

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

**City Council Regular Session  
City Hall Council Chambers  
August 23, 2021, 7:00 pm**

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

Mayor Pro Tem LaFleur called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. He announced that all Councilmembers were present in Council Chambers.

**ATTENDANCE:**

In Council Chambers:

Councilmembers Corrie Koopman Frazier, Kael Johnson, Anthony Wright, Thomas Sauvageau, Hoke Overland, Beau Chevassus and Chance LaFleur; City Attorney Mike Reynolds, and City Clerk Maureen Burwell.

Via Microsoft Teams:

City Administrator Chris Searcy, Public Works Director Ed Hawthorne, Community Development Director Chris Pasinetti, Senior Planner Dawn Moser, Parks Director Michelle Larson, Finance Director Chris Anderson, and Police Chief Tim Floyd.

At City Hall: Deputy City Clerk Jessica Rose and Information Services Technician Daniel Aaron.

**2. ADJUSTMENTS TO THE AGENDA:**

LaFleur added, at the request of Sauvageau, 11.A, ARPA funding update. Wright added 11.B, Conex Box for Farmers Market.

Council consensus to approve agenda as adjusted.

**3. MOTION TO APPROVE MINUTES:**

A. Council Minutes, 8/9/21

**WRIGHT MOVED TO APPROVE THE AUGUST 9, 2021, MINUTES AS PUBLISHED. SAUVAGEAU SECONDED. MOTION CARRIED 7-0.**

**4. ANNOUNCEMENTS AND PRESENTATIONS:**

**A. ANNOUNCEMENTS**

1. City offices will be closed on Monday, September 6, to commemorate the Labor Day Holiday
2. *Coffee with the Mayor*, Tuesday, September 7, 9:00 a.m., City Hall Council; Chambers

LaFleur noted.

**B. COMMUNITY EVENTS**

1. *Enumclaw Pro Rodeo*, Friday, August 27 – Saturday, August 28, Gates open at 5:00 p.m., Rodeo Starts at 7:00 p.m., Sunday, August 29, Gates open at 9:00 a.m., Rodeo Starts at 1:00 p.m., Enumclaw Expo Center Rodeo Arena

2. *Beautify Enumclaw*, Community Clean-up, Saturday September 11, 9:00 a.m. to 12:00 p.m., meet at the Chamber of Commerce parking area
3. *Balloon Glow*, Saturday, September 11, 4:00 p.m. – 11:00 p.m., Enumclaw Expo Center
4. *Getting Back to Our Future*, Sunday, September 12, 11:30 a.m. – 4:00 p.m., Ceremony at 1:00 p.m., Enumclaw Expo Center

LaFleur noted.

**5. COMMENTS FROM THE AUDIENCE:**

Heath Rainwater, Pastor of Grace Point Northwest, addressed the vaccination mandates recently put in place by the State. He complimented the community on how they banded together to navigate the Covid-19 crisis. He asserted that the mandate for vaccination in some workplaces gives some people a difficult choice between their jobs and their conscience. The church is offering to supply letters of religious exemption to those in the community who feel that mandated vaccination will be a violation of their religious beliefs.

**6. CLOSED RECORD PUBLIC HEARING:**

A. Gabrielson Addition Preliminary Plat, Ordinance No. 2716

**MAYOR PRO TEM OPENED THE PUBLIC HEARING AT 7:09 P.M.**

Burwell stated that one person asked for the Microsoft Teams link to speak during the Public Hearing; there was no other communication received by the City Clerk's office.

Councilmembers confirmed they received no communication from the public.

City Clerk Read by Title Only

**ORDINANCE NO. 2716**

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON APPROVING THE GABRIELSON ADDITION PRELIMINARY PLAT PROPOSED BY ENTITLE FUND II, LLC LOCATED AT 24828 SE 448<sup>TH</sup> ST (ROOSEVELT AVE), EAST OF BOYLE STREET AND WEST OF FARRELLY STREET, CONSISTING OF APPROXIMATELY 3.85 ACRES, PROPOSED TO BE SUBDIVIDED INTO FIFTEEN (15) SINGLE-FAMILY RESIDENTIAL LOTS, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

*Staff Report:*

Moser gave a PowerPoint presentation regarding the proposed Preliminary Plat:

- Applicant Entitle Fund II, LLC is requesting approval of a preliminary plat; application submitted to the City April 16, 2021.
- Project site includes one parcel, in an area of new and existing single-family residential development.
- Just under 4 acres, proposed to be subdivided into 15 single-family residential lots, with lot sizes ranging from 7,577 sq. ft. to 15,086 sq. ft., average lot size is 8,889 sq. ft.
- Moderate Density Single-Family Residential (R-2) zoning district.

- Stormwater half-street improvement of Roosevelt Avenue and City utility improvements are required. Plat does not include stormwater detention facility; conveyance is to Rosenbauer Lane Subdivision.
- Access will be provided by the extension of Okerlund Drive from Rosenbauer Lane Subdivision and from Roosevelt Avenue.
- SEPA review: Mitigated Determination of Non- Significance (MDNS) issued June 30, 2021. Mitigation measures address impact fees, construction hours, demolition permit, construction site disturbance control measures, cultural resources protection, and other infrastructure improvements.
- City staff received written comment from the public and agencies. The comments were reviewed and considered in the environmental determination.
- Project site is mostly flat with some trees. One existing single-family dwelling which will be retained as lot 1.
- The area primarily has single-family dwellings. It is in the R-2 Zoning District with subdivision design and standards requirements.
- Transportation and Parks & Recreation reviews were done, including a traffic study.
- Fire Services are provided by King County Fire District #28, with Enumclaw School District providing educational services.
- City utilities supply the subdivision: stormwater, water, sewer, and natural gas.
- Cultural resources assessment was provided by the applicant. A standard inadvertent discovery plan will be implemented.

She noted that the Hearing Examiner recommends approval with certain conditions of approval:

- All applicable mitigation measures specified in the MDNS shall be met.
- Prior to approval and recording of the final map for the subdivision, all streets, drainage systems, utilities, and other required improvements shall be installed as approved by the City Engineer. All work shall be completed in accordance with site development permits issued by the City.
- Stormwater stubs to upstream properties shall be required.
- All utility lines including gas, phone, electric, and cable shall be installed in a joint trench within the street rights-of-way. Service laterals shall be provided to each lot.
- Water and sewer service shall be provided for the subdivision. Service laterals shall be provided to each lot. The septic system for the existing dwelling on proposed Lot 1 shall be decommissioned consistent with Public Health-Seattle & King County requirements.
- The applicant shall pay an in-lieu fee for park space.
- Tree cutting plan shall be provided with the Land Disturbing Activity submittal.
- Prior to demolition of the structures, a permit for demolition and supporting materials as required by the City shall be obtained.
- Prior to issuance of the demolition permit, an asbestos/demolition notification will need to be filed with the Puget Sound Clean Air Agency.

*Council Comments:*

In response to a question from LaFleur, Hawthorne stated that there is a sewer force main in the area, however he was unsure if there was a gravity main there.

*Public Input:*

Geoff Sherwin, JK Monarch, stated that there was a sewer line extension from the Pinnacle Peak project extended into Roosevelt Avenue. The Rosenbauer Lane project will extend it to the site's eastern property line. The Gabrielson Addition will further extend the sewer line to a portion of the plat; and another sewer extension from Rosenbauer Lane to Okerlund Drive will serve another portion. He thanked staff for the thorough job.

**MAYOR PRO TEM CLOSED THE PUBLIC HEARING AT 7:25 P.M.**

**7. TABLED BUSINESS:**

None.

**8. COUNCIL COMMITTEE REPORTS:**

**A. COMMUNITY AND ECONOMIC DEVELOPMENT – Councilmembers Johnson, Chair; Chevassus, Sauvageau**

Johnson stated the Committee last met on August 23. They discussed the small business grants. The next meeting is scheduled for Monday, September 13, 5:00 p.m., via Microsoft Teams.

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

Wright stated the Committee last met on August 16. They discussed Resolution 1729 regarding the downtown pavilion; the Committee is in full support. They received a presentation from the Library Advisory Board regarding using the Lafromboise Fund for a Story Walk at a City Park. Parks did not receive the grant applied for to improve the skate park; they will look at creative funding solutions. Also, the City was approached by the property owners of a rhododendron farm. The Committee will view the property in May with the potential of purchasing it as the owners are interested in keeping the land from being developed. The next meeting is scheduled for Monday, September 20, at 5:00 p.m. likely via Microsoft Teams.

**C. FINANCE – Johnson, Chair; Overland, Koopman Frazier**

Johnson stated the Committee last met on August 23. They discussed second quarter financials; and unpaid utilities and rent. Plateau Outreach Ministries (POM) received more funding than usual to help with rental assistance and utilities, however there are still many tenants who are unable or unwilling to pay their rent. The Committee would like to see some data from POM. The next meeting is scheduled for Monday, September 13, 6:30 p.m. in the Finance Department.

**D. PUBLIC SAFETY – Councilmembers LaFleur, Chair; Chevassus, Sauvageau**

LaFleur stated the Committee last met on August 16. They received an update on staffing; and recent events such as the King County Fair and the Vietnam Wall. They discussed a potential position for an evidence/records specialist; body-worn cameras; jail revenue; and a camping ordinance that will not be brought forward yet. The Enumclaw PD is now part of the Valley Independent Investigation Team for use-of-force investigations. The next meeting is scheduled for Monday, September 20, 6:00 p.m. at the Police Department.

**E. PUBLIC WORKS – Councilmember Wright, Chair; LaFleur, Overland**

Wright stated the Committee last met on August 23. They discussed security at the City Shops; Resolution 1732; beautification of the round-about; the triangle clean-up; 2022 budget items; four

FTE requests; Farman Street parking prohibition; removing trees by Arts Alive!; and the Golf Course project relocating Boise Creek. The Committee recommends to not move forward on a vacation request for two properties due to the potential of a future road through the area. The next meeting is scheduled for Monday, September 13, 5:30 p.m. either via Microsoft Teams or in the Council conference room at City Hall.

F. CHAMBER OF COMMERCE – Johnson Liaison; Sauvageau, Alternate  
Johnson stated the Chamber Board has not met since the last Council meeting. The next meeting is scheduled for Wednesday, September 8, 8:30 a.m. at The Claw.

G. SOUND CITIES ASSOCIATION (SCA) - Councilmember LaFleur, Liaison  
LaFleur stated that SCA has not met since the last Council meeting. The next meeting will be scheduled for September.

H. TOURISM ADVISORY BOARD (TAB) - Councilmember Johnson, Liaison; Chevassus, Alternate  
Johnson stated that TAB has not met since the last Council meeting. The next meeting is scheduled for Tuesday, September 7, 9:00 a.m., at The Local.

I. ENUMCLAW EXPO AND EVENTS ASSOCIATION (EEEE) BOARD - Councilmember Wright, Liaison  
Wright stated that EEEA last met on August 17. He was unable to attend the meeting; however General Manager Rene' Popke gave an update at the last Council meeting. The next meeting is scheduled for Tuesday, September 21, 6:00 p.m. at the Expo Center.

**9. CONSENT AGENDA:**

**A. VOUCHER AND PAYROLL CERTIFICATION**

1. Accounts Payable Vouchers #193280-193481 - \$1,134,770.94; Void Check #s 193382, 191866 – (\$929.06)
2. July 2021 Payroll Voucher #28983 - \$2,440.00; Payroll Direct Deposits - \$575,480.74; Payroll Tax and Benefits - \$628,000.36
3. ACH & Wire Transactions - \$233,971.82

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

**10. GENERAL BUSINESS:**

**A. ORDINANCE**

1. Ordinance No. 2716 - Gabrielson Addition Preliminary Plat

City Clerk Read by Title Only for the First Reading

**ORDINANCE NO. 2716**

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON APPROVING THE GABRIELSON ADDITION PRELIMINARY PLAT PROPOSED BY ENTITLE FUND II, LLC LOCATED AT 24828 SE 448<sup>TH</sup> ST (ROOSEVELT AVE), EAST OF BOYLE STREET AND WEST OF FARRELLY STREET, CONSISTING OF

APPROXIMATELY 3.85 ACRES, PROPOSED TO BE SUBDIVIDED INTO FIFTEEN (15) SINGLE-FAMILY RESIDENTIAL LOTS, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

***Staff Report:***

Moser stated that she had nothing further to add to the report she gave during the Public Hearing portion of the meeting.

***Council Comments:***

In response to a comment from Wright, Pasinetti confirmed that the Public Works and Planning Department have notified the proponent to be cautious with surveying as an error had been made in the past.

Sauvageau asked about the traffic impact at the intersection of Roosevelt and 244th. Moser stated that several intersections were studied in the traffic impact analysis; during previous preliminary plat studies the Roosevelt and 244<sup>th</sup> level of service (LOS) was determined to be failing. The updated information brings the LOS up to “D”. Hawthorne stated that transportation engineer Dwayne Walker is working on a design plan for this intersection.

**B. RESOLUTIONS**

**1. Resolution No. 1729 – Downtown Pavilion Commitment**

City Clerk Read by Title Only

**RESOLUTION NO. 1729**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON, COMMITTING TO THE PLANNING AND DEVELOPMENT OF A DOWNTOWN PAVILION AS PART OF THE PARKS 6-YEAR CAPITAL IMPROVEMENT PLAN.**

***Staff Report:***

Larson stated a task force was formed a few months ago to review committing to a downtown pavilion. The task force recommended that it be included in the Parks 6-Year Capital Improvement Plan as a first step. The plan is to get some design work done in the near future in order to seek funding from outside sources. The Park Board is in full support.

***Committee Report:***

Overland stated that the Community Services Committee is in full support.

***Council Comments:***

Overland stated he spoke with Jeff Dahlquist regarding the architectural drawings who can do some initial drawings for \$10,000. The City can use the drawings to get construction bids.

Wright stated now is the time to ask for funding in the State’s preliminary budget development. It is wise to get the pavilion on the 2-Year CIP now as the City may be able to apply for matching funding.

***Council Action:***

**WRIGHT MOVED TO APPROVE RESOLUTION NO. 1729, DOWNTOWN PAVILION COMMITMENT. OVERLAND SECONDED. MOTION CARRIED 7-0.**

2. Resolution No. 1732 - Amendment to KCLS Ground Lease

City Clerk Read by Title Only

**RESOLUTION NO. 1732**

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AUTHORIZING THE MAYOR TO EXECUTE A FIRST AMENDMENT TO THE GROUND LEASE BETWEEN THE CITY OF ENUMCLAW AND KING COUNTY LIBRARY SYSTEM.

***Staff Report:***

Searcy stated that a ground lease was executed with King County Library System (KCLS) in 2012; the voters determined the City library's annexation into KCLS. At that time, the public parking lot on Railroad Street between Myrtle and Marshall Avenues was included, as well as a portion of land to the north of the building. He noted that modifications to the parking lot will be needed as part of the recently approved joint use agreement with Thunderdome Car Museum. The lease amendment will change the boundary allowing for this as well as the City being able to remove some poplar trees.

***Committee Report:***

Wright stated that the Public Works Committee is in support.

***Council Comments:***

None.

***Council Action:***

**WRIGHT- MOVED TO APPROVE RESOLUTION NO. 1732, AMENDMENT TO KCLS GROUND LEASE. OVERLAND SECONDED. MOTION CARRIED 7-0.**

**C. GENERAL ITEMS**

**1. Routine Reports**

a. 2nd Qtr Finance Report

b. Parks: Aquatics; Cultural Programs; Parks; Recreation;

Mayor Pro Tem noted.

**11. UNFINISHED BUSINESS:**

**ADDED A. ARPA FUNDING UPDATE**

Sauvageau asked for an update on the American Rescue Plan Act funding and an explanation of the procedure. Searcy reported the following:

- Recently met with key staff who will be involved in facilitating spending the funds: Senior Center; Parks along with Arts; Police; and the City Clerk's Office.
- Revenue recovery calculations are being done.

- Some expenditure recalculations will need to be done. A simplified list detailing 2021 and 2022 projected expenditures will be compiled and presented at the next Council meeting.
- The stage trailer purchase needs determination on whether or not it is an eligible use.

Council discussion included:

- ARP funds being used for outside agencies and General Fund; amendment to agreements.
- Economic relief to two hotels and theater; need verification of loss of revenue.
- Expo may not need utility relief, but they will still need a Covid supervisor.
- Plateau Outreach Ministries - \$35,000 to rent assistance; \$25,000 to utility assistance.
- Desire to get the funds to those most in need first.

**ADDED B. CONEX BOX AT FARMERS MARKET**

Wright stated he was approached by the Farmers Market to get permission to place a Conex box, donated by Northwest Safe, on City property near the site of the Thursday market (1st Street)

**WRIGHT MOVED TO PROVIDE TEMPORARY STORAGE VIA CONEX BOX TO THE FARMERS MARKET ADJACENT TO THE LIBRARY PROPERTY. OVERLAND SECONDED.**

**LA FLEUR AMENDED THE MOTION TO INCLUDE AN END DATE OF OCTOBER 15. NO SECOND.**

Council/Staff Discussion included:

- No permit is required if the container is less than 120 square feet. A shipping container is large enough to be considered a structure therefore a permit is required.
- Conversation ensued on the definition of a building vs. definition of mobile structure and when it is not necessary to obtain a permit.
- A Code Amendment would be needed.

Reynolds advised that Council not take official action on this due to the joint use parking agreement recently approved by Council, which is regarding this site.

In response to a question from LaFleur about working this out internally if Council does not approve the motion, Searcy stated that he understood the will of the Council.

**MOTION FAILED 0-7.**

Some discussion ensued on the citizen who spoke during Comments from the Audience:

- The City is not requiring vaccination of their employees.
- There are various entities that require vaccination in order to work; Pastor Rainwater offering a religious exemption will help those who are opposed on religious grounds.
- Should be optional; individual decision. Council not advocating for or against.
- Nursing homes and hospitals are impacted greatly by Covid-19 as well as the mandates.
- Encouragement to the community to be kind to each other and respect that there are different opinions.



Reynolds confirmed that the Council has no decision-making authority in the area of a policy requiring a vaccine for employees.

**12. NEW BUSINESS:**

None.

**13. EXECUTIVE SESSION:**

None.

**14. ADJOURNMENT:**

**JOHNSON MOVED TO ADJOURN THE MEETING. CHEVASSUS SECONDED.  
MOTION CARRIED 7-0.**

Meeting adjourned at 8:18 p.m.

Respectfully Submitted,

Maureen Burwell  
City Clerk

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

Reynolds confirmed that the Council has no decision-making authority in the area of a policy requiring a vaccine for employees.

**12. NEW BUSINESS:**

None.

**13. EXECUTIVE SESSION:**

None.

**14. ADJOURNMENT:**

**JOHNSON MOVED TO ADJOURN THE MEETING. CHEVASSUS SECONDED.  
MOTION CARRIED 7-0.**

Meeting adjourned at 8:18 p.m.

Respectfully Submitted,



Maureen Burwell  
City Clerk

Date Minutes Approved: 9-13-21