



MINUTES

PLANNING POLICY COMMISSION 6:30 p.m. – Thursday, January 22, 2026

1. Call to Order

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

Commissioners Present: Chair Voiss, Commissioners Adair, Krass, Matthews, Millender-Irwin, Mohl-Barouh, and Oliner

Absent: Vice-Chair Patterson and Commissioner Zakharoff (Excused)

Staff Present: Amanda Jackson, Meeting Assistant
Kate Kaehny, Principal Planner
Christen Leeson, Planning Manager

2. Approval of Minutes

a) Minutes of January 8, 2026

With no changes or comments, the Minutes were approved.

3. Public Comments (General)

There were no requests to speak.

4. Public Hearing (00:03)

a) **2026 Docket of Proposed Comprehensive Plan Amendments (A)**
Presented by: Kate Kaehny, Principal Planner

Kaehny presented the proposed amendments.

COMMISSIONER MOHL-BAROUH asked for clarification regarding a formula table for land uses in different Issaquah zones. Leeson replied that the formula is always in Land Use Code. Kaehny replied that confusion may have occurred because there had also been a table in the Comprehensive Plan that had Land Use designations and zones.

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

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MOTION by COMMISSIONER KRASS to approve the 2026 Docket as presented. MOTION seconded by COMMISSIONER OLINER.

COMMISSIONER KRASS stated that the Docket is straightforward.

The MOTION passed unanimously.

5. Regular Business (00:21)

a) Housing 101 (D)

Presented by: Christen Leeson, Planning Manager and Mark Stanger, Senior Planner with A Regional Coalition for Housing (ARCH)

Leeson introduced the topic.

Stanger continued the presentation.

COMMISSIONER MOHL-BAROUH asked for clarification regarding the Affordable Housing requirement. Stanger replied that city plans, policies and regulations make it possible for the target to happen, but that the target requirement is not a requirement to create. Leeson replied that as Planners are not Developers, what the Planners can do is ensure that there is enough space for development to occur, not controlled but accommodated for.

Stanger continued the presentation.

Leeson concluded the presentation.

COMMISSIONER ADAIR asked for clarification regarding lifetime covenants on ARCH properties. Leeson replied that when sold, the owner must notify ARCH which advertises the property and sets the price. COMMISSIONER ADAIR asked for clarification regarding buyers and ARCH. Leeson replied that ARCH is not applied to, but for sales there is a list of owners and rentals that require proof of qualifications.

COMMISSIONER MOHL-BAROUH asked how expense of staff labor is determined regarding ARCH. Leeson replied that it is not determined and staff provides the service. COMMISSIONER MOHL-BAROUH asked for clarification and Leeson replied that staff receive salaries from the general fund of the city, and part of the job is to review as any other project.

COMMISSIONER KRASS asked for clarification regarding the ability to fill the largest gaps in housing over the next 20 years. Stanger replied that there are a combination of subsidies and regulations that are involved. COMMISSIONER KRASS asked if developers want to build rentals, and if a mixed development is possible. Leeson replied that housing will be mostly rental for lower income levels and that ownership begins at approximately 70% and above. Stanger replied that there are some sale units in the ARCH program for 50% of median.

COMMISSIONER OLINER asked if the presentation slide deck could be made available to Commissioners and Leeson replied yes.

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COMMISSIONER ADAIR asked if Homeowner's Association (HOA) fees are regulated as part of covenants. Stanger replied that when the home is initially priced, HOA fees including any upfront contribution required are incorporated, and fees rising over time has become an issue.

COMMISSIONER MATTHEWS asked for clarification regarding requirements between Urban Village versus Mixed-Use. Leeson replied that Issaquah Urban Villages are Issaquah Highlands, Talus, and Lakeside, obligations for affordable housing met. COMMISSIONER MATTHEWS asked if retail must be replaced. Leeson replied that if a business is taken out, the employment opportunities must be replaced one for one, and a way to codify is being worked on.

COMMISSIONER MILLENDER-IRWIN asked for clarification regarding the ARCH model and office building conversions into affordable housing. Stanger replied that ARCH would defer to any city regulations. Leeson replied that there are two upcoming projects that will be required to comply with ARCH covenants.

6. Reports

a) Council Update (01:23)

Leeson stated that Impact Fees, the Docket, and an Issaquah Climate Action Plan (ICAP) update will be discussed at the Planning, Development and Environment Committee meeting on February 3, 2026. On March 9, 2026, Removing Barriers to Development will be brought to Council and resulting amendments will eventually come to the Planning Policy Commission.

7. Other Business/Announcements

a) Upcoming Schedule

Leeson stated that there are three Commissioners with term limits expiring in 2026, and applications are available if interested in applying again. Positions are open throughout the city on various Boards and Commissions.

8. Adjournment

CHAIR VOISS adjourned the meeting at 7:56 p.m.

Respectfully submitted,

Carolyn Garza, LLC
Recording Secretary