

**CITY OF ISSAQUAH**  
**Planning Policy Commission**

6:30 PM  
 July 8, 2021

Virtual Meeting

**MINUTES**

**COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT**

*Alternate Meeting Format:* On March 6, 2020 the Mayor declared a civil emergency due to the outbreak of novel coronavirus (COVID-19). On March 24, 2020 the Governor issued Proclamation 20-28 relating to the COVID-19 emergency and open public meetings. The proclamation has been extended. Due to these factors, the meeting was held using a remote meeting platform.

*Commissioners Present:*

Ron Faul, Chair  
 Sara Bader  
 Joy Lewis  
 Nina Milligan  
 Matt Monahan

*Administration/Staff:*

Christen Leeson, Senior Planner  
 Minnie Dhaliwal, Director, CP&D

*Commissioners Not Present:*

Jason Voiss, Vice Chair (Excused)  
 Richard Zaragoza, Alternate (Excused)

**CALL TO ORDER**

FAUL, Chair, called the meeting to order at 6:32 PM. He provided some guidelines for participating in tonight's virtual meeting, including by the public.

**APPROVAL OF MINUTES**

- a) FAUL asked for corrections or changes to minutes of the PPC meeting on June 24, 2021. MILLIGAN corrected "*when we have an opportunity to enhance connectivity...*" on page 9 to "*when we have an opportunity to enhance connectivity for non-motorized vehicles.*" Minutes are approved with the correction noted.

**REGULAR BUSINESS**

- a) **Proposed 2021 Comprehensive Plan Amendments: Land Use Tables and Milano Redesignation/Rezone Request, (D)**

*Presented by:*

*Christen Leeson, Senior Planner*

FAUL noted these items are for discussion only; no recommendation will be made tonight.

Land Use Tables. Leeson made staff's presentation on Table L-2, Units Toward 2031 Adopted State Housing Target (page 17). She noted the City will receive new housing targets for 2019-2044. She continued with Table L-3, Jobs Toward 2031 State Adopted Jobs Target and Table L-4, Remaining Land Supply and Capacity (page 19).

MILLIGAN noted the number of jobs in the job capacity table is below the target, and has been below the target since the Central Issaquah Plan was created. Leeson explained how capacity has evolved since 2006, and said the City does have adequate capacity to meet the 2031 targets.

FAUL asked for clarification of the very low density housing capacity in Table L-4. He said last year the capacity was something like 34 or 35 buildable lots, and this chart indicates that capacity is 399, which is a substantial increase. Leeson said she will review the information

used in previous years and in Table L-4 to ensure the comparison is “apples-to-apples” and provide clarification to PPC.

Leeson continued with Table L-5, Population and Household Projections (page 15) and explained changes since last year’s projections. MILLIGAN asked why units in Lakeside are included in the current columns but the Rowley units are not; both are in development. Leeson replied Lakeside has actual developed units on site and Rowley does not. MILLIGAN said she understands now that the Lakeside Apartments on Highlands Drive East are considered part of the Lakeside development.

LEWIS asked for clarification of the projections for the City’s future population, which estimate that 5,000 people will be added to the population by 2030 and then 8,000 by 2040. Leeson explained the development agreements now under way in the City won’t be completed until 2040, so the 2040 projection is the anticipated population at build-out. LEWIS commented the City has easily hit its housing targets, and it is worth noting that problems could be coming in terms of the City’s ability to provide services. Leeson said the Council has indicated an interest in discussing growth projections and providing services, and said the Council agrees that the City needs to be able to plan for and manage its infrastructure to accommodate projected growth.

Milano Redesignation/Rezone: Leeson made staff’s presentation on the request to change the zoning and designation for the Milano property from Low Density Residential/Single Family Suburban (SF) to Multifamily Residential/Multifamily (MF), as described in the agenda packet. She described existing/adjacent uses; critical areas on the property; the City’s design standards for SF and MF; allowed and potential uses for SF and MF; and access to the Milano property. She said the Administration’s recommendation is to not approve the request for redesignation/rezone, and explained the reasons (pages 24-27).

She concluded with an explanation of the timeline for continuing review and approval of these proposed Comprehensive Plan amendments.

FAUL asked for clarification of the possibility of redeveloping the property across the street. Leeson replied yes, the property owner also owns that property, and is proposing that it be used for a 100-unit complex. FAUL asked if the property owner purchased the triangle section of property from the HOA where the easement is located, would it change the City’s recommendation on the request. Leeson replied no, not at this time; the request would have to meet all nine of the criteria for approval, and even with that access, it would not meet them.

LEWIS said the proposal is for 11 town homes on 25 percent of the property, with 75 percent of the property being unbuildable. The proposed project would build right up to the required buffers, she added. Leeson said that is correct, although no application has been submitted to the City so no review has taken place.

LEWIS asked would the critical areas be examined as part of the proposal to use the property for laydown of materials, and would that review be through Council or through the Administration. Leeson replied yes, a review does take place. That review hasn’t happened yet but it would be done to protect critical areas and would be approved Administratively. LEWIS asked has there been any response from the HOA on this proposal. Leeson replied no, although staff has received a comment from a resident who lives in the neighborhood.

MILLIGAN asked whether clustered zoning is allowed on encumbered properties by critical areas. Leeson replied yes, clustered housing would be allowed, and explained how a builder can get more housing on a property by using clustered housing.

FAUL said the existing house on the property, built in 1918, is eclectic and unique. He asked about the possibility of moving the house to another location. Leeson said that would be a Council decision, and would require finding land to relocate the house, moving it, and determining how it would be used and who would own it. So a lot of considerations would come into play, she noted.

Leeson noted staff will do some research and bring more information back to PPC's next discussion on capacity.

#### Public Comment

Susan Neville, long-time resident of the Pinecone development, referred to a letter she submitted earlier to PPC. She thanked the Administration for including the public in the Title 18 update process, and said her primary concern is that public comment be included in all information passed through channels to Council, its study sessions, committees, and so on. She suggested that public questions be listed and answered in documents before the document moves on to the next phase of review, and gave examples.

Hussein Khorram, property owner of Milano, referred to an email he sent to PPC and Council about the rezone request. He spoke about his motivation to provide middle-income housing for Issaquah residents, particularly young people and families. He also spoke of the benefit to the City that the rezone would provide by protecting the stream. He gave information about the steep increases in housing and rental prices in Issaquah over the last year, and said he hopes the Council looks at his proposal to add low- and middle-income housing with an open mind.

Geraldine Carey, long-time resident living on Newport Way, spoke in favor of the Administration's recommendation to not approve the Milano rezone request. She said she was glad the public was being asked for its input early in the review process, and said Newport Way is already over-planned and this would create even more congestion

#### b) **Title 18 Update: Tracking of Public Comments, (D)**

*Presented by:*

*Minnie Dhaliwal, Director, Community Planning & Development*

Dhaliwal presented information on staff's proposed plan to track public comments on the City's Title 18 update process over the next year and a half. She noted staff is proposing that all public comments received be categorized into six areas, each with multiple topics (page 35). She explained the proposed process, as explained in the agenda, and said staff is looking to PPC tonight for any additional ideas to incorporate and feedback on the proposed process.

MILLIGAN said she appreciates the design and thought that went into creating the record keeping proposed for public comments, particularly because comments can cover multiple topics, and she likes the way a comment can be split out into separate topics and addressed.

LEWIS said she appreciates the way that interested parties can confirm that their comments were received by Council, and asked do we want to sharpen this in terms of a tool for facilitating dialogue. She said listing "pending response" is problematic, and suggested that staff supply at least an estimate of when they anticipate being able to supply a response. She spoke in favor of continuing to work on these response notes so that people can see their comment, a response or at least a time when a response will be available, before PPC looks at drafts and makes a recommendation to Council. She said this is a great first step for gathering comments and said she has suggestions for continuing it as a dialogue tool, and gave examples.

BADER said she thinks the table will go a long way toward making the community feel they are being heard. There is already a lot of information here, and we are only a couple of weeks into the process, she noted. Looking ahead a year or so, how will the information be kept current and effective as the collection of comments grows, she asked. She suggested that staff could prepare a summary of public comments received when preparing agenda packets. She also noted that there are quite a few comments but only a handful of names, and suggested the City look at communicating opportunities for feedback into this process to the public at large; how do we spread the word so we can hear from other, diverse voices.

#### Public Comment

None.

Leeson noted written public comments were received from Teresa Ostle and Mary Lynch in advance of tonight's meeting, which were forwarded to PPC members. Both expressed opposition to the proposed Milano rezone request.

### **REPORTS**

#### a) **Council Updates**

*Presented by:*

*Christen Leeson, Senior Planner*

Dhaliwal gave an update on the Council's ad hoc committee that is working on the proposed sign code update. She said the Council will hold another study session on July 27, and asked whether PPC members would like to see the draft code again. LEWIS said she would like the public to have another opportunity to comment on the draft at a Council hearing, and would encourage another public hearing to hear more voices on the update, but doesn't feel the need to have it reviewed again by PPC. There were no other comments.

### **OTHER BUSINESS / ANNOUNCEMENTS**

- a) Upcoming Schedule. Leeson said a tour of a project site for PPC members has been scheduled for July 15. Commissioners discussed possibly scheduling another tour for members who are unable to attend the July 15 tour. Staff will follow up.

### **PUBLIC COMMENTS**

None.

### **ADJOURNMENT**

With no additional business to conduct, FAUL adjourned the meeting at 7:35 PM.

Respectfully submitted,

Susan Lowe  
Recording Secretary