



MINUTES

PLANNING POLICY COMMISSION 6:30 p.m. – Thursday, January 23, 2025

1. Call to Order

The hybrid meeting was called to order at 6:30 p.m. by CHAIR VOISS.

Commissioners Present: Chair Voiss, Vice-Chair Patterson, Commissioners Kennedy, Krass, and Zakharoff

Absent:

Staff Present: Minnie Dhaliwal, Director, Community P & D
Amanda Jackson, Meeting & Records Assistant
Christen Leeson, Planning Manager
Madelyn Nelson, Planning Intern
Stephen Padua, Long Range Planning Manager

2. Public Comments (General)

- **Brian Runberg**, 1085 Lake Drive, stated speaking to follow up in detail to a written comment submitted today. There are fundamental flaws in Title 18 directly conflicting with industry standards, construction methodologies, and logical approaches and applications in adjacent jurisdictions. Staff has responded that there are no conflicts in code, however standards have been taken that are inapplicable to the product. The group represented has spent considerable time and funds to proceed and is only asking for slight alternative equivalents within the new and untested Title 18 code. A Land Use amendment could remedy obstacles.
- **Connie Marsh**, Squak Mountain, stated that there was previously a Land Use Docket which afforded a way for the community to request changes to Land Use code. A public process would be interesting to add back into code, a path to make changes with a basis and timeline.

3. Public Hearing (00:10)

- a) **Public Hearing: 2025 Docket of Proposed Amendments to the Comprehensive Plan (A)**

Presented by:

Stephen Padua, Long Range Planning Manager

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Padua presented the Docket.

COMMISSIONER KRASS asked if there had been anything that did not make it into the 2025 Docket and if there is a limit to the number of Docket items. Padua replied that the Docket contains everything considered for the Work Plan this year.

VICE-CHAIR PATTERSON asked for clarification that three Docket items were requirements and that the Land Use issue meets criteria. Padua replied that criteria has been met.

CHAIR VOISS asked if Site 92 next to the Food Bank will stay as-is. Padua replied correct, a city designated landmark.

VICE-CHAIR PATTERSON asked for clarification regarding facilities designations. Padua replied that zoning and land use designation changes for each site will be explained when presented later in the year.

CHAIR VOISS opened the Public Hearing.

Padua stated that no one had signed in to speak. The audience present and virtual were asked if anyone would like to speak.

- **Connie Marsh**, Squak Mountain, stated that explanations for how Docket items fit criteria used to be presented up front without a need for further research. The name *single-family zone* should be changed to a new residential zone that more accurately describes the allowed uses. Changing a name instead of the upzoning is the conversation and is not fair to the community.

CHAIR VOISS closed the Public Hearing.

MOTION by VICE-CHAIR PATTERSON to recommend approval of the Docket of proposed Issaquah Comprehensive Plan amendments as presented. MOTION seconded by COMMISSIONER ZAKHAROFF.

COMMISSIONER KRASS asked for clarification that the MOTION is to approve the Docket in general with details discussed in future meetings. Padua replied correct, required by State Law for the Docket to be approved before using staff and resources for further discussion. CHAIR VOISS replied that amendments can be changed or subtracted but not added.

The Commissioners stated that in general, having no questions or issues at this time. The MOTION passed unanimously.

4. **Regular Business (00:32)**
 - a) **Co-Living Housing Code Amendments (D)**
Presented by:
Christen Leeson, Principal Planner

Leeson presented the Amendments.

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COMMISSIONER KRASS asked for clarification regarding multiple units as one dwelling unit. Leeson replied that there are not full kitchens and therefore not counted as a full unit. COMMISSIONER KRASS asked for clarification regarding parking and color designations on a slide, and Leeson explained.

COMMISSIONER ZAKHAROFF asked if there is required minimum square footage per unit or person. Leeson replied that building code provides minimum sizes.

COMMISSIONER KRASS asked if Co-Living will be predominantly new builds or conversions, and if there is feedback from developers. Leeson replied that micro-units will be new builds, and Single Room Occupancy (SRO) should be mostly conversions.

CHAIR VOISS asked how SROs are different from a hostel. Leeson replied that 30-day occupancy is required but that the question will be looked into. CHAIR VOISS asked if there would be covenants, in example, regarding flipping bedrooms into a bed and breakfast situation. Leeson replied that the question would be looked into, but that leases are required. CHAIR VOISS asked if Issaquah has a hostel and Leeson replied not being aware of any.

COMMISSIONER KENNEDY stated that local code must be changed to meet state standards, so debating details is not productive. CHAIR VOISS asked what staff needs in light of the comment by COMMISSIONER KENNEDY. Leeson replied that some details may be able to be put into code.

COMMISSIONER KRASS asked if longer term lease requirements than 30 days could be added to avoid bad behavior. Leeson replied that the question will be looked into. COMMISSIONER ZAKHAROFF stated agreement with COMMISSIONER KRASS, that there will be ways for an owner to make money but that do not solve the housing problem.

CHAIR VOISS asked if there is an actual demand for SROs, and Leeson replied not a large demand. COMMISSIONER ZAKHAROFF stated that there will be young adults interested.

5. Reports

a) Council Update (00:51)

Padua stated that staff will be working on a light rail station preferred option this year that will also come to the Commission. A link to materials would be emailed to Commissioners.

6. Other Business/Announcements

Padua stated that the meeting is the last meeting attended by Madelyn Nelson, Planning Intern, having obtained a position with the City of Mercer Island. CHAIR VOISS and Padua thanked Nelson.

Padua stated that project schedules are still being finalized for the next six months.

7. Adjournment

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CHAIR VOISS adjourned the meeting at 7:24 p.m.

Respectfully submitted,

Carolyn Garza, LLC
Recording Secretary