

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

**City Council Regular Session
City Hall Council Chambers
February 14, 2022, 7:00 pm**

This meeting was held in person and by videoconferencing (Microsoft Teams platform) to comply with the Governor's *Open Public Meetings Act and Public Records Act*, Proclamation 20-28, and extensions by the State Legislature. It was broadcast live on ECTV, Channel 21, and livestreamed at cityofenumclaw.net.

1. CALL TO ORDER AND FLAG SALUTE:

Mayor Molinaro called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Mayor Pro Tem Wright announced that all Councilmembers were in attendance; six in person and one via Microsoft Teams.

ATTENDANCE:

In Council Chambers: Councilmembers Corrie Koopman Frazier, Bobby Martinez, Anthony Wright, Chris Gruner, Beau Chevassus and Chance LaFleur. Also present were Mayor Jan Molinaro, City Attorney Brett Vinson, and City Clerk Maureen Burwell.

At City Hall: Information Services Director Joe Nanavich and Technician Nick Fuller.

Via Microsoft Teams: Councilmember Thomas Sauvageau, City Administrator Chris Searcy, Public Works Director Ed Hawthorne, Community Development Director Chris Pasinetti, Parks Director Michelle Larson, Finance Director Chris Anderson, Police Chief Tim Floyd, and Senior Center Manager Melissa Holt.

2. ADJUSTMENTS TO THE AGENDA:

None.

Council consensus to approve agenda as published.

3. MOTION TO APPROVE MINUTES:

A. Council Retreat, 1/14/22

WRIGHT MOVED TO APPROVE THE JANUARY 14, 2022, COUNCIL RETREAT MINUTES AS PUBLISHED. LA FLEUR SECONDED. MOTION CARRIED 7-0.

B. Council Minutes, 1/24/22

WRIGHT MOVED TO APPROVE THE JANUARY 24, 2022, COUNCIL MINUTES AS PUBLISHED. LA FLEUR SECONDED. MOTION CARRIED 7-0.

4. ANNOUNCEMENTS AND PRESENTATIONS:

A. ANNOUNCEMENTS

1. City Offices will be closed on Monday, February 21, to commemorate the

Presidents' Day Holiday.

2. City Hall will be closed Tuesday, February 22 through Friday, March 4, for flooring renovations.

Mayor noted the closures.

B. PRESENTATIONS

1. City Hall Historic Landmark Nomination Progress Report – Susan Boyle and Marissa Tsaniff, BOLA Architecture + Planning

Boyle and Tsaniff gave a PowerPoint presentation on the history of the City and City Hall, including:

- Anecdotes about the early founders and Mayors of the Town of Enumclaw.
- Historic photos of individuals, structures, the town, and the Enumclaw Municipal Building (City Hall).
- Site plan and drawings of City Hall, circa 1921 (original building) and 1949 (when addition occurred).
- Newspaper clippings regarding the Town Council and citizen approval of the building.
- Current interior and exterior photos, and details about the architectural features.
- History of architect Harlan Thomas, along with photos of some of his other projects.

They detailed the King County Landmark Designation Criteria:

- An historic resource may be designed if it is more than 40 years old and possesses integrity of location, design, setting, materials, workmanship, feeling, or association, or any combination of these aspects of integrity, sufficient to convey its historic character, and:
- Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history;
- Is associated with the lives of persons significant in national, state, or local history;
- Embodies the distinctive characteristics of a type, period, style or method of design or construction, or that represents a significant and distinguishable entity whose components may lack individual distinction;
- Has yielded information important in prehistory.
- Is an outstanding work of a designer or builder who has made a substantial contribution to the art.
- An historic resource may be designated a community landmark because it is an easily identifiable visual feature of a neighborhood or the county and contributes to the distinctive quality or identity of such neighborhood or county or because of its association with significant historical events or historic themes, association with important or prominent persons, or recognition by local citizens for substantial contribution to the neighborhood or community.

Boyle confirmed that Enumclaw City Hall qualifies on several criteria. The King County Landmark Commission meets monthly; she will inform the City when the Enumclaw application is on the agenda, possibly by April.

Mayor noted that a King County 4Culture grant was received by the City to partially fund the application to the Landmark Commission.

In response to a question from Wright, Boyle answered that the period of significance is 1921 to 1949 for City Hall, so the addition will be included in the landmark designation. Wright further asked if the land itself is included in the designation, as a first responders' monument is being proposed for the park. Boyle stated that she will ask for clarification of the Landmark staff, although she would encourage Council and citizens to review what the Landmark Commission allows as they are sensitive to the desires of the community and would probably look favorably to an addition such as that.

Boyle further explained that the exterior is the main focus of the historic designation. The Commission understands that modern conveniences are necessary for the interior. There would not be design review over the interior. Similarly, as the brick work on the façade needs maintenance or restoration in the future, King County staff will assist in providing recommendations if needed but will probably not have a concern regarding that.

C. COMMUNITY EVENTS

1. Gallery 2022 Presents Photographer Darren Chromey, *Landscape and One*, Tuesday, February 1 – Wednesday, March 31, City Hall Council Chambers, 9:00 a.m. – 5:00 p.m. Please note City Hall closure dates above.

Mayor noted the Gallery show.

5. COMMENTS FROM THE AUDIENCE:

None.

6. PUBLIC HEARING:

- A. EMC Amendment, Shipping Container Regulations, Ordinance No. 2729

MAYOR OPENED THE PUBLIC HEARING AT 7:42 P.M.

Burwell confirmed that the City Clerk's office received no communication from the public regarding Shipping Container Regulations.

City Clerk Read by Title Only

ORDINANCE NO. 2729

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AMENDING DEVELOPMENT REGULATIONS, ENUMCLAW MUNICIPAL CODE (EMC) CHAPTER 19.12 AND EMC CHAPTER 18.06 PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

Staff Report:

Pasinetti gave a PowerPoint presentation on the Ordinance noting that Administration requested that regulations on the use/installation of shipping containers be reviewed. A request was made by the Farmer's Market to install a shipping container temporarily for use by the market during their season. The Planning Commission reviewed the proposal on January 27, 2022, and made a recommendation to City Council.

Pasinetti detailed the characteristics of shipping containers such as their size and potential uses. Photos were shown of various shipping containers being used within the City limits. He explained some positive and some negative issues surrounding allowing shipping containers within City limits.

Pros:

- Somewhat easy to obtain
- Fully enclosed with locking doors
- Easy placement

Cons:

- Based on size, typically all of them require a building permit for installation
- Certain types of other modular structures are allowed via temporary permits (Title 15)
- Appearance

The amendment is supported by the Land Use Element, Goal LU7, in the Comprehensive Plan as well as Community Development and Design Element, Goal CD-1. He noted the recommended standards, such as design standards and lot size, and that containers will not be allowed in CB1 and CB2 zoning.

Council Comments:

Council questions and comments, along with clarification or answers by staff, included:

- If there are containers on property at this time, they would be considered non-compliant if there was no building permit issued at the time of installation.
- Violations fall under Title 15, Code Enforcement, as a Zoning Code Violation.
- The Ordinance was prompted by the Enumclaw Plateau Farmers' Market requesting to place a storage container near the area where the Market is set up. There has also been discussion about storage containers in residential areas.
- If proper engineering was done, containers could be stacked and then it would be necessary to meet the design standards for dwellings or accessory dwelling units (ADUs).
- Concern for private property owners by including residential in the Ordinance. Also, assertion that this will actually benefit those owners because they will have direction.
- Temporary permits take about one week to process. Maximum time for temporary permit is one year, which can be extended by the City Administrator for no more than two years.
- An exclusion for existing properties with containers could be added to the Ordinance if Council so desires.
- The cost for building permits is based on valuation; this would be the same for placing a container on property.

Vinson clarified the legal principle of non-conforming use. If a property owner with an existing storage container was issued a building permit, any subsequent changes to the Municipal Code would not put into effect additional requirements. If there is no building permit approval, the property owner needs to conform to the new law, which may be easier than allowing all existing storage containers to be "grandfathered in".

Public Input:

There were no requests to speak at this public hearing via Microsoft Teams video-conferencing.

MAYOR CLOSED THE PUBLIC HEARING AT 8:13 P.M.

7. TABLED BUSINESS:

None.

8. COUNCIL COMMITTEE REPORTS:

A. COMMUNITY AND ECONOMIC DEVELOPMENT – Councilmembers Wright, Chair; LaFleur, Chevassus

Wright stated the Committee last met on February 14. They discussed vendor licensing, insurance, Business license fees, and zoning for food trucks; the Hearing Examiner contract; and the sign code. The next meeting is scheduled for Monday, February 28, 4:30 p.m. via Microsoft Teams video-conferencing.

B. COMMUNITY SERVICES – Councilmembers Sauvageau, Chair; Koopman Frazier, Gruner

Sauvageau stated the Committee has not met since the last Council meeting. The next meeting is scheduled for Tuesday, February 22, at 5:00 p.m. via Microsoft Teams video-conferencing.

C. FINANCE – Councilmembers Koopman Frazier, Chair; Martinez, Gruner

Koopman Frazier stated the Committee last met on February 14. They discussed potentially changing the past-due collection policy; and a proposal to raise the managers' signing authority. The next meeting is scheduled for Monday, February 28, 6:30 p.m. in the Finance Department.

D. PUBLIC SAFETY – Councilmembers Chevassus, Chair; Sauvageau, Martinez

Chevassus stated the Committee has not met since the last Council meeting. The next meeting is scheduled for Monday, March 21, 6:00 p.m. at the Police Department.

E. PUBLIC WORKS – Councilmembers LaFleur, Chair; Wright, Gruner

LaFleur stated the Committee last met on February 14. They discussed a gas rates study; the recent open house for a potential round-about; the Consent Agenda items; Resolution 1747; and the 2022 work program. The next meeting is scheduled for Monday, February 28, 5:30 p.m. in the Stevenson-Yerxa conference room.

F. CHAMBER OF COMMERCE – Councilmembers Sauvageau, Liaison; Chevassus, Alternate

Chevassus stated the Chamber Board has not met since the last Council meeting. He noted the ribbon cutting ceremony for Casting Iron. The next meeting is scheduled for Tuesday, February 15, at 5:30 p.m.

G. SOUND CITIES ASSOCIATION (SCA) - Councilmembers LaFleur, Liaison; Koopman Frazier, Alternate

LaFleur stated that SCA last met on February 9. Association of Washington Cities (AWC) staff gave a legislative update concerning proposed police reforms as well as various transportation

issues. The next meeting is scheduled for Wednesday, March 9, at 7:00 p.m. via Zoom.

H. TOURISM ADVISORY BOARD (TAB) - Councilmember Chevassus, Liaison
Chevassus stated that TAB last met on February 1. They discussed maintaining the reputation of Enumclaw and focusing on events to celebrate it. The next meeting is scheduled for Tuesday, March 1, 8:30 a.m. at The Local.

I. ENUMCLAW EXPO AND EVENTS ASSOCIATION (EEEE) BOARD -
Councilmember Wright, Liaison
Wright stated that EEEA last met on January 25. They discussed financials; and the Wine & Chocolate Festival which had 1800 people in attendance. The next meeting is scheduled for Tuesday, February 15, 6:00 p.m. at the Expo Center.

9. CONSENT AGENDA:

A. PROFESSIONAL SERVICES CONTRACT

1. Sharon Rice PLLC, Hearing Examiner Services

B. APPOINTMENTS

1. Park Board Position No. 4, Patrick Thomas; Term Expires 12/31/2022

C. BID AWARD

1. Asher Construction, Stevenson-Yerxa Remodel
2. Sascon Construction, Myrtle Avenue Improvements

D. BUDGET AUTHORIZATION

1. Herrera Environmental Consultants, Boise Creek Restoration Project

E. SEWER BILL ADJUSTMENT

1. Aspen Glade Apartments, Sewer Volume Charge Refund

**WRIGHT MOVED TO APPROVE THE CONSENT AGENDA. LA FLEUR SECONDED.
MOTION CARRIED 7-0.**

10. GENERAL BUSINESS:

A. ORDINANCE

1. Ordinance No. 2729 - EMC Amendment, Shipping Container Regulations

City Clerk Read by Title Only for the First Reading

ORDINANCE NO. 2729

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AMENDING DEVELOPMENT REGULATIONS, ENUMCLAW MUNICIPAL CODE (EMC) CHAPTER 19.12 AND EMC CHAPTER 18.06 PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

Staff Report:

Pasinetti stated he had nothing further to add to the report he gave during the Public Hearing portion of the meeting.

Committee Report:

Wright stated that the CED Committee recommends approval.

Council Comments:

None.

B. RESOLUTIONS

1. Resolution No. 1747 – Ratify WRIA 9 Salmon Habitat Plan

City Clerk Read by Title Only

RESOLUTION NO. 1747

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON RATIFYING THE 2021 UPDATE TO THE GREEN/DUWAMISH AND CENTRAL PUGET SOUND WATERSHED OR WATER RESOURCE INVENTORY AREA (WRIA) 9 SALMON HABITAT PLAN, MAKING OUR WATERSHED FIT FOR A KING.

Staff Report:

Searcy stated that in 1999, the Federal government listed the Puget Sound Chinook salmon and bull trout as threatened species under the Endangered Species Act. Significant areas of the Green/Duwamish Watershed are designated as critical salmon habitat. At that time, local groups and cities within the Watershed formed an interlocal to create a salmon habitat plan. The original salmon habitat plan was published in 2005 and updates are needed consistent with the current science. There are revised habitat goals and 10-year targets. He noted that ratification is needed by Council. The Public Works Committee reviewed and does have an amendment modifying the language, which is allowed if it does not change the substantive elements of the plan update.

Committee Report:

LaFleur stated the Public Works Committee reviewed and proposes that the wording “equity and social justice” be deleted as that does not apply to fish.

Council Comments:

None.

Council Action:

LA FLEUR MOVED TO AMEND RESOLUTION NO. 1747 STRIKING THE VERBIAGE “EQUITY AND SOCIAL JUSTICE TO IMPROVE OUTCOMES FOR PEOPLE AND FISH”. WRIGHT SECONDED. MOTION CARRIED 7-0.

LA FLEUR MOVED TO APPROVE RESOLUTION NO. 1747, RATIFY WRIA 9 SALMON HABITAT PLAN, AS AMENDED. WRIGHT SECONDED. MOTION CARRIED 7-0.

C. GENERAL ITEMS

1. Routine Reports

- a. 2021 City of Enumclaw Wellness Evaluation
- b. Community Development: Building Permits; City Planning
- c. Public Works: Facilities; Equipment Rental; Solid Waste; Gas; Line Maintenance, Streets; Wastewater; Water

11. UNFINISHED BUSINESS:

A. Pavilion Update, Michelle Larson, Parks Director

Larson gave a PowerPoint presentation on the work that has been done on the Pavilion design. She noted that a Pavilion Task Force was formed that worked with Jeff Dahlquist and Richard Flake on design utilizing concepts from the past, keying in on the historic railroad concept. The project is to include the pavilion structure along with a centralized park, gathering place and playground.

She detailed the project goals for developing the City-owned property:

- Expand the downtown core in the southward direction, toward Stevenson Avenue. Current core activities focus primarily within a two-block area of Cole Street that centers at the intersection of Cole Street and Griffin Avenue.
- Generate additional interest, activities and uses within the downtown core to attract a higher volume of foot traffic and visitors.

Larson noted that the architects focused on four considerations of design:

- Contextual - Provide historical reference to the significant industries of the plateau (railroad/transportation, agriculture, and forestry)
- Functionality - Provide multi-purpose facility that accommodates existing and potential new activities and uses for downtown, throughout the year.
- Size – Accommodate both large and small indoor gatherings and events, yet can be transformed to open air activities.
- Environmental - Provide environmentally conscience design principles. Provide low maintenance, durable building materials and systems with for low cost and high efficiency.

The Task Force identified uses for the pavilion, both indoor and outdoor, such as informal gatherings, movies, concerts, farmers' market, playground, recreational and various other uses. Larson showed a sketch of the proposed pavilion/ park and detailed some of the amenities.

Council comments and questions, along with clarification from staff, included:

- Sliding doors are proposed rather than roll-up doors, which will increase the cost. This will allow ease of bringing items in and also is aesthetically pleasing.
- Staffing has been discussed for management of the facility; there will be an increase needed to Parks staff adding to operations costs. Rental fees may offset the costs a bit.
- Including a catering kitchen rather than a commercial kitchen will minimize cost.
- There is a film available to put on the glass to make it more durable as the design has a large amount of glass included. This is similar to what is on the Thunderdome.

Council request to have Dahlquist attend the next meeting with an estimate to have him continue on with design to reach the point of having concrete costs on the project in order to determine funding, and whether or not to combine with the potential new Senior Center.

Searcy suggested that cost estimates be finalized on both the Pavilion project and the Senior Center project, along with the potential for combining the two projects into one. There is Real Estate Excise Tax funding available along with Fund 180. If the project cost extends beyond those

resources, grant opportunities will be explored, and a bond may be necessary (which would require 60% voter approval).

B. Senior Center Facility, Chris Searcy, City Administrator

Ed Hawthorne, Public Works Director

Searcy reminded Council that Hawthorne gave a comprehensive presentation at the last meeting. Since all seven Councilmembers were in attendance at this meeting, staff is looking for some direction on whether to renovate the old building or to build a new facility.

Each Councilmember gave their opinion, and all were leaning toward a new facility. Discussion/suggestions about other aspects and the site ensued:

- Sell the current building/land to help offset cost of a new building.
- There is a need for a community center/gathering place for youth as well as the need for a Senior Center.
- If the parking lot site at Cole and Initial is used, it will be adjacent to the Pavilion project. Perhaps combine the two projects into one and give voters the opportunity to choose what they desire for the community. This could be a legacy project for the community.
- Accurate costs are needed to present a bond to the voters; some of the cost can be borne by funding the City already has or perhaps grants. Desire to spend money wisely.
- CSC was unanimous in replacing the building, and they discussed various sites at their last meeting.
- The Chamber of Commerce and Arts Alive! building could be demolished, and be accommodated in the new building.
- Senior Center could continue offering services while the new facility is being built if a different site than the current one is chosen.
- Concerns about a community center in how a youth center would look. Need to determine how the space will be utilized for youth prior to launching that project. Youth and the organizations that work with them will need to be consulted.
- If a new building was constructed at the existing location, that would require leasing or purchasing space for parking, adding to the cost.
- A portion of Railroad Avenue could be vacated, and that space utilized for parking or as part of the grounds.
- An open house for community input was suggested, along with a more formal public hearing.
- Cornerstone Architects can design more than one option for sites or simply focus on one, such as the Chamber site. Cornerstone can also look at different scales of a facility – small, medium, and large, and even combining with the Pavilion project.

There was Council consensus to build a new facility with the preferred location being the parking lot where the Chamber of Commerce building is now located.

Marc Jenefsky from Cornerstone stated that uses for the facility must be established, not just the large picture items. Then fine tuning can be done and, after that, input from the stakeholders would be beneficial.

It was decided to take the discussion to the Community Services Committee, facilitated by Larson, and invite Arts Alive! and Chamber of Commerce personnel. Senior Center Director Melissa Holt will attend and perhaps a youth organization can be invited, such as Plateau Kids Network.

12. NEW BUSINESS:

None.

13. EXECUTIVE SESSION:

None.

14. ADJOURNMENT:

WRIGHT MOVED TO ADJOURN THE MEETING. GRUNER SECONDED. MOTION CARRIED 7-0.

Mayor stated that the next meeting will most likely be via Microsoft Teams due to the flooring renovations and the need to use the Council Chambers for storage that week.

Meeting adjourned at 10:00 p.m.

Respectfully Submitted,

Maureen Burwell
City Clerk

Date Minutes Approved: _____

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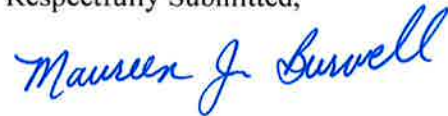
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Respectfully Submitted,



Maureen Burwell
City Clerk

Date Minutes Approved: 2-28-22