MINUTES

PLANNING POLICY COMMISSION
6:30 p.m. – Thursday, November 13, 2025

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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 Patterson, Commissioners Adair, Krass, Matthews, Millender-Irwin, Mohl-Barouh, Oliner, and Zakharoff (virtual)
Absent:	
Staff Present:	Amanda Jackson, Meeting Assistant Kate Kaehny, Principal Planner Christen Leeson, Planning Manager John Mortenson, Transportation Engineering Manager Stacy Vynne McKinstry, Sustainability Manager

2. Approval of Minutes

a) Minutes of October 23, 2025

With no changes or comments, the Minutes were approved.

3. Public Comments (General)

There were no requests to speak.

4. Public Hearing *(00:02)*

a) **IMC 18.606 Proposed Landscaping Amendments (A)**
Presented by:
John Mortenson, Transportation Engineering Manager

Mortenson presented the topic.

COMMISSIONER ADAIR asked if bridging a gap between three parcels would require a five-foot square planting area. Mortenson replied that there will not be a landscape planter strip, because the interim pedestrian and bicycle connections are an exemption and not a deviation.

CHAIR VOISS opened the Public Hearing.

- **Mike Bailey**, 275 East Sunset Way, stated having landscaping questions but chose to speak to staff following the meeting.

There were no virtual requests to speak. CHAIR VOISS closed the Public Hearing.

MOTION by VICE-CHAIR PATTERSON to approve the Chapter 18.606 Landscaping Amendments as presented. MOTION seconded by COMMISSIONER OLINER.

COMMISSIONER MOHL-BAROUH stated that the lack of Public Comment seems to indicate support for the measure.

COMMISSIONER KRASS stated that Mortenson had done an excellent job and felt comfortable moving forward.

COMMISSIONER ADAIR stated that the amendments are logical and straight-forward.

COMMISSIONER ZAKHAROFF thanked Mortenson for the excellent presentation.

CHAIR VOISS stated that amendments make sense.

The MOTION passed unanimously.

5. Regular Business

a) **Issaquah Climate Action Plan (ICAP) (D)** *(00:22)*
Presented by:
Stacy Vynne McKinstry, Sustainability Manager

Vynne McKinstry presented the topic.

COMMISSIONER MOHL-BAROUH stated that there is a lack of electricity capacity in the older part of town, that Puget Sound Energy (PSE) does not have the capacity in the bulk of Issaquah for electric charging stations, and that a major infrastructure fix had been discussed and abandoned in the past. COMMISSIONER MOHL-BAROUH asked what the next options would be. Vynne McKinstry replied that the Climate Commitment Act has been upheld, providing funding for city and partner projects but also additional rebates and incentives to community members. COMMISSIONER MOHL-BAROUH asked what will happen if there are cuts to services, and Vynne McKinstry replied that as city budget allows, projects will be prioritized and funded, focusing on continuing to work with the community to change behavior and access rebates and incentives through the utility, and that the city cannot achieve alone.

COMMISSIONER MILLINDER-IRWIN stated that the PSE process for Electric Vehicle (EV) stations in multi-family is cumbersome, and the older established community does have a challenge with electrical capacity; an option could be for developers to address the issue as the community is being built, and that options that may be available outside of PSE for more EV charging accessibility in existing multi-family communities should be addressed.

COMMISSIONER ZAKHAROFF stated agreement with COMMISSIONER MILLINDER-IRWIN, further explained the situation with PSE, and stressed education and creativity toward options aside from rebates.

COMMISSIONER KRASS asked if two new townhouse projects being built include EV charging, and if so, what had convinced developers that EV charging is worth building into the cost structure. Vynne McKinstry replied that information specific to the projects mentioned would be researched. Leeson replied that there are two levels of EV charging availability, plugs installed or ready for plugs to be installed, and that new multi-family projects are required to be ready for plugs to be installed. CHAIR VOISS stated that conduit is already in place. COMMISSIONER KRASS asked if customers are expressing a desire for EV charging, and Vynne McKinstry replied that a question is if the requirements should be increased further for multi-family; Redmond passed a 100% requirement for EV ready. Leeson replied that code has not been in place long enough to know the answer to the question of COMMISSIONER KRASS. COMMISSIONER KRASS stated requirements are understood, but asked what conversations between the city and developers reveal around costs and decisions.

COMMISSIONER ADAIR asked if solar panels over commercial parking lots have been explored. Vynne McKinstry replied that benefits above energy are protection from elements and reduction of urban heat islands, and that the city if interested.

COMMISSIONER MATTHEWS stated that electrical capacity may not be the only limitation for multi-family units mentioned, that there may not be actual spots for them, and asked if condominiums could share street frontage and cost.

COMMISSIONER OLINER stated that geographical distribution is important, broad distribution of EV ready rather than all in one area only, and that EV sales have been tapering off should be considered. Vynne McKinstry replied that state data can be used to track sales by zip code.

VICE-CHAIR PATTERSON asked if proximity EV charging station banks in parking lots could be considered regarding required charging units in a multi-family development, that bike storage rooms in developments are a great opportunity, and that shared recreational space could be an opportunity towards required area square footage.

CHAIR VOISS thanked staff for the work on ICAP, stated that further general comments could still be made, and that there would be an opportunity to ask more detailed questions later in the meeting.

COMMISSIONER MOHL-BAROUH stated that during extreme heat two years ago, Gilman Village had no power for two Sundays, possibly due to the amount of air conditioning being used in that grid, and that additional electrical requirements may run the risk of damaging the amount of commerce that can occur.

COMMISSIONER ADAIR stated that due to abuse of electric bikes, regulations regarding the use of electric bikes should be concurrently developed, including minimum operator age. Vynne McKinstry replied that there is language being developed to address. CHAIR VOISS replied that

among the abuses mentioned are dangerous operation through pedestrian areas and electric bikes and scooters being left inappropriately and vandalized.

Vynne McKinstry asked for reaction to the recommendation to look more broadly at general language regarding not only specific topics but across city code in general.

COMMISSIONER KRASS stated agreement but asked for clarification regarding measurement. Vynne McKinstry replied that another committee will be formed focusing on metrics.

Vynne McKinstry asked for reaction to the recommendation to expand sustainable design standards in city code but with a strong climate and sustainability lens applied to updates.

COMMISSIONER OLINER stated support for alternative measures other than LEED Platinum. CHAIR VOISS stated agreement with COMMISSIONER OLINER.

Vynne McKinstry asked for reaction to the recommendation to consider broader language regarding implementation of the missing middle housing ordinance in relation to benefitting climate mitigation.

COMMISSIONER ADAIR stated agreement that walkability should be prioritized over missing middle housing, as middle housing has been covered well. COMMISSIONER MOHL-BAROUH stated agreement with COMMISSIONER ADAIR.

VICE-CHAIR PATTERSON stated that sustainability and walkability is covered in other areas and should apply to all housing, and that middle housing involves affordability and availability rather than specifying middle housing in the Climate Action Plan. CHAIR VOISS stated agreement with VICE-CHAIR PATTERSON and stated that people using the codes become frustrated when they are addressed in more than one area.

COMMISSIONER MOHL-BAROUH stated that there are constant conflicts in the city of Seattle regarding the expense of applying climate action policies.

Vynne McKinstry asked for reaction to the recommendation regarding updating land use code to promote multi-modal transportation.

COMMISSIONER MOHL-BAROUH stated that before a bike lane is added the need should be established, an example being at Northeast 35th where a needed traffic lane was lost to a bike lane that is rarely used, and that when many different modes of transportation cross in front of cars, different rates of movement should be allowed, in example stop lights for pedestrian crossings.

COMMISSIONER OLINER stated that redundancy across codes should be avoided due to confusion, as VICE-CHAIR PATTERSON had stated in response to the previous question. CHAIR VOISS stated agreement.

Vynne McKinstry asked for reaction to the considerations regarding bike or scooter storage and charging in multi-family. There were no comments.

Vynne McKinstry asked for reaction to the recommendation to remove requirements for single-family EV infrastructure, already covered by the State.

COMMISSIONER MILLINDER-IRWIN stated again supporting a focus on EV in multi-family and specifically in older communities that are potentially more challenged.

CHAIR VOISS stated support for allowing the State requirements to remain.

COMMISSIONER KRASS asked if there are incentives that could be offered such as speedier or less expensive permits for single-family.

CHAIR VOISS stated that with a flat economy, incentives rather than requirements are more appropriate.

Vynne McKinstry asked for additional reaction to strengthening multi-family requirements for EV charging and stated having recorded thoughts given earlier in the meeting.

VICE-CHAIR PATTERSON asked if there are any state requirements for new or existing EV. Vynne McKinstry replied yes, and that specific information can be brought back.

COMMISSIONER KRASS stated that if PSE does not have a shared goal moving forward will not occur, asked why PSE does not prioritize, and related that a condominium HOA leader had abandoned installation of two EV spots due to exorbitant cost. Vynne McKinstry replied that PSE has decarbonization requirements but that there will be continuing efforts to build out capacity.

COMMISSIONER MOHL-BAROUH asked if the city would schedule charging times outside of peak periods. Vynne McKinstry replied that PSE has programs that can be signed up for where, in example, during major electrical demand, PSE can lower your thermostat, and the programs can be promoted, but that education regarding conservation can be put in place.

COMMISSIONER MILLINDER-IRWIN thanked Vynne McKinstry for the presentation and the opportunity to comment. CHAIR VOISS and COMMISSIONER ZAKHAROFF stated agreement.

CHAIR VOISS reiterated a desire to see multi-family remain at the state level for the near future.

Vynne McKinstry stated that feedback would be sorted for a summary for the Environmental Board, returning to Planning Policy in 2026 with any actions with policy implications related to land use, and that additional ideas and follow up can be emailed.

6. Reports

a) **Council Update** *(01:25)*

Leeson stated that updated land use application and permit fees and updated fire fees were approved by Council. The Comprehensive Plan and Food Bank Rezone were approved on consent. Council approved a two-year extension of the Bellevue College Development

Agreement for the 19-acre parcel, with the College required to conduct community outreach during the two-years regarding how to use the site.

7. Other Business/Announcements

a) **Upcoming Schedule**

Leeson stated that there are no second meetings in November and December, 2025, because of Thanksgiving and Christmas holidays. The first meeting in December may be cancelled as the Light Rail criteria may not be ready.

Leeson introduced new Principal Planner Kate Kaehny.

8. Adjournment

CHAIR VOISS adjourned the meeting at 8:03 p.m.

Respectfully submitted,

Carolyn Garza, LLC
Recording Secretary