
CED Committee Members:
Chair - Hoke Overland
Tony Binion
Kael Johnson

Support Staff:
Chris Pasinetti, CD Director
Chris Searcy, City Administrator

AGENDA

COMMUNITY & ECONOMIC DEVELOPMENT (CED) COMMITTEE

CITY OF ENUMCLAW – STEVENSON-YERXA

Monday, July 8, 2019

*******5:00PM*******

I. OLD BUSINESS

A. None

II. NEW BUSINESS

- A. Ordinance No. 2660, Single Family Residential Design Standards Amendments.
- B. Attraction of a hotel
- C. Opening of Cayuse Pass
- D. Getting 410 widened
- E. SWOT Analysis
- F. Update on Short Term Rentals
- G. Incentives for condos, luxury apartments and hotels (incentive zoning).
- H. Partnerships with amphitheater, Crystal and casino.
- I. Meet new Arts Coordinator
- J. How is code enforcement update
- K. Strategies to invigorate Enumclaw for educated millennials.

III. ADJOURNMENT

Next Scheduled Meeting: July 22, 2019 --- 5:00 p.m.



City Council
AGENDA BILL

MEETING DATE: 07/08/2019

SUBJECT: Ordinance No. 2660 Amending Chapter 19.12 and Chapter 18.06 regarding Single-Family Residential Design Standards for new homes

CATEGORY: ORDINANCE

2660

BUDGET IMPACT:

Expenditure Budget: \$

Revenue Budget: \$

Proposed Budget Amendment: \$

RELATED ORDINANCE OR RESOLUTION NO. 2660

ATTACHMENTS: Staff report, DRAFT Ordinance No. 2660

STAFF CONTACT: Chris Pasinetti, Community Development Director

SUMMARY/BACKGROUND:

The DRAFT Ordinance No. 2660 would adopt revised regulations for new Single-Family Residential homes. The amendments include:

1. Allowing flexibility within the regulations for driveways and front yard setbacks.
2. Clarifies definitions and how the regulations are implemented.
3. Provides greater flexibility within the regulations to allow for a more diverse housing stock.

On June 27, 2019 the Planning Commission held a public hearing, after the public hearing the Planning Commission made a recommendation to the City Council to adopt the proposed revisions to the Single-Family Residential Design Standards, Ordinance No. 2660.

On July 8, 2019, the Community and Economic Development Committee reviewed the proposed amendments and is expected to recommended approval pursuant to the Planning Commission recommendation.

RECOMMENDATIONS:

DATE SENT TO COMMITTEE: 07/08/2019

DATE RETURNED: 07/22/2019

COUNCIL COMMITTEE:

STAFF: Give first reading of Ordinance No. 2660. A public hearing is scheduled for July 22, 2019 and second reading and adoption.

(BELOW TO BE COMPLETED BY CITY CLERKS OFFICE)

COUNCIL ACTION:

- APPROVED
- DENIED
- TABLED/DEFERRED/NO ACTION
- MOVED TO SECOND READING (ordinances only)

1ST reading _____

Enactment reading _____

ORDINANCE # _____

RESOLUTION # _____



STAFF REPORT

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Planning Commission

FROM: Chris Pasinetti, AICP, Community Development Director

DATE: For the July 8, 2019 Meeting

SUBJECT: Ordinance No. 2660, Single-Family Residential Design Standard minor amendments.

1. Single Family Residential Design Standards.

PROPOSAL: The DRAFT Ordinance No. 2660 would adopt revised regulations for new Single-Family Residential homes. The amendments include:

1. Allowing flexibility within the regulations for driveways and front yard setbacks.
2. Clarifies definitions and how the regulations are implemented.
3. Provides greater flexibility within the regulations to allow for a more diverse housing stock.

BACKGROUND: The City's Comprehensive Plan States:

Goal LU-7 Preserve, protect and strengthen the vitality and character of existing neighborhoods.

Policy 7.1 Create and adopt design standards for new single family development that will ensure that new development fits into the character of existing neighborhoods in terms of scale, density and design.

The City Council adopted Ordinance No. 2626 in 2017, which adopted a new section in the municipal code for single-family residential design standards for new homes. The standards include various provisions for garage door setbacks, window coverage, etc. The section also includes an optional review process for homes that do not comply wholly with the standards, but meet the intent of the section. This provision was included to allow variety in home design.

On May 23, 2019 the Planning Commission reviewed a draft of the proposed amendments to the Single-Family Design Standards. At that meeting, the commission suggested to include language regarding tandem garages, windows on doors and garages to count toward window coverage as well as include vinyl fencing.

On June 27, 2019, the Planning Commission held a public hearing on the proposed amendments. At the conclusion of the hearing the commission made two minor changes to the proposed amendments and recommended to the City Council to approve the amendments. Those amendments are located within the DRAF Ordinance No. 2660.

EXAMPLES: Many home designs have the garage extending in front of the main body of the house. The front yard setback is a minimum of 20 feet. The design requirements require that the garage be setback a minimum of three feet from the body of the house. The intent was to provide for a longer driveway (i.e. 23 feet). Changing the requirement would allow for a design in homes to have a garage in front of the main body of the house, but still provide for a 23 foot long driveway.

Windows: The design guidelines have a minimum 20% requirement for window coverage along facades that face the street. These requirements are difficult to administer due to continued state energy code requirements as well as implementation of the provision. The draft requirements clarifies how to implement the provision as well as make the requirement compliable. The commission recommended the requirement be reduced to 14% as more achievable.

RECOMMENDATION: Staff recommends the City Council give first reading of Ordinance No. 2660. A public hearing for Ordinance No. 2660 is scheduled for July 22, 2019.

ATTACHMENTS:

DRAFT Ordinance No. 2660
Findings and Conclusions

ORDINANCE NO. 2660

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.

Whereas, the City of Enumclaw has adopted a comprehensive plan for the purpose of guiding and informing future growth, development, and infrastructure planning pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A which covers the incorporated city limits as well as adjacent unincorporated lands within the Urban Growth Area; and

Whereas, the City Council adopted the City's Comprehensive Plan in July 2016 via Ordinance No. 2589; and

Whereas, the Planning Commission and the City Council has received staff reports, took testimony from public hearing; and

Whereas, the GMA requires that the comprehensive plan and development regulations be subject to continuing review and evaluation by the city; and

Whereas, an environmental review of the proposed amendments has been conducted in accordance with the requirements of the State Environmental Policy Act (SEPA), and a SEPA threshold determination of nonsignificance (DNS) was issued on June 19, 2019 and sent to state agencies and interested parties; and

Whereas, an early and continuous public participation in compliance with the Growth Management Act was provided; and

Whereas, after holding public hearings and considering public testimony on June 27, 2019, the Planning Commission issued a recommendation to the City Council to

adopt the revisions Chapter 19.12 and Chapter 18.06; and

Whereas, the City Council held its own public hearing on July 22, 2019, and has considered all recommendations and reports submitted to it and all comments made at the public hearing; and

Whereas, to promote the health, safety and welfare of the citizens, a revised comprehensive plan is necessary and would promote the desires of the citizenry; and

Whereas, the City Council has carefully considered, and the amendments set forth in this ordinance satisfy, all applicable state laws and the City's review criteria as set forth in EMC 15.32.

Now, therefore, the City Council of the City of Enumclaw, King County, Washington do ordain as follows:

Section 1: Adopts the Findings as set forth above.

Section 2: Chapter 19.12 Enumclaw Municipal Code (EMC) is amended as follows:

19.12.020 Exemptions.

These design regulations apply to all property improvements except the following, which will not materially affect implementation of the comprehensive plan's design goals, or are addressed in the context of other permit approvals, and are therefore exempt:

A. Development permits not immediately associated with any physical improvements, such as short plats or rezones unaccompanied by any building permit application;

B. Single-family residences and accessory uses constructed in accordance with an approved Planned Unit Development (PUD);

C. Construction activities which do not require a building permit (example: the repainting of buildings), sign permit (example: change in copy of existing signs), or any other permit from the building official;

D. Modifications to existing structures which will not be visible from outside the structure;

E. Additions or remodels to existing single-family residential units;

F. Modifications or additions to existing multifamily, commercial, industrial, office, and public properties when the modification or addition:

1. Constitutes less than 10 percent of the existing horizontal square footage of the use or structure, and

2. Constitutes less than 10 percent of the existing building's exterior facade, and

3. Is estimated to cost under \$5,000;

~~G. New signs under 10 square feet in size, for which the administrator deems design review unnecessary;~~

HG. Signs to which Chapter [19.10](#) EMC does not apply, per EMC [19.10.040](#);

IH. Multifamily residences and accessory uses. Both new construction and modifications/additions of multifamily developments are subject to Chapter [19.40](#) EMC;

II. Mixed use developments. Both new construction and modifications/additions of mixed use developments are subject to Chapter [19.38](#) EMC.

KJ. "Designated manufactured homes" (as defined in EMC 15.04) and any other structures in approved mobile home parks.

D. Site and Structure Design.

1. Building Siting and Compatibility. New homes should be built in scale with the existing neighborhood. Square footage of living space should be no more than 50% greater or less than the average of three homes to the left and right of the new home.
2. Garages. Garages fronting the street, detached or attached, and less than 100 feet from the street shall constitute not more than sixty percent (60%) of the overall façade of the structure(s) fronting the street. ~~The face of the garage shall be a minimum of three feet behind the plane of the front of the residential portion of the house.~~ Three car tandem garages are exempt from this provision.
 - a. The face of the garage shall be a minimum of three (3) feet behind the plane of the residential portion of the house; or
 - b. A garage that extends in front of the residential portion of the house shall be setback from the property line a minimum of 23 lineal feet.
3. Front Setbacks. The residential structure should be set back from the front property line either: (a) the distance required by the zoning code, or (b) within 20% of the average of three existing setbacks to the left and right of the new home, whichever of (a) & (b) is greater.

E. Walls and Fences.

1. Fences and walls should be built with materials such as wood, wrought iron, textured concrete block, vinyl or formed concrete with reveals. All metal fences shall be designed with corrosion resistant materials.
2. Construction or installation of fences composed of chain link or corrugated metal are prohibited.
3. Fences shall provide opening(s) to connect walkways to the sidewalk or street.

F. Architectural and Site Design Guidelines.

Ordinance No. 2660

Draft No: 1

Draft Date: July 1, 2019

Ordinance Requested By: Planning and Community Development

Page 4

1. Porch or Stoop. Homes shall be designed with either a covered or uncovered porch ~~or stoop~~ no less than 50 sq.ft. of floor area and incorporating doorway access to the home.
2. Walkways. Homes shall be designed with convenient entrance/egress for pedestrians. This shall be accomplished by design of a hard surface walkway, from porch or stoop, to the sidewalk or street. For narrow frontage lots (~~in this case,~~ less than 60 feet of frontage) a driveway may constitute a portion of the hard surface walkway.
3. Roof Pitch. Roof pitch should be a minimum of 3:12 and maximum of 12:12 for the primary roof structure.
4. Windows. Street or sidewalk facing windows shall ~~shall~~ should be balanced left-to-right across the façade and with the entryway or other façade fixtures. Windows shall constitute a minimum of ~~20~~ 14 percent of front facade wall planes, excluding garages and doorways. This shall be measured from the sill plate to the top-plate by the façade length. Total area to include windows, doors and other architectural features that fall within the described area. Gabled areas, garages and doorways are not included in the based wall calculation when determining the minimum 14 percent calculation for windows, however windows located in those areas will count towards this requirement.
 - a. At least 14 percent of the area of each street-facing façade must be windows.
 1. Windows used to meet this standard must be transparent and allow views from the building to the street. Glass blocks and obscure windows do not meet this standard. Windows provided with garage doors and front doors can count towards this requirement.
 2. Window area is considered the entire area within the outer window frame, including any interior window grid.
5. Architectural Trim. All windows, doors and garage doors visible from a street or sidewalk shall be distinctly emphasized, by exterior trim or designs such as recess or bay style. Trim shall be a minimum ~~of average width~~ of three inches in width of nominal dimension. Painting is not an acceptable substitute for window trim.
6. All buildings shall include at least 3 of the following features on any street-facing façade:

- a. Cantilevered second story.
- b. Offset on the building face at least 16 inches from one exterior wall surface to the other
- c. Dormer that is at least four (4) feet wide and integrated into the roof form.
- d. Roof eaves with a minimum projection of twelve (12) inches from the intersection of the roof and exterior walls.
- e. Tile or 30 year Composition roof shingles.
- f. Horizontal lap siding minimum of three (3) inch exposure wide. Siding materials may be wood, fiber-cement or composite.
- g. Brick, stone, shingles, or other similar accent materials covering at least 30% of the street-facing façade or the first floor or gable.
- h. Gable roof, hip roof, Dutch Gable, Salt Box or gambrel roof design.
- i. Window recesses, in all windows, of at least three (3) inch as measured horizontally from the face of the building façade.
- j. Bay window as least sixteen inches deep and five (5) feet wide.
- k. Any other architectural feature approved by the director.

Section 3: Chapter 18.06 Enumclaw Municipal Code (EMC) is amended as follows:

18.06.100 Yard exceptions and permitted encroachments.

C. Projecting Building Features.

d. An extension of the principal structure may project into any side yard setback, provided such projections are limited to two per lot, are not wider than 10 feet, are not more than eighteen inches in depth, and are at least five feet from a property line. Extensions include but are not limited to, chimneys, bay windows, etc.

Section 4: The amendments set forth above have no adverse environmental affect.

Section 5: Severability. If any section, sentence, clause or phrase of this ordinance should be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6: Effective Date. This ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as required by law.

Jan Molinaro
INTRODUCED _____
PASSED _____
APPROVED _____
PUBLISHED _____

Attested:

Maureen Burwell
City Clerk

Approved as to form:

Michael J. Reynolds
City Attorney

FINDINGS AND CONCLUSIONS:

Title 15 outlines the findings required to approve comprehensive plan amendments/code amendments. EMC section 15.32.038 outlines three general requirements and six consistency statements to be used when evaluating the merits of the proposals.

The code states (in part) under EMC 15.32.038 that the planning commission may recommend, and the city council may approve, the proposed amendment[s] to the comprehensive plan only if the following general criteria are met:

1. The amendment will not result in development that will adversely affect the public health, safety and general welfare.

Staff response: The proposed the proposed code amendments will not adversely affect the public health, safety and general welfare. Staff finds that the proposed amendments to EMC sections 19.12 and 18.06 will allow flexibility within the city code regarding single-family residential design standards while maintaining a high standard.

2. The amendment is based upon new information that was not available at the time of adoption of the comprehensive plan, or that circumstances have changed since the adoption of the plan that warrant an amendment to the plan.

Staff response: Staff finds that the amendments to the development regulations are warranted because as part of implementing the new regulations it was determined that some minor amendments would be necessary to make the processes easier and more definable.

3. The amendment[s] is consistent with other goals and policies of the comprehensive plan, and that the amendment will maintain concurrency between the land use, transportation, and capital facilities element of the plan.

Staff response: Staff finds that the amendments to the development regulations are consistent with the goals and policies of the comprehensive plan as follows:

Land Use Element policy 7.1 states: "Create and adopt design standards for new single family development that will ensure that new development fits into the character of existing neighborhoods in terms for scale, density and design." Staff and the Planning Commission find that the proposed design regulations will implement the Comprehensive Plan goals and policies to maintain high quality design. The standards will not conflict with other elements of the comprehensive plan.

The code states (in part) under EMC 15.32.038 that the planning commission shall use the following detailed criteria in evaluating the merit of a proposal:

1. The amendment[s] should address an existing, significant need for a public necessity or convenience.

Staff response: Staff finds that the proposed amendment to the development regulations are necessary for the implementation of single family design standards that are consistently applied and allow for flexibility for the housing stock within the city.

2. The amendment[s] should be in the public's best interest.

Staff response: Staff finds that the proposed amendments are in the public's best interest. Implementing the Comprehensive Plan by improving the regulations for new single-family residential development within the city.

3. The amendment should be compatible with all adjacent comprehensive plan and zoning map designations.

Staff response: The proposed amendments are not site specific or include and zoning or land use map amendments.

4. The amendment should be compatible with all elements of the comprehensive plan and zoning code.

Staff response: Staff finds that the proposed amendments are compatible with all elements of the comprehensive plan and the zoning code. The proposed amendments to the development regulations implement the policies outlined in the Comprehensive Plan.

5. The amendment[s] should be compatible with and should not adversely impact related ordinances, regulations and development standards.

Staff response: Staff finds that the proposed amendments are compatible with existing ordinances, regulations and development standards. The amendments are not inconsistent with existing goals and policies in the comprehensive plan and development regulations.

6. The amendment should not adversely impact the health, safety and general welfare of the public; the city design; development interests; neighborhoods; environmentally sensitive areas; and historic areas.

Staff response: Staff finds that the proposed amendments will not adversely impact health, safety, and the general welfare of the public; the amendments will improve City design and further development interests and neighborhoods. The amendments will not adversely affect sensitive areas or historic areas.