



# AGENDA

## REGULAR MEETING

### ENUMCLAW CITY COUNCIL

**January 26, 2026 ~ 7:00 p.m. ~ Enumclaw City Hall**

**1. CALL TO ORDER, FLAG SALUTE, AND ATTENDANCE:**

**2. ADJUSTMENTS TO THE AGENDA:**

**3. MOTION TO APPROVE MINUTES AS PUBLISHED:**

- A. Council Minutes 1/12/26 (page 3)
- B. Industrial Development Corporation Minutes 1/12/26 (page 9)

**4. ANNOUNCEMENTS AND PRESENTATIONS:**

**A. ANNOUNCEMENTS**

- 1. *Coffee with the Mayor*, Monday, February 3, 9:00 a.m. - 10:00 a.m. City Hall, Council Chambers
- 2. Proclamations (page 10)
  - a. School Choice Week, January 25-31

**B. PUBLIC HEARING AND MEETING ANNOUNCEMENTS**

- 1. Public Hearing, Ordinance No. 2833, BESS Moratorium Extension, Monday, February 9, 7:00 p.m., City Hall, Council Chambers

**C. COMMUNITY EVENTS**

- 1. Wine & Chocolate Festival, Friday, February 6, 4:00 - 9:30 p.m. and Saturday, February 7, 2:00 - 9:30 p.m., Expo Center

**5. COMMENTS FROM THE AUDIENCE: (Please Limit Comments to Three Minutes)**

**6. PUBLIC HEARING:**

**A. Ordinance No. 2832 - Co-Living Interim Development Regulations (page 11)**

- 1. City Clerk Reads Ordinance by Title Only for the 1st Reading
- 2. Staff Report: Chris Pasinetti, Community Development Director
- 3. Council Comments:
- 4. Public Input:

**7. TABLED BUSINESS:**

**8. COUNCIL COMMITTEE REPORTS:**

- A. Community & Economic Development - LaFleur, Chair; Martinell, Koopman Frazier
- B. Community Services - Koopman Frazier, Chair; Smith, Position No. 6
- C. Finance & Technology - Koopman Frazier, Chair; Smith, Position No. 6
- D. Public Safety - Martinell, Chair; Solmosen-Waterhouse, Storton
- E. Public Works - LaFleur, Chair; Solmosen-Waterhouse, Storton
- F. Chamber of Commerce - Martinell, Liaison; Solmosen-Waterhouse, Alternate
- G. Sound Cities Association (SCA) - LaFleur, Liaison; Martinell, Alternate

**9. CONSENT AGENDA.....Motion to Approve**

**A. VOUCHER AND PAYROLL CERTIFICATION**

- 1. Accounts Payable Vouchers # 242338-242537 - \$836,137.15; Void Check #s None
- 2. December 2025 Payroll Voucher # 29138-29139 - \$58,654.09; Payroll Direct Deposits - \$735,656.24; Payroll Tax and Benefits - \$747,995.75
- 3. ACH & Wire Transactions - \$452,547.32

B. PROFESSIONAL SERVICE AGREEMENT

- 1. BHC - 248th Lift Station Contract Amendment No. 7 (page 27)

**10. GENERAL BUSINESS:**

A. GENERAL ITEMS

- 1. Routine Reports
  - a. Community Development: (page 51) Building Permits; City Planning

**11. UNFINISHED BUSINESS:**

**12. NEW BUSINESS:**

A. Council Applicants - Position 6

- 1. Trevor Gilthvedt
- 2. Julie Holbrook
- 3. Allie Grampa
- 4. Michael Sutherland
- 5. Johanna Kirk
- 6. Tiffen Shay Eshpeter
- 7. Amber Stanley

**13. EXECUTIVE SESSION:**

A. Council Candidate Qualification Evaluations per RCW 42.30.110(1)(h) - Estimated Time 15 Minutes

- 1. Councilmember Position 6.....Motion to Appoint

**14. ADJOURNMENT:**

***THIS MEETING BROADCAST AND STREAMED LIVE VIA ECTV CHANNEL 21***

*City Council meetings are wheelchair accessible; parking area available by north door of City Hall. Public comment may be submitted in writing by emailing the City Clerk at [jrose@ci.enumclaw.wa.us](mailto:jrose@ci.enumclaw.wa.us) by 4:00 p.m. on the day of the meeting. If accommodations are needed, including virtual access to provide public comment, please contact the City Clerk by the same deadline listed above at 360-615-5608 or by the email provided.*

**City of Enumclaw  
1339 Griffin Avenue  
Enumclaw, Washington 98022**

**City Council Regular Session  
City Hall Council Chambers  
January 12, 2026, 7:00 p.m.**

**1. CALL TO ORDER AND FLAG SALUTE:**

Mayor Wright called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Councilmember Martinell announced all Councilmembers were present.

**ATTENDANCE:**

Councilmembers Chance LaFleur, Corrie Koopman Frazier, Jan Martinell, Sabrina Solmonsens-Waterhouse, Brodie Smith, and Ed Storton were present. Also, present were Mayor Anthony Wright, City Administrator Chris Searcy, Assistant City Attorney Michael Reynolds, City Clerk Jessica Rose, Police Chief Tim Floyd, Finance Director Kristan Reed, Parks and Recreation Director Alina Hibbs, Community Development Director Chris Pasinetti, Public Works Director Brian Spindor, Information Services Director Joe Nanavich, and Media Services Technician Zoie Raum.

**2. ADJUSTMENTS TO THE AGENDA:**

Mayor made the following adjustments to the agenda:

- A. Remove 12.C - Professional Service Agreement
- B. Add 16.A Executive Session - Pending Litigation per RCW 42.30.110(1)(i) - estimated 10 minutes

Council consensus to approve agenda as amended.

**3. SWEARING IN CEREMONY MAYOR, COUNCILMEMBERS & JUDGE:**

- A. Anthony Wright, Mayor

Former Mayor Jan Molinaro gave the Oath of Office to new Mayor Anthony Wright.

- B. Sabrina Solmonsens-Waterhouse, Council Position 3
- C. Brodie Smith, Council Position 5
- D. Ed Storton, Council Position 7
- E. Samantha Johnson, Municipal Court Judge

Mayor Wright gave the Oath of Offices to Solmonsens-Waterhouse, Smith, Storton, and Johnson.

**4. RECEPTION (APPROXIMATELY 10 MINUTES):**

**MAYOR RECESSED THE MEETING AT 7:17 P.M.**

**MAYOR RECONVENED THE MEETING AT 7:28 P.M.**

**5. MOTION TO APPROVE MINUTES AS PUBLISHED:**

- A. Council Minutes 12/8/25

**KOOPMAN FRAZIER MOVED TO APPROVE THE DECEMBER 8, 2025, COUNCIL MEETING MINUTES AS PUBLISHED. MARTINELL SECONDED. MOTION CARRIED 6-0.**

**6. ANNOUNCEMENTS AND PRESENTATIONS:**

**A. ANNOUNCEMENTS**

- 1. City Offices will be closed on Monday, January 19, 2026, to commemorate Martin Luther King Jr. Day.

Mayor noted the announcement.

B. PUBLIC HEARING AND MEETING ANNOUNCEMENTS

- 1. Public Hearing, Ordinance No. 2832, Co-Living Interim Development Regulations, Monday, January 26, 7:00 p.m., City Hall Council Chambers

Mayor noted the announcement.

7. **ACTION ITEMS:**

- A. 2026-2027 Mayor Pro Tem.....Motion to Designate Mayor Pro Tem

***Council Comments:***

None

***Council Action:***

**LAFLEUR MOVED TO DESIGNATE COUNCILMEMBER MARTINELL AS THE 2026-2027 MAYOR PRO TEM. KOOPMAN FRAZIER SECONDED. MOTION CARRIED 6-0.**

- B. 2026-2027 Council Committees.....Motion to Establish Committee Assignments

***Committee on Committees Report:***

LaFleur explained that the handout provided is the final suggestion for the 2026-2027 Council Committee assignments. The current Council vacancy position will take over the two remaining open positions. The only change being made from the handout is to add Martinell as the SCA Alternate:

- Community & Economic Development: LaFleur, Chair; Martinell, Koopman Frazier
- Community Services: Koopman Frazier, Chair; Smith, Position No. 6
- Finance & Technology: Koopman Frazier, Chair; Smith, Position No. 6
- Public Safety: Martinell, Chair; Solmonsens-Waterhouse, Storton
- Public Works: LaFleur, Chair; Solmonsens-Waterhouse, Storton
- Chamber of Commerce: Martinell, Liaison; Solmonsens-Waterhouse, Alternate
- Enumclaw Expo Events Association:
- Sound Cities Association (SCA): LaFleur, Chair; Martinell, Alternate

***Council Comments:***

None

***Council Action:***

**LAFLEUR MOVED TO ACCEPT THE PROPOSED COMMITTEE ASSIGNMENTS AS PRESENTED. KOOPMAN FRAZIER SECONDED. MOTION CARRIED 6-0.**

5. **COMMENTS FROM THE AUDIENCE:** (Please Limit Comments to Three Minutes)

Dave Hauge, who lives outside City limits, stated he would like to be considered for the Park Board and Arts Commission once an opening is available.

Pat Traube, who lives outside the City limits, stated her concerns regarding flooding, drainage ditches, and retention ponds.

Clara Edge, who lives within the City limits, stated her concerns regarding federal immigration enforcement within the city.

6. **PUBLIC HEARING:**

None

7. **TABLED BUSINESS:**

None

8. **COUNCIL COMMITTEE REPORTS:**

A. Community & Economic Development - LaFleur, Chair; Martinell, Koopman Frazier  
LaFleur stated the Committee has not met since the last meeting. The next meeting is scheduled for Monday, January 26, at 4:30 p.m. at Stevenson Yerxa.

B. Community Services - Koopman Frazier, Chair; Smith,  
Koopman Frazier stated the Committee has not met since the last meeting. The next meeting is scheduled for Tuesday, January 20, at 5:00 p.m. at Stevenson Yerxa.

C. Finance & Technology - Koopman Frazier, Chair; Smith,  
Koopman Frazier stated the Committee last met on January 12. They discussed Resolution No. 1865, routine vouchers, and was provided a technology update. The next meeting is scheduled for Monday, January 26, at 6:30 p.m. in the Finance Department.

D. Public Safety - Martinell, Chair; Solmonsens-Waterhouse, Storton  
Martinell stated the Committee has not met since the last meeting. The next meeting is scheduled for Tuesday, January 20, at 6:00 p.m. at the Police Department.

E. Public Works - LaFleur, Chair; Solmonsens-Waterhouse, Storton  
LaFleur stated the Committee has not met since the last meeting. The next meeting is scheduled for Monday, January 26, at 5:00 p.m. at Stevenson-Yerxa.

F. Chamber of Commerce - Martinell, Liaison; Solmonsens-Waterhouse, Alternate  
Martinell stated the Chamber has not met since the last meeting. The next meeting is scheduled for Wednesday, January 14, at 8:00 a.m. at the school district office.

G. Sound Cities Association - LaFleur, Liaison; Koopman Frazier, Alternate  
LaFleur stated SCA has not met since the last meeting. The next meeting is scheduled for Wednesday, February 11, at 7:00 p.m. via Zoom.

H. Enumclaw Expo and Events Association (EEEE) Advisory Board - Wright, Liaison  
The EEEA has not met since the last meeting. The next meeting is scheduled for January 20, at 6:00 p.m. at the Expo Center.

**9. CONSENT AGENDA.....Motion to Approve**

**A. VOUCHER AND PAYROLL CERTIFICATION**

- 1. Accounts Payable Vouchers # 242152-242337 - \$1,323,697.37; Void Check #s 199486, 200043, 200900, 242095, 242113 (\$1,257.36)
- 2. November 2025 Payroll Voucher # 29136-29137 - \$4,222.38; Payroll Direct Deposits - \$758,554.04; Payroll Tax and Benefits - \$678,773.62
- 3. ACH & Wire Transactions - \$832,838.76

**B. APPOINTMENT**

- 1. Human Services Advisory Board Position No. 2, Robert Horn; Term expires December 31, 2029
- 2. Park Board Position No. 7, Jerry Metcalf; Term expires December 31, 2027

**REMOVED: C. PROFESSIONAL SERVICE AGREEMENT**

- 1. BHC - 248th Lift Station Contract Amendment No. 7

**LAFLEUR MOVED TO APPROVE THE CONSENT AGENDA. KOOPMAN FRAZIER SECONDED. MOTION CARRIED 6-0.**

**10. GENERAL BUSINESS:****A. ORDINANCES**

## 1. Ordinance No. 2828 - 2025 Comprehensive Plan Amendments

City Clerk Reads Ordinance by Title Only for the 2nd Reading

**ORDINANCE NO. 2828**

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON UPDATING AND AMENDING THE ENUMCLAW COMPREHENSIVE PLAN, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

**Staff Report:**

Pasinetti stated that the Ordinance would adopt by reference the School District Capital plan, the Parks and Recreation Capital Improvement Plan and the Six-Year Transportation Improvement Plan. These are routine amendments done as part of the city's comprehensive plan amendments cycle.

**Council Committee Report:**

LaFleur stated that the Community and Economic Development has reviewed and is in approval.

**Council Comments:**

None

**Council Action:**

**LAFLEUR MOVED TO APPROVE ORDINANCE NO. 2828, 2025 COMPREHENSIVE PLAN AMENDMENTS. STORTON SECONDED. MOTION CARRIED 6-0.**

**B. RESOLUTIONS**

## 1. Resolution No. 1862 - Outside Agency Lease Agreements

City Clerk Reads Resolution by Title Only

**RESOLUTION NO. 1862**

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AUTHORIZING THE MAYOR TO ENTER INTO COMMERCIAL LEASE AGREEMENTS WITH ARTS ALIVE!, ENUMCLAW CHAMBER OF COMMERCE, AND YMCA.

**Staff Report:**

Searcy stated that the city has annual leases with the Enumclaw Area Chamber of Commerce for 1421 Cole Street, Arts Alive! for 1429 Cole Street, and YMCA for 1356 Cole Street. This resolution authorizes the Mayor to execute agreements for 2026 with said agencies under the same provisions as in previous years.

**Council Comments:**

In response to a question by Smith, Searcy stated that the agencies do report to the Council every year with updates to their organizations.

**Council Action:**

**LAFLEUR MOVED TO APPROVE RESOLUTION NO. 1862, OUTSIDE AGENCY LEASE AGREEMENTS. SMITH SECONDED. MOTION CARRIED 6-0.**

## 2. Resolution No. 1863 - Outside Agency Provisional Agreements

City Clerk Reads Resolution by Title Only

## RESOLUTION NO. 1863

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AUTHORIZING THE MAYOR TO ENTER INTO AGREEMENTS WITH ELEVEN OUTSIDE AGENCIES SET FORTH WITHIN THIS RESOLUTION PURSUANT TO THE 2026 BUDGET.

**Staff Report:**

Searcy stated that the 2026 budget provides a total of \$220,700 of funding to outside agencies. Agreements are necessary to establish the services to be provided by those agencies in exchange for public funding.

**Council Comments:**

In a response to a question by Smith, Searcy stated that these agencies come before Council twice a year to report on their organizations.

**Council Action:**

**LAFLEUR MOVED TO APPROVE RESOLUTION NO. 1863, OUTSIDE AGENCY PROVISIONAL AGREEMENTS. MARTINELL SECONDED. MOTION CARRIED 6-0.**

## 3. Resolution No. 1865 - Fee Schedule Amendment

City Clerk Reads Resolution by Title Only

## RESOLUTION NO. 1865

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AMENDING RESOLUTION NO. 1859 TO AMEND FEES.

**Staff Report:**

Spindor stated that Public Works updates fees charged for Water, Sewer, Stormwater, Natural Gas, and Solid Waste. Most rate increases are in line with the Consumer Price Index (CPI). Natural Gas and Solid Waste rate increases were made in November of last year and are reflected in schedule.

Pasinetti stated the School Impact fees are listed within the fee schedule, but the schedule was not updated to reflect the increase that was made by the CPI on April 1, 2025.

Floyd stated RCW 9.41.110(5) was changed on July 1, 2025 that requires all firearm dealer employees to receive a background check annually. Staff recommends adopting the new fingerprinting fees set by the Washington State Patrol.

**Council Committee Comments:**

Koopman Frazier stated the Finance Committee has reviewed and is in approval.

**Council Comments:**

In response to a question by Smith, Floyd stated that employees won't be able to work without getting the fingerprinting done.

**Council Action:**

**SMITH MOVED TO APPROVE RESOLUTION NO. 1865, FEE SCHEDULE AMENDMENT. KOOPMAN FRAZIER SECONDED. MOTION CARRIED 6-0.**

## C. GENERAL ITEMS

## 1. Routine Reports

- a. Finance: Sales Tax Report
- b. Community Development: Building Permits; City Planning

**11. UNFINISHED BUSINESS:**

None

**12. NEW BUSINESS:**

A. Council Vacancy Interview Process

Mayor provided an overall review of the interview process for the Council vacancy position. With the new councilmembers, council consensus was needed to determine how the questions are determined for the interviews.

Council consensus to have a list of questions provided to them. If they would like to add any additional questions, then they will submit them to the City Clerk for legal review by the Assistant City Attorney.

**14. EXECUTIVE SESSION:**

A. Pending Litigation per RCW 42.30.110(1)(i) - Estimated 10 minutes

**MAYOR RECESSED THE MEETING AT 7:55 P.M.**

**COUNCIL EXITED THE CONFERENCE ROOM AT 8:05 P.M.**

**MAYOR RECONVENED THE MEETING AT 8:06 P.M.**

**15. ADJOURNMENT:**

**LAFLEUR MOVED TO ADJOURN THE MEETING. STORTON SECONDED. MOTION CARRIED 6-0.**

Meeting adjourned at 8:07 p.m.

Respectfully Submitted,

Jessica Rose  
City Clerk

Date Minutes Approved: \_\_\_\_\_

**City of Enumclaw  
1339 Griffin Avenue  
Enumclaw, WA 98022**

**Industrial Development Corporation  
City Hall Council Chambers  
January 12, 2026**

**CALL TO ORDER:**

President Martinell called the meeting to order at 8:07 p.m. and noted that all Board Members were in attendance.

**ATTENDANCE:**

Board Members Jan Martinell, Corrie Koopman Frazier, Chance LaFleur, Sabrina Solmonsens-Waterhouse, Brodie Smith, and Ed Storton, City Attorney Michael Reynolds and City Clerk Jessica Rose.

**OVERVIEW OF INDUSTRIAL DEVELOPMENT CORPORATION:**

Reynolds provided an overview of the Industrial Development Corporation which was established in 1983. It has not been utilized yet due to the availability of low interest loans in the private sector. On a yearly basis, there is a meeting to appoint a President, Vice President and Secretary.

**GENERAL BUSINESS:**

A. Election of 2026 Officers: President, Vice President, and Secretary

**LAFLEUR MOVED TO APPOINT BOARD MEMBER SOLMONSEN-WATERHOUSE AS PRESIDENT, BOARD MEMBER SMITH AS VICE-PRESIDENT AND BOARD MEMBER STORTON AS SECRETARY. MARTINELL SECONDED. MOTION CARRIED 6-0.**

**ADJOURNMENT:**

**LAFLEUR MOVED TO ADJOURN. STORTON SECONDED. MOTION CARRIED 6-0.**

Meeting adjourned at 8:09 p.m.

Respectfully Submitted,

Ed Storton, IDC Secretary  
By Jessica Rose, City Clerk

Date Minutes Approved: \_\_\_\_\_

# Proclamation

*Whereas, education plays a vital role in the success of our students and community; and*

*Whereas, families around the nation, and here in Enumclaw, benefit from having access to a variety of educational options that meet the unique needs of their children; and*

*Whereas, National School Choice Week highlights the importance of educational opportunity and celebrates those who support student learning; and*

*Whereas, National School Choice Week is a nationwide effort to raise awareness of the importance of educational opportunity and to celebrate the educators, families, and community partners who support student success; and*

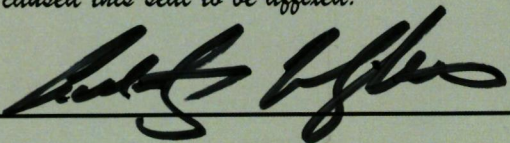
*Whereas, recognizing School Choice Week affirms our community's commitment to ensuring that all students have access to safe, supportive, and effective learning environments that help them reach their full potential.*

**NOW, THEREFORE, I, Anthony Wright, Mayor of the City of Enumclaw, Washington, proclaim January 25 through January 31, 2026 as**

**"SCHOOL CHOICE WEEK"**

*And encourage residents to acknowledge that value of educational choice and to celebrate the diverse educational opportunities available to our students.*

*In witness whereof I have hereunto set my hand and caused this seal to be affixed.*

  
\_\_\_\_\_

ATTEST: \_\_\_\_\_

DATE: 1-12-25



**City Council  
AGENDA BILL**

**Meeting Date: 01/26/2026**

**Subject: Public Hearing for Ordinance No. 2832 Co-living Housing Interim Zoning and Development Regulations**

**Category: ORDINANCE**

**BUDGET IMPACT:**

**Expenditure Budget: 0**

**Revenue Budget: 0**

**Proposed Budget Amendment: 0**

**Related Ordinance or Resolution No. 2830**

**Attachments: Staff Report, Ordinance No. 2832**

**Staff Contact: Chris Pasinetti, Community Development Director**

**Summary/Background:**

On December 8, 2025, City Council adopted Ordinance No. 2830 waiving first and second reading to adopt an ordinance establishing co-living housing interim development regulations effective immediately. As required by RCW 36.70A.390, the City Council shall conduct a duly noticed public hearing within sixty (60) days of adoption to consider public comment and determine whether the interim regulations should be continued, modified, or replaced with permanent regulations.

The regulations amended the land use matrix in EMC 18.05.020, definitions in EMC 15.04, and adopted a new section EMC 19.32.180. The new section establishes standards for unit size, parking, density, fees, and other development regulations.

**Options:**

1. Continue the interim development regulations;
2. Modify the interim development regulations; or
3. Replace the interim development regulations with permanent regulations.

**Recommendation:** Staff recommend holding the public hearing for the interim development regulations and continuing the interim development regulations which shall remain in effect for twelve (12) months of the effective date of Ordinance No. 2830 (effective December 8, 2025) or until staff brings another ordinance to replace the interim development regulations with permanent regulations.

**Recommendations:**

**Date Sent to Committee: 01/26/2026 Date Returned: 01/26/2026**

**Council Committee: To be provided at the January 26 meeting.**

**Staff: Adopt Ordinance No. 2832 establishing interim development regulations.**

(BELOW TO BE COMPLETED BY CITY CLERKS OFFICE)

COUNCIL ACTION:

APPROVED

DENIED

TABLED / DEFFERED / NO ACTION

MOVED TO SECOND READING (Ordinances Only)

1ST reading \_\_\_\_\_

Enactment reading \_\_\_\_\_

ORDINANCE # \_\_\_\_\_

RESOLUTION # \_\_\_\_\_





## *Staff Report*

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### *Department of Community Development*

**TO:** Mayor / City Council  
**FROM:** Chris Pasinetti, Community Development Director  
**DATE:** January 26, 2026  
**SUBJECT:** Co-living Housing Interim Development Regulations Public Hearing – Ordinance No. 2832

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#### **Background:**

On December 8, 2025, City Council adopted Ordinance No. 2830 waiving first and second reading to adopt an ordinance establishing co-living housing interim development regulations immediately. As required by RCW 36.70A.390, the City Council shall conduct a duly noticed public hearing within sixty (60) days of adoption to consider public comment and determine whether the interim regulations should be continued, modified, or replaced with permanent regulations.

The co-living housing interim development regulations allow co-living housing in accordance with RCW 36.70A.535 (HB 1998) which requires cities planning under the Growth Management Act to adopt development regulations allowing co-living as a permitted use on any lot located within an urban growth area that allows at least six multifamily residential units, including on a lot zoned for mixed-use development. HB 1998 requires jurisdictions to adopt co-living regulations no later than December 31, 2025.

The regulations amended the land use matrix in EMC 18.05.020, definitions in EMC 15.04, and adopted a new section EMC 19.32.180. The new section establishes standards for unit size, parking, density, fees, and other development regulations.

#### **Analysis:**

The City of Enumclaw encourages an adopted 2024 Comprehensive Plan Housing Element Goal H-3 to “Allow various densities and diverse housing types so the City can accommodate its projected housing targets and provide for households in all economic segment and for its senior [residents].”

As stated in the findings in RCW 36.70A.535, co-living housing is a type of housing that can provide options for people who wish to lower their housing expenses by paying less for a smaller home, those who prefer a living arrangement with shared community spaces that facilitate social connections, those who wish to trade off location for space and, by living in a small home, also get to live in a high opportunity neighborhood they could not otherwise afford, or those who want a low-cost, more private alternative to having a roommate in a traditional rental. Additionally, co-living housing provides a good option for seniors, especially those who want to downsize, or those who desire a living arrangement that is more social than a standard apartment.

As proposed in the definitions, “Co-living housing” means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. Local governments may use other names to refer to co-living housing including congregate living facilities, single room occupancy, rooming house, boarding house, lodging house and residential suites.

**Legal Basis & Case Law:** The City Council has authority under RCW 36.70A.390, RCW 35A.63.220, and RCW 36.70.790 to adopt interim zoning controls as emergency measures to protect the public health, safety, and welfare. Interim measures allow cities to promptly address emerging land use issues while permanent amendments are studied through the standard planning process.

Washington courts have upheld interim regulations where properly adopted with findings and hearings (*Matson v. Clark County*, 79 Wn. App. 641; *Norco Constr. v. King County*, 97 Wn.2d 680). Courts have also required adequate findings and compliance with procedural safeguards (*Byers v. Clallam County*, 84 Wn.2d 796). These interim regulations comply with statutory authority, establish findings, and will be subject to a public hearing within 60 days.

**Recommendation:**

Staff recommend holding the public hearing for the interim development regulations and continuing the interim development regulations which shall remain in effect for twelve (12) months of the effective date of Ordinance No. 2830 (effective December 8, 2025) or until staff brings another ordinance to replace the interim development regulations with permanent regulations.

**ORDINANCE NO. 2832**

**AN ORDINANCE of the City of Enumclaw, King County, Washington, adopting interim zoning and development regulations to implement the State’s co-living housing requirements under Engrossed Substitute House Bill 1998 (2024), amending the City’s land use matrix and related provisions to allow co-living housing on lots where multifamily development of six units or more is permitted; declaring an emergency; establishing an immediate effective date of December 8, 2025; providing for a public hearing consistent with RCW 36.70A.390; and providing for severability.**

**WHEREAS**, the City of Enumclaw (“City”) is authorized to adopt interim zoning controls and interim development regulations under RCW 36.70A.390, RCW 36.70.790, and RCW 35A.63.220, which permit immediate adoption of temporary land-use regulations when necessary to protect the public health, safety, and welfare, provided a public hearing is held within sixty (60) days; and

**WHEREAS**, in 2024, the Washington State Legislature adopted Engrossed Substitute House Bill 1998 (“ESHB 1998”), codified in part at RCW 36.70A.540, requiring cities planning under the Growth Management Act (“GMA”) to allow co-living housing on any lot where at least six multifamily dwelling units are permitted; and

**WHEREAS**, ESHB 1998 defines “co-living housing” as a residential development containing independently rented, lockable sleeping units that provide living and sleeping space, where residents share kitchen facilities with other units in the building; and

**WHEREAS**, the Legislature found that Washington is experiencing a severe housing affordability crisis, including a shortage of affordable workforce housing, and that co-living housing historically provided a significant portion of the low-cost private-market rental inventory; and

**WHEREAS**, the Legislature further found that co-living housing provides a wide range of benefits, including:

- Lower housing costs for residents seeking smaller units;
- Living arrangements that support community connections;
- Increased opportunities for residents to live in high-opportunity neighborhoods they could not otherwise afford;

- An alternative to traditional roommate rental arrangements;
- Reduced demand for family-sized homes that are currently rented by singles or small households; and

**WHEREAS**, the Legislature also recognized that co-living housing benefits seniors—particularly those wishing to downsize or who no longer drive—by providing smaller, more affordable units in walkable neighborhoods close to services; and

**WHEREAS**, co-living housing is well suited to residents of diverse incomes, including low-income and very-low-income households, and Washington’s building codes already include minimum unit sizes and standards ensuring that co-living meets modern health and safety requirements; and

**WHEREAS**, the Legislature found that locating co-living developments near transit, employment, and services can reduce greenhouse-gas emissions, shorten commute distances, limit sprawl, and reduce development pressure on natural and working lands; and

**WHEREAS**, ESHB 1998 requires jurisdictions to adopt implementing co-living regulations no later than **December 31, 2025**, and the City will be unable to complete permanent code updates and Planning Commission review before that deadline; and

**WHEREAS**, the City’s zoning code does not currently include a specific co-living housing category, creating uncertainty for staff, applicants, and the public as to how such uses should be reviewed and processed under existing land-use regulations; and

**WHEREAS**, adoption of interim development regulations will ensure the City complies with state law, provide clarity for permit applicants, preserve the status quo, and prevent development decisions that could conflict with the City’s long-term planning objectives; and

**WHEREAS**, interim development regulations will provide the City with adequate time to complete a full legislative review, including environmental analysis, public participation, Planning Commission recommendations, and preparation of permanent zoning amendments; and

**WHEREAS**, Washington courts have long upheld the authority of cities to adopt interim zoning controls when necessary to address emerging land-use issues, including *Matson v. Clark County Bd. of Comm'rs*, 79 Wn. App. 641 (1995), *Norco Constr. v. King County*, 97 Wn.2d 680 (1982), and *Byers v. Clallam County*, 84 Wn.2d 796 (1975); and

**WHEREAS**, additional case law confirms that interim zoning is valid when supported by adequate legislative findings and when consistent with comprehensive planning principles, including *Faben Point v. City of Mercer Island*, 102 Wn. App. 775 (2000), and *Caswell v. Pierce County*, 99 Wn. App. 194 (2000); and

**WHEREAS**, the GMA requires that interim zoning adopted under RCW 36.70A.390 not substantially interfere with the goals of the GMA, and the City Council finds that adopting co-living interim regulations will advance those goals by supporting housing availability, efficient urban growth, and reduced displacement; and

**WHEREAS**, WAC 197-11-880 exempts emergency interim zoning ordinances from SEPA threshold determinations, recognizing that permanent regulations will undergo full SEPA review once drafted; and

**WHEREAS**, the City Council finds that without immediate adoption of interim regulations governing co-living housing, the City could receive land use or building applications proposing co-living developments under a zoning framework that does not address this newly created housing type, resulting in inconsistent interpretation of state law, confusion for the public, and potential vesting under outdated standards; and

**WHEREAS**, allowing such applications to vest under existing code before permanent regulations are adopted would undermine the City's ability to fully implement the requirements of ESHB 1998, could result in development patterns inconsistent with the Comprehensive Plan, and would prevent the City from applying standards that ensure compatible density, infrastructure capacity, neighborhood impacts, and life-safety protections; and

**WHEREAS**, the circumstances requiring this action were not created by the City but result from the Legislature's imposition of a mandatory December 31, 2025 deadline for co-living zoning compliance, which cannot be met through the City's normal legislative process involving Planning Commission review, public participation, SEPA analysis, and Comprehensive Plan consistency review; and

**WHEREAS**, the City Council finds that an emergency exists because, without immediate adoption of interim regulations effective December 8, 2025, the City risks falling out of compliance with mandatory state housing law, resulting in legal uncertainty and potential impairment of the public welfare; and

**WHEREAS**, adoption of these interim regulations is therefore necessary to protect the public health, safety, and welfare by ensuring orderly permit review, preventing inconsistent zoning interpretations, and providing adequate time to develop permanent regulations; and

**WHEREAS**, the City Council will conduct a duly noticed public hearing within sixty (60) days of adoption, as required by RCW 36.70A.390, to consider public comment and determine whether the interim regulations should be continued, modified, or replaced with permanent regulations;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON, DOES ORDAIN AS FOLLOWS:**

**SECTION 1: FINDINGS.** The City Council adopts the above "WHEREAS" recitals as findings of fact in support of its action as required by RCW 36.70A.390 and RCW 35.63.200.

**SECTION 2: INTERIM ZONING REGULATIONS IMPOSED.** Temporary Interim Zoning Regulations are hereby imposed related to Co-living as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

**SECTION 3: DURATION.** These regulations shall be in effect for twelve (12) months from the effective date of Ordinance 2830 (effective December 8, 2025), unless extended, modified, or terminated by the City Council.

**SECTION 4: STUDY AND REGULATORY DEVELOPMENT.** During the interim period, City staff shall prepare a work plan that includes:

1. Evaluation of co-living housing impacts on traffic, parking, utilities, emergency services, and neighborhood compatibility;
2. Review of building, fire, and life-safety code requirements for co-living structures;
3. Drafting of permanent amendments to the Enumclaw Municipal Code addressing co-living housing;
4. SEPA review of permanent regulations; and
5. Public engagement and Planning Commission review consistent with the City's legislative procedures.

The work plan shall be provided to the City Council for acknowledgment within sixty (60) days of adoption.

**SECTION 5: DECLARATION OF EMERGENCY.** The City Council finds and declares that an emergency exists due to the statutory requirement to adopt permanent co-living regulations by December 31, 2025, and the inability to complete required legislative procedures before that date. This ordinance is necessary for the immediate preservation of the public health, safety, and welfare and shall take effect immediately as an emergency interim zoning measure pursuant to RCW 35A.12.130 and RCW 36.70A.390. The City Council further finds that this emergency is not the result of City delay but arises from the Legislature's imposed deadline and the need to prevent vesting under outdated regulations.

**SECTION 6: PUBLIC HEARING.** Pursuant to RCW 36.70A.390, the City Council shall hold a public hearing within sixty (60) days of adoption of this ordinance to receive public input and consider whether these interim regulations should be continued, modified, or replaced."

**SECTION 7: SEVERABILITY.** If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this ordinance.

**SECTION 8: EFFECTIVE DATE.** This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum and shall take effect immediately upon its adoption.

PASSED IN REGULAR AND OPEN SESSION this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor Anthony Wright

INTRODUCED \_\_\_\_\_

PASSED \_\_\_\_\_

APPROVED \_\_\_\_\_

PUBLISHED \_\_\_\_\_

Attested:

Approved as to Form:

\_\_\_\_\_  
Jessica Rose  
City Clerk

\_\_\_\_\_  
Michael J. Reynolds  
Assistant City Attorney



KEY P – Permitted Use C – Conditional Use S – Special Use	RESIDENTIAL ZONES					COMMERCIAL/INDUSTRIAL ZONES								
	Low Density SF	Mod Density SF	Mixed Residential	Multifamily Res	Residential Mobile Home Park	General Office	General Office-Hospital	Neighborhood Business	Highway Community Business	Central Business 1	Central Business 2	Light Industrial	Public Use	Hospital
SPECIFIC LAND USE	R-1	R-2	R-3	R-4	RMHP	GO	GO-H	NB	HCB	CB-1	CB-2	LI	P	H
<i>Dwelling unit, accessory</i> subject to Chapter <a href="#">19.34</a> EMC	P	P	P	P								p <sup>2</sup>		
<i>Dwelling unit, duplex</i> (two units per structure), subject to Chapter <a href="#">19.40</a> EMC	P <sup>3</sup> /C	P <sup>3</sup> /C	P <sup>3</sup>	P						C	C			
<i>Dwelling unit, single-family detached</i> (one unit per structure)	P	P	P	P		C	C			C	C			
<i>Dwelling unit cottage, single-family detached</i> (one unit per structure), subject to Chapter <a href="#">19.46</a> EMC		P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>										
<i>Dwelling unit, live-work</i>				P <sup>4</sup>				P <sup>5</sup> /C	P <sup>6</sup> /C	P <sup>6</sup> /C	P <sup>6</sup> /C			
<i>Multifamily development</i> (3+ units per structure), subject to Chapter <a href="#">19.40</a> EMC				P		p <sup>2</sup>			P <sup>5</sup> /C	P <sup>5,6</sup> /C	P <sup>5,6</sup> /C			
Group quarters, dormitories, fraternal houses, <i>boardinghouse</i> , not including <i>secure community transition facilities</i> or <i>halfway house</i>				C			P		P <sup>5</sup> /C					
<b>GENERAL CROSS REFERENCES:</b>					Land use table instructions, see EMC <a href="#">18.05.010</a> ; Development standards, see EMC Titles <a href="#">18</a> and <a href="#">19</a> ; Application and review procedures, see Chapters <a href="#">15.16</a> through <a href="#">15.36</a> EMC; General provisions, see Chapter <a href="#">15.06</a> EMC; Italicized uses are defined in Chapter <a href="#">15.04</a> EMC.									

## B. Residential Land Use Footnotes.

1. Subject to Chapter [19.46](#) EMC.
2. A nightwatchman's quarters are allowed as an accessory use to a use permitted in the zone.
3. New construction of a one-story duplex with a maximum building size of 2,500 gross square feet including garage, or conversion of an existing single-family dwelling to a duplex are permitted, otherwise conditional use.
4. Allowed as part of a live-work project. The work space must clearly constitute an accessory use of the building and property, and the use shall not result in a conversion of the property or building from primarily multifamily to primarily nonresidential use.
5. Dwellings or living quarters must be located above primary use. Parking is provided in private parking areas or garages on the basis of one parking space for each dwelling unit within 400 feet.
6. Multifamily residential and live-work uses shall be permitted only in the mixed use overlay when included within a mixed use development.
7. The number of transitional housing units allowed on any given property shall be no more than the number of standard dwelling units that would be allowed under the zoning of the property; provided, that in no case shall the number of transitional housing units allowed on any given property exceed 10. No transitional housing unit may be located within a quarter mile of another transitional housing property, as measured by the nearest point on one such property to the nearest point on the other, that contains permanent supportive housing or transitional housing. Each unit of transitional housing shall be limited to occupancy by one family as that term is defined in the EMC. Transitional housing shall not be located within a quarter mile of emergency housing and emergency shelters as measured by the nearest point on one such property to the nearest point on another.
8. The number of permanent supportive housing units allowed on any given property shall be no more than the number of standard dwelling units that would be allowed under the zoning of the property; provided, that in no case shall the number of permanent supportive housing units allowed on any given property exceed 10. No permanent supportive housing unit may be located within a quarter mile of another property that contains permanent supportive housing or transitional housing, as

measured by the nearest point on one such property to the nearest point on another. Each unit of permanent supportive housing shall be limited to occupancy by one family as that term is defined in the EMC. Permanent supportive housing shall not be located within a quarter mile of emergency housing and emergency shelters as measured by the nearest point on one such property to the nearest point on another.

9. The occupancy of an indoor emergency shelter shall be limited to no more than 10 families or 40 people, whichever is fewer. "Continuously operating" is intended to exclude indoor emergency shelter facilities that are needed to respond temporarily to a natural disaster or other similarly acute emergency (e.g., unusually hot or cold temperatures of short duration) that has caused unexpected homelessness within the city. No continuously operating indoor emergency shelter may be located within a quarter mile of a continuously operating indoor emergency housing facility as measured by the nearest point on one such property to the nearest point on the other. Indoor emergency shelters shall not be located within a quarter mile of permanent supportive housing or transitional housing units as measured by the nearest point on one such property to the nearest point on another.

10. The occupancy of an indoor emergency housing facility shall be limited to no more than 10 families or 40 people, whichever is fewer. "Continuously operating" is intended to exclude indoor emergency housing facilities that are needed to respond temporarily to a natural disaster or other similarly acute emergency (e.g., unusually hot or cold temperatures of short duration) that has caused unexpected homelessness within the city. No continuously operating indoor emergency housing facility may be located within a quarter mile of a continuously operating indoor emergency shelter as measured by the nearest point on one such property to the nearest point on the other. Indoor emergency housing facilities shall not be located within a quarter mile of permanent supportive housing or transitional housing units, as measured by the nearest point on one such property to the nearest point on another.

### **19.32.180 Co-living housing.**

Co-living housing shall comply with the following:

- A. Review process. A co-living housing shall be reviewed the same as the required review process for the permitted multifamily use for the underlying zone.
- B. Development standards. As required by RCW 36.70A.535(4), development standards for co-living housing shall not be any more restrictive than the development standards applied to other multifamily uses in the same underlying zone.
  - 1. A sleeping unit in a co-living housing shall not exceed a maximum size of 600 square feet.

2. Shared kitchens shall be provided in the development to be classified as co-living housing. At least one shared kitchen shall be provided for every thirty sleeping units.
3. Open space shall be provided at a minimum of 10 square feet for each 100 square feet of sleeping unit. Open space may be provided through shared indoor common areas, outdoor open space, or private open spaces, or a combination thereof.
  - a. Required open space may include common areas which are shared indoor spaces and amenity areas separate from required shared kitchen. Other shared indoor spaces may include but not limited to multi-purpose entertainment space, fitness center, movie theater, library, and similar amenities that promote share use and a sense of community.
  - b. Required open space may be provided in outdoor open space or as private open spaces such as patios, rooftop gardens, and balconies.
  - c. See EMC 19.40.050(D) for Open Space Types and Standards.
4. A minimum of one off-street parking space per four sleeping units shall be required. No off-street parking is required within one-half mile walking distance of a major transit stop.
5. In zones with established maximum and/or minimum density requirements, each co-living housing sleeping unit shall be counted as one-quarter of a dwelling unit for the purpose of calculating density.
6. Each sleeping unit in a co-living housing shall be calculated at one-half of a dwelling unit for the purposes of calculating fees for sewer connections.
- C. All other development standards, including, but not limited to, setbacks, lot coverage, maximum height, landscape buffer, mixed-use requirements, and design standards, shall be those established for multifamily uses in the underlying zone.
  - a. In addition to exceptions listed under EMC 19.40.030, co-living housing conversion of an existing building shall be exempt from design standards.
- D. Co-living housing developments are exempt from any affordable housing requirements, however, voluntary affordable housing provisions outlined in EMC Chapter 19.38 Article IV Affordable Housing Incentive remain available to co-living housing developments, at sole discretion of the property owner. In addition, affordable housing incentives outlined under RCW 36.70A.540 are available to co-living housing developments that include on-site affordable housing.

#### **15.04.020 Definitions.**

~~“Boardinghouse” means a dwelling in which not more than four roomers, lodgers and/or boarders are housed and fed.~~

“Co-living housing” means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. Local governments may use other names to refer to co-living housing including congregate living facilities, single room occupancy, rooming house, boarding house, lodging house and residential suites.

“Major transit stop” means: (1) a stop on a high capacity transportation system funded or expanded under the provisions of Chapter 81.104 RCW; (2) commuter rail stops; (3) stops on rail or fixed guideway systems, including transitways; (4) stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or (5) stops for a bus or other transit mode providing actual fixed route service at intervals of at least 15 minutes for at least five hours during the peak hours of operation on weekdays.

“Rooming house” means a boardinghouse.



### City Council AGENDA BILL

**Meeting Date:** 01/26/2026

**Subject:** BHC 248th Lift Station Contract Amendment 7

**Category:** CONSENT

**BUDGET IMPACT:**

**Expenditure Budget:**                    \$

**Revenue Budget:**                    \$

**Proposed Budget Amendment:**                    \$

**Related Ordinance or Resolution No.**

**Attachments:** Staff Report

**Staff Contact:** Brian S. Spindor, P.E., Public Works Director

***Summary/Background:***

A total of \$3,500,000 was approved by council in the 2026 budget for construction of the 248th Ave Lift Station Project. Council awarded a contract to Pacific Civil & Infrastructure on November 24, 2025, in the amount of \$1,826,840 with a 15% contingency to construct the project. A contract amendment with the project consultant BHC for construction phase services has been negotiated in an amount not to exceed \$176,192.

***Recommendations:***

**Date Sent to Committee:** 01/26/2026 **Date Returned:** 01/26/2026

**Council Committee:** To be provided at the January 26th meeting

**Staff:** Approve

(BELOW TO BE COMPLETED BY CITY CLERKS OFFICE)

COUNCIL ACTION:

<input type="checkbox"/> APPROVED	1ST reading	<u>1/26/26</u>
<input type="checkbox"/> DENIED	Enactment reading	<u>                  </u>
<input type="checkbox"/> TABLED / DEFERRED / NO ACTION	ORDINANCE #	<u>N/A</u>
<input type="checkbox"/> MOVED TO SECOND READING (Ordinances only)	RESOLUTION #	<u>N/A</u>





## *Staff Report*

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### *Department of Public Works*

**TO:** Mayor / City Council  
**FROM:** Brian S. Spindor, P.E., Public Works Director  
**DATE:** January 6, 2026  
**SUBJECT:** BHC 248th Lift Station Contract Amendment 7  
 Construction Phase Services

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#### **Background:**

A total of \$3,500,000 was approved by council in the 2026 budget for construction of the 248th Ave Lift Station Project. Council awarded a contract to Pacific Civil & Infrastructure on November 24, 2025, in the amount of \$1,826,840 with a 15% contingency to construct the project. A contract amendment with the project consultant BHC has been negotiated in an amount not to exceed \$176,192 for services during construction.

#### **Analysis:**

Construction of the new lift station near the SE 433rd Street (McHugh Ave) and 248th Avenue SE intersection will replace the existing Willowgate, Takoba and McHugh lift stations. Construction management and inspection will be conducted by staff with assistance from the project consultant BHC as needed and defined in Amendment 7. The consulting firm of Fenagh Engineering will be providing special inspection services under a contract with the city.

A state Public Works Board loan contract for \$4.4M in funding the project was approved by Council on February 13, 2023, with costs reimbursed through the loan. The loan will also be used to purchase a natural gas generator and automatic transfer switch for the station from the city's sole source provider, Cummins, and to install replacement screens in the WWTP headworks building under a separate project currently in design. Costs of approximately \$900,000 have been incurred under the loan to date. Current projections indicate a final total cost of \$4.2M.

#### **Recommendation:**

Staff recommends Council authorize the Mayor to execute Amendment 7 to the consultant agreement with BHC for construction phase services for the 248th Ave Lift Station Project in an amount not to exceed \$176,192.

**EXHIBIT A**  
**SCOPE OF SERVICES**  
**248<sup>TH</sup> AVENUE LIFT STATION PROJECT**  
**CITY OF ENUMCLAW**  
**AMENDMENT #7 – SERVICES DURING CONSTRUCTION**  
**January 5, 2026**

**Overview of Amendment**

The City of Enumclaw (City) contracted with BHC Consultants, LLC (BHC) to develop a design that would allow the City to remove three lift stations (Willowgate, Takoba, and McHugh) from service by constructing a new triplex lift station on an easement near the northeast corner of the intersection of SE 433<sup>rd</sup> Street and 248<sup>th</sup> Avenue and approximately 3,850 feet of new 10-inch force main and about 3,000 feet of gravity sewer main. The project is being constructed under two separate construction contracts. Contract #1 included the majority of the pipeline improvements and has been completed. Contract #2 addresses the new lift station and the abandonment of the three existing lift stations.

This amendment addresses out-of-scope design activities as well as engineering services during construction for Contract #2.

**Task 001: Project Management**

**\$19,725**

The amendment budget for this task will be used to track and monitor the progress of the project throughout the construction phase of the project, coordinate with the project team, including City staff, and closeout the project once construction is complete.

City Responsibilities:

- 1) Approve this Amendment.

Work Tasks:

- 1) Manage Contracts: Update BHC's accounting system to address this amendment. Prepare contract amendments with ESA, Terraphase, and FSI for environmental, geotechnical, and HVAC support services during construction.
- 2) Invoicing: Provide monthly invoices with status reports.
- 3) Project Team Coordination: Coordinate with project team as needed to review current and upcoming tasks, deliverables, and coordination efforts. Coordinate with City staff by phone or MS Teams approximately once per month.
- 4) Project Closeout: Following construction completion and delivery of record drawings, the Consultant will close out the project in the Consultants accounting system.

Deliverables:

- 1) Monthly invoices with status reports (Adobe pdf format).

Assumptions:

- 1) Because the schedule will be controlled by the Contractor, Earned Value Management tracking will not be used. Instead, the monthly status reports will summarize services provided as part of the current invoice, anticipated services to be provided in the following time period, and a budget status summary.
- 2) The construction phase will last approximately 16 months (2 months to complete King County permitting, 12 months for construction, and 2 months for record drawings and closeout).
- 3) Project team coordination will involve BHC's project manager checking in with appropriate team members an average of about 1 hour per month and coordinating with the City for 0.5 hours each month.

**Task 004: Contract #2 Lift Station Design Services \$8,827**

During the King County permitting process, the County placed the project permitting efforts on hold while the City coordinated with the County to gain approval of the City's General Sewer Plan. As a result, the City placed the project on hold as well. The resultant delay increased BHC's labor costs and required Terraphase to cancel and reschedule the soil bore on the lift station site.

The original project schedule had the design phase of the project being completed by December 31, 2024. While Amendment #4 extended the contract time to December 31, 2026, it did not address additional labor charges that will be incurred by BHC and its subconsultants associated with increased labor rates. This amendment addresses those additional costs as well as the additional costs incurred by Terraphase to reschedule the soil bore (See Exhibits A-1 and A-2).

**Task 009: Contract #2 – Engineering Services During Construction \$133,640**

This task will be used to provide routine engineering support services to the City during construction for this project.

City Responsibilities:

- 1) Provide a venue, agenda, and minutes for the preconstruction meeting and all subsequent construction meetings.
- 2) Conduct an initial review of shop drawings and submittals received from the Contractor to determine if Consultant review of the submittal is required. If it is required, then the City will forward the submittal to BHC for review.
- 3) Conduct an initial review of requests for information (RFI) received from the Contractor to determine if Consultant review of the RFI is required. If it is required, then the City will forward the RFI to BHC for review.
- 4) Provide any special inspections/material testing services needed for quality control/assurance during construction that are not specifically identified below.
- 5) Lead any and all discussions with the Contractor regarding potential change orders and then process and approve subsequently agreed upon construction change orders.
- 6) Provide all construction observations and construction management services.
- 7) Provide consolidated construction redlined drawings for use in preparing record drawings.

Work Tasks:

- 1) Review technical shop drawings and submittals from the Contractor that have been forwarded from the City.
- 2) Assist the City in addressing questions and requests for information from the Contractor. This may include providing written interpretations of the Contract Documents and/or drawings/sketches to the City to supplement or clarify the Contract Documents.
- 3) Attend the preconstruction meeting and construction progress meetings as noted below.
- 4) Visit the construction site to address issues that come up during construction that require input from the Consultant.
- 5) Assist the City with change orders between the City and the Contractor.
- 6) Provide geotechnical assistance during construction as described in Exhibit A-3.
- 7) Provide Building HVAC and plumbing submittal reviews as described in Exhibit A-4.
- 8) Provide environmental/cultural resource assistance during construction as described in Exhibit A-5.
- 9) Prepare construction record drawings based on markups received from the City.
- 10) Review the operations and maintenance (O&M) manuals from the Contractor and supplement the individual equipment O&M manuals provided by the Contractor and develop a Facility O&M Manual for the pump station in accordance with Department of Ecology's Criteria for Sewage Works Design (Orange Book August 2008) and WAC 173-240-080.

Meetings:

- 1) BHC will attend one (1) preconstruction meeting up to two hours in length via MS Teams.
- 2) BHC will attend up to fourteen (14) construction coordination meetings via MS Teams with each meeting lasting one hour.

Deliverables:

- 1) Written comments and recommendations on shop drawings/submittal reviews.
- 2) Written interpretations and responses to questions and requests for information.
- 3) Written documentation of field activities observed during site visits.
- 4) Construction correspondence as required.
- 5) Written responses on change order requests.
- 6) Copies of special inspections/compaction testing performed by Terraphase.
- 7) One set of construction record drawings (11x17 PDF).
- 8) One set of construction record drawings (22x34 PDF).
- 9) One (1) set of draft O&M manuals and one (1) set of final O&M Manuals

Assumptions:

- 1) The City will conduct an initial review of the submittals from the Contractor and will only forward those submittals that require engineering review. BHC's review will be for general conformance with the requirements of the contract documents. Review comments will be documented and returned to the City via email. The City will be responsible for forwarding/posting the final reviewed documents back to the Contractor. This scope assumes no more than twenty-five (25) shop drawings/submittals will need to be reviewed by the BHC during this phase of the project. FSI will review submittals forwarded to them as described in Exhibit A-4.
- 2) The City will be responsible for providing the construction management and field construction observation services, including the preparation of daily reports, requests for information (RFI) and work directives to the Contractor. This scope assumes BHC will need to provide written responses to no more than fifteen (15) RFI.
- 3) The City will be responsible for scheduling and coordinating the preconstruction meeting and all construction progress meetings and preparing the agenda and minutes for the meetings. BHC's project manager will attend the preconstruction meeting and up to fourteen (14) construction progress meetings, with each meeting lasting approximately 1 hour. BHC's attendance will be virtual via MS Teams.
- 4) This scope assumes two (2) site visits by BHC's Project Manager will be necessary to address construction related issues and/or questions. Each site visit will last approximately 4 hours, including travel time.
- 5) This scope assumes one (1) site visits by BHC's Structural Engineer will be necessary to address structural/building permit required observations. Each site visit will last approximately 4 hours, including travel time.
- 6) The City will be responsible for addressing all activities related to change orders. BHC will support the City by preparing revisions to the work or design for the purpose of allowing the City to solicit proposals from the Contractor for desired or necessary changes in the work or design. The City will then be responsible for preparing and issuing the subsequent change orders. For purposes of this scope, BHC assumes:
  - a) Assistance will be necessary to address one (1) change order related to modifications to the construction contract to address permitting related comments received from King County
  - b) BHC will assist the City with negotiations and the preparation of up to four (4) other change orders.
  - c) If BHC's assistance is needed beyond these assumptions, then such services will be treated as out-of-scope activities or compensated under the Management Reserve Task.
- 7) The Contractor shall be responsible for providing all construction surveying and staking necessary to install the improvements.

- 8) The City shall be responsible for all special inspections or testing services not specifically included in Exhibits A-3 through A-5.
- 9) The construction record drawings will be prepared based on redlined revisions provided by the Contractor and vetted by the City. The redlines will reflect modifications to the design that occurred during construction and are assumed to be relatively minor.
- 10) The specific requirements of WAC 173-240-080 will not be addressed. Rather, an O&M manual will be prepared by the Contractor that describes routine operations and maintenance requirements for the mechanical components of the pump station. BHC will supplement the manufacturer information provided by the Contractor with documentation of the significant components in the pump station. This will include a description of the purpose of those components, their operational requirements, and maintenance requirements.

**Task 999: Management Reserve**

**\$14,000**

This task is reserved as a contingency fund for minor changes in scope which may occur during the work and will be used to facilitate additional work without the need for a contract amendment.

City Responsibilities:

- 1) Provide written requests and authorization for additional services.

Work Tasks:

- 1) Develop scope/budget proposals for additional design services as requested and process contract amendment as necessary.

Meetings:

- 1) As defined in the additional design services scope/budget.

Deliverables:

- 1) As defined in the additional design services scope/budget.

Assumptions:

- 1) As defined in the additional design services scope/budget.

**Budget**

The budget for Amendment #7 is **\$176,192** and is attached as Exhibit B. The labor rates for this amendment have been adjusted to reflect 2026 rates with an escalation factor included for anticipated services that will be provided in 2027. The City agrees to allow BHC and its sub-consultants to adjust rates on an annual basis in January of each year, beginning in January 2027 provided there is no increase in the total budget unless provided otherwise via an amendment. The revised overall project budget (including preliminary design, design, and construction) is **\$947,719**.

**Attachments**

- Exhibit A-1: BHC Increased Labor Costs
- Exhibit A-2: TEI Change Order-Enumclaw Lift Station
- Exhibit A-3: TEI Budget-Enumclaw Lift Station Construction Phase Support
- Exhibit A-4: FSi Fee Proposal
- Exhibit A-5: ESA Construction Scope and Budget
- Exhibit B: Project Budget

City of Enumclaw  
 248th Avenue Lift Station Project  
 BHC Increase Labor Costs

## Exhibit A-1

Employee	Original Rates	2025 Rates	Change in Rates	2025 Hours Charged	Increased Costs
Cariaso, Arman	\$148.80	\$170.50	\$21.70	6.00	\$130.20
Castillo, Glenn	\$148.80	\$161.20	\$12.40	22.00	\$272.80
Coughlin, Patty	\$130.20	\$136.40	\$6.20	2.00	\$12.40
Fisher, Tony	\$268.15	\$279.00	\$10.85	270.25	\$2,932.21
Franco, Gustavo	\$258.85	\$278.23	\$19.38	11.00	\$213.18
Fritchman, Sarah	\$139.50	\$161.21	\$21.71	3.75	\$81.41
Matile, Camille	\$122.45	\$170.50	\$48.05	12.00	\$576.60
McElwain, Kim	\$120.90	\$133.31	\$12.41	11.25	\$139.61
Nicolas, Romain	\$124.00	\$137.95	\$13.95	33.00	\$460.35
Olsoe, Svetlana	\$161.20	\$182.90	\$21.70	0.50	\$10.85
Talich, Carla	\$201.50	\$294.51	\$93.01	6.75	\$627.82
Thim, Leanne	\$148.80	\$158.11	\$9.31	0.75	\$6.98
Zier, Jordan	\$241.80	\$254.20	\$12.40	1.50	\$18.60
<b>Totals</b>				<b>380.75</b>	<b>\$5,483.02</b>

October 28, 2025

Mr. Tony Fisher, PE  
BHC Consultants  
1601 Fifth Avenue, Suite 500  
Seattle, Washington 98101

*sent via email to [tony.fisher@bhccconsultants.com](mailto:tony.fisher@bhccconsultants.com)*

**Subject: Geotechnical Engineering Services Change Order #1 for the 248<sup>th</sup> Avenue Lift Station**

Dear Mr. Fisher:

Terraphase Engineering Inc. (Terraphase) has been proud to provide geotechnical engineering services for the Enumclaw 248<sup>th</sup> Avenue SE Lift Station project. Terraphase (as Robinson Noble) initially produced a geotechnical report dated November 28, 2022. Following the issuance of this report an additional geotechnical exploration at the location of the lift station was requested. As such, Terraphase prepared a scope of services and estimated budget to provide the requested additional geotechnical engineering services. This budget was dated March 5, 2024, and was authorized on August 1, 2024. The scope of services outlined an additional subsurface boring and associated reporting.

The estimated budget of the requested services was \$12,100 to complete the field work and subsequent reporting. After receiving authorization, we proceeded to complete our scope of services, and a subcontracted drill rig was scheduled for October 17, 2024 to complete the additional boring. On October 8, 2024, we received notice from a representative of the City of Enumclaw that the field work needed to be postponed. On April 11, 2025 we received notification to proceed with the subsurface exploration, which was completed on May 8, 2025. The memorandum summarizing our additional work was completed on August 5, 2025.

Due to the postponement of the field work, additional costs were incurred in the form of Terraphase labor to reschedule and coordinate with the subcontracted drilling company, and additional visits to the site to remark and resubmit the required public utility request. Additionally, increased costs associated with the subcontracted services were incurred due to the postponement.

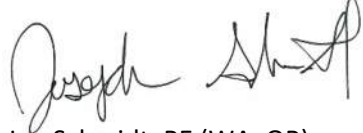
The additional costs associated with the postponement of the drill date totaled \$3,040 (\$1,450 in Terraphase labor and \$1,590 additional subcontractor costs). As such, we are requesting an additional budget of \$3,040 for a total of \$15,140. If additional consultation and/or project meetings are needed to support the project, Terraphase can provide a separate scope of services at that time.

## Closing

Terraphase is grateful for the opportunity to offer our services on this important project. If you have any questions or comments regarding this submittal, please contact Joe Schmidt at (253) 475-7711 ext. 242 or [Joseph.Schmidt@terrphase.com](mailto:Joseph.Schmidt@terrphase.com).

Sincerely,

for Terraphase Engineering Inc.



Joe Schmidt, PE (WA, OR)  
Associate Geotechnical Engineer

JS:JA:am

## Acceptance of Proposal

The cost, specifications, and conditions outlined herein are satisfactory and are hereby accepted. Terraphase is authorized to proceed with the work, as specified.

*This proposal is hereby accepted by a duly authorized representative of the Client to whom it is addressed:*

*Signature:* \_\_\_\_\_ *Date:* \_\_\_\_\_

*Printed Name:* \_\_\_\_\_

*Title:* \_\_\_\_\_

January 5, 2026

Mr. Tony Fisher, PE  
BHC Consultants  
1601 Fifth Avenue, Suite 500  
Seattle, Washington 98101

*sent via email to [tony.fisher@bhccconsultants.com](mailto:tony.fisher@bhccconsultants.com)*

**Subject: Revised Scope of Work and Budget for Geotechnical Construction Phase Support Services for 248<sup>th</sup> Ave Lift Station, Enumclaw, WA**

Dear Mr. Fisher:

Terraphase Engineering Inc. (Terraphase) is pleased to present our scope of work and cost estimate to provide geotechnical observation and testing during construction of the new lift station located near the intersection of 248<sup>th</sup> Avenue SE and McHugh Avenue in Enumclaw, Washington.

## Objectives

We have previously prepared a geotechnical engineering evaluation and supplemental report for the project dated November 28, 2022, and August 5, 2025, respectively. We have been requested to provide geotechnical construction phase support for the project, which will likely include subgrade observation, laboratory testing, compaction testing of soil and asphalt, retaining wall observation, and onsite meeting attendance. In support of the project we have been provided with project plans dated September 19, 2025, and the specifications for the project. Below is the summary of our anticipated services to be provided during the construction phase with the associated budget.

## Scope of Work

The scope of services to be provided by Terraphase is for geotechnical evaluation services, including the following tasks:

### Task 1: Phase Setup; Health and Safety Plan

- Review our previously prepared geotechnical report and provided project documents.
- Complete internal phase setup tasks.
- Prepare a health and safety plan for field activities.

### Task 2: Laboratory Testing

- Complete modified proctor laboratory testing in accordance with ASTM D1557 of proposed material to be used as structural fill<sup>1</sup>. Terraphase has budgeted for three modified proctor tests.

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<sup>1</sup> <https://store.astm.org/d1557-12r21.html>

- Proctor samples will need to be obtained at least 2 business days in advance of compaction testing in order to provide test results onsite during our compaction testing.
- Complete grain size analysis to verify materials meet the appropriate specifications referenced in the project documents. Grain size analysis will be conducted in accordance with ASTM D6913<sup>2</sup>. We have included provisions for 3 grain size tests within this scope.
- Subcontract a testing laboratory to perform rice density, oil extraction and gradation testing on 1 sample of Hot-Mix Asphalt.
- Our budget includes travel time to the site to collect each lab sample. To maximize budget efficiencies, Terraphase, when feasible, will collect multiple samples during our site visits and/or collect lab samples while onsite to perform other services outlined below.

### Task 3: Subgrade Observation Visits

- Perform a site visit to observe prepared subgrade conditions for areas to be occupied by new structures and/or pavements.
- Prepared a field report documenting the results of our subgrade observations.
  - We have budgeted 2 trips to observe subgrade conditions.
  - We have budgeted a total of 4 hours for each site visit. This includes travel to the site, time on-site, and preliminary report drafting time.

### Task 4: Soil Compaction Visits

- Provide compaction testing of structural fill placed as trench backfill, pavement subgrade, and general fill to raise site grades. Testing will be based on modified proctors performed by Terraphase.
  - If proctor test samples have not been obtained in time (see above) test results may not be provided on-site during our testing. The test results will be provided upon completion of the laboratory testing.
- Prepare field reports documenting the results of the compaction testing.
  - We have budgeted 8 trips to provide soil compaction testing.
  - A total of 6 hours is budgeted for each site visit. This includes travel to the site, time on-site, and preliminary report drafting time.

### Task 5: Retaining Wall Observation Visits

- Perform a site visit to document aspects of retaining wall construction. We will observe and document block placement, embedment, batter, installation of drainage features, and geogrid placement.
- Prepare a field report documenting the observations of the retaining wall aspects defined above.
  - Compaction testing provisions for the retaining wall backfill are incorporated into Task 4 above.

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<sup>2</sup> <https://store.astm.org/d6913-04r09e01.html>

- We have budgeted 2 site visits to observe retaining wall construction.
- A total of 6 hours is budgeted for each site visit. This includes travel to the site, time on-site, and preliminary report drafting time.

## Task 6: Asphalt Compaction

- Provide compaction testing on newly constructed asphalt pavements.
- Prepare a field report documenting the results of the compaction testing.
  - We have budgeted 2 site visits to complete asphalt compaction testing.
  - A total of 6 hours is budgeted for each site visit. This includes travel to the site, time on-site, and preliminary report drafting time.

## Task 7: Project Meetings and Final Letter

- Preparation of a final letter summarizing the results of our construction phase testing and observations.
- Attend onsite project meetings and provide review of RFIs during the construction phase.
  - We have budgeted 8 hours to attend onsite and/or virtual project meetings and provide review of geotechnical RFIs.

## Budget

Our services will be provided on a time-and-expense basis in accordance with the attached 2025 Rate Schedule. Our work will be produced in accordance with the professional services agreement between Terraphase and BHC Consultants, dated August 2, 2023. We propose to complete this work for an estimated cost as indicated in the table below. **It should be understood that the number of site visits will be largely based on the contractor's schedule and may deviate from our estimates.** When feasible we will work to perform multiple services during the same site visit for budget efficiency. Only upon the client's authorization will Terraphase conduct work outside of the proposed scope of services, which will be completed on a time-and-expense basis (outside of the enclosed budget) in accordance with our 2025 Rate Schedule.

**Table 1: Cost Estimate**

Task	Estimated Cost
1 – Project Setup; Health and Safety Plan	\$1,000
2 – Laboratory Testing (Proctors & Grain Size)	\$4,500*
3 – Subgrade Observation	\$1,400
4 – Soil Compaction	\$8,000
5 – Retaining Wall Observation	\$1,800
6 – Asphalt Compaction	\$2,000
7 – Project Meetings and Final Letter	\$2,500
<b>Total Cost (Estimated)</b>	<b>\$21,200</b>
*Includes 15% Mark Up for Subcontracted Asphalt Laboratory Testing.	

## Closing

Terraphase is grateful for the opportunity to offer our services on this important project. If you have any questions or comments regarding this submittal, please contact Joseph Schmidt at (253) 475-7711, ext. 242 or at [joseph.schmidt@terrphase.com](mailto:joseph.schmidt@terrphase.com).

Sincerely,

For Terraphase Engineering Inc.



Joseph Schmidt, PE  
Associate Engineer

JS:RP:am

Attachments: 2025 Fee Schedule

## Acceptance of Proposal

The cost, specifications, and conditions outlined herein are satisfactory and are hereby accepted. Terraphase is authorized to proceed with the work, as specified.

*This proposal is hereby accepted by a duly authorized representative of the Client to whom it is addressed:*

*Signature:* \_\_\_\_\_ *Date:* \_\_\_\_\_

*Printed Name:* \_\_\_\_\_

*Title:* \_\_\_\_\_



## 2025 Standard Schedule of Charges with 10% Discount/10% ODC

Labor Classification	Standard Hourly Rate	Hourly Rate with 10% Discount
Senior Principal	\$320	\$288.00
Principal Engineer/Scientist	\$301	\$270.90
Senior Associate Engineer/Scientist	\$282	\$253.80
Associate Engineer/Scientist	\$264	\$237.60
Senior Project Engineer/Scientist	\$247	\$222.30
Project Engineer/Scientist	\$230	\$207.00
Senior Staff 2 Engineer/Scientist	\$213	\$191.70
Senior Staff 1 Engineer/Scientist	\$193	\$173.70
Staff 2 Engineer/Scientist	\$171	\$153.90
Staff 1 Engineer/Scientist	\$149	\$134.10
Senior Technician	\$156	\$140.40
Technician 3	\$136	\$122.40
Technician 2	\$114	\$102.60
Technician 1	\$96	\$86.40
Senior Editor/Senior Project Coordinator	\$166	\$149.40
Editor 2/Project Coordinator 2/Accountant 2	\$147	\$132.30
Editor 1/Project Coordinator 1/Accountant 1	\$122	\$109.80
Administrator/Project Assistant/Billing Specialist	\$103	\$92.70

### Labor Charges

Client acknowledges that labor is provided for design professional services only. All time will be recorded and charged to nearest 0.1 hour. Expert testimony at trials, hearings and depositions will be billed at 150% of the standard hourly rate. For each day when testimony is provided, a minimum of 8 hours will be billed. Preparatory time will be billed at standard rates.

### Expenses

Subcontractor fees and other direct costs, such as air travel, project supplies and rental equipment, etc. will be itemized and billed at our cost plus a ten percent handling charge. Vehicle mileage when itemized is billed at the standard government rate in effect at the time of travel ([www.gsa.gov/mileage](http://www.gsa.gov/mileage)).

### Payment

Payment is to be made to Terraphase Engineering Inc. as follows:

Check Payments:	Wire/ACH Payments:
Terraphase Engineering Inc. P.O. Box 660 Rocklin, CA 95677	Terraphase Engineering Inc. <b>Bank Name:</b> Five Star Bank Account Number: 010517332 Routing Number: 121143037

Payment is due within 30 days of receipt of invoice. A service charge of 1.5% per month or the allowable legal rate may be charged on amounts that are past due for more than 30 days.

### Annual Escalation

Rates are subject to revision by annual calendar year escalation in January. Rates on invoices will reflect rates in effect at time of invoicing.



*Seattle*  
1001 Alaskan Way Suite 200  
Seattle, Washington 98104  
206.622.3321

*Baltimore*  
4709 Harford Road  
Baltimore, Maryland 21214  
410.929.6894

*Spokane*  
505 West Riverside Ave. Suite 440  
Spokane, Washington 99201  
509.215.1500

December 22, 2025

Tony Fisher, PE, PMP  
Senior Project Manager  
BHC Consultants  
1601 5<sup>th</sup> Ave, Suite 500  
Seattle, WA 98101

Subject: City of Enumclaw 248<sup>th</sup> St Lift Station (LS), Professional Services Proposal –  
Construction Administration

Thank you for the opportunity to provide City of Enumclaw and BHC with our proposal for the referenced project I have summarized our understanding of the scope and our proposed fee below.

## Project Description

### Project Owner

City of Enumclaw

### Project Location

City of Enumclaw 248<sup>th</sup> St Lift Station  
Located in the City of Enumclaw on 248<sup>th</sup> St.

### Building/Project Description

The City of Enumclaw's 248<sup>th</sup> LS project includes a new lift station with a small control building and an on-site backup generator located near the intersection of 248<sup>th</sup> Avenue SE and SE 433<sup>rd</sup> Street as well as force main and gravity sewer improvements to connect the new LS to the City's conveyance system.

FSi's scope of work is limited to HVAC and Plumbing for control building serving the new 248<sup>th</sup> St. lift station.

### Sustainable Design Goals and Requirements

We understand the project will not pursue any sustainability certifications.

## Information Source

Proposal is based on the following correspondence.

Email from Tony Fisher with attachments dated November 24<sup>th</sup>, 2025.



## Document Formats

It is our understanding that BHC Consultant will provide backgrounds in AutoCAD. FSi will provide drawings using AutoCAD.

## Project Schedule

The project schedule is not determined at this time.

## Construction Administration

The following identifies our baseline services. We consider any services not listed below to be optional services.

- Two reviews each of the mechanical and plumbing system submittals are included; additional reviews will be billed at our hourly rates with prior written approval.
- Answer RFIs and construction questions.
- Preparation of construction record drawings from contractor's field drawings.

## Exclusions and Clarifications

- Preconstruction meetings are excluded.
- Construction observation site visits are excluded.
- ASIs, change orders, plan revisions generated by others are excluded.
- Review of change order costs initiated by others are excluded.

## Fee

Phased Fixed Fee

<i>Phase</i>	<i>Mechanical Engineering</i>
Design	\$3,030
Total Fee	\$3,030

## Standard Reimbursable Expenses

Project reimbursable costs are included in the amount above.



## Additional Services

Services requested beyond those included in this proposal will be considered additional services and will be billed either at hourly rates listed below on a lump sum basis. FSi will not proceed with services we consider to be in addition to the contract without first notifying you and obtaining your authorization.

Additional services will be billed at our standard hourly rates at the time the work is performed. Our current standard hourly rates are below.

Position	Hourly rate
Principal	\$325
Mechanical/Electrical Principal Engineer	\$275
Fire Protection Engineer	\$305
Project Manager A	\$215
Project Manager B	\$190
Mechanical/Electrical Engineer Level 7	\$210
Mechanical/Electrical Engineer Level 6	\$190
Mechanical/Electrical Engineer Level 5	\$185
Mechanical/Electrical Engineer Level 4	\$165
Mechanical/Electrical Engineer Level 3	\$150
Mechanical/Electrical Engineer Level 2	\$135
Mechanical/Electrical Engineer Level 1	\$125
Engineering Intern	\$105
CAD Manager	\$190
CAD Drafter A	\$140
CAD Drafter B	\$125
Project Accountant	\$155
Project Administration	\$125
Project Coordinator	\$130
Commissioning Lead	\$185
Commissioning	\$160

If you have any questions, or need additional information, please feel free to contact me.



Sincerely,  
FSi Engineers

A handwritten signature in black ink, appearing to read 'Ola Jarvegren', with a long, horizontal flourish extending to the right.

Ola Jarvegren  
Principal



Proposal for Professional Services

<b>Project:</b> Standard Rates 2025	<b>Date:</b> 12/22/2025
<b>Scope:</b>	<b>FSi Job Number:</b> 22065
	<b>Client Job Number:</b>

	Mechanical Principal Engineer	Mechanical Project Manager A	Electrical Project Manager A	Mechanical Engineer Level 6	Electrical Engineer Level 6	Mechanical Engineer Level 5	Electrical Engineer Level 5	Mechanical Engineer Level 4	Electrical Engineer Level 4	Mechanical Engineer Level 2	Electrical Engineer Level 2	CAD A	Project Coord.	
<b>Construction Services</b>	\$275	\$215	\$215	\$190	\$190	\$185	\$185	\$165	\$165	\$135	\$135	\$140	\$130	Task total
Respond to RFIs						3								\$555
Review Submittals						6								\$1,110
Review Change Orders		1				2								\$585
Review Markups, Update Dwgs to As-built						2						2	1	\$780
<b>Construction Subtotal</b>		1				13						2	1	\$3,030
<b>FSi Labor Total</b>	2	3				13						6	1	\$3,030

<b>Subconsultant Costs</b>			
Electrical			
Architectural			
Structural			
<b>Subconsultant Subtotal</b>			With 10.0% markup >

<b>FSi Reimbursable Costs</b>			
Outside Plotting, Deliveries			
Mileage/Parking			
<b>Reimbursable Subtotal</b>			With 10.0% markup >

<b>Grand Total</b>	<b>\$3,030</b>
--------------------	----------------



2801 Alaskan Way  
Suite 200  
Seattle, WA 98121  
206.789.9658 phone  
206.789.9684 fax

Mr. Tony Fisher  
BHC Consultants  
1601 Fifth Avenue, Suite 500  
Seattle, Washington 98101

**RE: Proposed Scope of Work: Work during Construction  
Enumclaw 248<sup>th</sup> Ave Lift Station  
24818 SE 433<sup>rd</sup> St, Enumclaw, Washington**

## Project Description

The City of Enumclaw (City) is contracting with BHC Consultants, LLC (BHC) to develop a design that allows the City to replace three lift stations (Willowgate, Takoba, and McHugh) by constructing one new lift station near the intersection of SE 433rd Street and 248th Avenue in Enumclaw, Washington. Environmental Science Associates (ESA) is a subconsultant to BHC Consultants LLC and will provide as needed environmental services during construction.

## Scope of Work

This scope of work describes ESA's environmental support tasks and activities during construction. The work will be conducted according to the terms of the Subconsultant Services Agreement between ESA and BHC dated January 22, 2023.

## Task 01 — Project Management and Meetings

### Activities:

- Invoicing and progress reports.

### Assumptions:

- This phase will last approximately 3 months.
- Project coordination with the design team and City staff will be done by phone or video conference (MS Teams).

### Deliverables:

- Monthly status reports with invoices for 3 months.
- Meeting notes, upon request.

## Task 02 — Permitting Services

### Activities:

#### *Permitting coordination*

ESA will assist with permitting tasks, as needed, during construction up to the limit of the contract.

### Assumptions:

- The hours spent on this task will not exceed 44 hours or the contract value.
- All trade permits will be acquired by the contractors.
- ESA assumes there will be no major/substantial changes to the project design. If the project requires substantial re-design with permitting consequences, a scope and budget amendment will be required.

### Deliverables:

- To be determined, as needed.

**Attachments**      **ESA Labor Detail, dated December 24, 2025.**

**Labor Category**

		Principal Consultant 4	Associate Consultant 1	Principal Consultant 3	Managing Consultant 1	Project Technician 3	Consultant 3
<b>Task #</b>	<b>Task Name/Description</b>	<b>\$282</b>	<b>\$128</b>	<b>\$255</b>	<b>\$180</b>	<b>\$119</b>	<b>\$122</b>
1	Project Management and Meetings	1.5	3			3	
2	Permitting Services	5	15	2	20		2
Total Hours		7	18	2	20	3	2
<b>Total Labor Costs</b>		<b>\$ 1,833</b>	<b>\$ 2,304</b>	<b>\$ 510</b>	<b>\$ 3,600</b>	<b>\$ 357</b>	<b>\$ 244</b>
Percent of Effort - Labor Hours Only		12.6%	35.0%	3.9%	38.8%	5.8%	3.9%
Percent of Effort - Total Project Cost		20.1%	25.3%	5.6%	39.5%	3.9%	2.7%

**PROJECT COST ESTIMATE SUMMARY TABLE**

<b>ESA Labor Cost</b>		<b>\$ 8,848</b>
<b>ESA Labor Technology and Data Management Fee</b> ----->	<b>3%</b>	<b>\$ 265</b>
<b>PROJECT TOTAL</b>		<b>\$ 9,113</b>

EXHIBIT B - AMENDMENT #7 BUDGET

City of Enumclaw  
 248th Avenue Lift Station Project  
 22-10830.01  
 Date: January 5, 2026

Task #	Task Name	Proj. Mgr	Proj. Engr.	Proj. Engr.	Struc. Engr.	CAD	Clerical	Acctg	BHC			Subconsultants					Non-Adjusted Budget	2026	2027	Total Budget
		Tony F.	Jordan Z.	Leanne T.	Gustavo F.	Arman C.	Sarah F.	Patty C.	Hours	Expenses	Cost	ESA	FSI	TerraPhase	BHC Markup	Sub. Total		% Services in Year 1	% Services in Year 2	
Billing Rate		\$299.00	\$276.00	\$174.00	\$288.00	\$177.00	\$177.00	\$148.00												
Hours		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
<b>001</b>	<b>Project Management</b>																	75%	25%	
001.1	Contract Management	0.75					2.00	0.75	3.50	\$0	\$689				\$0	\$0	\$689	\$517	\$179	\$696
001.2	Invoicing	12.00					4.00	12.00	28.00	\$0	\$6,072				\$0	\$0	\$6,072	\$4,554	\$1,579	\$6,133
001.3	Project Team Coordination	24.00	4.00	12.00	4.00				44.00	\$0	\$11,520				\$0	\$0	\$11,520	\$8,640	\$2,995	\$11,636
001.4	Closeout Project	2.00					2.00	2.00	6.00	\$0	\$1,248				\$0	\$0	\$1,248	\$936	\$324	\$1,260
<b>Subtotal</b>		<b>38.75</b>	<b>4.00</b>	<b>12.00</b>	<b>4.00</b>	<b>0.00</b>	<b>8.00</b>	<b>14.75</b>	<b>81.50</b>	<b>\$0</b>	<b>\$19,529</b>	<b>0.0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,529</b>	<b>\$14,647</b>	<b>\$5,078</b>	<b>\$19,725</b>
<b>004</b>	<b>Contract #2 - LS Design</b>																	100%	0%	
004.1	Additional labor costs due to project delay (See Exhibit A-1)								380.75		\$5,483				\$0	\$0	\$5,483	\$5,483	\$0	\$5,483
004.2	Additional geotechnical costs (See Exhibit A-2)								0.00	\$0	\$0		\$3,040	\$304	\$3,344	\$3,344	\$3,344	\$3,344	\$0	\$3,344
<b>Subtotal</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>380.75</b>	<b>\$0</b>	<b>\$5,483</b>	<b>0.0</b>	<b>\$0</b>	<b>\$3,040</b>	<b>\$304</b>	<b>\$3,344</b>	<b>\$8,827</b>	<b>\$8,827</b>	<b>\$0</b>	<b>\$8,827</b>
<b>009</b>	<b>Contract 2 - Services During Construction</b>																	75%	25%	
009.1	Review Submittals	12.00	16.00	50.00	10.00		12.00		100.00	\$0	\$21,708				\$0	\$0	\$21,708	\$16,281	\$5,644	\$21,925
009.2	Review/Assist with RFI	12.00	8.00	16.00	8.00		8.00		52.00	\$0	\$12,300				\$0	\$0	\$12,300	\$9,225	\$3,198	\$12,423
009.3	Attend Construction Meetings	16.00							16.00	\$0	\$4,784				\$0	\$0	\$4,784	\$3,588	\$1,244	\$4,832
009.4	Visit Construction Site	8.00			4.00		4.00		16.00	\$210	\$4,462				\$0	\$0	\$4,462	\$3,346	\$1,160	\$4,506
009.5	Assist with Change Orders	24.00		24.00	8.00	24.00	8.00		88.00	\$0	\$19,320				\$0	\$0	\$19,320	\$14,490	\$5,023	\$19,513
009.6	Provide HVAC/Plumbing Assistance	2.00							2.00	\$0	\$598		\$3,030	\$303	\$3,333	\$3,931	\$2,948	\$1,022	\$3,970	
009.7	Environmental Assistance	6.00							6.00	\$0	\$1,794	\$9,403		\$940	\$10,343	\$12,137	\$9,103	\$3,156	\$12,259	
009.8	Geotechnical Assistance	12.00							12.00	\$0	\$3,588		\$21,200	\$2,120	\$23,320	\$26,908	\$20,181	\$6,996	\$27,177	
009.9	Construction Record Drawings	0.00	8.50	11.50	3.50	64.00	0.00	0.00	87.50	\$0	\$16,683			\$0	\$0	\$16,683	\$12,512	\$4,338	\$16,850	
009.10	O&M Manuals	8.00		32.00		8.00	4.00		52.00	\$0	\$10,084			\$0	\$0	\$10,084	\$7,563	\$2,622	\$10,185	
<b>Subtotal</b>		<b>100.00</b>	<b>32.50</b>	<b>133.50</b>	<b>33.50</b>	<b>96.00</b>	<b>36.00</b>	<b>0.00</b>	<b>431.50</b>	<b>\$210</b>	<b>\$95,321</b>	<b>9,403.0</b>	<b>\$3,030</b>	<b>\$21,200</b>	<b>\$3,363</b>	<b>\$36,996</b>	<b>\$132,317</b>	<b>\$99,238</b>	<b>\$34,402</b>	<b>\$133,640</b>
<b>999</b>	<b>Management Reserve</b>										\$10,000						\$14,000	\$14,000	\$0	\$14,000
<b>Total Budget</b>		<b>138.75</b>	<b>36.50</b>	<b>145.50</b>	<b>37.50</b>	<b>96.00</b>	<b>44.00</b>	<b>14.75</b>	<b>893.75</b>	<b>\$210</b>	<b>\$130,333</b>	<b>\$9,403</b>	<b>\$3,030</b>	<b>\$24,240</b>	<b>\$3,667</b>	<b>\$40,340</b>	<b>\$174,673</b>	<b>\$136,712</b>	<b>\$39,480</b>	<b>\$176,192</b>



# Status Report

City of Enumclaw Community Development- December 2025

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
<b>APPROVED</b>							
BUS2022-0012	BUSINESS LICENSE	PLATINUM BEAUTY BAR		12/29/2025	12/30/2025		
BUS2022-0105	BUSINESS LICENSE	DBA WANDER WALL STUDIO		04/04/2022	12/30/2025		
BUS2022-0301	SOLICITORS AND MOBILE VENDOF	ATHENAS GRILL	851 STEVENSON AVE, ENUMCLAW	10/03/2022	12/17/2025	06/30/2026	
BUS2022-0358	BUSINESS LICENSE	EVERGREEN STATE ROOFING LLC		11/30/2022	12/16/2025		
BUS2023-0390	BUSINESS LICENSE	DIVERSIFIED HOLDINGS NW LLC		12/05/2023	12/24/2025		
BUS2025-0386	BUSINESS LICENSE	COLLEENS COORDINATING LLC		09/29/2025	12/31/2025		
BUS2025-0451	BUSINESS LICENSE	HOFFMAN CONSTRUCTION INC		11/12/2025	12/02/2025		
BUS2025-0454	HOME OCCUPATION	H.A.M PERSONAL TRAINING LLC	925 PETERSEN DR E, ENUMCLAW	11/17/2025	12/02/2025		
BUS2025-0457	HOME OCCUPATION	LORD SMITH LAMPS	1244 GARFIELD ST, ENUMCLAW	11/19/2025	12/02/2025		
BUS2025-0461	HOME OCCUPATION	BROWNS ESTIMATING AND CONSU	1885 LOIS LN, ENUMCLAW	11/20/2025	12/05/2025		
BUS2025-0462	BUSINESS LICENSE	FARR & ASSOCIATES LLC	1732 COLE ST #18, ENUMCLAW	11/20/2025	12/05/2025		
BUS2025-0464	BUSINESS LICENSE	BILL'S PRECISION POWERSPORTS	1724 GARRETT ST #A, ENUMCLAW	11/20/2025	12/05/2025		
BUS2025-0465	HOME OCCUPATION	SAFE START LLC	1008 OLSEN PL, ENUMCLAW	11/20/2025	12/05/2025		
BUS2025-0466	HOME OCCUPATION	DBA MORAN TRANSPORT	320 CHINOOK AVE #D6, ENUMCLAW	10/10/2025	12/05/2025		
BUS2025-0467	HOME OCCUPATION	IRON SHARPENS IRON EXCAVATING	1833 KIBLER AVE, ENUMCLAW	11/24/2025	12/05/2025		
BUS2025-0468	NON PROFIT	PLATEAU BALLET REPERTORY THE	455 MCKINLEY ST, ENUMCLAW	11/25/2025	12/15/2025	06/30/2026	
BUS2025-0469	BUSINESS LICENSE	LUCKY'S IRISH SPORTS BAR LLC	1113 GRIFFIN AVE, ENUMCLAW	11/25/2025	12/15/2025		
BUS2025-0470	HOME OCCUPATION	ACOSTA FLOORING LLC	3524 PORTER ST, ENUMCLAW	11/25/2025	12/15/2025		
BUS2025-0471	HOME OCCUPATION	DBA SOUND LOCATING	1837 CLOVERCREST ST, ENUMCLAW	12/01/2025	12/15/2025		
BUS2025-0472	BUSINESS LICENSE	MARTINELL HOLDINGS LLC	1605 COLE ST, ENUMCLAW	12/10/2025	12/15/2025		
BUS2025-0473	BUSINESS LICENSE	DBA MR ROOTER PLUMBING & DRA		11/14/2025	12/05/2025		
BUS2025-0474	BUSINESS LICENSE	BEYOND BARRIERS THERAPY PLLC		11/26/2025	12/05/2025		
BUS2025-0475	BUSINESS LICENSE	MESA PRODUCTS INC		11/26/2025	12/05/2025		
BUS2025-0476	BUSINESS LICENSE	PACIFIC CIVIL & INFRASTRUCTURE		11/25/2025	12/05/2025		

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
BUS2025-0477	SOLICITORS AND MOBILE VENDOF	CRAZY TACO	746 STATE ROUTE 410, ENUMCLAW	12/08/2025	12/22/2025	06/30/2026	
BUS2025-0478	BUSINESS LICENSE	CRAZY TACO	746 STATE ROUTE 410, ENUMCLAW	12/08/2025	12/24/2025		
BUS2025-0479	BUSINESS LICENSE	REHABITAT LANDSCAPE SERVICES		12/02/2025	12/08/2025		
BUS2025-0480	BUSINESS LICENSE	ALPINE WASH WORKS		12/01/2025	12/08/2025		
BUS2025-0481	BUSINESS LICENSE	COUNTY 2 COUNTY LLC		12/03/2025	12/08/2025		
BUS2025-0482	BUSINESS LICENSE	DBA RUSTY GEORGE CREATIVE		11/20/2025	12/15/2025		
BUS2025-0484	HOME OCCUPATION	NOTACAT TECHNOLOGIES	2628 GRIFFIN AVE, ENUMCLAW	12/09/2025	12/24/2025		
BUS2025-0485	BUSINESS LICENSE	DEWYS PLUMBING PLLC		12/05/2025	12/16/2025		
BUS2025-0486	HOME OCCUPATION	DBA TANNER THIBERT STUDIO	2430 HARMONY LN, ENUMCLAW	12/10/2025	12/24/2025		
BUS2025-0487	BUSINESS LICENSE	SONRISE EXCAVATING INC		12/12/2025	12/16/2025		
BUS2025-0488	BUSINESS LICENSE	HYPERGREEN LANDSCAPE LLC		12/16/2025	12/16/2025		
BUS2025-0489	BUSINESS LICENSE	DBA RAINIER CLEANING SOLUTION		12/12/2025	12/16/2025		
BUS2025-0490	BUSINESS LICENSE	INLINE FENCE LLC		12/15/2025	12/16/2025		
BUS2025-0491	HOME OCCUPATION	CERTUS ELECTRIC LLC	2915 KIBLER AVE, ENUMCLAW	12/23/2025	12/31/2025		
BUS2025-0492	HOME OCCUPATION	DBA ARDEN HEATING & COOLING	42316 264TH AVE SE, ENUMCLAW	12/23/2025	12/31/2025		
BUS2025-0493	BUSINESS LICENSE	TIGHTEN PLUMBING LLC		12/22/2025	12/24/2025		
BUS2025-0494	BUSINESS LICENSE	ALLIANCE ENVIRONMENTAL GROUI		12/23/2025	12/24/2025		
BUS2025-0495	BUSINESS LICENSE	COLUMBIA FIRE LLC		12/24/2025	12/24/2025		
BUS2025-0498	BUSINESS LICENSE	PINNACLE POWER SOLUTIONS LLC		12/26/2025	12/31/2025		
BUS2025-0499	BUSINESS LICENSE	JLKS CONSTRUCTION LLC		12/23/2025	12/31/2025		
BUS2025-0500	BUSINESS LICENSE	COLUMBIA LAND SERVICES INC		12/30/2025	12/31/2025		
EVT2025-0036	OTHER	CITY OF ENUMCLAW		09/25/2025	12/14/2025	12/14/2025	
EVT2025-0039	PARADE	CHAMBER OF COMMERCE		10/17/2025	12/06/2025	12/06/2025	
FLS2021-0017	FIRE LIFE SAFETY	PROPERTIES LLC TRUAX	1108 COLE ST, ENUMCLAW	04/30/2021	12/30/2025	12/30/2026	
FLS2021-0030	FIRE LIFE SAFETY	HOMES L L C SCALCO	1917 COLE ST #A, ENUMCLAW	04/30/2021	12/31/2025	12/31/2026	
FLS2021-0095	FIRE LIFE SAFETY	CHERYL SMITH	1614 COLE ST, ENUMCLAW	05/03/2021	12/31/2025	12/31/2026	
FLS2021-0103	FIRE LIFE SAFETY	PUBLISHING INC SOUND	1675 COLE ST, ENUMCLAW	05/03/2021	12/31/2025	12/31/2026	
FLS2021-0108	COMMERCIAL FIRE LIFE SAFETY	LLC HARDING	1717 COLE ST, ENUMCLAW	05/03/2021	12/31/2025	12/31/2026	
FLS2021-0111	COMMERCIAL FIRE LIFE SAFETY	MICHAEL J REYNOLDS	1731 COLE ST #B, ENUMCLAW	05/03/2021	12/31/2025	12/31/2026	

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
FLS2021-0112	COMMERCIAL FIRE LIFE SAFETY	MICHAEL J REYNOLDS	1731 COLE ST #C, ENUMCLAW	05/03/2021	12/31/2025	12/31/2026	
FLS2021-0113	COMMERCIAL FIRE LIFE SAFETY	MICHAEL J REYNOLDS	1731 COLE ST #A, ENUMCLAW	05/03/2021	12/31/2025	12/31/2026	
FLS2021-0118	COMMERCIAL FIRE LIFE SAFETY	OUTREACH MINISTRIES PLATEAU	1806 COLE ST, ENUMCLAW	05/03/2021	12/31/2025	12/31/2026	
FLS2021-0120	COMMERCIAL FIRE LIFE SAFETY	PUGET SOUND INVEST SOUTH	1818 COLE ST, ENUMCLAW	05/03/2021	12/31/2025	12/31/2026	
FLS2021-0121	COMMERCIAL FIRE LIFE SAFETY	PROPERTIES LLC HOLLAND	1837 COLE ST #C, ENUMCLAW	05/03/2021	12/31/2025	12/31/2026	
FLS2021-0122	COMMERCIAL FIRE LIFE SAFETY	PROPERTIES LLC HOLLAND	1837 COLE ST #B, ENUMCLAW	05/03/2021	12/31/2025	12/31/2026	
FLS2021-0123	COMMERCIAL FIRE LIFE SAFETY	PROPERTIES LLC HOLLAND	1837 COLE ST #A, ENUMCLAW	05/03/2021	12/31/2025	12/31/2026	
FLS2021-0452	COMMERCIAL FIRE LIFE SAFETY	HOLDINGS LLC AM3	2283 COLE ST, ENUMCLAW	05/24/2021	12/31/2025	12/31/2026	
FLS2021-0456	COMMERCIAL FIRE LIFE SAFETY	FORTY INC NORTH	2551 COLE ST #T, ENUMCLAW	05/24/2021	12/31/2025	12/31/2026	
FLS2021-0466	COMMERCIAL FIRE LIFE SAFETY	FORTY INC NORTH	2551 COLE ST #U, ENUMCLAW	05/24/2021	12/31/2025	12/31/2026	
FLS2021-0542	FIRE LIFE SAFETY	MINT LLC ENUMCLAW	1536 COLE ST, ENUMCLAW	06/16/2021	12/31/2025	12/31/2026	
FLS2021-0545	COMMERCIAL FIRE LIFE SAFETY	HOLDINGS LLC AM3	2281 COLE ST, ENUMCLAW	06/17/2021	12/31/2025	12/31/2026	
FLS2022-0002	RESIDENTIAL FIRE LIFE SAFETY	MICHAEL J+CHRISTIE REYNOLDS	2000 COLE ST, ENUMCLAW	02/07/2022	12/31/2025	12/31/2026	
FLS2022-0005	COMMERCIAL FIRE LIFE SAFETY	HOMES L L C SCALCO	1917 COLE ST, ENUMCLAW	04/07/2022	12/31/2025	12/31/2026	

**Total: 67**

## FINAL

BLD2025-0380	RESI-MECH-ALTE	WASHINGTON GENERATORS LLC	2752 LINCOLN AVE, ENUMCLAW	12/01/2025	12/22/2025	06/21/2026	12/30/2025
BLD2025-0381	RESI-PLUM-ALTE	FAST WATER HEATER	2243 ELMONT AVE, ENUMCLAW	12/04/2025	12/10/2025	06/10/2026	12/12/2025
BLD2025-0385	RESI-MECH-ALTE	RINC ELECTRIC LLC	1237 WILLIAMS PL, ENUMCLAW	12/08/2025	12/23/2025	06/21/2026	12/30/2025
BLD2025-0389	RESI-MECH-REPA	JACK PARKER	310 JOHNSON ST, ENUMCLAW	12/12/2025	12/12/2025	07/01/2026	01/06/2026
PWD2025-0108	RIGHT-OF-WAY CONSTRUCTION PI	CCCI DBA PND LOGGING AND TREE	1600 GARFIELD ST, ENUMCLAW	12/15/2025	12/30/2025	07/11/2026	01/14/2026

**Total: 5**

## ISSUED

BLD2025-0280	ONLINE-RESI-BUIL-NEW	JK MONARCH	1 SE 440TH ST, ENUMCLAW	08/22/2025	12/17/2025	07/08/2026	
BLD2025-0281	ONLINE-RESI-BUIL-NEW	JK MONARCH	1 SE 440TH ST, ENUMCLAW	08/22/2025	12/11/2025	07/08/2026	
BLD2025-0282	ONLINE-RESI-BUIL-NEW	JK MONARCH	1 SE 440TH ST, ENUMCLAW	08/22/2025	12/16/2025	06/14/2026	
BLD2025-0283	ONLINE-RESI-BUIL-NEW	JK MONARCH	1 SE 440TH ST, ENUMCLAW	08/22/2025	12/11/2025	07/08/2026	
BLD2025-0329	ONLINE-COMM-BUIL-ALTE	INTERIOR ARCHITECTS	1040 STEVENSON AVE #J & K, ENUM	10/06/2025	12/30/2025	06/28/2026	
BLD2025-0368	ONLINE-RESI-BUIL-ADDI	KIMBERLY RODDY	1238 DIVISION ST, ENUMCLAW	11/16/2025	12/04/2025	06/02/2026	

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
BLD2025-0372	ONLINE-RESI-MECH-ALTE	JAGG SERVICES LLC/COPPER CRE	2114 GLACIER ST, ENUMCLAW	11/18/2025	12/04/2025	06/16/2026	
BLD2025-0374	ONLINE-RESI-MECH-ALTE	RUTH ANN/JOHN STEVEN BACHA	3150 HUNTER CT, ENUMCLAW	11/21/2025	12/10/2025	06/08/2026	
BLD2025-0376	ONLINE-COMM-MECH-REPA	JH KELLY	1650 BATTERSBY AVE, ENUMCLAW	11/26/2025	12/01/2025	05/30/2026	
BLD2025-0378	ONLINE-RESI-PLUM-ALTE	PACIFIC AIR SYSTEMS	909 OLSEN PL, ENUMCLAW	11/26/2025	12/01/2025	05/30/2026	
BLD2025-0382	ONLINE-RESI-MECH-REPA	BOBS HEATING	1081 LAFROMBOISE ST, ENUMCLAW	12/05/2025	12/10/2025	06/08/2026	
BLD2025-0383	ONLINE-RESI-MECH-NEW	WASHINGTON GENERATORS LLC	24625 SE 448TH ST, ENUMCLAW	12/06/2025	12/29/2025	07/06/2026	
BLD2025-0384	COMM-DEMO-ALTE	IA INTERIOR ARCHITECTS	1040 STEVENSON AVE #J & K, ENUM	12/08/2025	12/30/2025	06/28/2026	
BLD2025-0387	ONLINE-RESI-MECH-ADDI	DEL VALLE ELECTRIC & SOLAR LLC	3508 ELMONT AVE, ENUMCLAW	12/08/2025	12/29/2025	07/07/2026	
BLD2025-0399	ONLINE-RESI-MECH-ADDI	PACIFIC AIR SYSTEMS	387 JASMINE LN N, ENUMCLAW	12/30/2025	12/31/2025	06/29/2026	
FIR2025-0025	COMMERCIAL FIRE	FIRESHIELD INC.	2200 MOUNTAIN VIEW DR #BLDG 1,	12/02/2025	12/30/2025	06/28/2026	
FIR2025-0026	COMMERCIAL FIRE	FIRESHIELD INC.	2400 MOUNTAIN VIEW DR #BLDG 2,	12/03/2025	12/30/2025	06/28/2026	
PWD2025-0103	RIGHT-OF-WAY CONSTRUCTION PI	QWEST DBA CENTURYLINK	1951 COLE ST, ENUMCLAW	11/18/2025	12/15/2025	12/15/2027	
PWD2025-0104	RIGHT-OF-WAY CONSTRUCTION PI	PUGET SOUND ENERGY	1 SE 440TH ST, ENUMCLAW	11/20/2025	12/10/2025	12/10/2027	
PWD2025-0106	RIGHT-OF-WAY CONSTRUCTION PI	PRINCE TELECOM LLC	862 MELODY LN, ENUMCLAW	12/01/2025	12/10/2025	06/29/2026	
PWD2025-0107	SIDE SEWER	GENE JOHNSON SERVICES	2040 ROOSEVELT AVE, ENUMCLAW	12/02/2025	12/05/2025	06/07/2026	
PWD2025-0112	SIDE SEWER	COUFFLEY HOME SERVICE	1244 GARFIELD ST, ENUMCLAW	12/29/2025	12/31/2025	07/05/2026	
SGN2025-0025	ONLINE-COMMERCIAL SIGN	PIG HILL, LLC	2024 FARMAN ST N, ENUMCLAW	11/17/2025	12/03/2025	06/01/2026	
SGN2025-0026	ONLINE-COMMERCIAL SIGN	THE TIPSY	1539 BLAKE ST, ENUMCLAW	12/08/2025	12/29/2025	06/27/2026	
SGN2025-0027	ONLINE-COMMERCIAL SIGN	NW SIGN CREW LLC	1040 STEVENSON AVE, ENUMCLAW	12/09/2025	12/23/2025	06/21/2026	
SGN2025-0028	COMMERCIAL SIGN	ADRIE DEKLERK	1725 PORTER ST, ENUMCLAW	12/12/2025	12/22/2025	01/16/2026	
SGN2025-0029	ONLINE-COMMERCIAL SIGN	ION SIGN GROUP LLC	912 GRIFFIN AVE, ENUMCLAW	12/16/2025	12/23/2025	06/21/2026	
						<b>Total:</b>	<b>27</b>
						<b>Grand Total:</b>	<b>99</b>