliminate duplexes in UC could apply to "Dwellings, Single Family (3-4 Attached)" as well. WALSH agreed, and said they could still be appropriate in VR (Village Residential) and MUR. Staff made a note of it as part of PPC's recommendation.

- *Public/Quasi-Public*

FAUL raised the concern that if too much development is allowed only in IC (Intensive Commercial), then services that would be appropriate for IC may be forced to move out of the City to more affordable areas. He continued for example, allowing "Banquet/Meeting/Reception Halls" in IC might be better limited to the more urban core environments. WALSH said it's an interesting point, but she is inclined to let the market dictate where public facilities such as banquet/meeting/reception halls would be developed. LEWIS said she is envisioning something like Pickering Barn, which is a multi-use facility that serves an important role in creating the live-work-play scenario we are seeking. PROBALA agreed, and said we have to be careful not to eliminate options that would help foster a live-work-play community. No changes.

FAUL questioned whether a "transit station" in "Bus, Taxi, Van, Transit Station" is appropriate for residential zones. The Commissioners discussed the differences between a transit station and a park-and-ride. WALSH said she wouldn't want to prohibit benches, bus stops, and small park-and-ride facilities in the urban core as they are part of what create a walkable community. Heinonen agreed to check on the definition of "transit station," and edit this item to read, "bus, taxi, and van station" if necessary. The Commissioners agreed. Staff made a note of it as part of PPC's recommendation.

LEWIS said it seems odd that "Funeral Home/Mortuary" would be allowed in UC. WALSH said she agrees that item could potentially be removed. It was the consensus to keep the next item, "Memorial Chapel," in UC, but remove "Funeral Home/Mortuary" from UC. Staff made a note of it as part of PPC's recommendation.

- *Public/Quasi-Public: Essential Public Facilities*

No changes.

- *Public/Quasi-Public: Schools, Public and Private*

Planning Policy Commission
8-23-18

VOISS asked whether learning centers are included in this category. WALSH replied this category refers to public and private schools, whereas a learning center would likely be considered a retail use. No changes.

- *Public/Quasi-Public: Utilities*

No changes.

- *Public/Quasi-Public: Outdoor Recreation*

LEWIS questioned whether sports fields, like a soccer field, are what we want to see in the UC or MUR zones. WALSH said she can think of several fields in those zones that now exist and are working well. LEWIS said perhaps they could be retained in VR (Village Residential) and MUR only, but not UC. WALSH said people in high-density areas need access to recreation as well. PROBALA agreed. WALSH asked whether it was possible for an apartment complex or other development to include a sporting field within a courtyard or on its property. Heinonen replied yes; that would be considered part of the project and be subject to the permitting process. FAUL said he thinks the property in the urban core is too valuable for a developer to use it as a sports field. RAHMIG said he tends to favor leaving the uses as they appear in the chart. PROBALA agreed. No changes.

- *Recreation*

FAUL questioned whether “miniature golf” should be removed as a business because it does not generate much revenue, and suggested possibly removing “amusement parlors/video arcades” and “billiards and pool hall” from VR. Others disagreed. No changes.

- *Accessory & Temporary*

RAUL questioned whether allowing “food trucks” in VR and MUR is appropriate. PROBALA noted a food truck is by definition a temporarily located business, and if the food truck doesn’t generate adequate business, it will not choose to return. Others agreed. No changes.

LEWIS asked whether allowing “drive-through windows” in the urban core makes sense because the priority is on being pedestrian-friendly. Heinonen agreed with the logic, but noted the drive-through window has to be accessory to another, more primary use, and the City seems to not be ready to limit them yet. Others spoke in favor of drive-through windows in the urban core. No changes.

- *Automotive*

WALSH questioned why “car wash” is not allowed in UC. Heinonen replied a car wash doesn’t seem pedestrian-oriented and therefore not appropriate for UC. LEWIS clarified that “car wash” means a stand-alone car wash, not one that is attached as an accessory use to a gas station. Heinonen replied that is correct. No changes.

- *Food and Beverage*

No changes.

- *Hotel/Lodging*

FAUL asked whether this item should address the potential expansion of “airbnb”s in the urban core. WALSH said she thinks that is a good issue to have on our radar, but should be addressed as part of a larger conversation about rental spaces generally and “airbnb”s specifically. Others agreed. No changes.

Planning Policy Commission
8-23-18

- *Industrial/Intensive Commercial*

LEWIS referred to the letter received from Lowe's expressing concern about limiting their ability to store building materials ("~~Building Material: Storage and Sales~~"). She noted that residents, even those living in high-density areas, need access to home repair and building supplies. Heinonen replied those kinds of materials would be available at a hardware store, whereas this item is referring to open-air storage of building materials that require a lot of land and that typically don't allow customers to wander among aisles of merchandise. She clarified that no existing use would need to be removed, including Lowe's.

LEWIS said she would favor removing this item from UC only, and putting it back into the MU and IC categories. FAUL spoke in favor of allowing the market to dictate where building materials and storage would be located, given the scarcity and price of land. VOISS said he is envisioning this item would refer to large lumber yards like exist in Aberdeen. It was the consensus to not make changes to this item.

LEWIS asked why "metal fabricators/metal work" was stricken from "Manufacturing, Light (indoor and 30,000 square feet or less)." PROBALA said to her, "metal fabrication" implies a major, noisy fabrication type of operation. LEWIS said she was envisioning a shop making metal art, decorative gates, or other artistic pieces on a small scale. RAHMIG noted by definition, the operation would have to be 30,000 square feet or less. WALSH suggested moving the footnote for this item (#16) to the description of the item itself to help clarify the retail component requirements. LEWIS said she also favors allowing small-scale glass manufacturing, and gave examples of what these could be. Staff made a note of it as part of PPC's recommendation.

It was the consensus to add "metal/glass fabrication" to the list of allowed light manufacturing uses and have the portion of footnote #16 that speaks to the need for a retail storefront apply to UC only. Staff made a note of it as part of PPC's recommendation.

- *Medical*

No changes.

- *Office/Professional/Financial*

No changes.

- *Retail/Service*

The Commission discussed the two proposed categories of General Retail Service, specifically up to 125,000 square feet of gross floor area and greater than 125,000 square feet. After some discussion, the Commissioners agreed that having three categories for "small, medium, and large" retailers makes sense, but more information is needed before the exact square-foot sizes of those categories can be determined. WALSH suggested staff look at the standards used by other cities and also the reasoning used in the proposed categories for creating categories for grocery stores/convenience stores (page 10 of 16). Staff made a note of it as part of PPC's recommendation.

It was the consensus to move this item forward to Council without knowing exactly what square footages to specify tonight, with the understanding that staff will do more research and make a determination of the appropriate square-foot sizes for "small, medium, and large" categories. It was also the consensus that "small" be permitted in all the zones; "medium" be permitted in UC, MU, and IC, and "large" be permitted in UC, MU, and IC.

- *Retail/Service—Specific Land Uses*

Planning Policy Commission
8-23-18

Heinonen corrected an error, specifically that “Plant Nursery, w/ or w/o Outdoor Storage” be listed as permitted in UC, MU, and IC zones. No changes.

Additional Public Comment

PROBALA asked for additional public comment on the proposed amendments at 8:22 PM.

Steve Pereira, 170 NE Dogwood, Issaquah, expressed his concern that Issaquah seems to be losing its vision and sense of place as the City grows. He urged the Commissioners and staff to take the time needed to put more restrictions on City codes and zoning to preserve what is unique about Issaquah, and not allow developers to determine what gets built in the City.

Hearing no additional requests to speak, PROBALA closed the public comment period at 8:24 PM.

Commission Recommendation

MOVED BY LEWIS, SECONDED BY FAUL that PPC forward its recommendation to Council to approve amendments to the Central Issaquah Development and Design Standards, specifically limiting certain new uses to be developed in Central Issaquah, as presented by staff and with the modifications discussed at tonight’s meeting. MOTION CARRIED UNANIMOUSLY, 6-0.

4. OTHER BUSINESS/ANNOUNCEMENTS/SCHEDULE

Heinonen noted the next PPC meeting on September 13 will be the start of discussions on Comprehensive Plan Amendments.

5. AUDIENCE COMMENTS

None.

6. ADJOURNMENT

With no additional business to conduct, PROBALA adjourned the meeting at 8:29 PM.

Respectfully submitted,

Susan Lowe
Recording Secretary