



MINUTES

PLANNING POLICY COMMISSION
6:30 p.m. – Thursday, April 11, 2024

1. Call to Order

The hybrid meeting was called to order at 6:32 p.m. by CHAIR VOISS.

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

Absent: Commissioner Kennedy (Excused)

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

2. Public Comments (General)

There were no requests to speak.

3. Public Hearing

- a) **Recommendation on Proposed Updates to the Issaquah Municipal Code, Title 18 (A) (00:01)**

Presented by:

Christen Leeson, Senior Planner

Leeson gave the presentation.

CHAIR VOISS asked Commissioners for clarifying questions.

COMMISSIONER MILLIGAN asked for clarification regarding a half-mile, and Leeson replied that the Department of Commerce asked that Issaquah examine and show that housing targets could still be met with this regulation, and subsequently the analysis showed the city could not meet targets with a half mile limit. COMMISSIONER MILLIGAN asked where the number of people expected to be accommodated had originated from and Leeson replied that the number came from King County, approximately 1250 at 80% and below.

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COMMISSIONER KRASS asked if other cities have caps, 18.500.120 under Requirements. Leeson replied that only approximately 50 of 250 jurisdictions have submitted regulations so far, and only five meet what the state is requesting.

COMMISSIONER PATTERSON asked if there is a scenario when an Operational Plan would not be required. Leeson replied if state or federal funding is not used, an Operational Plan is not required, but stated not being aware of any facilities built without funding. CHAIR VOISS asked if an example could be a religious institution and Leeson replied yes, but funding usually still becomes required. COMMISSIONER ALTIMORE stated that the Union Gospel Mission does not take public funds and requires religious participation but is still an operating business and a plan necessary and Mission funders verify the plan.

COMMISSIONER ALTIMORE asked if county targets of 80% Average Median Income (AMI) and below are on affordable housing and not dedicated to homelessness or emergency. Leeson replied yes but stated that a conversation had affirmed all at 80% and below. CHAIR VOISS asked if the number presented of 3,000 included affordable housing units and Leeson replied yes but Permit Supported Housing (PSH) numbers are close to 2,000 and 50% and below are 2,500.

COMMISSIONER MILLIGAN asked if capacity is a requirement or a desire of the Department of Commerce, and Leeson replied that HB 1220 requires that Issaquah accommodate enough for all affordable housing as well as allowing different facilities. Target numbers come from the state mandated housing target, 3,500 new units by 2044, 2,997 of which need to be at or below 80% of AMI and of those 2,500 need to be below 50%, mandatory. COMMISSIONER MILLIGAN asked for clarification that the at or below 50% is equal to the number of people needing permanent supportive housing and Leeson replied correct.

VICE-CHAIR BADER asked if the numbers include those close to becoming homeless and Leeson replied yes.

COMMISSIONER ESEMUUDE asked for the dollar value of AMI. Leeson replied approximately \$134,600, 80% for a family of four.

CHAIR VOISS asked for clarification regarding a slide with Floor Area Ratio (FAR). Leeson replied that in a Multi-Family High zone there can be a maximum of 29 dwelling units per acre. Single-Family Suburban is allowed 4.5 dwelling units per acre. There are specific maximums for different zones. Mixed-Use Central Issaquah, Urban Core, and Village Residential do not have maximums on number of units but maximums on building square footage, height, and the envelope, the outside of the building. The Department of Commerce stated that transitional or emergency housing need to be close to transit and medical facilities.

VICE-CHAIR BADER stated that language was confusing around day shelter, night shelter, and emergency shelter, and located a word printed twice incorrectly, and Leeson replied that the language would be corrected

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CHAIR VOISS opened the Public Hearing. (00:24)

There were no requests to speak.

CHAIR VOISS closed the Public Hearing.

MOTION by VICE-CHAIR BADER to recommend approval of the proposed amendments to IMC 18.102, Definitions, IMC 18.402, Table of Permitted Uses, and the additions of sections 18.500.120 and 18.500.130 to Chapter 18.500, Residential Use Standards. MOTION seconded by COMMISSIONER ALTIMORE.

VICE-CHAIR BADER stated that after much discussion, the result balances what is required according to the state and stated being in support of the result.

COMMISSIONER MILLIGAN stated that definitions for the community in need are welcome but stated disagreement with one area. COMMISSIONER MILLIGAN suggested an amendment to include back in a requirement for an Operational Plan with code of conduct expectations and safety and security procedures for permanent supportive housing, transitional housing, and emergency housing, having been removed based on the recommendation from the Department of Commerce and advice from Legal counsel. COMMISSIONER KRASS stated agreement, and asked why the Department of Commerce had determined that an Operational Plan would cause problems. CHAIR VOISS stated that the impression is that there is a liability issue. COMMISSIONER ESEMUEDE asked for clarification that Operational Plans are not required if there is no public funding AND Leeson replied correct. COMMISSIONER ESEMUEDE asked for clarification that what is proposed is regardless of public funding, and Leeson replied correct, and to clarify not required by the city, but likely required by the organization running the facility. COMMISSIONER ESEMUEDE asked if there is data showing how many facilities have Operational Plans and how they are working in regard to safety, and Leeson replied no. COMMISSIONER ESEMUEDE clarified that the question was asked to determine if a situation has occurred. COMMISSIONER ALTIMORE stated not being aware of any existing organization without an Operational Plan and that how a plan is implemented will determine the outcome. COMMISSIONER PATTERSON stated understanding that beyond presenting a plan, a way to ensure compliance does not exist; even if all are required to submit, accountability is not monitored. COMMISSIONER KRASS asked if the city has the right to intervene if the plan is not being followed and Leeson replied that in example, code enforcement officers can ensure that trash is being removed, and violence is a matter for Police; there are other measures in place to enforce breaking code or law. CHAIR VOISS asked if Motel 6 has an Operational Plan and Leeson replied yes. CHAIR VOISS asked for clarification that the plan did not stop a violent situation from occurring recently and Leeson replied yes. COMMISSIONER ESEMUEDE stated that if an Operational Plan isn't more stringent than what laws already provide, the plan becomes more of a restriction for a developer to produce a facility, and asked who would then be reviewing and enforcing Operational Plans. COMMISSIONER KRASS replied that an opportunity to revoke would be beneficial. COMMISSIONER ALTIMORE asked staff for clarification that the Commission role is to recommend if a facility will be allowed to be built and Leeson replied

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correct. COMMISSIONER ALTIMORE asked for clarification that after a facility is built, another department within the city will be responsible and Leeson replied that if funded by the Human Service department, that department would audit regularly and pull funding if the Plan is not being followed. There are few programs that are licensed but are rather accredited.

COMMISSIONER MILLIGAN stated that the conversation was excellent, and asked why Operational Plans are being discussed if what is being decided by the Commission is the use table. Leeson replied that the City Attorney advised staff to include less detail, and the state has stated that Operational Plans should not be included for emergency, supportive and transitional housing because funders will require this, but other cities include in this location of code.

MOTION by COMMISSIONER MILLIGAN to amend the original MOTION to include language regarding the requirement for an Operational Plan to be applied to permanent, transitional and emergency housing in the same way that this is applied to day centers and night shelters. MOTION seconded by COMMISSIONER KRASS.

COMMISSIONER MILLIGAN stated that the amendment would give the city an opportunity to show that the facilities are needed to be successful and that there is support and structure for a service provider. Reassurances may prevent public push-back.

COMMISSIONER ESEMUUDE asked if there is a requirement template for an Operational Plan and which entity would set a template. Leeson replied that a template comes from funders and not from the city. COMMISSIONER ESEMUUDE stated that the amendment may need more definition in order to not create another checklist. COMMISSIONER KRASS stated that having a requirement for an Operational Plan is a support from the city. VICE-CHAIR BADER stated seeing a risk to the city, and asked if the city has a person or department to judge a plan as good. Leeson replied that review of an Operational Plan would likely go to Human Services, Fire and Police departments, and code enforcement officers. COMMISSIONER MILLIGAN stated that a requirement would be the same as for day centers and night shelters, reassuring the success of the facility, and enforcement is the responsibility of the facility and funder. Padua replied that a requirement adds to city liability, even if requiring only existence of a Plan. Specific topics are required to be addressed in Plans but not details.

COMMISSIONER KRASS asked why some requirements have not been a liability issue and Padua replied that Department of Commerce staff are asking the Commission if the language should be kept for day centers and night shelters. COMMISSIONER ALTIMORE asked if the city could stop an incoming facility from building if all requirements have been met and stated that there are several city departments that come together for a facility to be built or opened, and the Operational Plan contents are not a part of the Commission purview; the Commission can decide where facilities will be located and the requirements to open. Operational Plans do not need to be in this part of code. COMMISSIONER MILLIGAN stated that the amendment would increase confidence in facilities and that the argument for removing the Operational Plan requirement was not compelling.

CHAIR VOISS called for a vote on the amendment of COMMISSIONER MILLIGAN. The amendment failed.

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COMMISSIONER ALTIMORE stated that the Department of Commerce has inflated all affordable housing with housing that needs services attached, different situations; people who fall into homelessness often only need a short-term set of services and inflating is building rhetoric that is not necessary.

COMMISSIONER MILLIGAN asked for clarification regarding where the MOTION would be inserted in code. Leeson replied that there is a suggested MOTION in the staff memo for the HB 1220 recommendation.

CHAIR VOISS thanked the Commissioners for the discussion and Leeson and COMMISSIONER ALTIMORE for knowledge of the topic.

CHAIR VOISS called for a vote on the original MOTION. The MOTION passed unanimously. There was one absent Commissioner and an Alternate Commissioner participated.

4. Regular Business

- a) **Recommendation on Revised Policies in the Draft Land Use and Sustainability Element (D) (00:59)**

Presented by Christen Leeson, Senior Planner

Leeson gave the presentation.

COMMISSIONER ALTIMORE asked for clarification regarding the term *traditional ecological knowledge* and Leeson replied how the tribes have continued to manage and live cohesively with available resources. CHAIR VOISS asked if the definition should be added and Leeson replied yes.

COMMISSIONER KRASS asked for the context of property owner rights. Leeson replied that the focus would be on effects to environment rather than to the human.

COMMISSIONER MILLIGAN asked if there is a connection to the Bergsma property and Leeson replied no.

VICE-CHAIR BADER stated that Vision language does not feel balanced outside of the environment.

COMMISSIONER PATTERSON stated that language in the Vision, *it will encourage densities and mixes of uses* should be fine-tuned. Leeson asked in which direction fine-tuning should occur and COMMISSIONER PATTERSON replied that a suggestion would be examined but that the language needs more clarity, *mixed-uses* rather than *mixes of uses* in example. Leeson asked for clarification that only the wording is in question and COMMISSIONER PATTERSON replied yes. COMMISSIONER ESEMUUDE stated that a stronger word than *encourage* should be used to the point of VICE-CHAIR BADER. Leeson replied yes. COMMISSIONER KRASS

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stated that the word *encourage* is a good balance considering the role of the city. COMMISSIONER ESEMUDE stated that protecting the environment and protecting equity and inclusion needs more direct language. COMMISSIONER KRASS suggested using the word *foster*. COMMISSIONER MILLIGAN suggested removing the words *densities* and *mixes of uses* because this is specified in the Land Use code, that before the Commission is only the Vision, and that *complete neighborhood* is densities and mixes of uses already. COMMISSIONER ALTIMORE asked about Land Use practices and the words *it* and *they*. VICE-CHAIR BADER suggested the term *complete neighborhood that will include a variety of densities and mixes of uses*. COMMISSIONER MILLIGAN stated agreement with COMMISSIONER ALTIMORE that the term *traditional ecological knowledge and cultural resources* should be defined. Leeson replied that definitions will be removed from the Comprehensive Plan this year, often in conflict with Land Use code, but terms will be made clear in policies. COMMISSIONER MILLIGAN asked for clarification regarding a definition for *Indigenous Tribes*, possibly at the state level, and that direct language as to involved parties should be added.

COMMISSIONER MILLIGAN asked why Land Use B6, Wildlife Corridors, had been removed. A strong application of environmental ethics and consistent with the Tribe. Leeson replied that several Wildlife Corridor policies have been moved to the Environmental element and are still present.

CHAIR VOISS stated agreement with VICE-CHAIR BADER regarding language in the Vision.

b) **Introduction and Discussion of the Racially Disparate Impact Analysis (D) (01:19)**
Presented by Stephen Padua, Long Range Planning Manager

Padua gave the presentation.

COMMISSIONER MILLIGAN asked if yellow on a map indicates rentals, and Padua replied predominantly, but that there is home ownership also, and that displacement risk around Central Issaquah is moderate but still high for Issaquah.

VICE-CHAIR BADER stated appreciating the presentation and the idea of pro-active action. Padua replied that the consultant report tried to meet what is required by the state in analysis but policies are constantly being evaluated. VICE-CHAIR BADER suggested that the city go beyond what is required by the state.

COMMISSIONER ALTIMORE stated agreement with VICE-CHAIR BADER and that stigma in previous language has been moved past.

COMMISSIONER ESEMUDE stated that minorities may still be fearful to move to certain areas due to history and that diversity brings understanding and love for humanity.

CHAIR VOISS stated appreciating context, but that *characteristic of a neighborhood* should be looked at through the design element. Padua replied that depending on language intent,

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specifically what neighborhood character means is being intentionally evaluated like services and amenities.

5. **Reports**

- a) **Council Update (01:37)**

Padua stated that there were no updates.

6. **Other Business/Announcements**

- a) **Upcoming Schedule**

Padua stated that the Planning Policy Commission calendar has been updated to cancel the April 25, 2024 meeting due to the holiday conflict; the next meeting will be May 9, 2024 and a new member will be introduced.

7. **Adjournment**

CHAIR VOISS adjourned the meeting at 8:10 p.m.

Respectfully submitted,

Carolyn Garza, LLC
Recording Secretary