

July 22, 2021

This meeting was held by video conferencing (TEAMS platform) to comply with the Governor’s Stay Home, Stay Healthy order, Proclamation 20-25 and Open Public Meetings Act and Public Records Act, Proclamation 20-28, and extensions by the State Legislature and In-Person. It was broadcast live on ECTV, Channel 21, and livestreamed at cityofenumclaw.net.

I. CALL TO ORDER: The Planning Commission met in a regular session July 22, 2021, in person as well as in a virtual Teams format in the Council Chambers. Vice-Chairperson Blechschmidt called the meeting to order at 7:00 p.m.

ATTENDANCE:

Planning Commission Members in attendance: Lee Blechschmidt, Paul Carter, James Dunn, Barbara Hull, Carlie Hendrickson, and Leandra Usborne. Member Absent: Fred Sears. Staff members present were Chris Pasinetti (Community Development Director), and Cathy Burbank, (Planning Commission Clerk/Permit Specialist).

II. APPROVAL OF MINUTES:

Dunn moved to approve minutes from May 27, 2021. Hull seconded the motion. Motion carried with a vote of 6-0.

III. PUBLIC COMMENTS

None

IV. PUBLIC HEARING(S):

A. 2021 COMPREHENSIVE PLAN AMENDMENTS

Four items to review tonight and will discuss one at a time.

- 1 Future Land Use and Zoning Map amendment for 2047 Roosevelt Ave E (APN 3020079032) to go from R2 to RMHP- citizen request
- 2 Future Land Use and Zoning Map amendment for XXXX Mountain View Dr (APN 1920079119) to go from RMHP to R2 – citizen request
- 3 The City of Enumclaw’s 6-year Transportation Improvement Program. Part of annual amendments to remove completed projects and add new ones
- 4 The Enumclaw School District Capital Facilities Plan – revised and adopted by reference to the Comprehensive Plan

Vice-Chairperson reviewed public hearing procedures.

Vice Chairperson opened the public hearing at 7:05 p.m.

Vice Chairperson asked if staff or commissioners received any additional comments other than what was included with the staff report.

None.

(1) Staff report given for 2047 Roosevelt Avenue (APN 302007-9032) to go from R2 to RMHP.

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Vice Chairperson called for questions of the staff report.

None.

Vice Chairperson called for any comments from applicant.

Jake Bond and Erin Forbes in attendance on Teams representing the application and in attendance to answer any questions.

Vice Chairperson called for public comments.

No public comments given.

(2) Vice Chairperson Called for staff report on xxxx Mountain View Drive (APN 1920079119) to go from RMHP to R4.

Vice Chairperson called for questions of the staff report.

None.

Vice Chairperson called for any comments from applicant.

Jeff Potter (in person), with Integrity Land as the applicant, and mentioned Carl Sanders, Partner in project also in attendance. He stated that he responded to each public comment staff had received. Talked about the services that are already available to this land and feel this is an infill project for Enumclaw. Presented recent builds in other towns that this project will resemble. Feels this will be consistent with the look of the neighborhood. Commented that adult family homes and cottages would also be allowed in the RMHP zone and have the same height restrictions as R4 zoning that they are requesting. Commented on the is an elevation difference between them and neighbor to the north, stated that Fred Brune and himself had walked the line together.

Carl Sanders (in person), Partner with Integrity Land on this project. 30-year resident of this city, excited about this project and feels it would be a great addition to the city, as there has not been an apartment built since the 90's. He believes this project is needed for the community.

Fred Brune (on Teams), owner of Crystalair Mobile Home Park, north of the proposed property since 1983. This is a senior community. He feels there is a difference of opinions of the some of the facts mentioned by applicant Potter. The RMHP zones allows a height of 30 feet, but the reality is a mobile home is only 16-18 feet in height. Does not feel these two uses are equal in zoning allowances. The setback required and a 6-foot fence is not enough of a buffer to transition between the zones and provide privacy, he proposes that they transition single story to two story to help with that transition. The grades are different between his property and the proposed site, it is higher. Commented that if this was developed as a mobile home park a binding site plan would be a requirement, but if rezoned to R4 there is no binding site plan to help assure any mitigation measures will be done. Has meet with applicant, but they have not reached any mitigating measures and staff has not proposed any mitigating measures. As part of the

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comprehensive plan's criteria are mitigating measures between adjacent land uses which he would like to see.

Potter (applicant) when mentioning the RMHP zoning and height restrictions his reference was meant to imply the same height of 2 stories or 30 feet could be used in RMHP if adult homes or cottages were built, same as in R4 zone. He was not referencing the existing Crystalaire Mobile Home Park. 19.08.050-minimum buffer requirements. His understanding is that there is not buffer requirement between these two zones because the uses are similar. Feels these are compatible uses and will provide a different supply of housing types in this community.

(3) Chairman called for staff report on 6-year Transportation Improvement Plan (TIP).

Staff report given.

Vice Chairperson called for questions of the staff report.

None.

Vice Chairperson called for any comments.

None.

(4) Vice Chairperson called for staff report on School District Capital Facilities Plan.

Staff report given.

Vice Chairperson called for questions of the staff report.

Question on the impact fee.

No applicant present.

Vice Chairman called for any comments

None.

Vice Chairman closed public hearing at 7:38 p.m.

(1)2047 Roosevelt (APN 3020079032) to go from R2 to RMHP

Hull made a motion to recommend to City Council to approve the proposed amendment.

Dunn seconded the motion, and a vote was taken. Motion approved with a vote of 6(favor) to 0 (against).

(2) XXXX Mt View (APN 1920079119) to go from RMHP to R4

Discussed age restriction, nothing in city code requires the applicant an age restriction.

Potter (applicant) clarified that this development is too early in the process to get a feel of what

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the market is in Enumclaw. Mentioned that even if no restrictions are in place, their previous projects have a large percentage of seniors.

Concerned with keeping the location a quiet area as the adjacent property owner (Crystalair MHP) are 55 and older. Concerned with building(s) hovering over the mobile homes would be invasive to the existing use, suggested that being considered when developing the site. Concerned with the impact an apartment complex would have to existing neighbors for privacy, noise, and traffic. Concerned with a privacy fence not being enough. Concerned with all the comments received were negative about this rezone proposal. Concerned the elevation and how storm requirements would be handled.

Staff commented that if this property develops, the site issues will be addressed and worked out prior to permit approvals. Most developments use the natural flow for drainage, in this case may likely be along the northeast portion of the property.

Potter (applicant) the lowest portion of the site is the northwest, which is the most logical area for drainage facilities.

Concerned whether changing this zoning density benefits our community or just fulfills a density requirement.

Dunn made a motion to recommend to City Council to approve the proposed amendment with concerns as listed. Motion was seconded by Hull and a vote was taken. Motion was approved with a vote of 4 (in favor) to 2 (against).

Potential concerns:

- Use be consistent with neighboring properties
- Height not being invasive to adjacent neighbors
- Traffic impacts
- Benefit the community

(3) City of Enumclaw's 6-year Transportation Improvement Plan (TIP)

Dunn made a motion to recommend to City Council approval of the 6-Year TIP as proposed. Osborne seconded the motion, and a vote was taken. Motion approved with a vote of 6(favor) to 0 (against).

(4) School Districts Capital Facilities Plan

Osborne made a motion to recommend to City Council approval of the School Districts Capital Facilities Plan.

Dunn seconded the motion, and a vote was taken. Motion approved with a vote of 6 (favor) to 0 (against).

V. OLD BUSINESS

None

VI. NEW BUSINESS

It has been asked that the Planning Commission review installation of storage containers and where

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they might fit in the City's municipal code.

House Bill 1220 may require some amendment to our zoning code with regards to homeless shelters and emergency housing.

VII. COMMUNICATIONS:

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

VIII. COMMISSION COMMENTS:

Dunn mentioned he would not be in attendance at the August meeting.

IX. PUBLIC COMMENTS

None

X. STAFF COMMENTS:

None

XI. ADJOURNMENT:

Dunn made a motion to adjourn the meeting at 8:32 p.m. Hull seconded the motion, and the motion carried unanimously. The meeting was adjourned at 8:32 p.m.

Respectfully submitted,

Approved October 28, 2021 - CB

Cathy Burbank
Planning Commission Clerk/ Permit Specialist