



MINUTES

PLANNING POLICY COMMISSION
6:30 p.m. - Thursday, August 24, 2023

1. Call to Order

The hybrid meeting was called to order at 6:37 p.m. by CHAIR VOISS.

Commissioners Present: Chair Voiss, Vice-Chair Bader, Commissioners Altimore, Esemuede, Kennedy, Krass, and Milligan

Absence: Commissioner Patterson (Excused)

Staff Present: Christen Leeson, Senior Planner
Stephen Padua, Long Range Planning Manager
Valerie Porter, Associate Planner

2. Approval of Minutes

There were no changes to the July 27, 2023 Meeting Minutes and CHAIR VOISS stated that the Minutes were approved.

3. Public Comments (General)

There were no requests to speak.

4. Public Hearing (00:02)

a) Recommendation on Title 18 Zoning Table Update, (A)

Presented by:

Valerie Porter, Associate Planner

Porter gave the presentation.

COMMISSIONER MILLIGAN asked for clarification regarding an area where 36 units per acre has been removed. Porter replied that during the code update, a foot note may have been converted into a density requirement. The proposal puts the footnote back, so that the 36-unit

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minimum requirement only applies to the Urban Core zone and not to all Central zones. Development should be determined by the floor-area ratio. Leeson replied that a minimum bar was set in approximately 2015 due to development needs.

COMMISSIONER ESEMUEDE asked if the 36 units are for both housing and commercial use and Porter replied no, only residential.

CHAIR VOISS opened the Public Hearing. There were no requests to speak. CHAIR VOISS closed the Public Hearing. (00:12)

MOTION to accept recommendations as stated in the staff memo by COMMISSIONER ALTIMORE. MOTION was seconded by MILLIGAN. The MOTION passed unanimously.

5. **Regular Business** (00:15)

a) **Comprehensive Plan: Housing Element Deliberation, (A)**

Presented by:

Christen Leeson, Senior Planner

Leeson gave the presentation.

Vice-Chair Bader explained a question submitted previously regarding affordability in areas other than housing such as utilities, and Leeson replied that the issue would be considered throughout the update.

COMMISSIONER ALTIMORE asked if underrepresented groups will be defined in the definitions and Leeson replied as much as possible.

COMMISSIONER MILLIGAN asked if a list could be expanded, B-3 on page 23 of the packet. Padua replied that the policy was found to be limiting upon review in terms of access. Leeson replied that there is a policy in Land Use regarding housing close to commercial centers and services and re-expanding or moving to a different section will be examined.

CHAIR VOISS asked if changes reflect public comments or only Commission deliberation. Leeson replied that some changes were made based on public comment. CHAIR VOISS asked why some *Reason for Change* areas are blank and Leeson replied an oversight that will be fixed.

VICE-CHAIR BADER stated that in policy X-11, *identify gaps* language is weak.

Leeson stated that the draft will go to the Planning Development, and Environment Council Committee on September 6, 2023 for a first review.

b) **Comprehensive Plan: Land Use Element Overview, (D)** (00:28)

Presented by:

Christen Leeson, Senior Planner

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Leeson began the presentation. CHAIR VOISS asked that questions be asked after each slide was displayed.

VICE-CHAIR BADER asked if previous language, *clustering of buildings within development housing* is cluster housing, A-3, and Leeson replied yes.

COMMISSIONER KENNEDY asked for clarification regarding what was removed from policy A-2. Leeson replied that there had been redundancies. COMMISSIONER KENNEDY stated that they word *city* seemed to have been autocorrected incorrectly in the document. Leeson replied that the changes occurred during a word search and that the issue would be corrected.

COMMISSIONER ALTIMORE stated being more comfortable with A-13 as revised but asked if verbiage is strong enough if goals are not being met. CHAIR VOISS asked if the annual update could be used to respond if needed. Leeson replied yes.

CHAIR VOISS asked if the locations of D-4 and D-5 are redundant. Leeson replied that both had been moved to the Environment, Stewardship, and Climate Resilience Element to be edited there. The Planning Commission is not making edits to the Land Use Element. Any redundancy will be examined there. Padua replied that discussions with the Environmental Board on the two policies resulted in consolidation.

VICE-CHAIR BADER asked if C-2 is a policy or goal and stated that *incorporate sustainable development* is weaker in terms of being a goal than *aiming to be a regional leader*.

COMMISSIONER ESEMUEDE asked for clarification regarding removal of NPDES in D-3, and Leeson replied that the issue is a federal requirement, stated in code.

COMMISSIONER KENNEDY asked if all language is necessary in L-3 regarding compact schools and Leeson replied that the verbiage would be examined. COMMISSIONER MILLIGAN stated agreement with COMMISSIONER KENNEDY regarding L-3. COMMISSIONER KENNEDY asked if L-3 is a policy or a statement of reality. Leeson replied that there is now codified language.

COMMISSIONER KRASS stated liking the simplification.

COMMISSIONER ESEMUEDE asked if a decision regarding conventional or compact schools would ultimately be for the Issaquah School District, and Leeson replied yes. COMMISSIONER ESEMUEDE asked if a policy is needed to provide land where available and Leeson replied correct. COMMISSIONER ESEMUEDE stated that *compact* schools may not need to be listed as an option.

COMMISSIONER KRASS asked how M-9 had been simplified. Leeson replied that a minimum amount was removed.

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COMMISSIONER MILLIGAN stated liking N-3 and asked how development would be allowed in residential. Leeson replied that churches and schools are allowed, and the permitted uses table can be changed to allow for, in example, a small store.

VICE-CHAIR BADER stated that goal language for M is missing creation of opportunity.

COMMISSIONER ALTIMORE asked for clarification regarding *designing, managing, and maintaining landscapes*, L-10. Leeson replied that more verbiage can be added such as to *maintain plant health*. COMMISSIONER ALTIMORE asked regarding the definition of Integrated Pest Management, A, what was previously listed and stated that either words should be put back in for understanding or the policy removed.

COMMISSIONER MILLIGAN stated that the policies need to be done correctly or not included. Leeson replied that Public Education Programs has not been codified and may be a policy to keep.

COMMISSIONER ALTIMORE asked if *creekside and wetlands* is located elsewhere. Leeson replied that creekside and wetlands is a program and not a regulation, and that the issue would be examined.

COMMISSIONER ALTIMORE asked for clarification regarding the term *residents and families*.

VICE-CHAIR BADER asked to replace *width, density, mix of uses and amenities* with *support the urban core development as a regional growth center by encouraging density, mix of uses, amenities...* P-1 Leeson replied that the word *allowing* would also be added.

COMMISSIONER MILLIGAN asked what remains of PAAs. Leeson replied East Cougar Mountain PAA developed with single-family properties.

CHAIR VOISS stated that the Element would be revisited further in the future and stated agreement with COMMISSIONER KRASS regarding simplification.

VICE-CHAIR BADER asked if completing Title 18 prior to completing policies that guide Title 18 was an issue. Leeson replied that nothing has been added to the Land Use Element that is not required by the state and intent has not changed.

COMMISSIONER MILLIGAN asked about the notation on the agenda that Action would be taken on a) Housing Element. Padua replied that action was to finalize a recommendation for council, the deliberation discussion. COMMISSIONER MILLIGAN asked if a recommendation had been made, and Leeson replied that the recommendation is not formal and only changes for staff to make for the first review by Council. COMMISSIONER MILLIGAN asked for clarification that the Commission role was to workshop with staff but not to make a formal recommendation and Leeson replied yes. COMMISSIONER MILLIGAN asked when the Commission would be asked to make a MOTION on the entire packet and Leeson replied Q2,

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May 2024. COMMISSIONER MILLIGAN stated not agreeing with all of the Housing Element as written but that verbiage cannot be changed, coming from another jurisdiction. In example, *remedy inequities* implies that money must be spent, and *prioritizing* affordable housing on surplus land as housing is not the only need a city supplies such as fire departments, schools, and community resources. Leeson replied that in the second example, verbiage states *if the property is deemed appropriate for housing*, and that *remedy* includes allowing different kinds of housing and not only funding. COMMISSIONER MILLIGAN stated that choices of words can be misused in the future.

COMMISSIONER KRASS stated agreement with COMMISSIONER MILLIGAN and that the words *remedy* and *require* should be examined for legal or financial implications, or possible misunderstanding. Leeson asked COMMISSIONER KRASS to send specific policies to focus a discussion.

COMMISSIONER ESEMUUDE stated that the word *remedy* typically follows an identified issue, providing better understanding.

CHAIR VOISS stated that edits and concerns should be emailed to Leeson.

CHAIR VOISS asked if earthquakes are addressed, and Leeson replied in Building Code. CHAIR VOISS asked for clarification that earthquakes are not addressed in the Comprehensive Plan in regard to emergency shelter such as for wildfires and flooding. Padua replied that there will be sections in Climate Resiliency addressing emergency preparedness.

COMMISSIONER KRASS asked if there is a policy regarding not allowing camping in vans or RVs within city limits. Leeson replied that Police manage in right-of-way. Padua replied in Parking Management rather than Land Use.

COMMISSIONER ALTIMORE asked if the city had passed an anti-camping-in-vehicles ordinance in the past. Padua replied that the issue would be researched.

COMMISSIONER ESEMUUDE asked if the Building Code covers emergency routes for earthquakes and Padua replied that roads are covered in Emergency Management.

COMMISSIONER MILLIGAN asked if Land Use policy covers decreasing flooding potential on all land and not only city land. Leeson stated possibly in the Shoreline Master Program and in FEMA rules and that the issue would be checked.

COMMISSIONER ESEMUUDE asked if rezones factor impervious areas and Leeson replied that impervious and what is allowed is considered as well as the Shoreline Master Program, and that zoning dictates impervious surface, ideally reducing flood risk.

COMMISSIONER MILLIGAN asked for clarification regarding impervious in Urban Core and Leeson replied 95%.

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Leeson stated that changes would be brought back to the September 14, 2023 meeting as well as Neighborhood Plan Goals and Policies. The package will then be reviewed by the Planning, Development and Environment Committee. The Planning Commission will see the package again once before the end of the year and once before the Public Hearing.

VICE-CHAIR BADER asked if applying an equity lens to decisions will be part of the process. Padua replied yes, and that tools for more detailed discussions will be provided. VICE-CHAIR BADER stated that intention needs to be included.

6. Reports (01:20)

a) **Council Update**

Presented by:

Stephen Padua, Long Range Planning Manager

Padua stated that in late July, Council approved the Metro Flex Program. Upcoming, Council will adopt a Welcoming Week proclamation on September 5, 2023, and there will be a Community Center event between 5-8 p.m. on September 8, 2023. On September 6, 2023, the Planning, Development, and Environment Committee will review the code amendments and Housing Element recommendations.

Leeson stated that on September 19, 2023 there will be a discussion with the Social Services Council Committee regarding pioneer projects for Central Issaquah, and an affordable housing discussion of policies, programs, and funding with Council on October 9, 2023.

Padua stated that Welcoming Week is for the city to be more inclusive in welcoming new and existing residents, to encourage involvement.

7. Other Business/Announcements

a) **Upcoming Schedule**

There were no announcements.

CHAIR VOISS stated that the next meeting would be September 14, 2023.

8. Adjournment

With no further business to conduct, CHAIR VOISS adjourned the meeting at 8:00 p.m.

Respectfully submitted,

Carolyn Garza, LLC
Recording Secretary