

Planning Policy Commission
9-13-18

**CITY OF ISSAQUAH
PLANNING POLICY COMMISSION
MINUTES**

September 13, 2018

City Hall South
Council Chambers

135 Sunset Way
Issaquah, WA 98027

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

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

MOVED BY RAHMIG, SECONDED BY RINEHART that minutes of the August 23, 2018 PPC meeting be approved as presented. MOTION CARRIED UNANIMOUSLY, 5-0.

3. AGENDA ITEMS

a. Discussion: 2018 Comprehensive Plan Amendments: Land Use Element and Parks, Recreation, Open Space and Trails Element (D)

Presented by:

Trish Heinonen, Planning Policy Manager

Christen Leeson, Senior Planner

Emily Arteche, Senior Planner

Leeson updated the Commission on the status of PPC's recent recommendations to the City Council on the Olde Town Subarea Plan Update and the Proposed Amendments to Central Standards Table of Permitted Uses 4.3-B. She explained that the Council's Land and Shore Committee will have additional discussion on these items on October 4, and Council will review them again after that. PROBALA asked Leeson to explain Land and Shore's primary concerns. Leeson explained there were no major issues, just a few clarifications. Heinonen added Land and Shore was particularly interested in PPC's recommendations on the Table of Permitted Uses pertaining to metal work, glass blowing, and so on.

(LEWIS joined the meeting at this time.) Leeson explained how the 2018 docket of amendments was developed. She continued her comments on seven updates for the Land Use Element, as described in the agenda packet.

(McGAULEY joined the meeting at this time.) LEWIS asked what happens when the City meets its adopted state housing target before the target date of 2031. Leeson explained the state's number

Planning Policy Commission
9-13-18

is more of a floor than a ceiling, and going over the target is not a problem according to the state. LEWIS asked is the City having any conversations about spreading out its movement toward achieving the housing goal. Leeson said the City's goal is to get housing within Central Issaquah, and referred to the City's policy to allow upzoning outside Central Issaquah once that target has been met. LEWIS spoke to the possibilities of linking the housing target with jobs. McGAULEY referred to the City's policy of no net loss of jobs. Leeson said the Council has requested that data on the City's jobs be included with the housing data so that adjustments can be made as necessary.

FAUL asked clarifying questions about Table L-2, Units Toward 2031 Adopted State Housing Target. Leeson confirmed that the building permit numbers shown are from annual, from April to April. She continued with a discussion of Table L-3, Jobs Toward 2031 Adopted State Jobs Target, which is a new table this year. McGAULEY asked how many new jobs would a full build-out of the Costco expansion create. Leeson replied the projection is for 14,555 new jobs. FAUL noted assuming that Costco does build out before 2031, the City will easily exceed its jobs target.

Leeson continued her presentation on Table L-5, Population and Household Projection, and noted that the City's population is now 37,110. LEWIS asked when new census data will be available. Leeson said the next census will be in 2020, and new information will be available one to two years later. Staff explained that the state will also be providing some census-type information in the interim, which will be posted on the City's website. McGAULEY asked are the numbers in this table assuming full build-out in the future years. Leeson replied yes.

LEWIS referred to Table L-4, Issaquah's Remaining Land Supply and Capacity and asked what is being considered for the King County Island property, specifically whether or not the Issaquah School District (ISD) is considering using it to accommodate growth. Heinonen replied that ISD chose not to use that site, and is looking instead at a site in Talus. McGAULEY asked is the island property zoned CF (community facilities). Heinonen replied yes. Staff noted this issue can be brought back for additional discussion at a future PPC meeting.

Heinonen continued staff's presentation on amendments to Land Use Policy H-5, Transfer of Development Rights, as described in the agenda packet. McGAULEY asked whether including the phrase "... and other areas" would mean that the Council could still say "no" to a potential TDR receiving site, and noted the intent of the policy is to control where TDR sites can take place. Heinonen replied yes, the Council would approve a TDR on a site-specific basis, using this criteria.

Heinonen continued with Land Use Goal M, King County Island, and noted this item is largely cleaning up the language to reflect the island's current status as annexed to the City. She noted that the remaining Potential Annexation Area is East Cougar Mountain, and the City does not feel this area is acceptable for urban development and no sewer service exists there.

The Commission discussed urban schools and how they differ from compact schools. Heinonen explained how staff developed the definition of "urban schools" that appears in the packet ("Urban schools are a type of compact school located in Central Issaquah..."). LEWIS asked is this a start toward a more robust policy on urban schools next year. Heinonen reviewed PPC's previous discussion on urban schools and staff's proposed language to make compact schools more efficient and sustainable (Urban Schools, Policies A-1, A-2, and A-3). LEWIS said her recollection is that PPC wanted to have a larger conversation with the community on schools. She said she would favor seeing a lot more information in the Comp Plan on schools that also reflects discussions with the community. She said she would like policies on sports fields, the layout and design of schools, maximizing space to serve the community rather than for architectural design,

Planning Policy Commission
9-13-18

and so on. She said she would like to see the City build that kind of vision with ISD and the community so that all parties have an opportunity to engage in that discussion.

McGAULEY questioned how ISD would view these policy discussions by PPC and the City. Heinonen said ISD is definitely be part of the review process as the proposed policies are refined for presentation to Council. McGAULEY said he thinks the issue of schools needs its own discussion and review process, apart from the other amendments under consideration.

Heinonen referred to ISD's planning process. LEWIS said we need the equivalent process with ISD on schools that we had in developing the City's design standards. Heinonen gave her understanding of what ISD is planning on its next round of school construction. FAUL asked is ISD planning now to build a school in Central Issaquah. Heinonen replied her understanding is no; they don't have any land to do so. FAUL said so there is time to put together a school policy before a school is built in Central Issaquah. Heinonen replied that is correct.

PPC members discussed their understanding of what the recent bond issue allows in the way of school construction. PROBALA said she is concerned that the City not dictate to ISD what they should build. LEWIS said she thinks it is important that ISD build something that works for the community rather than relying on an old model that they have used in the past. PROBALA said she agrees, but we should be careful about how much we tell ISD what they should do. RINEHART said he sees the City's policies as more aimed at addressing how the building interfaces with the community, and we should not creep into policies about what goes on in terms of what takes place inside the building. PROBALA agreed, and said the community and the City can't dictate how to meet ISD's needs. RAHMIG suggested an informational meeting with ISD be arranged to discuss urban school policy in more depth before the public hearing. Others agreed. Staff made a note of it. McGAULEY suggested adding more language about compact schools as well as urban schools. Heinonen said that would be appropriate for the larger Comprehensive Plan, whereas this is just for the Central area.

Heinonen continued with a discussion of PPC's previous request to make sure the Comp Plan addresses not losing jobs during the redevelopment process (EV Policy A-8). McGAULEY asked is this in code. Heinonen replied no, the language has to be in the Comp Plan before the code can be written, and explained how the policy and code interact. She also referred to the developer obligations approved last week for some Central neighborhoods, and said the policy would be enforceable for those areas. Staff will clarify. LEWIS said she would like this policy to extend to other situations, including Development Agreements. She asked whether there will be any net loss of jobs as a result of the Rowley development, for example. Heinonen replied the no-net-loss policy would not apply to Rowley since they already have a Development Agreement that regulates their land within Central Issaquah.

Heinonen noted that Policy LU A-6 on page 23 ("Prioritize acquisition of forested hillside land...") was added to the docket during Council Land and Shore Committee's review, and noted this is part of the entire Comprehensive Plan and not just central Issaquah. RINEHART asked for clarification of what is being prioritized. Heinonen said if there is forested hillside land for sale, the City will prioritize purchasing forested hillside for the public good. It does not bind the Council, she noted, but it sets the intention that the community would like the City to prioritize buying hillside land when it is available. FAUL noted a parcel near the trailhead off Sunset was recently for sale, and the City indicated it was not interested in buying it. He asked for clarification. Heinonen said the trailhead would belong to the City, but she doesn't have any other information about why the City would not buy it. McGAULEY asked does this have an impact on the Bergsma property. Heinonen replied her

Planning Policy Commission
9-13-18

understanding is that the City's options are still open on the Bergsma property. She continued with Policy LU A-7.

Arteche continued staff's presentation on proposed amendment changes to the Parks Element. She referred to the recently approved 2018 Parks Strategic Plan and reviewed the changes that are being proposed as a result of that plan. She noted many of the changes are intended to avoid duplicating the language in the Parks Strategic Plan in the Comprehensive Plan.

LEWIS asked about Appendix B in P Goal F ("The City has established a list of Implementation Strategies..."). Arteche said developing that is part of staff's current work program. McGAULEY asked about several other references in the goals. Arteche indicated they are addressed in more detail in the Parks Strategic Plan. She added there will be other opportunities for PPC to address these policies during the next Parks Strategic Plan update process, including a review of the plan next year. Heinonen noted after next year, the Parks Strategic Plan will be on a six-year review cycle. LEWIS asked when impact fees will be addressed. Heinonen explained impact fees will be calculated once there are some costs associated with the projected projects in the plan, which will trigger an impact fee rate study. That information will be available next year, she continued, and be included in the Comprehensive Plan amendments.

Heinonen concluded staff's presentation with the next steps in the review and approval process, leading to a public hearing on October 25 if PPC feels ready. Staff will contact ISD about scheduling a discussion with PPC. The Commissioners gave suggestions for how the discussion at that meeting could be structured.

4. OTHER BUSINESS/ANNOUNCEMENTS

Heinonen discussed PPC's upcoming meeting schedule. McGAULEY asked for an update on the Transportation Advisory Board. Heinonen noted staff is coming on board soon but she has no additional information on the Transportation Advisory Board. PROBALA asked about the status of the small-cell wireless communication issue. Heinonen replied a permit request has been received by the City, but a moratorium on small-cell wireless communication for all small cities is in place so no action is being taken now. Staff will find out more information and make a note to revisit the issue next year.

5. AUDIENCE COMMENTS

None.

6. ADJOURNMENT

With no additional business to conduct, PROBALA adjourned the meeting at 7:55 PM.

Respectfully submitted,

Susan Lowe
Recording Secretary