



MINUTES

PLANNING POLICY COMMISSION 6:30 p.m. - Thursday, June 23, 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 Bader, Lewis, and Milligan

Absence:

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

2. Approval of Minutes

CHAIR VOISS asked if there were any comments or changes to the May 26, 2022, meeting minutes and there were none. The minutes were approved.

CHAIR VOISS asked if there were any comments or changes to the June 2, 2022, meeting minutes and there were none. The minutes were approved.

CHAIR VOISS asked if there were any comments or changes to the June 9, 2022, meeting minutes and there were none. The minutes were approved.

3. Public Comments (General) (00:02)

Porter stated that there were no requests to speak.

4. Regular Business

a) Preliminary Recommendation on Proposed Amendments to Title 18 Building and Design Standards, (A)

- Building Design
- Site and Urban Design
- Neighborhood Overlays

Presented by Valerie Porter, Associate Planner, and Christen Leeson, Senior Planner

CHAIR VOISS stated that the Commission would now deliberate on information from the Joint Meeting with the Development Commission earlier in the month. Clarifying questions have already been asked. Emails received since the previous meeting would be considered.

(00:05) Porter began the presentation with Building Design.

COMMISSIONER LEWIS stated appreciating clear language and suggested more pictorial examples. COMMISSIONER LEWIS stated concern regarding language around rooftop screening, 18.606.060 Point J, as maturity of a plant can take a long time and language could be added to address questions. Regarding Point I, Cell Phone Towers, the public and Commission have spent a lot of time addressing the issue and why and how the issue language has arrived here needs clarification. In 18.606.080, Ground Level Transparency, window tinting for energy efficiency could be added until the Energy Code is revisited. Recessed stories may be a clearer term than stepbacks, and in addressing building massing and articulation in 18.606.050, a Policy debate may be needed regarding where the recess can begin as the information provided has only been that the situation would be onerous to the Developer but there has been no mention of the community or design standards. Terracing and green space possibilities need to be discussed.

COMMISSIONER MILLIGAN stated that what was requested in Public Comment regarding stepbacks was to allow for a stepback at the third floor while still requiring by the fourth floor. Not requiring until the sixth floor is contrary to design ideas for open light. Regarding window transparency, occupants requiring deviations for privacy or security concerns should be located on higher floors and not the first floor which is activating the street front.

CHAIR VOISS stated agreement with COMMISSIONER MILLIGAN regarding first floors engaging the street front and occupants utilizing different space if needed. CHAIR VOISS stated not having seen poorly constructed buildings in Issaquah and that there are not a lot of buildings higher than a few stories. Stepbacks make a building more attractive whether on the third or fourth floor.

COMMISSIONER BADER stated agreement with CHAIR VOISS and questioned if changing the requirement from four floors to three floors will make a difference in stability. Terracing is

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interesting but there are not many buildings which terracing would apply to although a provision could be added at some point if taller buildings are introduced.

(00:22) Porter continued the presentation with Site and Urban Design.

COMMISSIONER MILLIGAN stated appreciating Development Commission comments at the last meeting. Plaza requirement language does not appear to have been carried over into new code.

COMMISSIONER LEWIS stated that in the next draft, Vistas and Views, page 5 of 16 in the packet, needs to be re-examined as there is no mention of deviations or Lake Sammamish. The section is important and requires further language. Regarding Family Driveways and Garages, 18.604.090, a lot of time has been spent by the Commission and community on garage doors and language needs to be tighter. COMMISSIONER LEWIS stated agreement with COMMISSIONER MILLIGAN that a section on plaza requirements needs to be addressed. A reference regarding a *figure XX* is missing.

VICE CHAIR MONAHAN stated agreement with appreciation of Development Commission comments. Director discretion is vague regarding subjective versus objective standards and how an applicant can know the process under which a denial has occurred, and the city Attorney should be consulted.

CHAIR VOISS stated that language is not clear or specific enough in 18.604.040, *should* to *shall*. Solar and Wind Design need definitions. There is at most 6.5% of Washington State residents using electric vehicles, and the large requirement for residential homes does not seem realistic - building for the future is good but the costs will be passed onto new homeowners in the current market. People having the hardest time purchasing homes currently are first-time homebuyers.

COMMISSIONER LEWIS stated appreciating being reminded of the electric vehicle requirement and that simply requiring that there be electric vehicle charging capability of 220v in infrastructure will be inexpensive to accomplish, rather than entire charging stations, and the language needs to be addressed to honor intent. A meeting regarding Director approvals and visibility should be held so that the public can understand.

CHAIR VOISS stated appreciating the comment of COMMISSIONER LEWIS regarding electrical vehicle requirement wording.

(00:41) Leeson gave the final presentation, Neighborhood Overlays.

COMMISSIONER LEWIS stated appreciating the work that has gone into Neighborhood Overlays and concurred with the Development Commission answer to Olde Towne, keeping design standards in place. Regarding exceeding Floor Area Ratio (F.A.R.), page 51 of 69, Required Public Benefit, the entire section should return to Council for a work session. The correlation of the benefit of the developer to exceed F.A.R. versus the modest fee and gains

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for the community are unclear. The section needs to align with how the community feels about giving the bonus benefit away. The example given does not balance the benefit and the calculation does not make sense. Developer Bonuses and community goals and benefits are at odds, 18.703.090. Regarding affordable housing, the requirement of within 10 years from payment is a long period of time. How fees will be translated to projects is vague and possibly needs to be determined by a third party or conservatorship. There are huge ramifications for a tool that is there to create affordable housing and public open space.

COMMISSIONER MILLIGAN stated agreement with COMMISSIONER LEWIS and added that fees in lieu and density bonuses do not ultimately result in the outcome hoped for. COMMISSIONER MILLIGAN stated agreement with the comments by the Development Commission and public regarding keeping Olde Town standards. Condominium community standards guiding re-development are of concern. The Commercial Retail zone in Issaquah Highlands does not appear to have a neighborhood overlay for the completion of the community.

CHAIR VOISS stated agreement with the comments of COMMISSIONERS MILLIGAN and LEWIS.

COMMISSIONER BADER stated agreement with COMMISSIONER LEWIS regarding the Developer Bonus because affordable housing will never be the preferred option by a Developer.

5. Reports
a) Council Update (00:56)

Presented by Minnie Dhaliwal, Director, CP&D

Dhaliwal stated that Council adopted new code enforcement procedures this week, specifically what goes to Municipal Court or the Hearing Examiner and penalties. A Courtesy Notice is followed by a Notice of Violation, and then due process for appeal to the Hearing Examiner. The committee has asked that the Planning Policy Commission revisit the 250 grid and zero-lot line discussion, with the filter of housing diversity goals and a memo will be brought approximately July 14, 2022. An Issaquah Climate Action Plan (ICAP) table will be shared with the Council committee on July 7, 2022. The white board list or future discussion topics is being worked on with transparency to be shared with the Council committee on July 7, 2022.

6. Other Business/Announcements
a) Upcoming Schedule (01:00)

Porter stated that in-person meetings will start again at the July 14, 2022 meeting at the Council Chambers.

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Dhaliwal stated that recruitment for Planning Manager is open. Interviews are coming up. Feedback in terms of questions to be asked or requests to participate can be emailed to Dhaliwal.

7. **Adjournment**

With no further business to conduct, CHAIR VOISS adjourned the meeting at 7:31 p.m.

Respectfully submitted,

Carolyn Garza, LLC
Recording Secretary