



MINUTES

PLANNING POLICY COMMISSION 6:30 p.m. – Thursday, August 8, 2024

1. Call to Order

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

Commissioners Present: Chair Voiss, Commissioners Krass, Milligan, Patterson, and Zakharoff

Absent: Vice-Chair Bader and Commissioner Kennedy (Excused)

Staff Present: Amanda Jackson, Meeting & Records Assistant
Stephen Padua, Long Range Planning Manager

CHAIR VOISS stated that COMMISSIONER ALTIMORE has resigned from the Planning Policy Commission.

2. Approval of Minutes

a) Minutes of July 25, 2024

There were no comments or corrections and the Minutes were approved.

3. Public Comments (General)

There were no requests to speak.

4. Regular Business (00:02)

a) **Comprehensive Plan Periodic Update: Policy Follow-Up (D)**

Presented by Stephen Padua, Long Range Planning Manager

There were no questions or discussion regarding Economic Vitality (EV)-A1.

There were no questions or discussion regarding EV-A3.

Regarding Transportation E2, COMMISSIONER KRASS stated that the policy is clear.

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COMMISSIONER MILLIGAN asked if the EV policy addresses a safe infrastructure throughout the city for pedestrians and electric assisted mobility. Padua replied that the Transportation element contains broader policies while the Mobility Master Plan identifies broader infrastructure needs.

Regarding Transportation (T)-C4, COMMISSIONER MILLIGAN asked Padua to read the change for the record. COMMISSIONER KRASS stated that the verbiage is good. COMMISSIONER ZAKHAROFF stated that *e-bike* should not be mentioned specifically as it represents a program, and rather *lightweight transportation vehicle options* could be used. Padua replied that the term *e-bike* had originally been taken out of language but that *lightweight transportation vehicle options* was not specific enough as non-motorized options are included. COMMISSIONER ZAKHAROFF replied that the term *e-bike* could be changed to *electric bikes*. COMMISSIONER MILLIGAN stated agreeing with new language, such as *while looking into potential*, but that *e-bikes* are in Issaquah to address the hill nature of topography, addressed in the previous policy and a relationship with a provider of small, lightweight vehicle transportation options is what is needed. The term *such as e-bikes* is not necessary. COMMISSIONER KRASS stated that context is needed. CHAIR VOISS stated agreement that context is needed and that the term *while looking into potential* is good. COMMISSIONER MILLIGAN suggested replacing *e-bikes* with *pedal-assisted* as in the previous policy. COMMISSIONER PATTERSON asked what the potential small, lightweight vehicles are specifically, and if the term used should be broad to keep options open. CHAIR VOISS stated liking the idea of COMMISSIONER PATTERSON to keep the definition broad to be amended later if needed, and with the agreement of the Commission that *e-bike* should be changed to *electric bike*.

Regarding the first New Policy on the Matrix, there were no questions or discussion.

Regarding the second New Policy on the Matrix, COMMISSIONER MILLIGAN asked for clarification regarding the term *adopting supportive land use policies*, as *adopting* indicates there are not supportive land use policies currently such as for mass transit and the Central Issaquah Plan; an alternative for *adopting* could be *leveraging existing*. Padua replied that advice received regarding exploration for new light rail locations was to be open to finding new land use policies as existing policies in the location may not support. COMMISSIONER MILLIGAN asked if the word *adopting* could be changed to *exploring*, assuming that new policies must be created. CHAIR VOISS suggested the verbiage *continue to explore land use policies*. COMMISSIONER MILLIGAN suggested the verbiage *collaborate with Sound Transit to bring light rail to Issaquah by exploring supportive land use policies*. COMMISSIONER KRASS suggested *evolving*. COMMISSIONER ZAKHAROFF suggested *adjusting existing*, to acknowledge that there are some existing policies that can be changed. CHAIR VOISS stated support for the suggestion of COMMISSIONER ZAKHAROFF. COMMISSIONER PATTERSON stated being in support of the word *evolving*, remaining open for adjustments. CHAIR VOISS stated agreement with the summation but still supported the term *adjusting* as existing policies are acknowledged. COMMISSIONER PATTERSON replied that *adjusting* implies that a change will be made, where *evolving* implies that a policy will change as the situation progresses if needed. CHAIR VOISS asked COMMISSIONER PATTERSON and

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COMMISSIONER KRASS to create the verbiage. COMMISSIONER MILLIGAN stated that while favoring the suggestion of COMMISSIONER ZAKHAROFF, the term *evolving* will work. COMMISSIONER ZAKHAROFF stated that the verbiage should be *evolving existing* to acknowledge that there are already policies. COMMISSIONER KRASS stated that what is needed is acknowledgement of existing policies that can be worked on to support larger efforts and asked Padua if the discussion meets intent. Padua replied that all options meet intent. CHAIR VOISS asked for a vote for *evolving existing* and the Commission was in favor.

Padua stated that a Public Hearing will be held on August 22, 2024 and provided the timeline going forward.

b) **Comprehensive Plan Periodic Update: Draft Environmental Impact Statement (DEIS) (D) (00:28)**

Presented by Stephen Padua, Long Range Planning Manager

Padua introduced Consultant Mandy Roberts, Principal Planner with Otak (virtual) who presented the Draft.

COMMISSIONER KRASS asked for a definition of *Villages*. Roberts replied Talus, Lakeside, and Issaquah Highlands.

COMMISSIONER MILLIGAN asked if the Rowley Redevelopment is considered part of Central Issaquah, and Padua replied yes.

Roberts continued the presentation.

COMMISSIONER KRASS asked for clarification regarding options. Padua replied by explaining the three Alternatives, No Action, Moderate Growth, and Intense Growth. COMMISSIONER KRASS asked for more detail between Alternatives one and two and Padua replied that the biggest difference between the two is the assumption for the Development Agreement, and that Alternative three addresses the long term.

Roberts concluded the presentation.

Padua thanked Roberts and the consulting team for the analysis and presentation, giving the Commission a full understanding of the update.

COMMISSIONER MILLIGAN asked if the Alternatives are possible outcomes or preferences. Padua replied that growth Alternatives are possible growth to expect and how best to prepare. COMMISSIONER MILLIGAN asked if there will be no Alternative one if the updated Comprehensive Plan is adopted, and Padua replied that Alternative one is that no action is taken to adopt the updated Comprehensive Plan that has new growth projections and assumptions, subsequently putting Issaquah out of compliance with State, County, and regional requirements. The difference between Alternative one versus two and three are an adopted Comprehensive Plan with new policies. COMMISSIONER KRASS asked for

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clarification that if the Update is adopted, Alternative one does not exist. Padua replied that Alternative one is part of analysis for the entire Environmental Impact Statement (EIS). COMMISSIONER MILLIGAN asked for clarification that growth targets have increased for 2044 in the adopted Comprehensive Plan and Padua replied correct. CHAIR VOISS stated that the presentation is only an analysis, but if nothing is done to the Comprehensive Plan, Issaquah would be limited, and Alternative three provides the potential for more efficiency and jobs in Central Issaquah. Padua replied correct, and if major land use or zoning changes were being proposed, a preferred Alternative would be needed; analysis to support policies and plan for the future.

COMMISSIONER PATTERSON asked for clarification that the Draft can be examined until September 12, 2024 and Padua replied correct. COMMISSIONER PATTERSON asked if the Draft would be included as an Action item at the next meeting, and Padua replied not on August 22, 2024.

CHAIR VOISS asked for clarification that there has been 30 years since the last full update and Padua replied yes, 1995 with a full EIS. CHAIR VOISS asked how often a full EIS is necessary and Padua replied that the Department of Ecology would like a full EIS anytime a major change in conditions is anticipated.

COMMISSIONER MILLIGAN asked if increased cost to the city is considered an adverse impact in analysis. Roberts replied that there is a programmatic level of financial analysis examining impacts on population, tax generation, and impact fees.

COMMISSIONER KRASS asked if there is an Alternative four, addressing potentially much larger growth in Issaquah than anticipated. Padua replied that if there is significantly higher growth than expected, an analysis will be redone. Roberts stated that the most extensive growth expected in the next 20 years is addressed. Padua stated that there is a real potential for higher growth for Central Issaquah.

Padua stated that the Commission will be informed when the DEIS is published.

COMMISSIONER MILLIGAN asked where increased growth numbers are in the Draft. Padua replied in the Land Use and Sustainability element.

5. Reports

a) Council Update (01:14)

Padua stated that on August 5, 2024 City Council received an informational presentation on the I-90 Crossing Project. A Transit Oriented Development (TOD) presentation can be viewed from the July 22, 2024 City Council meeting.

6. Other Business/Announcements

a) Upcoming Schedule

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Padua stated that Vice-Chair Bader had sent an email to emphasize support for language in the Comprehensive Plan regarding racial equity, and that the recommendation of Vice-Chair Bader is to not soften language.

Padua stated that due to the resignation of two Commissioners, the Office of the Mayor will be worked with on a special recruitment to fill the vacancies.

7. Adjournment

CHAIR VOISS adjourned the meeting at 7:52 p.m.

Respectfully submitted,

Carolyn Garza, LLC
Recording Secretary