

Exhibit C

Title 18: Executive Summary

Introduction

The City is updating the Land Use Code (Title 18) to improve user-friendliness and to bring elements of the code in line with best practices. The update consists of consolidating standalone code documents and streamlining the code with easier to understand language. Substantive changes have also been made to code provisions related to critical areas, tree preservation, urban design, site design, building design, and procedures for permits and subdivision review. The Land Use Code update also includes changes to formatting and organization of the code. A summary of the substantive changes is presented below. A more thorough analysis of code revisions can be found in the SEPA Environmental Checklist for this project or by reviewing the annotated draft code. Updates to the Land Use Code also reflect Council guidance provided in the Title 18 Goals, Policy Changes, and Desired Outcomes document, included in this packet as an attachment.

Part 1 General Provisions

This part of the code contains administrative provisions that establish the authority of the code to regulate land use in the City of Issaquah and includes guides for its application, such as definitions, and details on interpretation, measurement, and time computation.

Existing text was edited for clarity and consistency, though the substance of this chapter remained mostly the same. The definitions section (IMC 18.102) and procedures for comprehensive plan and land use code amendments (IMC 18.104 and IMC 18.106, respectively) did receive more substantive edits, as described below.

- **Consolidated and clarified definitions.** The existing code contains definitions in several chapters. The revised code consolidates most definitions into Part 1. Existing definitions have been edited for clarity and consistency. Some new definitions have been added to clear up confusion or to reflect new concepts in the updated code.
- **Deleted unnecessary definitions.** Definitions for terms that appeared nowhere in code and definitions for common terms defined by a dictionary have been removed. Defined terms that appeared only once in the code were generally incorporated into the code text, rather than being defined in definitions.
- **Avoided using definitions to regulate.** To ensure all standards are found in their respective section of code, any definition containing a specific development standard was revised or moved to the relevant code section the definition is used.
- **Clarified process for the public to seek amendments to the comprehensive plan or land use code.** New sections have been added to better describe who can petition for an amendment, what the process is and how frequently. Details have been added to provide decision criteria for amendment petitions, how to determine the final docket, and the steps for Council review and approval.

Part 2 Procedures

The procedures section contains the administrative rules associated with applying for, reviewing, decision making, and appealing permit applications. This section also defines the types of permits and the decisionmakers for various levels of review. Significant edits were completed in this section to create a

permitting process that is easier for the public and City staff to navigate (IMC 18.202). New tables have also been added for ease of use (IMC 18.204). Updates to this section reflect Council guidance in Goals 5 and 13 from the Title 18 update Goals, Policy Changes, and Desired Outcomes document.

The following is a general summary of the changes.

- **New step-by-step process for permits.** The added details and conversational format are intended to help the applicant navigate City permitting. New details have been added to guide what must be included in applications.
- **New pre-application community meeting.** This meeting replaces the current community conference and pre-application neighborhood meetings and is intended to give the community an early opportunity to learn about an upcoming project.
- **New process for deviations from standards.** This new process replaces the Administrative Adjustment of Standards process and defines a narrow set of development standards from which an applicant can seek a deviation only if specific decisional criteria can be met.
- **New levels of review table.** The new table defines the review level for all permits processed by the Community Development Department. As requested, City Council will no longer be asked to review quasi-judicial permits.
- **New review process table.** This new table defines the process for each level of review, including pre-application activities, public notice, hearings, and decision makers. The table provides clear guidance and predictability for each level of review for staff, applicants, and the community.
- **New site development permit threshold.** Consolidated different development review thresholds for permit types in the existing IMC Title 18 and CIDDS into a single system that provides consistency throughout the City.
- **New technical review process.** This new interim review step would apply to all Levels of review which are non-administrative and provide the applicant with an early determination on the suitability of technical studies and mitigation, such as for critical areas or traffic impacts. This review process can be completed independent of an associated higher level of review, removing the Development Commission from making decisions on technical matters and giving an applicant predictability as they move through the design and permitting process. The decision on the technical review would be appealable to the Hearing Examiner.
- **Public notice procedures.** Expanded to notify residents and property owners within 500 feet of the subject property and posting the site early in the review process.
- **Other procedural changes.** Other changes have been made to improve the predictability of the permitting process and respond to requested improvements to public notice. Additional provisions were added to integrate existing elements of the Central Issaquah Developer Obligations (some still under review). Additionally, zoning cap tables from the Talus and Issaquah Highlands replacement regulations were streamlined and moved into the consolidated code, including addressing nonconforming lots and structures.

Part 3 Division of Land

This section of code contains procedures for divisions of land, including subdivisions, lot line adjustments, short plats, and binding site plans. This part was reorganized to remove redundant and out of date information and to simplify the process. Some substantive changes were made to guide subdivision design and to clarify vesting and extension rules.

Updates to this section reflect Council guidance in Goals 8 and 13 from the Title 18 update Goals, Policy Changes, and Desired Outcomes document.

- **New subdivision design standards.** Standards guide such features as circulation through the community, street design, lot design, and placement of lot elements (building, open space, utilities, access, etc.).
- **New land division processes.** A unit lot subdivision process was added as an alternative option for creating fee simple attached housing (i.e. townhomes). A new lot consolidation process was added where two or more lots can be merged.
- **Increased threshold level for short plats.** The threshold for short plats was increased from 4 to 9 lots, with a new public notice requirement added.
- **Clarified application requirements and decision criteria.** These have been simplified and are consistent with the Revised Code of Washington regulations (RCWs). The decisionmaker for final plats was changed from the Hearings Examiner to an administrative/staff decision, as allowed by state law. Final plat approval is essentially a review that the project has meet all requirements of the preliminary plat approval.
- **Updated requirements for timing and construction.** A limit of three one-year permit extensions was added for preliminary plats to receive final plat approval. Language was added to state that all infrastructure must be in place before final plat approval with bonding allowed for only minor items.

Part 4 Zoning

This part of code defines the all the City's zones, establishes which uses are allowed in various zones, and sets the form and intensity of development. Regarding zones, minor wording changes have been made for clarity and consistency, and two changes in the zoning map will be made to reflect two new zone names (Multifamily-Medium (Olde Town Only) to Multifamily-Medium Olde Town (MF-MOT and Multifamily-High (East Sunset Way Only) to Multifamily-High East Sunset (MF-HES). The Table of Permitted Uses has been reformatted to be easier to use and to remove out of date or duplicative land uses. Permitted uses in zones have not been changed. Form and intensity standards have been consolidated into new tables with illustrations. Updates to this section reflect Council guidance in Goal 13 from the Title 18 update Goals, Policy Changes, and Desired Outcomes document.

- **Consolidated use tables.** The update consolidates approximately 250 land uses across Issaquah's 32 zones into two tables: Residential, Commercial, & Mixed Use Zones; and Community Facilities. Similar land uses have been combined under broader headings and footnotes have been moved from the table to the corresponding Specified Use Standards in Parts 5 or 7. Accessory uses, temporary uses, and prohibited uses were removed from the table and incorporated into Part 5, as appropriate.
- **Reformatted use tables.** The existing use table indicated a use was allowed by showing a number corresponding to its level of review for permitting, such as "1" for a use allowed with a Level 1 review. Numbers have been replaced with "P" to indicate a use is permitted. Levels of review are now addressed separately in Part 2.
- **Consolidated and added zone descriptions.** The draft consolidates zone descriptions from several chapters of existing code, including Central Issaquah, Olde Town, Talus and Issaquah Highlands into a single chapter and added descriptions for those zones that were without descriptions.
- **Added clarification and graphics.** New standards were added to establish which side of the lot is, front, side, rear, for purposes of determining setbacks. New graphics were added to illustrate, for example, how to measure setbacks and allowed projections into setbacks.

Part 5 Specified Use Standards

This part of code contains expanded descriptions and review criteria for certain land uses. These standards will be applied to any application or ongoing operation of the land use. Most of this chapter carries forward existing standards, but text has been rewritten for clarity and consistency, and vague standards have been rewritten to be more specific. The uses have also been reorganized into similar categories, such as residential, commercial/retail, mixed, industrial, and public/institutional/open space. A few specific land uses have been more heavily revised, including accessory and temporary uses (IMC 18.508 and IMC 18.510, respectively); wireless communication facilities (IMC 18.512), and affordable housing (IMC 18.514). Updates to this section reflect Council guidance in Goals 6 and 13 from the Title 18 update Goals, Policy Changes, and Desired Outcomes document.

- **Accessory and temporary uses clarified and updated.** Duplicative and outdated standards were removed, and new standards added to address newer uses, such as mobile retail (food trucks) and small-scale energy production at homes.
- **Affordable housing standards updated.** Revisions were made to create consistency with other ARCH jurisdictions. The draft added requirements for interior and exterior finishes, established a time limit between building permit submittal and issuance of certificates of occupancy, removed recreation space as a flexible standard, and moved the Development Bonus Program from Part 7 to Part 5. The Development Bonus Fee has been changed from a specific amount to a formula used to calculate price changes as they occur, which allows staff to use current costs per square foot.
- **Wireless communication facilities updated.** This section was updated to be easier to use and reflect peer city research on best practices, and review timelines and process were updated to be compliant with federal requirements. In general, standards were reworded to be more specific and enforceable, and graphics were added to help illustrate standards for scale and pole placement.

Part 6 Development Standards

This is the most substantial part of the code, comprising standards for the physical aspect standards of development, including site design, building design, parking, landscaping, amenity spaces, outdoor lighting, and signs. The goal of Part 6 was to create a consolidated, citywide, regulating standard that reflected the City's goals and visions. In some cases, existing standards were retained with minor edits for clarity and enforceability. However, where the more urban pattern of design did not align with specific neighborhood characteristics, specific allowances were made to maintain the neighborhood scale. Additionally, other neighborhood-specific design standards are maintained in Part VII Neighborhood Overlay.

In general, chapters in this part were restructured to contain descriptive intent sections at the beginning to describe in broad terms the desired look and feel of development in Issaquah, followed by more specific regulatory language expressed in the standards section.

In general, updates to this section reflect Council guidance in Goals 8 and 13 from the Title 18 update Goals, Policy Changes, and Desired Outcomes document.

Urban Design and Site Planning (IMC 18.600)

- Existing code had few standards for urban design and site planning for areas outside Central Issaquah. The updated code applies urban design elements from the Central Issaquah Urban Design Manual to all parts of the City, applicable primarily to commercial and multifamily ground floor entries.
- Olde Town design guidelines are applied citywide to duplex and multifamily zones applicable to driveways and garages (does not apply single family only zones).
- New solid waste collection space standards were also added to ensure enforceability for screening and location of trash bins.
- Provisions specific to circulation, sidewalks, and skybridges have been moved to the City's Street Standards.

Building Design (IMC 18.602)

- The updated building design code applies elements of the Central Issaquah Design and Development Standards to citywide commercial and multifamily development, unless specified otherwise.
- Additional design flexibility was added for taller buildings to allow step backs to occur after the first or second floor but no higher than the sixth floor.
- Weather protection standards have been consolidated into one chapter and are required for most commercial and multifamily projects.
- Descriptive graphics and text have been added to describe concepts for building massing design and modulation.
- Standards for mechanical screening have been revised to clarify that screening is required for HVAC equipment when the mechanical equipment is visible from ground level walkways or community spaces.
- Added standard requiring development or redevelopment of buildings greater than 10,000 gross square feet and residential development over 10 units to be certified to meet the current LEED Platinum program standards.

Parking (IMC 18.604)

Updates to this section reflect Council guidance in Goal 2 from the Title 18 update Goals, Policy Changes, and Desired Outcomes document.

- The updated code consolidates parking standards in several sections of code into a citywide system that reduces redundancies.
- The off-street parking requirements table is updated with consistent and more predictable metrics to calculate required parking, in conformance with the latest parking requirements recommended in the ITE Parking Generation Manual.
- New tiered regulations recognize land use and contextual neighborhood characteristics and assign parking accordingly.
- Parking standards for bikes, shared parking, and electric vehicle (EV) have been updated based on guidance from PPC and members of the public.

Landscaping (IMC 18.606)

- Sustainability measures have been integrated through irrigation, plant diversity, and native/drought-resistant plant selection.
- Tree planting standards (including planting width and soils) have been updated to improve tree survival.

- Parking lot landscaping rules are consolidated into one chapter; however, differences between Central-specific and non-Central lot standards are maintained.

Community and Amenity Spaces (IMC 18.608)

Updates to this section reflect Council guidance in Goal 11 from the Title 18 update Goals, Policy Changes, and Desired Outcomes document.

- This section established new terms for "open space" to better reflect differences in ownership, users, access, and location, including:
 - Common Outdoor Amenity Space: Public outdoor area built by the developer and open for general public use, example: plazas.
 - Additional Common Amenity Area: Outdoor or indoor space for private use, example: courtyard for residents or recreation rooms in multifamily residences.
 - Private Outdoor Amenity Space: Private outdoor balconies, rooftops, patios, or decks attached to individual units.
- Requirements for different types of amenity space and community space are consolidated into one place and clarified with specific standards.
- The minimum amount of outdoor amenity space for residential uses was increased from 48 square feet per unit to 100 square feet per unit, consistent with peer city research. 250 square feet per new residential unit standard was maintained for Issaquah Highlands and Talus neighborhood.
- New guidance was added to encourage greater use of rooftop space as amenity space, including allowing sports facilities on rooftops.
- Aspects of the Green Necklace vision are implemented by including a new map showing City owned parks, open space and connections between parks. It requires developers of property adjacent to these amenities to take certain actions to strengthen connections, such as constructing a pedestrian route or trail connection, or orienting a development's façade and entrances toward a park or trail connection.

Outdoor lighting (IMC 18.610)

Updates to this section reflect Council guidance in Goal 9 from the Title 18 update Goals, Policy Changes, and Desired Outcomes document.

- The outdoor lighting code is a new citywide chapter using the Model Lighting Ordinance (MLO) developed in partnership by the International Dark Sky Association and the Illuminating Engineering Society of North America (IESNA).
- New dark sky standards aim to limit light spillover and over lit areas by requiring lighting to be reduced or turned off during certain times of the night.
- The updated code establishes lighting zones, based on land use intensity, which determine the level of illumination allowed.
- The code updates the technical lighting standards, recognizing LED lighting as the most frequent lighting source. Specific standards are established for backlighting, up lighting, glare, and lumens, based on industry best practices. LEDs also provide greater energy efficiency, which supports the City's climate resilience goals.
- Development applications will require a lighting review, and may require lighting modeling, depending on size.

Signs (IMC 18.612)

Updates to this section reflect Council guidance in Goal 12 from the Title 18 update Goals, Policy Changes, and Desired Outcomes document.

- The sign section was updated outside the larger Title 18 Land Use Code update. The updated version is included in this draft with minor edits, including adding details on wayfinding signs; adding details on signage lighting; moving definitions to Part 1.

Part 7 Neighborhood Overlays

This part of the code incorporates certain existing neighborhood-specific regulations that were important to maintain when others were consolidated into citywide code. In general, the substance of existing standards has been maintained with minor edits to improve clarity and specificity.

Updates to this section reflect Council guidance in Goal 8 from the Title 18 update Goals, Policy Changes, and Desired Outcomes document.

Olde Town (IMC 18.700)

- Color standards from the *Olde Town Architectural Standards for Single Family-Duplex* have been adapted and applied to Cultural and Business District and Multi-family uses.
- The existing Olde Town Design Standards have been maintained for the Multifamily-Medium (MF-M) zone within Olde Town and the Multifamily-High zone on E Sunset Way. Removed standards from Part 7 that apply citywide and are no longer Olde Town specific.

Central Issaquah (IMC 18.702)

- The Central Issaquah Design Manual, Architecture Styles are maintained here, though some sections of the current Design Manual were integrated into a citywide set of standards. Exceptions for properties designated as Issaquah Gems included.
- Language was revised to clarify when all elements of an Architectural Style are required or when there are options.
- A new section consolidates regulations for all through block passages into one location (applicable only in Central Issaquah). A new map shows the desired locations for through-block passages. Specific standards and requirements for through-block passages were added to clarify access permissions, size, and exceptions.
- **Issaquah Highlands Urban Design Guidelines for Neighborhood Types (IMC 18.706) and Talus Urban Design Guidelines, Neighborhood Character (IMC 18.708)** are included in this Overlay chapter to ensure the neighborhood character tools that shaped these areas are carried forward.

Part 8 Environment

This division of the code contains standards intended to protect the natural and cultural resources. This includes local rules for compliance with the State Environmental Policy Act (SEPA), critical areas regulations, adoption of provisions of the Shoreline Master Program, the establishment of the City's Transfer of Development Rights program and historic resources protections, and unique local code for forested hillside preservation and tree preservation.

Environmental Policy (SEPA) (IMC 18.800)

- This section was updated to remain consistent with adopted WAC provisions establishing SEPA Rules. The text was also updated to ensure internal consistency with other code sections.
- SEPA flexible thresholds were updated consistent with state law.
 - Residential: Development of fewer than 10 units is exempt from SEPA.
 - Multifamily/Commercial: Development of fewer than 10 units and less than 10,000 square feet of nonresidential space is exempt from SEPA.
- Public notice requirements for SEPA have been updated to broaden opportunities for review and comment and include new requirements for notice of applications. The required radius for public notification mailings was increase from property owners within 300 feet to property owners and residents within 500 feet.

Critical Areas Regulations (IMC 18.802)

Updates to this section reflect Council guidance in Goal 3 and 4 from the Title 18 update Goals, Policy Changes, and Desired Outcomes document. In addition to general refinement of code text for ease of use and navigation, the following substantive changes are made to critical areas standards.

- **Procedural Changes**
 - The exemptions section has been aligned with the state law to eliminate broad exemptions. The criteria for public agency and utility exemptions are strengthened.
 - Language and requirements for critical area studies have been clarified.
 - Reasonable use exception criteria have been clarified.
 - Only the developable site area (area outside critical areas and buffers) can be used to determine allowable residential units when calculating density.
- **Wetlands**
 - Wetland buffers are updated (made larger) using the Department of Ecology's Best Available Science.
 - Category IV wetlands that are less than 2,500 square feet have new buffer protections.
 - Provisions for wetland buffer reductions and buffer averaging were removed
 - Stormwater facilities such as underground vaults are no longer allowed in the wetland buffer area to protect the buffer to the maximum extent.
- **Streams**
 - The definition of a stream has been updated to include a ditch or similar watercourses.
 - Stream classification has been updated to be consistent with Washington Department of Fish and Wildlife (WDFW) stream types.
 - Stream buffers have been updated from 100 feet to a minimum of 150 feet for Class F and Class S streams.
 - Stream buffer reduction and buffer averaging provisions have been removed and new requirements for stream bank stabilization have been added.
 - Fish friendly culverts are required when any development impacts a culvert and it is determined there is potential fish habitat upstream from the culvert.

- **Fish and Wildlife Conservation Areas**

This is a new section added to be consistent with guidance from the Washington State Department of Natural Resources. The intent of this section is to provide increased protection for habitats, their corridors, and species.

- **Critical Aquifer Recharge Areas**

- CARA Classes have been remapped to add a Class 4, based on Hydrogeologic Study performed by the City (existing code has only three designations). The new fourth class is lowest level of regulation and covers most areas of the City previously unregulated by CARA.
- Expanded mapped area is based on Best Available Science and incorporates updated CARA maps into code.
- New details have been added on prohibited land uses and business types within each level of CARA and Well Head Protection Area classifications.
- New standards added to address temporary dewatering and underground construction to protect CARAs.
- Comments from the Department of Ecology and Sammamish Water Plateau have been incorporated.

- **Geologically Hazardous Areas**

- New regulations for coal mine and seismic standards have been added.
- New regulations have been added for “Peat Settlement Prone Critical Areas.”
- New buffers from coal mine hazards are required.
- Development standards have been updated and new mitigation section added allowing mitigation of landslide, seismic and coal mine hazards.
- Buffers and setbacks for each area have been clarified and updated.
- Buffer reductions from steep slopes are only considered under specific criteria and the code has been strengthened to require increased buffer if needed for safety.

Shoreline Master Program (IMC 18.804)

A small number of changes to the SMP have been made in response to Council direction to increase the protection of shorelines by moving development further away from the water and by adding protections for dock lighting.

- Common line setback exception, which allowed development closer to Ordinary High-Water Mark, has been removed.
- Shoreline buffer reduction incentive (where the setback could be reduced if the bulkhead was removed) is replaced by a new requirement to remove the bulkhead with any new development/redevelopment.
- New dock lighting development standards added.
- SMP has been aligned with critical area code updates including 150 feet buffer requirement and removal of buffer reduction and averaging provisions.

Transfer of Development Rights (IMC 18.806)

- Forested Hillside sites were made eligible as sending sites to incentivize preservation.
- Density calculation in critical areas was moved to this chapter.
- TDR Certification for sites designated as sending sites is Levels 1 and TDR Receiving site project review is Level 2 Review, with TDR Map amendments reviewed under Level 5 (Council review).

- Added TDR Bank approved activities, and details on expenditure and purchase authorization to make clear how costs are determined, data needed for the exchange of funds, and timing of payment.

Protection and Preservation of Landmarks, Landmark Sites, and Districts (IMC 18.808)

- Revised administrative and procedural provisions, including added a fee recovery provision; updated references for violations to ensure enforceability; and added a code section on the Landmarks Commission.
- Adopted the King County Landmarks Preservation Code by reference to ensure the Code remains up to date.
- Added a provision that that the City’s Building Official will take into consideration comments from the County’s Historic Preservation Officer should modifications be requested.

Forested Hillside Preservation (IMC 18.810)

This is a new section of code created in response to Council direction to protect views of forested hillsides (Goal 1 from the Title 18 update Goals, Policy Changes, and Desired Outcomes document). This section incorporates some existing standards from the Talus neighborhood and Central Issaquah and is otherwise based on peer city research and guidance from the PPC and others.

- New standards apply to the development of sites with a slope of 15% or more that are not otherwise regulated by the critical areas code.
- Provisions address street access, building design on hillsides, grading, and retaining walls, requiring development to respect natural contours and avoid excessive grading.
- A measurement and mapping section has been included for clarity and to coordinate with the critical areas code.
- A new “Alternative Compliance Options to Achieve Protection Priorities” section provides flexible options for locations that cannot fully comply with proposed regulations. This approach allows some flexibility within a limited set of criteria to ensure the project meets the City’s regulatory goals for natural preservation.

Tree Preservation (IMC 18.812)

- Tree preservation will be regulated through canopy coverage rather than the existing minimum tree density requirements.
- The proposed “tree canopy coverage approach” establishes a canopy coverage goal based on the existing canopy coverage of each City subarea. The percent of canopy coverage is measured at the parcel level based on either existing trees or projected future canopy coverage of newly planted or immature trees at maturity. This method prioritizes preservation of larger canopy trees over smaller canopy trees.
- Tree retention requirements for single family sites increased from 30% to 35%.
- Standards for tree removal and replacement have been updated. All removal requests require a permit. A new code section commits the City to a program for monitoring tree replacement as part of implementation of the code.
- The process for fee-in-lieu of planting is simplified for a more streamlined process with better tracking.
- A new section on Heritage Trees has been added and an updated Preferred Tree List is referenced, though not adopted in code.

Reorganized Code Structure

The table below is intended as a generalized crosswalk showing which existing code sections were used to create the restructured Title 18 Land Use Code. This table is not intended to capture every code provision, as there are many cases where existing code chapters were divided among updated code parts.

Proposed Land Use Code	Relevant Existing Land Use Code Chapters
Part 1: General Provisions	18.01 General Provisions 18.02 Definitions 18.03 Administration 18.05 Enforcement
Part 2: Procedures	18.04 Procedures 18.14 Annexations [deleted] 18.15 Transportation Concurrency Management 18.08 Nonconforming Situations
Part 3: Division of Land	18.13 Subdivisions
Part 4: Zoning	18.06 Establishment of Zoning Districts
Part 5: Specified Use Standards. <i>See note 1.</i>	18.07 Required Development and Design Standards 18.21 Affordable Housing 18.22 Wireless Communication Facilities (WCF)
Part 6: Development Standards. <i>See notes 1 and 2.</i>	18.07 Required Development and Design Standards 18.19A Central Issaquah Area Standards Development and Design Standards 18.09 Parking 18.11 Sign Code
Part 7: Neighborhood Overlay. <i>See note 2.</i>	18.19 Olde Town Design Standards for CBD and Adjacent MF-M and MF-H Zoning Districts 18.19A Central Issaquah Area Development and Design Standards (partial) 18.19B Issaquah Highlands, WSDOT TDR, and TOD Replacement Regulations, Subsequent to Development Agreement Termination 18.19C Talus Replacement Regulations, Subsequent to Development Agreement Termination 18.19D Olde Town Architectural Design Standards for Single Family – Duplex
Part 8: Environment	18.10 Environmental Protection 18.12 Landscaping and Tree Preservation 18.20 Protection and Preservation of Landmarks, Landmark Sites and Districts

Notes:

1. Elements of the existing IMC 18.07 have been moved to several parts of the updated code, including primarily Parts 5 and 6.
2. Elements of the Central Issaquah Development and Design Standards have been incorporated into several parts of the code, including primarily parts 6 and 7.