



MINUTES

PLANNING POLICY COMMISSION 6:30 p.m. - Thursday, May 26, 2022

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.

1. Call to Order

The meeting was called to order at 6:30 p.m. by CHAIR VOISS.

Commissioners Present: Chair Voiss, Vice-Chair Monahan, Commissioners Kim, Lewis, and Milligan

Absence: Commissioner Bader (Excused)

Staff Present: Minnie Dhaliwal, Director, CP&D
Christen Leeson, Senior Planner
Valerie Porter, Associate Planner

CHAIR VOISS stated that this would be the first meeting with Porter as liaison.

2. Approval of Minutes

CHAIR VOISS asked if there were any comments or changes to the May 12, 2022, meeting minutes and there were none. The minutes were approved.

3. Public Comments (General) (00:03)

- Susan Neville stated that items have been added to the white board, particularly since the Natural Environment section, without public review. Items moved to the white board should be reviewed at this point. Neville asked if going forward, white board items for a particular section could be listed before final approval. Neville asked if an

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application test will be conducted for procedures and uses being discussed before the second draft occurs. Links should be live before the second draft review.

3. Regular Business

a) Preliminary Recommendation on Proposed Amendments to Title 18, Zoning and Uses Draft Code, (A)

Presented by Minnie Dhaliwal, Director, CP&D, Christen Leeson, Senior Planner, and Lucy Sloman, Current Planning Manager

(00:08) Leeson began the presentation.

(00:17) CHAIR VOISS stated that because of technical issues on the computer of Sloman, Commissioner questions and deliberation to the section would be opened before proceeding to the next section.

VICE-CHAIR MONAHAN asked for clarification regarding cross-referencing. Leeson explained the process followed and acknowledged that there was still work to be done.

COMMISSIONER MILLIGAN asked if, regarding process, both policy questions and comments would be acceptable at this time and upon asking the Commission, CHAIR VOISS stated that policy questions could be asked first. COMMISSIONER MILLIGAN stated having no policy questions and only comments.

COMMISSIONER LEWIS stated liking the Permitted Use Table and asked for clarification regarding notes for daycare operations, dry cleaning and pressing shops. Leeson replied that once in code publishing there will be links and reference. COMMISSIONER LEWIS asked if the words *historic building* and *alternate housing* are defined, page six of 30, D-2. Leeson replied that historic structures are not defined technically but that Landmark buildings are 40 years or older. Alternate housing is not defined at this time.

COMMISSIONER MILLIGAN thanked staff and the public for contributions. COMMISSIONER MILLIGAN stated that reuse and remodeling to limit demolition of properties is compatible with preserving neighborhood character and asked why only historic properties were addressed rather than properties in general. COMMISSIONER MILLIGAN asked why standards in Article three do not apply to single-family zones in general regarding reuse and remodeling. COMMISSIONER MILLIGAN asked if live-work units under Uses are still allowed in Issaquah Highlands in particular, due to a possible discrepancy in a zoning map online. COMMISSIONER MILLIGAN stated that commercial small scale uses in residential such as delicatessens, grocers, and cafes would satisfy the Comprehensive Plan goal - Land Use N-3 and Land Use Policy 0-1. COMMISSIONER MILLIGAN stated that self-storage does not contribute to the vibrancy of a neighborhood but are allowed in mixed-use and Urban Villages, contrary to Comprehensive Plan goals. If not limited to only certain areas, a Use standard that a ground floor must be a retail use could be employed.

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VICE CHAIR MONAHAN stated agreement with the comment regarding self-storage. VICE CHAIR MONAHAN stated that consolidating is the only true scope of the work at the meeting tonight.

COMMISSIONER LEWIS stated that regarding the comment of Neville about the white board, staff is making excellent notes and there will be a meeting to discuss the white board after the first draft but is not being addressed at the meeting tonight. COMMISSIONER LEWIS stated that how policy continuity occurs and modernization are important to address when the opportunity is given. In Article six, page 18 of 30, there is an opportunity to strengthen language to align policies to the Climate Action Plan and to reduce the impact on the environment, currently missing. There is an opportunity to reexamine language around maintenance of land and accountability. The term *must be* is ambiguous.

COMMISSIONER MILLIGAN expanded on previous comments that in Article three regarding standards, design standards are inconsistent and could be applied to all residential, a housekeeping matter. Land Use N-3 is in the Comprehensive Plan but not in the table. Land Use Policy 0-1 regarding access by non-motorized travel does not address satellite neighborhoods created during more car-dependent times such as Squak Mountain.

COMMISSIONER LEWIS seconded the comments of COMMISSIONER MILLIGAN.

CHAIR VOISS stated that while agreeing that there is an opportunity to address more, also agreeing with COMMISSIONER MONAHAN that the scope of work for the Commission is for consolidation at this time. While the public has expressed concern in the past regarding why issues are not deeply addressed at certain times, consolidation and housekeeping is needed first.

Leeson stated having received the information needed from the Commission.

(00:47) Sloman continued the presentation with Form and Intensity and Specified Use Standards.

(00:54) CHAIR VOISS opened Commissioner questions and deliberation.

COMMISSIONER LEWIS stated that seeing the user experience and how foot notes will look will be helpful. The organization of footnotes from the Permitted Use table is appreciated. Questions had been answered during the presentation.

COMMISSIONER MILLIGAN stated realizing that previous Land Use comments were out of order at this time. Simplifying what is allowed within 300 feet of schools may be a good direction.

VICE-CHAIR MONAHAN seconded the comments of COMMISSIONER LEWIS.

(00:58) Dhaliwal concluded the presentation with Subdivisions.

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(01:08) CHAIR VOISS opened Commissioner questions and deliberation.

COMMISSIONER MILLIGAN asked where lot consolidation would be allowed, and what the reason to add at this time was. Dhaliwal replied that lots can vary in size and lot lines can be eliminated now. There was not a process previously. COMMISSIONER MILLIGAN asked for clarification regarding maximum lot size and block length. Dhaliwal replied lot consolidation does not change policy around maximum size.

COMMISSIONER LEWIS asked if there are safeguards regarding the efficient use of land, if there are areas that require more stringent safeguards, and if staff will be coming back with a lot consolidation presentation. Dhaliwal replied that there are varied situations and reasons and there is not a policy change associated with lot consolidation. COMMISSIONER LEWIS asked if zero lot lines are being encouraged everywhere in the city. Dhaliwal replied that a process is now being developed. The word *encouraged* was included in the Commissioner packet. Public Comments were around being more thoughtful towards neighborhood character. COMMISSIONER LEWIS asked what the staff recommendation is for requirements of common open space. Dhaliwal replied that 48 square feet per dwelling unit makes sense for multi-family development but not for short platting where small spaces are not as maintainable. Current code does not have a plat standard. COMMISSIONER LEWIS asked about previous requirements in Urban Villages for guidance. Sloman replied 100 square feet per unit which allowed open spaces and trails at Talus, in the original Development Agreement. Issaquah Highlands had no standard but analysis that was done may not be applicable outside of Urban Villages.

COMMISSIONER MILLIGAN stated that similar thoughtfulness should be applied to lot consolidation as applied toward zero lot lines. Complaints on Mercer Island regarding residential standards have been regarding lot consolidation in single-family areas. COMMISSIONER MILLIGAN asked how lot consolidation in residential neighborhoods will help to increase density and encourage affordability. Lot consolidation would be helpful in other areas of the city. COMMISSIONER MILLIGAN asked what the objective is for the shared open space amenity in single-family areas.

CHAIR VOISS stated agreeing with the concerns of COMMISSIONER MILLIGAN and that lot consolidation could be wrong in Old Town but that mixed-use areas would be appropriate.

COMMISSIONER LEWIS stated agreement with the concerns of COMMISSIONER MILLIGAN and that when lot consolidation, zero lot lines and open spaces are being discussed together, problems arise regarding where appropriate. Lot consolidation should not be allowed city-wide, in example Old Town, detrimental to neighborhood character. Communities should be planned to encourage neighborhoods to interact and if amenities are not allowed there is an equity issue. A Homeowner Association (HOA) to maintain open spaces should be required of Developers.

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VICE-CHAIR MONAHAN asked what can be done and what should be done regarding property rights and lot consolidation, and what other jurisdictions do. VICE-CHAIR MONAHAN stated being against an HOA requirement. VICE-CHAIR MONAHAN agreed with increasing the number of houses in short plats.

CHAIR VOISS stated agreement with VICE-CHAIR MONAHAN. Builders need to continue to be and feel invited into Issaquah.

COMMISSIONER LEWIS stated concern regarding raising the number of houses to nine and asked for the staff recommendation. Threshold should be consistent.

COMMISSIONER MILLIGAN stated that seeing lighting standards and SEPA for simplification and predictability would be helpful.

CHAIR VOISS stated that comments regarding consistency are important.

Dhaliwal summarized comments heard for the conversation with Council and asked for clarification regarding block length standards.

COMMISSIONER MILLIGAN stated that encouraging other modes of transportation through block length would be beneficial but not knowing how to implement in established neighborhoods.

COMMISSIONER LEWIS stated that block length standards will be beneficial in certain areas but not others, conditional implementation. COMMISSIONER LEWIS stated needing a more compelling presentation to increase maximum houses to nine and that the fact that the State allows a maximum of nine is not a reason to increase the maximum.

5. Reports

a) Council Update (01:41)

Presented by Valeria Porter, Associate Planner

Porter stated that there were no Council updates.

Sloman stated that June 1, 2022 would be last day worked with the city and thanked the Commission for being engaged and enthusiastic. Commissioners thanked Sloman for various contributions.

6. Other Business/Announcements

a) Upcoming Schedule (01:44)

Porter stated that prior to moving back to in-person meetings in July 2022, the Clerk's office and city Attorney would like the Commissioners to participate in Public Meetings training. A

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meeting invitation has been sent for a Special Meeting on June 2, 2022 which will also include Rules and Regulations.

7. Adjournment

With no further business to conduct, CHAIR VOISS adjourned the meeting at 8:15 p.m.

Respectfully submitted,

Carolyn Garza, LLC
Recording Secretary