

March 28, 2025

Minnie Dhaliwal
Community Planning & Development Director
City of Issaquah
130 E Sunset Way
Issaquah, WA 98027

Project: Issaquah High School #4 & Elementary School #17
Land Use Permit No. SDP20-00001, MSP20-00001, AAS20-00012, AAS21-00001, AAS21-00002, AAS21-00005, & AAS20-00006

Subject: Extension Request

Dear Minnie,

The Issaquah School District submits this letter to request an extension for the above referenced Land Use Permit. The District is assessing funding needs related to the Project in view of unprecedented construction cost increases over the last several years and desires an extension of the Land Use Permit for that purpose. Issaquah School District remains committed but additional time is needed for project coordination. As a result, the District requests an extension to approved permits for one year as outlined in the Land Use Permit approval and Issaquah Municipal Code (IMC) requirements.

Land Use Permits

The City of Issaquah's April 19, 2022 Land Use Decision at Condition 11, and citing former code Section 18.04.220(D) (to which the project is vested), provides that the Land Use Permit is valid for a period of 3 years from the date of approval, with an opportunity for one-year extensions where the CPD Director finds compliance with the criteria specified in IMC 18.04.220(D)(1)(a)-(c). For reference this section of the code is provided below in italics with the applicant discussion of compliance following.

Section 18.04.220(D) Expiration:

- 1. Expiration of Approved Development Permit: Final decisions approving applications shall be valid for three (3) years from the date of application approval as specified in the Notice of Decision for the project except where a longer time period is adopted per this chapter. ... Determination by the City of a Complete Application for subsequent Construction Permit will extend the validity of said land use permit as long as the Construction Permit is active. The Planning Director/Manager shall extend the approval of a Development Permit for one (1) year, when all of the following criteria are met:*

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- a. *The proposed use remains a permitted use in the zoning district; and*
- b. *The proposed Development Permit remains in compliance with tree protection, impervious surface ratio, and critical area regulations; and*
- c. *The proposed Development Permit remains substantially in compliance with the land use regulations in place at the time the extension is requested, including but not limited to: parking, setbacks, signs, landscape, and building height; or*
- d. *As an alternative, the applicant may propose modifications to the Development Permit in accordance with the appropriate land use review process in order to comply with the criteria above.*

The project continues to meet the relevant criteria for an extension:

- a. The proposed property and underlying zoning has not changed since the land use approval. This project is still allowed with current zoning.
- b. The project remains in compliance with the approved tree save, impervious surfaces, and project buffers. No changes are requested with this request for extension.
- c. The project remains in compliance with land use regulations in place at this time. No changes to the approved parking, setback, signs, landscaping, or building heights are proposed, and those elements of project are in compliance with current City code requirements.

Based on the above referenced information we request the Land Use Permit be extended one year to April 19, 2026.

If you have any questions, please call me at (425) 864-2059 or email me at MullinsT@issaquah.wednet.edu.

Sincerely,



Thomas C. Mullins
Director of Capital Projects
Issaquah School District

Cc: Heather Tow-Yick, Superintendent ISD
Martin Turney, CFO ISD
ISD Board of Directors