

CITY OF ISSAQUAH
Planning Policy Commission

6:30 PM
 October 14, 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
 Jason Voiss, Vice Chair
 Joy Lewis
 Matt Monahan
 Nina Milligan
 Sara Bader
 Richard Zaragoza, Alternate (voting as regular member)

Administration/Staff:

Christen Leeson, Senior Planner
 Minnie Dhaliwal, CP&D Director
 Megan Curtis-Murphy, Sr. Sustainability Coord.

CALL TO ORDER

FAUL, Chair, called the meeting to order at 6:31 PM, and provided some guidelines for participating in tonight's virtual meeting.

APPROVAL OF MINUTES

- a) FAUL asked for any corrections or additions to the September 23, 2021 minutes, and there were none. Minutes are approved.

PUBLIC COMMENTS

None.

PUBLIC HEARING(S)

- a) **Recommendation on Proposed Amendments to 2021 Comprehensive Plan and Zoning Map, (A)**

1. Parcel 4123400430
2. Parcel 2024069107
3. Parcel 2024069030
4. Parcels 2024069017, 2924069003 and 2924069004
5. Parcels 2924069008, 2924069009 and 2924069013
6. Land Use Element updates; updated Climate Action goals and policies; and Issaquah's Remaining Land Supply and Capacity Chart
7. Update of the Olde Town Plan Action Program and Implementation Status Chart
8. Update of the Public Facilities map

Presented by:

Christen Leeson, Senior Planner

Leeson made staff's presentation, including the purpose of tonight's meeting. She started with item (6), and explained the City's progress toward reaching the state-adopted 2031 housing target (Table L-2) and jobs target (Table L-3); remaining land supply and capacity (Table L-4); and population and household projections (Table L-5).

She continued with nine redesignations and rezone proposals (1-5), as outlined in the agenda package, proposed amendments to Olde Town policies and programs (7); an update to the Public Facilities map (8); and proposed goals and policies for the Climate Action Plan to be included in the Land Use Plan, as discussed at PPC's September 23 meeting (6). She concluded with an outline of next steps on the proposed amendments, leading to anticipated Council action on December 6.

LEWIS asked why "shelter" wasn't called out more specifically in K-1 (page 32, "*Ensure emergency services, including food, water and communication systems...*"), and asked is the intention to provide shelter as well. Curtis-Murphy replied this is a new target for the City, and conversations are just beginning. The City's new Emergency Manager is updating the City's plans and will be looking at this in more depth. The thought was that food, water, and communications are the most appropriate items for the code at this point. LEWIS said she would appreciate seeing that language somewhere in the document.

VOISS asked for clarification of the 2031 jobs target in Table L-3 (page 20). Leeson replied the City's jobs target for 2031 remains 20,000; to date, the City has achieved 37.87 percent of that goal. She added due to Covid, the City may submit new targets to King County and the Growth Management Planning Council (GMPC), but they have not yet been approved.

Leeson explained how items in the Climate Action Plan are relabeled as they are added to the Comprehensive Plan.

Public Comment

FAUL opened the public hearing for comment at 6:54 PM.

Ann Fletcher, 255 SE Andrews Street, referred to emailed comments she submitted earlier to PPC. She spoke favorably about changes made to the Land Use Element, including the goals and policies from the Climate Action Plan and specific changes to items in sections F, G, H, I, and J. She said including a new section on community resilience and well-being is also a good change. She spoke about how specific items including job and housing development will affect carbon emissions, and said the code needs to address both current and new development. She noted the City has already exceeded its 2031 housing goal, and expressed concern about how well the City will keep up with infrastructure needs and manage growth. She also spoke about the tree code, and expressed concern about erosion of the tree canopy unless the City significantly protects what now exists and plants more trees.

Hearing no other requests to speak, FAUL closed the hearing for public comment at 7:02 PM.

Motion and Deliberation

MOVED BY LEWIS, SECONDED BY MONAHAN that PPC recommend that the proposed amendments to the 2021 Comprehensive Plan and Zoning Map be submitted to the City Council as presented for approval. FAUL asked for deliberation and discussion on the motion.

VOISS asked how the City's capacity to meet the targets in Table L-4 is calculated, specifically acreage and jobs. Leeson explained how acreage is calculated by King County using vacant and re-developable land information; job calculations are based on zoning and square feet estimates.

LEWIS expressed concern about the discrepancy between progress in achieving job targets versus housing targets, and the need to address the "missing middle" in housing capacity. Leeson noted before the pandemic, the City was about half-way through its 25-year housing and jobs target cycle, and had achieved about 53 percent of its jobs target. She added we know we won't hit the job target, particularly with circumstances created by the pandemic. The jobs target was set in 2006, and will be

reset, not added to, in 2024. LEWIS said the Costco partnership was a large part of why the City was able to hit its jobs numbers. She said she would like to see more from the City on how it plans to gain middle-income housing and middle-income jobs. Leeson noted the issue is on the City Council's "radar."

FAUL noted working from home is increasingly common, and asked whether those jobs are included in the numbers. He continued it seems like the job numbers should be increasing as a result of more people working from home. Leeson replied working from home is changing the dynamic, but the jobs numbers include those jobs. Demographers and job market experts at King County and the State are looking at accounting for how the pandemic affected the job market, commutes, and so on.

MILLIGAN commented that the City has committed to concentrate housing growth in Central Issaquah, including the intention to redevelop parking lots. We have excess capacity in the central area and shouldn't really need to look elsewhere for locating new housing, she continued, which will have an impact on traffic, transit, and so on. She indicated her support for the motion.

LEWIS made several suggestions for stronger language (page 32, I-3). She said she would like to see more data on why "55 percent" is the right number in J-1 (page 32, "Achieve 55% tree canopy coverage by 2035"). She also said there is room for improvement in Section K on preparing for community emergencies and Section L on compact schools, and gave examples. She also said she would like to see stronger language in L-10 (page 34) on banning pesticide use.

MOTION CARRIED UNANIMOUSLY, 7-0.

REPORTS

a) **Council Update**

Presented by:

Millie Dhaliwal, Director, Community Planning and Development

Dhaliwal gave an update on recent activities related to the Title 18 update, including meetings with the Environmental Board and an upcoming meeting with the Park Board on tree canopy issues. She also described a recent affinity group meeting on building and economic development topics, and said staff will produce a summary of that meeting. She also noted that staff will have input from the Council Ad Hoc Committee for presentation at PPC's October 28 joint meeting with the Development Commission.

OTHER BUSINESS / ANNOUNCEMENTS

- a) Upcoming Schedule. Included in agenda package. Leeson noted PPC will have a presentation on stormwater management goals and policies at its December 2 meeting.

Dhaliwal asked for a show of interest among PPC members in touring sustainable buildings, and gave examples of buildings that might be included. Hearing general interest in such a tour, she said staff will pursue it.

ADJOURNMENT

With no additional business to conduct, FAUL adjourned the meeting at 7:36 PM.

Respectfully submitted,

Susan Lowe
Recording Secretary