

Draft Title 18 Future Updates

Updated 7.27.2022

Bucket	Draft Section	Task #		Intent of Task	Desired Outcome	Staff Suggested Action(s)	Covered under existing Goals/Outcomes Chart of Title 18
Bucket 1: Natural Environment							
	Critical Areas	1	Stream Buffers	This item is to do a more on the ground assessment of streams and determine the best strategies to improve habitat function and determine appropriate buffer widths in consideration of existing buffer conditions and best available science.	Establish stream buffer regulations that preserve the natural environment and establish stream buffer widths by location, habitat conditions, and existing land uses including type and extent of existing development. Recommend enhancement/restoration/mitigation actions that could be applied within existing buffer widths that would result in a net gain (demonstrable lift in habitat function). Prepare a strategy memorandum for developing a grant program to improve buffer habitat.	Following the Title 18 update project, conduct city-wide existing stream buffer and channel characterization for Type F Streams, limited update of Type S streams and non-fish bearing streams to see if anything major has changed since 2003 report by Parametrix, and coordinate with King County's Flood Plain and Channel Migration Study for Issaquah Creek.	Stream buffers are covered under existing Goals and Outcomes Chart for Title 18 update. A technical memo which reviews existing best available science for stream buffer widths is under development with the current Title 18 update. Some changes related to stream buffers that are in the proposed current draft include: buffer reduction or buffer averaging is no longer allowed, categorization follows Washington State Fish and Wildlife (WDFW) and consolidates Class 2 fish bearing streams with salmonids (100' buffer) and non-salmonids (75' buffer) category to Type F with 100' buffer, eliminates Class 4 streams (25' buffer).
		2	Noise Code update	An individual in the community identified that if lighting code was being updated then noise code should aslo be updated.	Establish clear regulations for noise. To ensure modern best practices are incorporated into the code, Staff will evaluate potential additional regulations for noise impacts instead of adopting State Noise Code.	Following the Title 18 update project, examine adequacy of existing noise code langauge in Issaquah Municipal Code (IMC) and determine community noise concerns. Evaluate peer city regulations related to noise. Identify best practices and criteria for regulating noise. Based on findings, staff will propose any changes to regulate noise.	Not covered.

		3	Sustainability Points Based System	Create codes for sustainable development that would provide a flexible yet verifiable way for developers to achieve the City's desired sustainability goals.	Establish codes that result in more sustainable development and is actually favored and used by developers.	Following the Title 18 update project, evaluate a priority based system for sustainable development (ecological score and deep green incentives program).	Sustainable Development requirements are covered under the Goals and Outcomes Chart. See ICAP table for detailed discussion on items related to this goal that are included in the current update. These requirements that are embedded in various chapters and are prescriptive rather than optional points based. Staff is evaluating ecological score based system for the landscaping chapter. See more discussion under Building Design Section in Bucket 4 below.
	Outdoor Lighting						
	Shoreline						
Bucket 2: Landscape and Open Space							
	Community Space and Green Necklace						
	Tree Preservation Landscaping						
		4	Prohibited plants list	Community comments identified this item in initial reviews of draft code 18.610.100 as a need to better clarify City regulations and prohibit plants such as spreading bamboo, or Cutleaf/Smooth Sumac. City's preferred and non-preferred tree list is being updated with this code update.	Develop and adopt a list of restricted plants that lead to undesirable environmental harm.	Incorporate and reference King County Noxious Weeds list with the current Title 18 update, but study this issue further to evaluate if any additional research or code update is required.	Not covered.
5	Urban Forestry Program	Community members identified this item in initial reviews of the landscape draft code 18.610, as a separate program that is needed to better clarify City regulations and this level of analysis and program development is beyond the scope of this project.	Establishment of an Urban Forestry Program that defines a clear process for managing and regulating the City's urban forest that is consistent with City goals for landscaping.	Following the Title 18 update project, evaluate peer city programs and regulations, evaluate available and needed resources, and explore further code updates to align with potential program.	Not covered.		
Bucket 3: Zones and Uses							
	Permitted Uses	6	Cluster Housing	Staff identified this item in initial reviews of draft code 18.500.070 as a need to better clarify City regulations.	Establish housing regulations that align with the city's goal for housing diversity and integrate the proper tools for achieving the City's desired diversity of housing options.	Following the Title 18 update project, evaluate best practices for housing diversity regulations and engage the Planning Policy Commission and City Council with desired approach for Cluster Housing Standards.	Covered under Goals and Outcomes Chart-Housing Diversity.

		7	Emergency shelters and Transitional Housing -HB1220	In 2019, the State adopted HB 1220 which requires support of emergency shelters and housing through planning and regulations.	Incorporate new language from HB 1220, which supports emergency shelters and housing through local planning and regulations.	As part of the 2023 Comprehensive Plan periodic update, staff will engage Boards/Commissions and City Council with draft regulations and modified land use goals that comply with HB 1220.	Not covered.
Zones		8	UV-COM/RET zone to allow multi-family development	A community member commented during the Zones and Uses draft code to allow multi-family use in the UV-COM/RET zone.	Address community comments and evaluate if additional multifamily uses should be allowed in UV-COM/RET zone	Following the Title 18 update project, and with Comprehensive Plan update reevaluate if additional zones should allow multi-family uses.	Not covered.
		9	Allow cafes in residential zones	In the evaluation of the Zones and Uses draft code, staff received feedback from the from the Planning Policy Commission to consider allowing small scale uses such as cafes to be allowed in residential areas.	In compliance with Comprehensive Plan Goal-Land Use N-3 and Land Use Policy 0-1, this task would identify the best approach to establish neighborhood hubs and small mixed use developments that serve residents.	Following the Title 18 update project, evaluate peer city regulations and engage the Planning Policy Commission and City Council with desired approach for small mixed use development uses and establish parking requirements.	Not covered.
		10	Prohibit self-storage facilities	In the evaluation of the Zones and Uses draft code, staff received feedback from the Planning Policy Commission to consider eliminating Self-Storage in Issaquah city limits.	Limit uses in the City to those that contribute to vibrancy of Mixed Use and Urban Villages.	Following the Title 18 update project, evaluate modern best practices for supporting urban villages with mixed use developments, engage the Planning Policy Commission and City Council with desired approach for this task	Not covered.
Form and Intensity		11	Impervious Surface limits	Staff identified this item in initial reviews of draft code 18.404.030 as a need to better clarify City regulations for impervious surface that align with Critical Aquifer Recharge Area (CARA).	Establish impervious surface standards that better clarify the intent of the regulation and prevents undesired outcomes and aligns with CARA recharge goals.	Following the Title 18 update project, evaluate peer city regulations related to impervious surface standard regulations. Identify best practices and based on findings, determine if any amendments are need to regulate impervious surface.	Not covered.
		12	School siting and compact school design	Determine if there is development capacity and the supporting infrastructure to site the needed school facilities and plan for school locations/design	TBD	TBD	Not covered.
Subdivisions							
Bucket 4: Building and Design							
	Building Design	13	Sustainable Development	Staff identified this item in initial reviews of draft code 18.606.050 as a need to better clarify Building Design regulations that achieve ICAP Targets.	Align building code regulations with upcoming changes to State Building Code and achieve net zero GHG emissions in renewable buildings by 2030, 25% decrease in building energy use by 2030.	The Washington State Building Code update that incorporates these changes will go into effect in July 2023. At that time, staff will propose an update to the City Building Code that implements the vision of the ICAP. Third party certifications (LEED Gold or equivalent) required for larger buildings, sustainability score based system needs to be thoughtfully developed after Title 18 update.	Covered under existing Goals/Outcomes Chart of Title 18. See ICAP table for items being addressed with this update. Third party certification (LEED Gold or equivalent) required for large buildings.

	Overlays	14	Neighborhood Visions	Staff identified this item in initial reviews of draft code 18.702.020 as a need to better clarify Overlay regulations related to neighborhood character.	Establish better definitions of neighborhood design characteristics that clarifies the City's regulatory process and achieves the city's overall vision.	Through the 2023 comprehensive Plan periodic update process, the staff will explore a neighborhood planning template which will include the establishment of individual neighborhood design characteristics.	Protect Neighborhood Character is one of the Goals/Outcomes.
		15	Eco-friendly materials	Promote or require use of eco-friendly construction materials.	Incorporate requirements for eco-friendly materials - metal roofs, cross laminated timber etc as a more eco-friendly and cost-effective alternative.	Following the Title 18 update project, evaluate best strategies to require eco-friendly materials, address conflicts with architectural design manual and/or building code.	Sustainable Development is one of the goals. Some requirements can be added for eco-friendly materials with the current update but a more robust discussion on building materials is outside the scope of this current update.
	Site and Urban Design	16	View shed study	Staff identified this item in initial reviews of draft code 18.604.040.H as a need to better clarify Views and Vistas.	Establish views and vistas regulatory criteria and deviation options that preserve desired viewsheds	Following the Title 18 update project, conduct a viewshed study and engage Planning Policy Commission and City Council to clarify viewshed regulations.	Not covered.
		17	Wayfinding regulations	Staff identified this item in initial reviews of draft code 18.604.040.B as a need to better clarify wayfinding regulations.	Establish clear wayfinding regulations that support pedestrian-oriented land use and pedestrian connections.	Following the Title 18 update project, evaluate peer city regulations related to wayfinding regulations and the recent wayfinding design efforts conducted by the Parks Department. Based on findings, staff will propose additional language that regulate wayfinding with new developments.	Not covered.
		18	Universal Design regulations	Staff identified this item in initial reviews of draft code 18.604.040.G.1 as a need to better clarify universal design regulations.	Establish clear universal design regulations that support City goals related multimodal access, safety and neighborhood design characteristics.	Following the Title 18 update project, evaluate peer city regulations related to universal design and align with building code regulations. Based on findings, staff will propose additional language that better define universal design with new developments.	Not covered.
		19	Form Based Code in lieu of current strict architectural style	Staff identified this item in initial reviews as an alternative practice to clarify City regulations.	Adopt and establish a land use regulatory system that better achieves modern city goals.	Through the 2023 comprehensive Plan periodic update process, the staff will explore a form based code as an alternative regulatory system for for land use regulation for Central Issaquah.	Not covered.
		Bucket 5: Zoning and Development Standards					
	Affordable Housing						

Housing Diversity	20	Missing Middle	In the evaluation of the Zoning and Development Standards draft code, staff received feedback from the from the Planning, Development and Environment Council Committee to address the goal associated with increasing housing diversity goals and to consider evaluating single family housing zones to expand missing middle housing options.	Establish zoning regulations that allow diverse housing options in Issaquah.	Work funded by the Housing Action Implementation grant is ongoing and some code amendments will occur as part of that work (2023) but will be outside of the current Title 18 update. Here are the three strategies we are studying with the grant and what code updates are needed will be informed by this work. Strategy 6. Increase the developer-provided affordable housing. Strategy 7. Mitigate/offset deterrents to condominium construction. Strategy 8. Incorporate code provisions to increase the potential diversity of housing types built in the City. Also, through the 2023 comprehensive Plan periodic update process, the staff will explore peer city regulations related to missing middle housing diversity in single family zones and outside of single family zones and based on findings, staff will propose code amendments that align with the housing strategy work plan.	Increasing Housing Diversity is listed under the Goals and Outcomes Chart.
Transfer of Development Rights	21	Interlocal with King County for TDR program	The existing interlocal with King County that allowed purchase of TDR units from King County (outside city limits) has expired.	TBD	TBD	Not covered.
Landmarks and Archaeology						
Parking	22	Drive thru facilities	Staff identified this item in initial reviews of draft code 18.610.070 as a need to assess the appropriateness drive through window facilities in Tier 1 areas.	Establish parking regulations that align with City goals for areas planned for higher density.	Following the Title 18 update project, evaluate peer city regulations related to drive-through window facilities and based on findings, staff will propose regulations that better align with design characteristics of areas planned for higher density.	Not covered.
	23	Shuttle	Staff identified this item in initial reviews of draft code 18.610.120 as a need to clarify shuttles as a tool for flexible parking regulation.	Establish the shuttle option as a flexible tool for parking regulation that support neighborhood plans.	Following the Title 18 update project, evaluate peer city regulations related to shuttles and based on findings, staff will propose a flexible tool that supports changing parking demand.	Not covered.
	24	Update Off-street parking requirements table and review minimums vs maximums	Staff identified this item in initial reviews as a need to better align regulations with City multimodal goals.	Establish parking regulations that capture changing parking demand in areas of the city that are planned for higher density development.	Following the Title 18 update project, staff will work with a consultant to evaluate parking requirements and engage Planning Policy Commission and City Council to determine best approach to meet the City's long-term needs.	Provide adequate parking while utilizing land efficiently is one of the Goals/Outcomes.

	25	Increase EV Requirements for new and existing developments	In the evaluation of Title 18 draft code, staff received feedback from the from the Environmental Board to consider significantly increasing EV parking stall requirements for new and existing developments.	Establish EV parking infrastrucutre that achieves ICAP goals and prepares the community for a changing demand on EV vehicles.	Following the Title 18 update project, staff will work with a consutlant to evaluate infrastructure needs and based on findings, propose a phased approach for requiring more EVSE and EV-Ready parking installations.	Establish "EV Ready" Code is an action item under Goal 10 on the Goals/Outcomes Chart
	26	Update EV Requirements for Single Family	Staff identified this item in initial reviews as a need to prepare the City for expected changes in state regulations related to EV parking requirements.	Establish EV parking infrastrucutre that achieves ICAP goals and prepares the community for a changing demand on EV vehicles in single family zones.	Once the State updates the regulations to allow EV-parking requirements in Single Family zones, staff will propose an updates to regulate EV parking installations in single family zones.	Establish "EV Ready" Code is an action item under Goal 10 on the Goals/Outcomes Chart
	27	Transportation Demand Management	Staff identified this item in initial reviews as a need to better clarify City regulations for Transportation Management Plans.	Establish a Transportation Management Plan process with clear criteria and thresholds for who it applies to and achieves the City's vision for a multimodal system and efficient use of land.	Following the Title 18 update project, staff will evaluate peer city regulations and based on findings, propose a new approach for transportation management plans.	Not covered.
	28	Consider exemptions and deviation criteria for affordable housing developments	Staff identified this item in initial reviews as a need to better clarify parking exemptions for affordalbe housing and this level of analysis and code development is beyond the scope of this project.	Establish regulations and exemptions for affordable housing that achieves the city goal for diverse housing options and efficient use of land.	Following the Title 18 update project, staff will evaluate peer city regulations and based on findings, propose a new exemptions for affordable housing projects.	Housing Diversity Goal
	29	Reconsider Parking structure requirements in context of high water table and affordable housing goals	Staff identified this item in initial reviews as a need to better clarify City regulations for parking structures and this level of analysis and code development is beyond the scope of this project.	Establish parking structure regulations that consider housing affordability, limitations due to City's high water table, and changing parking demand.	Following the Title 18 update project, staff will evaluate peer city regulations and based on findings, propose new parking structure regulations.	Not covered.
	30	Develop criteria and process/program for decrease in parking with frequent transit access	Staff identified this item in initial reviews as a need to better clarify the parking credit when near transit facilities and this level of analysis and code development is beyond the scope of this project.	Establish a flexible parking tool that allows a decrease in parking regulations in areas served by frequent transit services.	Following the Title 18 update project, staff will evaluate peer city regulations and based on findings, propose new flexible parking tool credit for areas served by frequent transit services.	Provide adequate parking while utilizing land efficiently is one of the Goals/Outcomes.
	31	Shared Driveways	Staff identified this item in initial reviews of draft code 18.610.110.G.2 as a need to clarify combined driveway regulations. This level of analysis and code development is beyond the scope of this project.	Establish combined driveway regulation consistent with case law and efficiently manages curbspace to minimize impacts on multimodal connectivity.	Following the Title 18 update project, staff will evaluate peer city regulations and based on findings, propose new combined driveway regulation and design specifications that support city goals.	Not covered.
		Circulation				
		Bucket 6: Procedures and Administrations				
		Accessory Uses				
		Notices				

	Definitions					
	General Provisions					
	SEPA Rules					
	Temporary Uses					
	Forested Hillside Preservation					
	Transportation Concurrency					
	Wireless Communications					