



Community Planning & Development

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MEMORANDUM

TO: Planning Policy Commission
FROM: Christen Leeson, Senior Planner
RE: Title 18 Update – IMC 18.400 Zones
DATE: May 12, 2022

Meeting Purpose

The purpose of the May 12th, 2022 Plan Planning Policy Commission (PPC) meeting is to provide comments and feedback pertaining to IMC 18.400 Zones.

Background

The Council Ad Hoc Committee's Title 18 Update Desired Goals and Outcome document identifies the following priority relevant to this topic:

Goal 8: *Neighborhoods retain their charm and distinctive character, pattern, and setting that includes both built and natural environments. Update codes and standards to retain and protect essential characteristics in established neighborhoods.*

Desired Outcome: Neighborhoods retain their charm and distinctive character, pattern, and setting that includes both built and natural environments.

Goal 13: *Modernize code and incorporate best practices.*

Desired Outcome: Create a well-organized, clear code that improves public access to information; provides tools that address community needs; and helps create the kinds of places the community expects.

These draft chapters consolidate development standards that govern Zones into a new chapter to maintain existing standards and preserve the valued characteristics of each neighborhood. To create this chapter, sections from the following existing chapters are consolidated:

- IMC 18.06 – Establishment of Zoning Districts
- IMC 18.07 – Required Development and Design Standards
- IMC 18.19A – Central Standards Chapter 4, District Standards
- IMC 18.19B – Issaquah Highlands Replacement Regulations

- IMC 18.19C –Talus Replacement Regulations

The packet includes a summary of substantial changes, which focus on improvements to organization of code, process or implementation of direction from the Administration or the Commission. The following Summary describes the notable changes made.

Summary of Changes for IMC 18.400 Zones

The following summarizes the substantive changes made to develop the proposed **18.400 Zones** chapter and the reasoning behind it. The changes are based on the gaps analysis, previous discussions with the Planning Policy Commission, a Staff evaluation of existing code and feedback from the City attorney’s office.

CHANGE	REASON
1. New chapter takes existing text and creates new organization. Article I provides an overall intent statement for the City’s zones and provides standards for designating zones and zoning boundaries. Articles II – IV contain descriptive intent statements for all the City’s zones.	Consolidates zoning chapters from IMC 18.06, 18.19B, 18.19C and Central Standards Chapter 4 into one chapter.
2. Minor text edits that clarify code language.	Improve clarity and remove duplication without making substantive changes.
3. Identical zones for Talus and Issaquah Highlands are combined.	Removes duplication and consolidates these chapters with the rest of the code. Nuances between the two neighborhoods are addressed in individual neighborhood overlay chapters which are currently under development.
4. Retail Commercial zones was removed.	This zone is not mapped anywhere in the city.
5. Animal regulations changed to reference King County and State regulations	Staff evaluation indicates County and State codes have the same intent and use similar metrics but expand the tools that can be used to regulate domestic animals.

6. Relocated several sections of code from Permitted uses and Form and Intensity to consolidate zone regulations.	Simplifies code and adds clarity for development regulations.
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Previous Meetings

- October 28, 2021 – Joint Meeting Planning Policy Commission with Development Commission: Zoning and Uses, ([agenda](#) / [video](#) / [minutes](#))

Timeline

- May 12th, 2022 – Public Hearing: IMC 18.300 Subdivisions, IMC 18.400 Zones, IMC 18.402 Permitted Uses, IMC 18.404 Form and Intensity, and IMC 18.500 Land Use Standards.
- May 26th, 2022 – Deliberation: Title 18 – IMC 18.400 IMC 18.300 Subdivisions, IMC 18.400 Zones, IMC 18.402 Permitted Uses, IMC 18.404 Form and Intensity, and IMC 18.500 Land Use Standards
- September 2022 – Public Hearings: Consolidated Draft Title 18 Update

Attachments

- A. Summary of Public Comments

A. Summary of Public Comments

No.	Source	Date	Commentor Name	Comment	Response Notes
Z-14	Email	7/26/2021	Kristi Tripple	18.07.020 (Maintain existing historic design/scale) seems this section needs more context; could potentially be at odds w/CIP by using the word "existing". .040 (Setbacks) transparency w/ pertinent info from traffic studies? .105 (Essential Public Facilities) #7 separation should be 1000'. .210 (parking/storage vehicles boats) Address transient vehicles/overnight parking. .240 (undeveloped property - habitation) Expand hours to 8p-7a. .355 (Building Height Adjustments) C1B - does 25% step-back still make sense? #6 tree clusters not conducive to urban/mixed setting - flexibility in implementation?	This chapter has been rewritten to resolve out of date language but there have been no significant changes to the way Form and intensity are regulated. Additional policy discussion on these topics may be appropriate during the forthcoming Comprehensive Plan update.
Z-17	Email	10/28/2021	Susan Neville	The Land Use Code changes for zoning, land use and forms & intensity will have one of the largest impacts on Issaquah future. Maintaining our low-density neighborhoods on Cougar, Squak and Tiger foothills are a high priority. Meeting our 2040 growth projection of 3200 units can be easily done on the valley floor.	No changes have been made to zoning or development densities in this code update. Minor changes to form and intensity rules are meant to clarify currently confusing standards.