



## MEMORANDUM

**TO:** Planning Policy Commission  
**FROM:** Christen Leeson, Senior Planner  
**RE:** Title 18 Update – IMC 18.402 Permitted Uses  
**DATE:** May 12, 2022

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### Meeting Purpose

The purpose of the May 12th, 2022 Plan Planning Policy Commission (PPC) meeting is to provide comments and feedback pertaining to IMC 18.402 Permitted Uses.

### Background

The City of Issaquah currently regulates Permitted Uses across separate regulatory codes. Four standalone tables of permitted uses are in the following locations: for Central Issaquah in Central Issaquah Design and Development Standards (Central Standards) Chapter 4; for Issaquah Highlands and Talus in the Replacement Regulations at IMC 18.19B and IMC 18.19C, respectively; and for the rest of the City in IMC 18.06. Similarly, specific standards that certain uses must adhere to are mentioned as footnotes underneath these existing tables, which cross-reference other chapters within Central Standards, IMC 18.19B, IMC 18.19, or, most commonly, IMC 18.06 and IMC 18.07. The Council Ad Hoc Committee's Title 18 Update Desired Goals and Outcome document identifies the following priority relevant to this topic:

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

#### Desired Outcomes:

- 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.

### Summary of Changes

The following summarizes the substantive changes made to develop the proposed **18.402 Permitted Uses** chapter. The changes are based on the gaps analysis, previous discussion with the Planning Policy and Development Commission, a staff evaluation of existing code and feedback from the City attorney's office.

CHANGE	REASON
1. Consolidated permitted use tables for approximately 250 land uses regulated across Issaquah's 32 zones into two tables: One for residential, commercial and mixed use zones, the other for Community Facilities.	The update is to pull four documents into one chapter to make it easier for all users to understand.
2. Where appropriate, similar uses are consolidated into broader use categories to reduce the number of rows in each table. For example, personal service establishments, clothing stores, shoe cobblers, and other retail categories that previously shared identical use permissions are now consolidated under "Retail/Service, General." Staff will rely on the definition(s) of retail/service to determine appropriate uses.	This change implements consolidation and simplification of the code. With constantly changing/new retail and services, it makes it easier for staff to determine a permitted use.
3. Prohibited and were unclassified use rows removed from individual lines under each category and moved to Section 18.402.020.	The change was made to shorten and simplify the table.
4. Permitted Uses currently include a number corresponding to the Level of Review. This number has been removed and simplified with a "P" to indicate where a use is permitted in any capacity. Levels of Review will be addressed in a new threshold table for Levels of Review in the forthcoming draft for IMC 18.200 Procedures.	This change was made for clarity and improvement to City process. The city currently has two systems of Levels of Review. IMC 18.06 uses numbers in for permitted uses because it contains primarily single use zones (SF, MF, PO, ...). The Central Standards contain mixed use zones and relies on building/site size or project location to determine procedures. In trying to create a consistent method across the city, we want uses to either be permitted or not, and procedures to be clear and simple. Therefore, the two will be separated.
5. Use specific standards, which previously existed as footnotes, have been relocated to 18.500 Land Use Standards and are now cross referenced in the rightmost column called "Reference/Notes" in each permitted use table.	Change part of code consolidation and simplification.
6. "Live/work" and "Dwellings, Single Family: Attached on individually owned lot" were added from the Talus and Issaquah Highlands Replacement Regulations.	Brought in to ensure these existing uses were not made non-conforming.
7. The "Accessory Uses" category was removed.	This simplifies and clarifies the table. These accessory uses are still allowed in the same

	zones as currently allowed but accessory concerns such as parking are addressed in other chapters.
7. Moved existing footnotes either to Reference/Notes, Zones, Land Use Standards, or Overlays, whichever applicable.	Most of the footnotes referenced the design or specific standards related to the uses. Moving these out of footnotes simplifies the table, and the code, for all users. The Reference/Notes will be fine-tuned prior to the final public hearing.

## Previous Meetings

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

## Timeline

- May 12<sup>th</sup>, 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 26<sup>th</sup>, 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

- Summary of Public Comments

## Attachment A Summary of Public Comments

Date	Commentor Name	Topic	Comment	Response Notes
7/22/2021	Steve Bolliger	Zoning & Permitted Uses	Please be bolder when integrating Issaquah's commitment to sustainability and climate change in the update. UC Berkeley research shows infill development as the top strategy in reducing carbon emissions (see PDF Database). We need to stop sprawl immediately and look to infill strategies to continue accommodating growth in a sustainable way. Open up as many compatible uses as we can in our zoning designations and densify our existing neighborhoods that are nearby transit. A hybrid type zoning model that incorporates form-based and traditional elements to increase mixed-uses, green spaces, affordable housing and transportation options while still supporting the look and character of our neighborhoods.	No changes to zones and allowed densities were incorporated into this update. Rather, this update consolidates different zoning regulations, currently spread throughout different codes and chapters, into one place. A broader discussion about hybrid zoning and disbursed commercial would be appropriate during the Comprehensive Plan update, and any changes in city policy could be reflected through later code changes/updates.
7/26/2021	Kristi Tripple	Zoning & Permitted Uses	18.06.120 (Intro) Suggest redefining purpose to strengthen. 18.06.130 (LU Table, Level 3 Review) Front, Sunset, NW Maple abutting I90 & SR900. Not sure this is still issue w/CIP standards in place. (Footnote for temp uses) Suggest language to more readily allow ease of use for pop ups/temporary uses. (Drive Thrus) Only community facilities? Internal urban village/core (we've seen in COVID time, drivethrus were helpful to serving community). 18.06.140 (EV) Concern about transformer size/utility placement based on new req.	The section and intent for the UV Zones was updated as part of the 18.400, Establishment of Zones. Thresholds of review are being updated as part of the 18.200, Procedures Update. Temporary Use standards will be addressed in a future draft this summer.
10/29/2021	Jenni Bingham	Zoning & Permitted Uses	Do not up zone single-family neighborhoods. The historic Issaquah valley floor is disappearing with tall buildings and traffic from I-90.	No changes to permitted uses or increases in allowable density were made to any of Issaquah's single-family zones.
11/3/2021	Saksham Bhatla	Zoning & Permitted Uses	Increasing density is essential for allowing a more diverse and denser neighborhood. However, it must be done in a planned manner with more public transit, enough green spaces, roads and other infrastructure to be able to support that.	No changes to zones and allowed densities were incorporated into this update. However a broader discussion about substantial zoning changes that increase residential density would be appropriate during the Comprehensive Plan update, and any changes in city policy could be reflected through later code changes/updates.

Date	Commentor Name	Topic	Comment	Response Notes
10/28/21	PPC/DC Members	Permitted Uses	Allow more daily needs uses in single family zones to reduce traffic, carbon emissions and to create more self-sufficient neighborhoods.	This will be considered during the next Comprehensive Plan update and future single family discussions.
10/28/21	PPC/DC Members	Permitted Uses	Storage facilities do not enhance the street and pedestrian feel. Do not allow these in many zones.	Outdoor Storage Facilities are allowed only in the IC zone. Self-Storage Facilities (completely enclosed) are allowed outright in the PO, MU, IC, UV-COM/RET, and UV/MUR zones. In the MU-CI zone, this use is only allowed on parcels fronting East Lake Sammamish Parkway SE or 221st Place SE. Not allowing these uses in the most of the current zones where they are allowed would create non-conforming uses for the existing businesses.