



MINUTES

PLANNING POLICY COMMISSION 6:30 p.m. – Thursday, March 26, 2026

1. Call to Order

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

Commissioners Present: Vice-Chair Patterson, Commissioners Adair, Matthews, Oliner, and Zakharoff

Absent: Chair Voiss, Commissioners Krass (Excused) and Millender-Irwin (Unexcused)

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

2. Approval of Minutes

- a) Minutes of March 12, 2026

With no changes or comments, the Minutes were approved.

3. Public Comments (General)

There were no requests to speak.

4. Regular Business

- a) **Title 18 Clarifying Amendments: Residential Use Definitions and Day Care Standards (D) (00:04)**

Presented by:

Yeyi Chen, Associate Planner

Kate Kaehny, Principal Planner

Kaehny introduced the topic. Chen presented Amendments.

COMMISSIONER ADAIR asked if the maximum of six residents in an Adult Day Care includes caregivers, and if someone remaining overnight is considered a resident. Chen replied that the six-person limit is limited to individuals under care and caregivers are not counted.

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Chen continued the presentation.

VICE-CHAIR PATTERSON asked if operators are informed of the timing of covenant records for applications and Chen replied that Traffic Impact Fee waivers will be upfront in code with the proposed amendment, and that there is communication throughout the building process. VICE-CHAIR PATTERSON asked if a covenant expires if a property is sold and not used as a Day Care, and Chen replied yes.

Chen concluded the presentation.

VICE-CHAIR PATTERSON asked, regarding the dwelling unit definition, if there are any covenants, permits, or prior approvals with the old definition that need to be considered regarding a new update. Chen replied that the definition for multi-family residential is the only residual point that might have been overlooked during the implementation of Middle Housing code, but that there does not appear to be any issues.

COMMISSIONER OLINER asked if there is grandfathering under existing code once a project is vested and approved and Chen replied yes.

Kaehny presented next steps.

b) **Promoting Building Investment in Issaquah: 2026-2027 Work Plan (D)**
(00:15)

Presented by:
Christen Leeson, Principal Planner

Leeson began the presentation.

COMMISSIONER ADAIR asked for clarification regarding street window requirements for multi-family. Leeson replied that 40% are required to be windows and doors but that the ground floor level starts at six feet or above. COMMISSIONER ADAIR asked for clarification that the requirement is not for an actual ground floor. Leeson replied that the requirement is for a first story but at six feet. COMMISSIONER ADAIR asked if an example would be Townhomes on Newport Avenue, and Leeson replied yes.

COMMISSIONER OLINER asked for clarification regarding through-block connectors. Leeson replied that the width of a connector is currently 10 feet, changed from 40 feet, but that issues need to be addressed. COMMISSIONER OLINER stated that 10 feet is more of an alley than a connector.

Leeson continued the presentation.

COMMISSIONER OLINER asked if Leed Platinum is reviewed for sustainable development standards and Leeson replied yes.

Leeson concluded the presentation.

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VICE-CHAIR PATTERSON suggested that changes be labeled or tagged with reasons for transparency to community members, and Leeson replied that each neighborhood in Central Issaquah has individual visions that could be included.

COMMISSIONER ADAIR stated being skeptical of for-profit corporations and that more examples of why changes are really needed would be helpful.

COMMISSIONER OLINER stated that the public in general is suspicious of developers in regard to the community being left to resolve issues following building and addressed an issue regarding cost and paint colors.

COMMISSIONER MATTHEWS stated agreement that concrete examples need to be provided by developers for requested changes so that the community understands reasoning.

VICE-CHAIR PATTERSON stated that, regarding Artificial Intelligence (A.I.), that specific problems to address need to be identified such as consistency or speed of review to determine what is hoped to be streamlined.

COMMISSIONER ZAKHAROFF stated gave an example of another organization using A.I.

5. Reports

a) Council Update (00:46)

Leeson stated that there were no updates.

6. Other Business/Announcements

a) Upcoming Schedule

Leeson stated that a tour should be organized but did not specify further. VICE-CHAIR PATTERSON referenced the Middle Housing Walking Tour taken by Commissioners last year.

7. Adjournment

VICE-CHAIR PATTERSON adjourned the meeting at 7:19 p.m.

Respectfully submitted,

Carolyn Garza, LLC
Recording Secretary