



MINUTES

SPECIAL MEETING - PLANNING POLICY COMMISSION 6:30 p.m. - Thursday, September 29, 2022

1. Call to Order

The meeting was called to order at 6:35 p.m. by CHAIR VOISS.

Commissioners Present: Chair Voiss, Vice-Chair Bader, Commissioners Altimore, Lewis, Longoria, Milligan, and Patterson

Absence: Esemuede (Excused), Kennedy (Excused)

Staff Present: Jared Aldridge, Meeting Associate, Clerks
Christen Leeson, Senior Planner
Valerie Porter, Associate Planner

CHAIR VOISS introduced new Commissioners Altimore, Longoria, and Patterson.

2. Approval of Minutes

CHAIR VOISS asked for changes or comments regarding the September 8, 2022, minutes. There were none and the Minutes were approved.

3. Public Comments (General) (00:07)

- Connie Fletcher, a member of Our Savior Lutheran Church (OSLC) and volunteer with the Issaquah Food and Clothing Bank (IFCB), asked for consideration of a request to rezone a parcel of church property to provide more future flexibility. The partnership between OSLC and the Food Bank has matured to the point that detailed conceptual plans have been developed on OSLC property. The plan has been reviewed by the city and staff in a collaboration meeting with no issues that would prohibit such a plan. The plan currently envisions a single-story structure that would likely meet the existing single-family small lot designation for zoning requirements but does not diminish the need nor desire for OSLC to seek a rezone of the parcel. Even if the planned facility can be built under the single-family small lot limits, there is still a desire for future capability

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to construct additional stories on top of the Food Bank structure to potentially provide space for other non-profit organizations with additional social services such as is being done now for the Together Center in development. The city Human Services strategic plan addresses the goal of providing access to Human Services in one location in our community. The new Food Bank could provide access to Health and Welfare services needed by the individuals and families that rely on the Food Bank. A rezone would be required to allow the additional stories to be built, which is being pursued now. The Issaquah Food and Clothing Bank has completed surveys and site analysis that provide key data needed for consideration of a rezone. The new IFCB will provide significant community benefits with additional capacity for public health, safety, and welfare services most needed by residents in our community. OSLC asks the Planning Policy Commission to support the rezone effort which in turn will support city strategic plan goals.

4. **Regular Business (00:11)**

a) **2022 Comprehensive Plan and Zoning Map Amendments**

Presented by:

Christen Leeson, Senior Planner

Valerie Porter, Associate Planner

CHAIR VOISS stated that a Public Hearing and recommendation would occur on October 13, 2022. The two rezone requests are for Our Savior Lutheran Church and a parcel on Wildwood Boulevard. The Newport area rezone would also be discussed. Clarifying questions would be taken after each presentation.

Leeson introduced the rezone request topic.

Porter began the presentation with the Wildwood Boulevard rezone request.

COMMISSIONER LEWIS asked if the applicant has any issue with green boxes on a map, if the survey is in question for further study. Porter replied the green boxes are not in dispute, but that the applicant is aware that further surveys and reports are needed. COMMISSIONER LEWIS asked for clarification regarding *28 Unit LLC*. Porter replied that the number of units has not been listed in the application or letter to the Commission. COMMISSIONER LEWIS asked for clarification regarding what borders the property on each side due to a possible discrepancy between applicant and staff views in emailed letters. Porter replied that all green on the map is single-family, lighter green is open-space, and the only multi-family is directly to the south.

COMMISSIONER MILLIGAN asked for clarification regarding being able to determine if a long-term housing target has been met. Leeson replied that targets have not been met. New target created in mid-2021 is for years 2019 to 2044, 3,500 new units, but the target had not been adopted into the Comprehensive Plan because of timing. The previous target for years 2006 through 2031 was met and exceeded. COMMISSIONER MILLIGAN asked how the city

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knows a target has been met when the period ends in the year 2044. Leeson replied that the target is tracked every year. COMMISSIONER MILLIGAN asked for further clarification regarding meeting targets and year goals. Leeson replied that there is a bucket for the target first year to end year that will need to be filled with 3,500 units. The year the bucket is full is the year the target has been met.

VICE-CHAIR BADER asked if targets for the number of units that can be built based on how land is currently zoned can be met currently. Leeson replied that the targets were in the Buildable Land Study completed in 2021, showing capacity based on existing zoning. Capacity is well above targets. Over 12,000 units can be accommodated in the city, most in Central Issaquah. The growth target is only 3,500.

COMMISSIONER MILLIGAN asked for more information regarding Urban Conservancy, treated like a creek or other Critical Area with a buffer so that part of a parcel would be in a Conservancy but not necessarily all. Porter replied correct, treated as another buffer. The regular buffer is measured from the ordinary high-water mark, and another layer prevents development from exceeding 35-feet, an overlay.

COMMISSIONER ALTIMORE asked if green boxes will be removed after surveys are done for the ordinary high-water mark. Porter replied yes, a good possibility.

CHAIR VOISS asked if the area could be considered a spot or split zone as there is a single-family lot in-between. Leeson replied no.

COMMISSIONER MILLIGAN asked if the area would be considered a site-specific zone, and Leeson replied yes, site-specific zone, still treated as legislative reasons.

CHAIR VOISS asked if, with current zoning, small cottage housing and multi-family could be built. Porter replied single-family only. Leeson replied that cluster housing could be built on the site, duplexes due to the 200-foot shoreline.

COMMISSIONER PATTERSON asked if rezoning for flexibility is feasible knowing limitations regarding the slope and stream during the development process. Porter replied that there would be no flexibility because of the Shoreline Master Program. There is no variance or adjustment to the 200-foot buffer and 35-foot height. A multi-family development could be built but from a user perspective, the building would be odd and not recommended. Without a rezone, the applicant could subdivide the parcel to utilize cluster provisions, allowing development below minimum lot size. Setbacks would be applied to the entire parcel, achieving flexibility outside of rezoning and not requiring this process.

COMMISSIONER MILLIGAN asked for clarification of the Approval Criteria table. Leeson replied that the table was developed by staff. Criteria to be met are in code. COMMISSIONER MILLIGAN asked if there could be disagreement regarding if criteria has been met. Leeson replied that disagreement is always possible.

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Leeson presented the next rezone request, Newport, a technical correction.

CHAIR VOISS asked if there were questions and there were none.

Leeson presented the Our Savior Lutheran Church (OSLC) rezone request.

COMMISSIONER ALTIMORE asked if the height of the existing multi-family is the maximum allowed. Leeson replied believing the maximum height is 50-feet, but that the figure would be checked.

COMMISSIONER LEWIS asked for clarification that the rezone will not provide a public health, safety, welfare, or other community benefit per the staff report. Leeson replied that only the site is being looked at and not the site with the proposed project on it. There has been no submitted application or legally binding agreement. Regarding public benefit, the site will not reduce traffic, provide a park, emergency services or protect the environment.

COMMISSIONER LEWIS stated having been comparing Wildwood and OSLC when the business before the Commissioners is not to compare and asked if staff should have a more hands-on element to a project prior to a rezone. Leeson replied that Council decides if a Development Agreement will be arranged and not staff. In the past, there have been building permits submitted and the rezone process used, followed by the project not occurring. If there is nothing binding on the site, the site is processed in this way for that reason.

COMMISSIONER LEWIS stated liking the intent of the proposal but that the rezone request should be considered in a correct rather than aspirational way.

VICE-CHAIR BADER asked if the Food Bank piece of the proposal is already permitted on the site. Leeson replied yes. VICE-CHAIR BADER asked if there are any contingencies and Leeson replied that conditioning rezones is not advised per the city attorney.

COMMISSIONER MILLIGAN asked for clarification regarding the application request for multi-family high density rather than medium density. Leeson replied not knowing why high was chosen and not medium and that the question would be for the applicant. COMMISSIONER MILLIGAN asked about character in Old Towne and Leeson replied that height limits would be researched. Porter replied that for multi-family high density, maximum height limit is 40-feet. An applicant can request and Administrative Adjustment of Standards (AAS) up to 65-feet. In areas located in Conservancy regulated by the Shoreline Master Program, there is a height limit of 35-feet. CHAIR VOISS asked Porter for clarification and Porter replied that the 35-foot maximum applies to the area in the Urban Conservancy and multi-family high density is 40-feet. Building higher requires an AAS as the code stands today. Leeson asked if there are conditions such as step backs and Porter replied yes, for the AAS to be approved.

CHAIR VOISS asked why traffic is not mentioned in the packet. Leeson replied that engineers have been asked to provide different scenarios that will be included in the next staff report.

COMMISSIONER MILLIGAN asked if there is recourse for the applicant if a proposal is not approved and the applicant disagrees with city process. Leeson replied that the applicant can

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appeal the procedure at King County Superior Court. COMMISSIONER MILLIGAN asked if an applicant can apply more than once in this way for a rezone and if either applicants have applied before. Leeson replied that under existing code, an applicant can apply more than once. Under proposed code, an applicant could apply once every three years. Neither applicant has applied before.

COMMISSIONER ALTIMORE asked if moving forward with a planned project would allow the applicant to apply again under the new code expectations of a three-year limit. Leeson asked for clarification that the question was if an applicant were to reapply next year and COMMISSIONER ALTIMORE replied yes. Leeson replied yes but that this would be verified.

There were no further questions. The Public Hearing and deliberation would be held on Thursday, October 13, 2022.

5. Reports (00:46)
a) Council Update

Leeson stated that the first part of bucket six went to the Planning, Development, and Environment Committee and staff has not been asked for follow-up The last part of bucket six will be examined later in October.

6. Other Business/Announcements (00:47)
a) Upcoming Schedule

Leeson gave a Housing Action Plan Implementation (HAPI) grant presentation.

COMMISSIONER MILLIGAN asked if there is a requirement upon receiving the grant to change single-family zoning. Leeson replied that a requirement is not a part of the grant at this time.

CHAIR VOISS thanked staff and welcomed new Commissioners. Leeson stated that orientation would be held on Monday, October 3, 2022.

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