

January 26, 2023

I. CALL TO ORDER: The Planning Commission met in a regular session January 26, 2023, in person in the Council Chambers. Chairperson Sears called the meeting to order at 7:00 p.m.

ATTENDANCE:

Planning Commission Members in attendance: Lee Blechschmidt, Paul Carter, Carlie Hendrickson, Barbara Hull, Fred Sears, and Leandra Usborne. Members Absent: None. Staff members present were Chris Pasinetti (Community Development Director), and Cathy Burbank, (Permit Specialist/Panning Commission Clerk)

II. APPROVAL OF MINUTES:

Usborne moved to approve minutes from October 27, 2022. Blechschmidt seconded the motion to approve minutes, and motion carried with a vote 6-0.

III. PUBLIC COMMENTS

Jeff Potter, Integrity Land from Maple Valley. Requesting Planning Commission to include his application as part of a Comprehensive Plan Amendment this year. The request is to rezone a portion of Holdener property from HCB to PUD to accommodate some diversification of housing types. This diversified housing will help with last year’s Council adoption of multifamily housing tax exemption program to help with affordable housing in the future. This includes a Comprehensive Plan text amendment which will correct a policy that conflicts with numerous portions of the Comprehensive Plan as it exists, to make it more uniform. Proposing senior housing in a duplex format. Logical site for senior housing growth with the least number of improvements needed. Request this application to be put on this year planning work plan docket.

Jason Harkness, Enumclaw on 244th. Requesting Planning Commission to include his application as part of a Comprehensive Plan Amendment this year. The request is to rezone R2 to R4 to help develop zero lot line housing and provide a good housing option for the city somewhere between an apartments and the larger expensive homes. His application was postponed last year until this year, so now he is requesting that his application is processed this year as part of the planning work plan docket.

Gilbert Levander – Buckley -representing Meadow Vista being proposed on land near Thunder Mountain School. Requesting Planning Commission to include his application as part of a Comprehensive Plan Amendment this year. The request is to change the land density from R1 to R2. He will be providing an asset to the City of Enumclaw by running the sewer line approximately 1600 feet to the proposed development which currently does not exist. This impact will help his housing development as well as lots in that area and will increase income for the city if they connect to sewer. Requesting this application be processed as part of this year planning work docket.

IV. PUBLIC HEARING

None

V. NEW BUSINESS

A. ELECTION OF CHAIR AND VICE CHAIR

Nominations for Chair were opened:

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Usborne nominated Sears for Chair.

A vote was taken and carried with a vote of 5-0. Sears is Planning Commission Chair.

Nominations for Vice-Chair were opened:

Sears nominated Blechschmidt as Vice-Chair. Usborne seconded the nomination.

A vote was taken and carried with a vote of 5-0. Blechschmidt is Planning Commission Vice-Chair.

B. 2023 PLANNING COMMISSION WORK PLAN/COMPREHENSIVE PLAN AMENDMENTS

WORK PLAN FOR THIS YEAR

- 2024 Comprehensive Plan Update – due December 2024
- Middle Housing Plan – City has a \$80,000 grant to help complete as part of Comprehensive Plan
- Climate Resilience Plan – City has \$80,000 to help complete work
- Building heights in residential zones
- Six-year TIP – routine every year
- School District Capital Facilities Plan – routine every year

HELD OVER FROM LAST YEAR

- ADU amendments – Citizen request
- Cottage housing regulations – Citizen request

PUBLIC INITIATED RECEIVED THIS YEAR

- Public initiated: Harkness – Rezone on 244th – rezone from R2 to R4 and change and land use 14
- Public initiated: Levander – north side – zoning map from R1 to R2 and future land use map from rural transition overlay
- Public initiated: Potter – Holdener parcel - Amend a portion of zoning from HCB to PUD

Reviewed staff report presented to Commissioners. Staff is recommending removing the held over from last year and this year's 3 public initiated applications received when making a recommendation to City Council.

Discussion on how the Work Plan items listed are part of the annual Comprehensive Plan Amendment Updates and how it differs from 2024 Comprehensive Plan Update. Density and housing types will be considered in the 2024 Comprehensive Plan Update.

Chairman Sears gave opportunity for applicants to ask questions and give comments.

Gilbert Levander commented that his request to change zoning is right next to the same zoning he is requesting to be changed to. Proposal includes running the sewer line approximately 1,600 feet. In terms of dollars, the cost will be a little over \$300,000 that he is willing to pay to bring the sewer into the area, as a benefit and asset to the City.

Elizabeth Harkness, excited about possibility of more affordable housing in Enumclaw. Born and raised in Enumclaw, wants her children to be able to live in Enumclaw. Goal is to give Enumclaw

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affordable housing. Continuing to wait on the applications does not provide a solution towards the goal of affordable housing. Appreciates the work the City Staff and Commissioners are doing and thankful to live in Enumclaw. Would really like to be put on the docket of work this year. Mentioned that Justin Treat, owner of the airport is aware of their ideas and is on board with them.

Jeff Potter. Nothing more to add just wanted to be available to answer questions.

Staff suggested if Commissioners were not ready to make a motion to City Council, their decision of what to put on the work plan could be tabled until February Planning Commission meeting.

Staff reviewed how the application process works with all types of applications (current and long term planning applications). Mentioned that the annual Comprehensive Plan amendment applications can only be submitted and accepted once a year and are to be processed in that same year.

Sears moved to table Commission decision until February meeting. Usborne seconded the motion, and a vote was taken 3-3. The motion failed.

Blechsmidt moved to approve work plan as proposed, including three public initiated Comprehensive Plan applications to City Council.

Hull seconded the motion, and a vote was taken 5(favor) -1(opposed). Motion carried.

VI. COMMUNICATIONS:

- A. Monthly Community Development Report
- B. Minutes on City Website

VII. COMMISSION COMMENTS:

None

VIII. STAFF COMMENTS:

Applications for the Comprehensive Plan amendments have been made. Commissioners have moved them forward to City Council to be approved. There is still the possibility they could be denied by City Council. It is important to participate to the end.

IX. AUDIENCE COMMENTS:

Thanked Commissioners and Staff.

X. ADJOURNMENT:

Carter made a motion to adjourn the meeting at 8:16 p.m. Usborne seconded the motion, and the motion carried unanimously. The meeting was adjourned at 8:16 p.m.

Respectfully submitted,

approved February 23, 2023 - cb

Cathy Burbank
Planning Commission Clerk/ Permit Specialist