

Comprehensive Plan Map & Zoning Map Amendment Request

Jensen Sand & Gravel - Parcel 192007-9119

Project Narrative

January 20, 2021

Updated March 29, 2021

Project Description:

This proposal is for a Comprehensive Plan Map and Zoning Map Amendment for parcel 192007-9119, currently owned by Jensen Sand & Gravel (see Vicinity Map). This parcel is located within the City of Enumclaw. The current Comprehensive Plan Land Use Designation is MDR (Mixed Density Residential) and the Zoning Designation is RMHP (Residential Manufactured Home Park). We are requesting that the Land Use Designation be updated to Multi-Family Residential and the Zoning Map be updated to R-4.

Due to the nature of the surrounding sites, the easy access to 410, the fact that the site is surrounded on three sides by parcels with a Land Use Designation of MFR (multifamily residential) and the need for diversified housing types, we feel this update to the designations for both the Zoning and Land Use is appropriate and follows strong planning principles. It should also be noted that both the existing and proposed Land Use and Zoning Designations are residential with overlapping densities and both allow attached housing units. Also, we have provided samples of multifamily products that we have built and that we envision for this site when applications are allowed to be submitted in the future. (See sample Multifamily Development Exhibits).

Current Zoning Map:

The current zoning of this parcel is RMHP (Residential Manufactured Home Park). (See Zoning – Existing & Proposed exhibit)

18.16.010 RMHP Intent: The intent of the manufactured home park district is to provide a residential zone of one-family manufactured homes exclusively within a planned park. It is further intended that the RMHP district shall only be prescribed in those areas that are bordered on, contain physical features, or shall be planned and designed as part of a larger development incorporating other housing types in a manner which limits further expansion into adjacent areas.

Proposed Zoning Map:

We are proposing a zoning designation of R-4 (2,900 sq ft.) (See Zoning – Existing & Proposed exhibit)

18.12.010 Purpose. The R-4 district is intended to encourage a more flexible use of the land by establishing areas within the community that are suitable for residential development of up to 15 units per acre and to increase the available housing choices.

Current Comp Plan Designation:

The current Comprehensive Plan Designation for this site Mixed Density Residential (MDR). (See Zoning – Existing & Proposed exhibit)

Mixed Density Residential (MDR) –This designation provides for housing with a target density of 4 to 7 units per gross acre by accommodating duplex homes, small lot single-family units, cottage

developments, senior communities and detached second units. This designation applies to areas already developed with duplex housing, existing residential manufactured home parks and areas.

Proposed Comp Plan Designation:

We are proposing a Comprehensive Plan Designation of Multi Family Residential (MFR). (See Zoning – Existing & Proposed exhibit)

Multi-Family Residential (MFR) – This land use designation accommodates a variety of higher density housing choices with a target density of 4 to 15 units per gross acre. Housing types allowed include apartments, attached housing such as townhouses, condominiums, small lot residential zero lot line developments, senior communities, and cottage developments. This designation includes areas already developed as apartments or other attached housing and areas expected to have multifamily development.

Review standards for comprehensive plan amendments – from EMC 15.32.038:

1. Will the amendment result in development that will adversely affect the public health, safety, and general welfare?

Response: This proposal is for a Comprehensive Plan Land Use Map and Zoning Map Amendment for the subject parcel. The current Comprehensive Plan Land Use Designation is MDR (Mixed Density Residential) and the Zoning Designation is RMHP (Residential Manufactured Home Park). The current site is surrounded on three sides by R-4 zoning with a Land Use Designation of MFR (multifamily residential) which is what we are requesting. This amendment will not adversely affect the public health, safety, and general welfare as it seeks to provide like-kind development that is consistent with the surrounding area and is in an appropriate location with existing utilities and services available to the site.

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

Response: Circumstances have changed since the adoption of the comprehensive plan. Currently there is a high demand for multifamily projects in all of King County. There is an increased demand to develop in Enumclaw due to availability of land and affordability of housing. This Zoning and Comprehensive Plan Land Use Map Amendment will provide more diversity of housing types for residents of Enumclaw and the surrounding areas.

3. Is the amendment consistent with other goals and policies of the comprehensive plan, and will the amendment maintain concurrency between the land use, transportation, and capital facilities elements of the plan?

Enumclaw's Comp Plan Goals for Land Use and Housing:

Our residential, commercial, and industrial areas are thriving and large enough to satisfy our economic development goals and desired employment growth. Commercial and industrial areas are clearly defined and located in areas that complement residential neighborhoods. There is enough residential land to accommodate future growth and to ensure a variety of housing types and choices for all stages of life and income, with special emphasis placed on housing our aging population. Land uses along our borders respect the character and nature of the adjacent rural and agricultural lands. Higher density housing is primarily located within walking distance of shopping areas, jobs and transit. Residential neighborhoods are served by neighborhood shops and parks that are within walking distance.

Response: The subject site is currently surrounded on three sides by R-4 zoning and MFR Land Use Map Designation. Nearby to the site is also Commercial zoning and easy access to Highway 410, with a signalized intersection at Farman St N and SR 410. This application for zoning and land use amendment would help to ensure a variety of housing types and choices for all stages of life and income in a predominantly residential area that includes all the appropriate utilities and services.

This future multifamily project would also provide additional rooftops to support the nearby business centers along 410. This site is also within walking distance (approximately one-half mile) of downtown Enumclaw businesses, restaurants and shops.

Goal LU -1 Provide orderly growth that enhances and respects the City’s character, and protects and promotes the natural beauty, views and recreational resources while accommodating the population and employment growth allocated to the City by King County in the King County Countywide Planning Policies, Table DP-1, and the requirements of the Growth Management Act.

Response: As this parcel is currently located in an area of multifamily development and mixed density residential our proposal fits into the character of the surrounding neighborhoods. Limited expansion of existing utilities and surfaces will be required due to the location of this site within an area of existing development. This proposal takes into account the 2012 King County Countywide Planning Policies by using sustainable and environmentally responsible development practices. This proposal does not require expansion or an amendment to the Urban Growth Area, as the site is located within the City Limits of Enumclaw. Table DP-1 shows a housing target of 1,425 net new units and 735 net new jobs for the City of Enumclaw between 2006 and 2031.

		Net New Units 2006-2031		Net New Jobs 2006-2031	
		Housing Target	Potential Annexation Area Housing Target	Employment Target	Potential Annexation Area Emp Target
City	Enumclaw	1,425		735	

In the short term, this project would provide jobs during the construction of the site, as well as future jobs for employees of the multifamily site for leasing and maintenance of the facility.

Policies for Goal LU-1:

1.2 Make efficient use of urban land and encourage a compact growth pattern by maximizing use of vacant or underutilized space within the city limits for mixed-use development, infill, duplexes, and accessory dwelling units in a manner that will not detract from neighborhood character.

Response: As this proposal is an infill project, this makes the project an efficient use of urban land and the final product will be similar to nearby projects.

1.3 Land development should be timed to coincide with the ability of the City to provide necessary services.

Response: The proposed site is currently surrounded by like type development and all necessary utilities as well as access have already been provided. Limited extension of services or utilities will be required, making it one of the least impacting sites for development on existing services and utilities.

1.4 Project developers should be responsible for mitigating their fair share of project development impacts.

Response: The project developer anticipates paying City required mitigation/impact fees (i.e., schools, parks, traffic, etc.) at time of building permit, thereby mitigating their fair share of the impacts.

Goal LU- 5: Provide sufficient land in appropriate residential land use designations to encourage a variety of housing choices and densities for all stages of life and income.

Response: Per the King County Countywide Planning Policies: “The Countywide Planning Policies provide a framework for all jurisdictions to plan for and promote a range of affordable, accessible, and healthy housing choices for current and future residents.” The multifamily proposal will include a type of housing that is in a setting that is not currently readily available in Enumclaw, primarily by being located within direct proximity of SR 410 and parks.

Policies for Goal LU-5:

5.1 Provide adequate land in all residential zones to ensure that there is the opportunity for the market to provide a variety of housing choices and densities.

Response: The RMHP and the R-4 zones have like-kind zoning characteristics. As stated in Policy 5.5 the City “has adequate stock of mobile home housing within the City limits.” The zoning designation change from RMHP to R-4 allows for a multifamily product which provides a more diverse type of housing choices and densities within the Enumclaw City Limits. As the subject site is surrounded on three sides by R-4 zoning this will create additional continuity.

5.3 Encourage a variety of housing sizes, densities and types and innovation in site design using flexible development standards. Examples include Planned Unit Development (PUD), cottage developments, zero lot line developments, duplexes, triplexes and accessory dwelling units to be identified as appropriate in the City’s development regulations.

Response: This larger and relatively flat site will allow for a creative non-linear type of development that smaller parcels cannot provide. The multifamily proposal will include a type of housing that is in a setting that is not currently readily available in Enumclaw, primarily by being located within direct proximity of SR 410 and parks.

5.5 Since the City has adequate stock of mobile home housing within the City Limits, the City should not rezone any additional properties to RMHP zoning District.

Response: This proposal seeks to rezone from RMHP to MFD which would replace manufactured homes with multifamily uses that can provide a wider range of diversified housing.

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

Response: As this proposed project is surrounded by other multifamily projects (Cascade Place Senior Housing, Sun Ridge Lane Condos and Ridge Haven Condos), we anticipate that it will preserve, protect and strengthen the vitality and character of those existing neighborhoods by providing a similar, but not same finished product.

Policies for Goal LU-7:

7.3 New multi-family, commercial and industrial zones should be located where they will not disrupt existing established neighborhoods or be incompatible with existing land uses in terms of traffic, noise, air quality or aesthetics.

Response: The location of this proposal is already adjacent to a zone that allows for multifamily development. The final product would be compatible with the surrounding uses of condos, senior housing and multifamily.

Goal LU-8 Create a pattern of land use that encourages alternative methods of transportation such as transit, walking and bicycling for daily activities and reduces reliance on automobiles.

Response: Mountain View Dr N is a fully improved public street that provides direct access to Farman St N, which then connects to State Route 410. There also exists an extensive system of sidewalks on Mountain View Dr. This proposal is within close proximity of both the business centers along State Route 410 and downtown Enumclaw.

Policies for LU-8:

8.3 Residential neighborhoods should be served by neighborhood shops and parks that are within walking distance.

Response: The site is within close proximity to the businesses located along SR 410 and is within approximately one-half mile of the downtown Enumclaw corridor. The site is located within walking/biking distance of several parks including Enumclaw Park, Enumclaw Sportsman Park, and Ellenson Park.

- #1 4. Does the amendment address an existing or significant need for a public necessity or convenience?

Response: This proposal is for a Comprehensive Plan Land Use Map and Zoning Map Amendment which addresses an existing need for diverse housing types that is not readily available in Enumclaw due to its size and relatively flat/usable conditions. The location of this proposal provides quick and easy (signalized intersection) to State Route 410 and is walking distance to downtown Enumclaw. As growth pressures continue in the City these types of residential housing types are best located at infill locations with existing services, utilities, roads and parks so as to minimize impacts. There are limited properties like this one that are vacant, void of critical areas and are within close proximity of support services.

- #2 5. Is the amendment in the public's best interest?

Response: This amendment will allow for a more diverse housing types within the City of Enumclaw and will locate new housing within an area surrounded by existing and zoned residential uses. Development on this infill site will minimize potential impacts on City services which is in the public's best interest.

- #3 6. If the council elects to make the amendment, would it be compatible with all adjacent comprehensive plan and zoning map designations?

Response: This proposal is for a Comprehensive Land Use Plan Map and Zoning Map Amendment and would be compatible with all adjacent comprehensive plan and zoning map designations. This site is located in an area that includes Mixed Density Residential as well as Multi-Family Residential Land Uses. The surrounding zoning is also compatible with zoning uses ranging from RMHP to R-4 zoning. All of these designations are residential and allow for multifamily residential housing types, therefore this proposal is infill, not sprawl.

- #4 7. Is the amendment compatible with all elements of the comprehensive plan and zoning code?

Response: The site is surrounded on three sides by properties that are currently zoned R-4, with a land use map designation of MFR and MDR, which are like-kind neighborhoods. The proposed project is compatible with all elements of the comprehensive plan and zoning code and will support strong planning principles.

- #5 8. If approved, would the amendment be compatible with, and not adversely impact, related ordinances, regulations, and development standards?

Response: If approved, the updated Comprehensive Land Use Plan Map and Zoning Map would be the same as the properties on three sides of the project. This will provide compatibility and continuity of housing in this area of multifamily and mixed density residential. The requested changes do not include new codes, standards or regulations and therefore, the future project would be developed under current codes, and do not adversely impact them.

- #6 9. How would the amendment impact the city design, development interests, neighborhoods, environmentally sensitive areas, or any historic areas?

Response: The site is surrounded on three sides by properties that are currently zoned R-4, with a

land use map designations of MFR and MDR, which are like-kind neighborhoods. Enumclaw zoning code does not allow for a height of any building to be above 30' so visually the future development will not visually impact surrounding like-kind neighborhoods. The site was issued a mining permit for the entire property in 1998 and has since been mass graded to an overall flat pad site with fills exceeding 10-20 feet deep. It should also be noted that the DAHP has confirmed that there is no documented historical resources on or directly adjacent to the site. The site does not contain any environmentally sensitive areas or historic areas, therefore the amendment will not impact City design, development interests, neighborhoods, sensitive areas or historical areas.

In the event that City Council modifies the recommendation made by either the Planning Commission or the Hearing Examiner, it shall make its own findings and set forth in writing the reasons for the action taken.

Response: Noted.

Applications Required:

- Comprehensive Plan Map and/or Zoning Map Amendment Application
- SEPA Checklist (non-project)

We would request these applications run concurrently.

Property:

The property consists of one legal parcel, within the current City of Enumclaw limits. The parcel number is 192007-9119 – see site plan and aerial map. The parcel comprises an approximated total of 13.16 acres (573,250 sq ft) per King County records. This parcel has a Comprehensive Plan Land Use Designation of Mixed Density Residential (MDR) and Zoning Designation of Residential Manufactured Home Park (RMHP).

Existing Conditions:

The site is vacant. It is predominantly flat and has been historically mass graded under a mining permit issued in 1998 . A vacant silo sits at the south west property corner.

Surrounding Uses:

Direction	Current Use	Land Use	Zoning
North	Crystalaire Mobile Home Park, an age restricted, 55+ community	MDR – (mixed density residential)	RMHP
East	City of Enumclaw water reservoir facility Vacant land	Public/Institutional MFR	Public R-4
South	Vacant Land	MFR	R-4
West	Existing Condominiums (Sunrise Lane & Ridge Haven) Single family home	MFR	R-4 R-4

Topography:

The site is predominately flat with an elevation gain of approximately 30’ over the site with an isolated steeper area in the northeastern corner. Vegetation is scattered throughout the site, but it mostly cleared and has previously been mass graded under a mining permit issued in 1998.

Access:

The site gains its primary and only access from Mountain View Dr, a public road.

Traffic/Parking:

Heath and Associates has prepared the requested Traffic Analysis for the proposed Comprehensive Plan Land Use and Zone Change which is included in this application

Roads:

The site is fronted along the south and west by Mountain View Dr. The site will gain access from Mountain View Dr through a driveway cut(s). Mountain View Dr. includes pavement, curb, gutter and sidewalks along the entire frontage of our site.

Sensitive Areas:

There are no wetlands or sensitive areas on the subject parcel. No state or federally listed wildlife species have been observed on or potentially using the site. The site has been mass graded under a mining permit issued in 1998.

Soils Testing:

The Applicant will complete all necessary soils testing at such time as required by the project timeline. Tests will be completed by a licensed firm.

Site Drainage:

Future development proposals will address the City drainage requirements.

Sewer:

It is anticipated that The City of Enumclaw will provide sewer service to this parcel since sewer is available to the property.

Water:

It is anticipated that The City of Enumclaw will provide water service to this parcel since water is available to the property.

Dry Utilities:

It is anticipated that all dry utilities are located within Mountain View Drive – the public road that will serve this site.

SEPA (non-project):

A SEPA Environmental Checklist (non-project) is attached as a part of our Comprehensive Plan Land Use Map & Zoning Map Amendment submittal package.

List of Exhibits:

- Vicinity Map
- Site Plan
- Aerial
- Conceptual Site Plan of potential future development
- Zoning – Existing and Proposed
- Land Use – Existing and Proposed
- Sample Multi-Family Development (2 pages)
- Traffic Report
- Mining Permit 97-116