

CITY OF ISSAQUAH
Planning Policy Commission
MINUTES

6:30 PM
 November 14, 2019

Council Chambers
 135 E. Sunset Way

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commissioners Present:

Joan Probala, Chair
 Ron Faul, Vice Chair
 Janice Carle
 Randy Harrison
 Bill Rinehart
 Jason Voiss
 Robin Beukers, Alt. (non-voting)
Commissioners Not Present (Excused):
 Joy Lewis
 Tom Haskins, Alt.

Administration/Staff:

Trish Heinonen, Policy Planning Manager

CALL TO ORDER

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

APPROVAL OF MINUTES

a) MOVED BY RINEHART, SECONDED BY VOISS that minutes of the PPC meeting on October 24, 2019 be approved as presented. MOTION CARRIED UNANIMOUSLY, 6-0.

a) MOVED BY VOISS, SECONDED BY RINEHART that minutes of the joint PPC-Human Services Commission meeting on October 29, 2019 be approved as presented. MOTION CARRIED UNANIMOUSLY, 6-0.

REGULAR BUSINESS

a) **Approval of Final Draft Findings & Recommendations for Amendments to Comprehensive Plan and Zoning Map, (A)**

- **Transportation**
- **Land Use**
- **Utilities & Public Services**
- **Parks, Recreation, Open Space, Trails**
- **Capital Facilities**
- **Zoning Map**

Presented by:

Trish Heinonen, Planning Manager

Heinonen said because PPC's recommendation on the proposed amendments at the October 24 meeting was so different from the draft that staff had supplied in the agenda packet as a starting point for discussion, staff wanted to be sure PPC is comfortable with how the final Findings of Fact are worded. She said tonight is PPC's opportunity to be sure that the Findings accurately reflect PPC's thinking and the actions taken at the October 24 PPC meeting.

She continued with an explanation of staff's attempt to capture PPC's discussion at the October 24 meeting (page 2 of 5), specifically the rationale for its recommendation on the land use amendments to the Comprehensive Plan and zoning map. She referred to three rationale statements staff heard from PPC in making its recommendation, and asked for any comments or corrections:

RATIONALE:

- a) confirming that the City needs more schools now, as existing schools are overcrowded;
- b) keeping the existing Land Use Designation of *Low Density Residential* for Parcels #1 and #2 to allow for an elementary school or a middle school to be built; and
- c) keeping the existing Land Use Designation of *Low Density Residential* and zone of *Single Family-Small Lot* for Parcels #1 and #2 which **does not allow** a high school and stadium to be built.

FAUL asked for clarification that PPC recommended Parcels #1 and #2 not be designated to allow a high school. Heinonen replied correct. She noted the current zoning allows an elementary school and/or a middle school as a permitted use.

CARLE proposed that b) be changed to "allow for an elementary school ~~or~~ and/or a middle school." The Commission discussed what their understanding was when this was discussed at the October 24 meeting. The consensus was that PPC's understanding of their recommendation was (1) that the current allowance for schools in Parcels #1 and #2, which would allow both an elementary school and a middle school, would not change; and (2) that two schools would be excessive only if one of them was a high school.

After some discussion, the Commissioners directed staff to make CARLE's change as well as a change to e) and f) on page 4 of 5 as follows:

- e) confirming that an elementary or middle school is an appropriate use on Parcels #1 and #2, and has minimal impact to the adjacent neighborhood, however two schools on this site is excessive if one of them is a high school; and
- f) confirming that PPC would prefer ~~a school~~ an elementary school and/or a middle school on Parcels #1 and #2, rather than more single family homes, as the impact of either of these uses to the adjacent neighborhoods would be similar regarding additional traffic, noise, and loss of trees and existing vegetation.

FAUL noted PPC's recommendation would allow for two schools to be built on Parcels #1 and #2, but Parcel #1 is considerably smaller than Parcel #2. Could the School District combine them, he asked. Heinonen replied the School District owns those parcels, so it is up to them to come up with an appropriate site plan that will meet City code.

RINEHART asked when will the City Council next address this. Heinonen said the Council held a study session on Tuesday, November 12, that included two hours of public comment. The SEPA appeal is scheduled for December 2, 2019. The Council will review all the material again at its meeting on December 16, 2019; they may or may not take action then.

HARRISON asked has the City met its state-mandated growth target under the GMA. Heinonen replied the City has not met either its housing growth or jobs growth target. We may reach the housing target in two years, but we are further from reaching the jobs target. HARRISON asked so

the Issaquah School District is projecting its capacity needs based on projected growth in student numbers, and that growth will mostly be in the central area. Heinonen replied yes, that is correct. HARRISON said so if schools were built on the parcels in question, the students attending those schools would not be coming from the central area. Isn't the objective to get new schools built where student growth will be taking place, he asked. Heinonen replied the Issaquah School District has indicated that the set next of schools in the next bond will be in the central area. She continued about 700 students from Issaquah High School and 700 from Skyline High School would attend a new high school if it was built at the Providence Pointe site. She explained how the School District calculates its growth needs, which is slightly differently than the City. The School District wants to avoid building schools that are not full, and so delays building them until they can be sure they will be fully utilized when they open. She explained how the City and the School District work together on growth projections.

The Commission briefly discussed how the City makes its plans for meeting growth in housing and jobs, including working with the state, the County, and the rest of the region, and with the School District for meeting school capacity needs.

OTHER BUSINESS/ANNOUNCEMENTS

Heinonen noted the next PPC meeting will be another joint meeting with the Human Services Commission on December 19, 2019.

HARRISON suggested adding a short paragraph to the agenda that explains the role and purview of the Administration and PPC, particularly as an explanation for the public. Heinonen made a note of it.

AUDIENCE COMMENTS

None.

ADJOURNMENT

With no additional business to conduct, PROBALA adjourned the meeting at 7:10 PM.

Respectfully submitted,

Susan Lowe
Recording Secretary