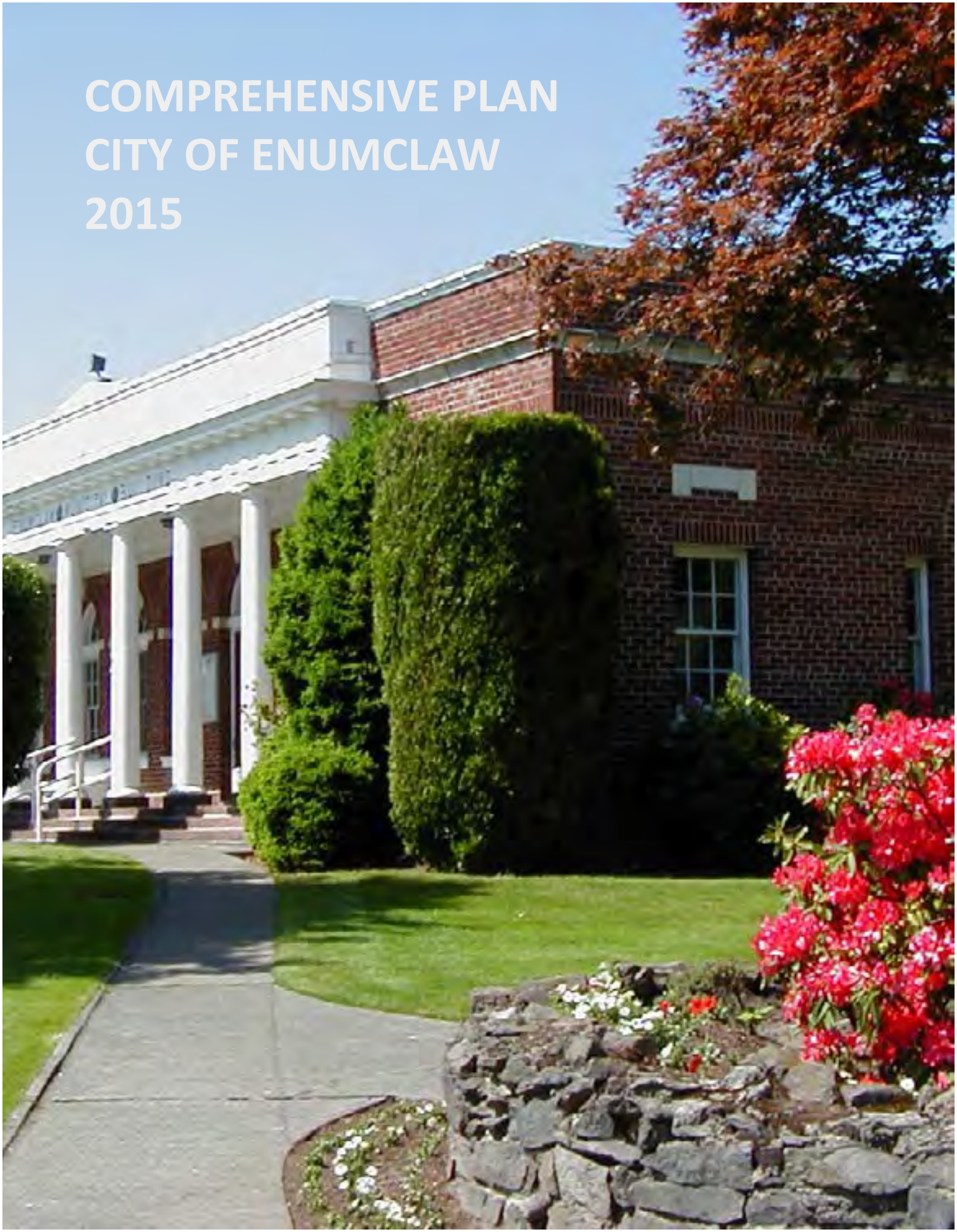
COMPREHENSIVE PLAN
CITY OF ENUMCLAW
2015



We, the people of Enumclaw, recognize that Enumclaw is a rural community rich in history and surrounded by the beauty of rural lands, farms and mountains. Independence, personal freedoms, community, small town atmosphere, historic character and our rural quality of life are highly prized by Enumclaw residents. Bound together by these shared ideals, we declare our commitment to work toward this vision of Enumclaw and to insure that future generations preserve, enhance and protect the integrity of Enumclaw.

Our Vision for Enumclaw:

Community:

We envision a community with a rural small town atmosphere, a place where citizens of differing backgrounds and beliefs respect each others dignity, privacy and freedoms. We celebrate and respect our picturesque setting. There is balance and harmony between growth, community character and the natural environment. Our community is based on, and continues to foster neighborliness, generous giving and community traditions which define our character. We work together to define goals which favor the community as a whole, and at the same time create a sense of inclusiveness for all individuals. It is important to honor our past and provide a perspective for the future by preserving significant buildings, historic neighborhoods and other links to the early years of the city.

Health, Safety and Security:

Enumclaw is a place where everyone can move about safely, walk or play, day or night. That the drinking water supply is preserved, clean and readily available. The safety and security of community residents, employees and visitors is ensured through responsive police, fire and emergency services. We appreciate our local hospital and the foresight our predecessors had to provide for the health care needs of our community. Our community strives to support a range of affordable and physically accessible human services to assist individuals and families in need. We care for our community's health and social welfare including the disadvantaged and aging populations in our community.

Arts, Culture and Recreation:

Enumclaw is place that develops and nurtures a diversity of active and passive educational, recreational and cultural opportunities that are sustainable without compromising the fiscal integrity of city resources for future generations. Arts and cultural activities and events are planned and staged by an active community. There are recreational programs and a system of parks, open spaces and interlinking trails designed to meet the needs of individuals and families of all ages, incomes and ethnic backgrounds. We value parks within walking distance of residential neighborhoods and trails connect neighborhoods to other recreational facilities, our schools, the City Center and other businessses and public services.

Community Design:

Our downtown is the heart of our strong sense of identity. The character of our historic downtown is protected and enhanced with retail activity, shops and restaurants attracting both residents and tourists. New development respects the character of existing neighborhoods in terms of density, uses, scale and design. Development in commercial areas along state highways is balanced, providing a positive business environment that is also visually cohesive and appealing with well maintained and designed buildings, landscaping and signage. We support and encourage quality construction and design.

Economy:

We support a pattern of economic growth and development that enhances the well-being of our rural community and recognizes the quiet, residential, agricultural isolated nature of our rural community. We support and encourage development of industries

that create living-wage jobs whether along the traditional line of farming, agriculture, tourism and construction or expansion into light industrial, technology, medical and aerospace industries. We encourage industries reflective of our community and agricultural heritage, such as restaurants emphasizing local products and farm fresh food, and businesses that manufacture value added products such as artisan cheese and other dairy products.

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.

Transportation:

The City's street network is well maintained and retains its traditional character with connected street patterns, sidewalks, landscape strips and street trees. Use of cul-de-sacs and dead-end streets is limited to areas that are not important for city-wide circulation and connectivity. The transportation system includes safe, enjoyable and convenient transportation routes for pedestrians and bicycles as well as automobiles. It is planned to accommodate new development without increasing congestion above accepted standards or creating new safety problems. Regional needs are balanced with local needs when it comes to design and function of state highways.

Utilities:

Municipal utility services will be provided to all customers in an effective manner and at equitable rates and charges. Past investments in utility infrastructure will be honored through routine maintenance. System replacement of infrastructure will be performed in a programmatic manner to avoid infrequent costly projects with significant impact to rates. New system capacity will be funded by future customers in a manner that does not disproportionately and negatively impact existing customers. Compliance with regulations will be a priority and managed to ensure that customers do not bear an unreasonable cost to provide anticipated benefits of such regulation. We strive to provide predictability in rate and charge increases.

Fiscal and Governance:

We envision an efficient, effective, representative, transparent and sustaining civic government. Our city government balances responsibility with resources and costs, consolidates services where practical, is service oriented and is fiscally sustainable for future generations. We are governed by informed citizens and represented by elected officials who conduct the activities of government in an ethical, fair, impartial, responsive and open manner for the benefit of all.

Our Commitment:

As the fortunate citizens and leaders of Enumclaw, we commit ourselves to the prosperity of the community, ourselves and children that are reflected in this comprehensive vision for the City of Enumclaw.

The undersigned dedicate their time to faithfully execute this plan.

Purpose and Intent

The City of Enumclaw's comprehensive plan contains the vision, goals, and policies for the future growth and development of the community derived from the desires and wishes of Enumclaw's residents.

This comprehensive plan is a decision-making tool based on long-term goals for the future, some of which may take years to achieve. Since long term goals are achieved as a result of many decisions and initiatives that occur on a daily or annual basis, the plan is intended to guide the actions of city officials in order to reach these long-term goals. This comprehensive plan will shape the City's zoning and subdivision regulations, capital improvement programming and budgeting, and other legal and regulatory actions necessary to manage Enumclaw's physical, social, and environmental character. All of these implementation tools must be consistent with this plan

The plan looks beyond the conventions of law, exceeding minimum legal requirements to get at what the people want. It describes who lives here, dips into Enumclaw's history, documents its use of land, examines its roadways, studies its economics, systems and governance, and assesses its current physical and ecological environment.

The plan conforms to the Washington State Growth Management Act (GMA), RCW 36.70A, as originally passed in 1990 and its subsequent amendments, and is consistent with King County's County-Wide Planning Policies (CWPP).

This plan contains the following elements:

- Vision
- Land Use*
- Natural Environment*
- Transportation and Circulation*
- Parks and Recreation*
- Public Services and Facilities*
- Community Development and Design
- Housing*
- Economic Development*

* - Elements required by the GMA. The public services and facilities element of this plan includes the GMA-required capital facilities, utilities and essential public facilities elements.

Washington State Requirements and the Growth Management Act (GMA)

The state legislature enacted the Growth Management Act (GMA) in response to its finding that uncoordinated growth and lack of common goals toward land conservation threatens the public's health, safety, and general welfare. The Act lists 14 planning goals for those counties and municipalities planning under GMA's requirements as shown in Table 1.1.

Table 1.1 Growth Management Act Planning Goals

GMA Planning Goal	Description
Urban Growth	Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner
Reduce Sprawl	Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
Transportation	Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
Housing	Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage the preservation of existing housing stock.
Economic Development	Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, Promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunity, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
Property Rights	Property rights shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
Permits	Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictably.
Natural Resource Industries	Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
Open Space and Recreation	Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
Environment	Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
Citizen Participation and Coordination	Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
Public Facilities and Services	Ensure that public facilities and services necessary to support development shall be adequate to serve the development at the time development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
Historic Preservation	Identify and encourage the preservation of lands, sites, and structures that have historical or archeological significance.
Shorelines	For shorelines of the State, the goals and policies of the Shoreline Management Act are added as one of the goals of…[the GMA].

Concurrency and Consistency

The Act also requires consistency between:

• Comprehensive plans and the planning goals identified in RCW 36.70A.020
• Comprehensive plans of municipalities and the county with county-wide planning policies
• Comprehensive plans of each municipality and county with those of neighboring municipalities and counties
• Elements within the comprehensive plan (internal consistency)
• Comprehensive plan and development regulations
• Comprehensive plan and capital budgets
• State agency actions and municipal and county comprehensive plans.

A second tenet of GMA is concurrency, meaning that public facilities and services must be developed concurrently with the new land uses they serve, ensuring achievement of adopted level-of-service standards. The concurrency requirement is especially forceful concerning transportation:

"…local jurisdictions must adopt and enforce ordinances which prohibit development approval if the development causes the level-of-service… to decline below the standards adopted in the… comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development."

The various requirements of GMA suggest a strong relationship between urban growth and the public facilities and services required to serve that growth. This relationship is further enhanced by the concept of Urban Growth Areas (UGA), where land development and public infrastructure improvements are concurrently programmed. To fulfill these new planning requirements, GMA expressly authorizes the use of innovative techniques, such as impact fees.

County Wide Planning Policies

The GMA requires that counties adopt countywide planning policies in cooperation with their municipalities. These policies are written policy statements that establish a countywide framework from which county and city comprehensive plans are developed, adopted, and implemented. This framework helps ensure county and city comprehensive plans are consistent with each other and with the intent of GMA. The King County Planning Policies:

• Implement RCW 36.70A.110 (the section for establishing UGAs) and provide for joint county and city planning within urban growth areas
• Promote contiguous and orderly development and provisions of urban services to such development
• Provide for public capital facilities of regional or statewide importance
• Provide for countywide transportation facilities
• Provide housing and employment targets for each municipality and the the County
• Consider the need for affordable housing
• Analyze fiscal impacts.

King County and its cities adopted Countywide Planning Policies (CPP), available at the King County Planning Department and on the King county website.

Multi-county Planning Policies

The Enumclaw comprehensive plan advances a sustainable approach to growth and future development. We have incorporated a systems approach to planning and decision-making that addresses protection of the natural environment.

The plan commits to maintaining and restoring ecosystems, through steps to conserve key habitats, clean up polluted waterways, and reduce greenhouse gas emissions. The plan includes provisions that ensure that a healthy environment remains available for future generations in our city.

The Enumclaw comprehensive plan has been updated based on residential and employment targets that align with VISION 2040. Through the targeting process we have identified the number of housing units in the city for the year 2035. We have also established an affordable housing goals for this planning period. Residential and employment targets have also been identified for our designated regional growth center.

The Enumclaw Comprehensive Plan addresses each of the policy areas in VISION 2040. We have policies that address habitat protection, water conservation, air quality, and climate change. Our plan calls for more compact urban development and includes design guidelines for mixed-use and transit-oriented development. There are directives to prioritize funding and investments to our regional growth center. The housing element commits to expanding housing production at all income levels to meet the diverse needs of both current and future residents. We have an economic development element in the plan that supports creating jobs, investing in all people, creating great communities, and maintaining a high quality of life. Our transportation element advances cleaner and more sustainable mobility, with provisions for complete streets, green streets, and context-sensitive design. We have programs and strategies that advance alternatives to driving alone. We coordinate our transportation planning with neighboring jurisdictions, including our level-of-service standards and concurrency provisions. We commit to conservation methods in the provision of public services.

The comprehensive plan also addresses local implementation actions in VISION 2040, including identification of underused lands, mode-split goals for our designed center, and housing targets.

Past Planning Efforts

The first comprehensive plan for Enumclaw was completed in 1969, which was then updated and replaced with a 1980 comprehensive plan. The 1980 plan did not foresee, and therefore did not address the rapid growth of the late 1980s and early 1990s. With increased growth, the stress on infrastructure and services became apparent. Deficiencies in Enumclaw's water and sewer systems caused the City to adopt moratoria on annexations and plats allowing only limited new development in 1998. The moratoria have continued to be renewed on a yearly basis into 2004.

The 1995 comprehensive plan was prepared, using previous work from King County, Enumclaw and the University of Washington, to answer the questions relevant to growth issues. The basis of Enumclaw city planning is embodied in four ideas adopted from the Enumclaw Community Plan (1989):

- Maintain the rural character of the plateau
- Protect water quality
- Recognize and support the resource-based economy
- Promote growth in Enumclaw, a "rural activity center."

In 2005 the City adopted a new comprehensive plan entitled "The Winds of Tomorrow". This was a new plan which updated and included elements of several individual plans: the 1999 Comprehensive Plan, 1999 Enumclaw Strategic Economic Development Plan, and the 2001 Enumclaw Downtown Enhancement Action Plan.

The 2015 Comprehensive Plan updates and revises the 2005 comprehensive plan, and also incorporates the elements of the following adopted plans:

- Downtown Enhancement Action Plan (2001)
- Parks, Recreation & Open Space Plan (2014)

- Strategic Plan for Economic Development (2014)
- Comprehensive Water System Plan (2014)
- General Sewer Plan Update (2015)

Community Participation

The Growth Management Act requires early and frequent public involvement in the development of comprehensive plans. To this end, the City of Enumclaw created an outreach and participation strategy that drew more than 819 participants, 7% of the community's population. Their comments led to the identification of the issues, vision and goals presented in the plan. This outreach process was called the Enumclaw Community Visioning project, and the results are found in the Appendix.

Enumclaw also hosted a public open house to review the plan's initial draft, as well as a series of Planning Commission and City Council workshops and public hearings which were televised on the local cable channel and advertised via email blasts and the website.

The City sponsored a project Web site to provide information to the community and to solicit feedback from those who may not have found other ways to become involved.

Community Issues

The issues mentioned here are drawn largely from the community's comments and responses and the research accompanying this plan's development. Two information gathering processes occurred: The Strategic Plan for Economic Development and the Enumclaw Community Visioning Project. The economy, transportation, senior housing and community services were the top issues. The Enumclaw Community Visioning final report (Appendix) categorizes issues from Very Low to Very High based on voter survey responses. Actions and issues summarized below fall into the medium high, high or very high categories. Very high means that 50% or more of those surveyed indicated a 4 or 5 priority level on a scale of 1 to 5, with one being the lowest. Medium High priority means that 40-49% of those surveyed indicated a 4 or 5 priority level.

Land Use & Housing

- Housing for an aging population was a consistent theme, specifically ensuring that the City has provisions for senior communities (55+) and other choices such as assisted living facilities (Very High 51%).
- Explore the potential for rehabilitation of the Lee Hotel with historic and affordable housing tax credits (Medium High 45%)
- Developing clearer standards for the density, character and location of Planned Unit Developments (Medium High 41%).
- Ensuring sufficient land areas designated and zoned for a large technology company (Medium High 40%)
- Modest housing growth is important, provided rural character and small town atmosphere are preserved

Transportation

- Widen and improve State Routes 410 & SR 164 with state funding (Very High 52%)
- Build lighted/flashing safe pedestrian crossings such as on SR 164 and the Foothills Trail crossing of Warner Avenue (Very High 51%)
- Develop more sidewalks in residential areas, particularly in newly annexed areas and along SR 410 (Very High 51%)
- Extend Foothills Trail north through City and eventually extend to the Green River and Kanaskat State Park (Medium High 44%)

Health, Public Safety and Security

- Maintain health and services for the aging and disadvantaged in the community, such as transportation to medical and dental appointments, free dental services, food banks, counseling and winter shelter (Very High 57-80%)
- Maintain strong public safety services including dispatch, police and fire services, emergency response, outreach and mental illness response (Very High 51%-66% or Medium High 48%)

44%);

Economy & Economic Development

- Develop a permanent Farmer's Market to include more vendors, producers, entertainers and related activities (Very High 68%)
- Develop and implement a buy local campaign (Very High 63%)
- Develop a central tourism website and signage (Very High 59%)
- Coordinate local downtown business hours to accommodate late hour and weekend shopping (Very High 54%)
- Develop a food cooperative similar to the Puget Sound Co-Op market or other food co-ops (Very High 53%)
- Install tourism and Historic District signage (Medium to Very High 42%-52%)
- Support Small Business Counseling (Medium High 47%)
- Create an Enumclaw Economic Development Committee or Commission to coordinate economic activities (Medium High 45%)
- Develop and conduct a campaign to market to and recruit wineries, breweries, distilleries and restaurants to locate in Enumclaw (Medium High 43%)
- Establishment of a Main Street Program to market, promote, design and organize downtown activities (Medium High 41%)
- Marketing and promotion of tourist and recreational amenities to hotel/motel developers (Medium High 41%)
- Work with the Expo Center Advisory Committee to develop and Expo Center Master Plan including marketing, promotion, design and organization strategies for its continued operation and development (Very High 62%)
- Upgrade the Expo Center Fieldhouse and Exhibition
- Encourage employment growth that attract families and creates a strong job base Promote and expand the Expo for more interim event such as culinary slasses and exhibitions, vintage car and trailer shows and similar activities of a regional nature (Very High 69%)
- Work with the Expo Center Advisory Committee to develop and Expo Center Master Plan including marketing, promotion, design and organization strategies for its continued operation and development (Very High 62%)
- Upgrade the Expo Center Fieldhouse and Exhibition Hall to accommodate a variety of interim events including culinary classes and exhibitions, dance classes and recitals, weddings and meetings (Medium High 59%)
- Promote and re-establish the annual County Fair and Rodeo Program working with a professional fair manager or consulting services on marketing and promotional program development (Very High 58%)
- Promote and expand RV park potentials at the Expo Center for housing parties who tend Expo events as well as recreational travelers in the off-season (Very High 53%)
- Host an event planners conference at Expo Center to inform and educate event planners in the region (Very High 50%)

Community Design & Natural Environment

- Revitalize downtown with unique restaurants, shops and providing for visitors' needs
- Preserve small town atmosphere and picturesque setting
- Enhance historic and quaint Downtown
- Residential growth preserves the small town atmosphere, rural and neighborhood character

Education and Young Adults

- Create a City/Enumclaw School District (ESD) Partnership to formalize mutually agreeable joint use of facilities by both entities to allow for the greatest number of activities to benefit the community (Very High 71%)
- Expand teen outreach activities at the Teen Center including homework assistance, job placement and counseling (Very High 68%)
- Support the ESD's efforts to renovate aging

schools, create a high quality learning environment, accommodate technological advances, innovate new programs and accommodate new growth (Very High 68%)

- Support ESD's efforts to expand and enhance innovative programs such as early learning, bullying, ESL, Robotics, STEM, and the joint Green River college aerospace training facility at Enumclaw High School (Very High 50- 64%)
- Work with ESD to determine necessary facilities and approporiate school impact fees to support planned growth (Very High 51%)

Fiscal and Governance

- Develop a fiscal strategy that reflects voter-approved constraints on tax revenues yet addresses growing requirements for infrastructure maintenance and improvements (Very High 55%)

Context

Enumclaw's community characteristics and local natural environment contribute to make the town what it is. This chapter provides a brief community history (as seen through the eyes of local authors) and a description of Enumclaw's setting. It also provides demographic information, including a population forecast based on information provided by the Washington State Office of Financial Management and by King County. According to population forecasts, the community will continue to grow.

The City of Enumclaw (pop. 11,116) is situated in south-central King County at the intersections of State Highways 164, 169, and 410 at an elevation of approximately 700 feet. Its views to the east are dominated by Mt. Rainier. The City is situated between Buckley, Auburn, Mount Rainier National Park, and Crystal Mountain Ski Resort. The planning area of Enumclaw encompasses both the area within the city boundaries and the surrounding Urban Growth Area (UGA) in unincorporated King County (See Figure 2.1). The City's current footprint is approximately 5.1 square miles. The present Urban Growth Area (UGA) includes another 1.1 square miles, and consists of areas for future growth.

Enumclaw and Its History

"Enumclaw" is a Salish word meaning "strong wind" or "thundering noise", derived from the strong evening wind blowing across the plateau from the mountains. This name came from the Native American groups who frequented the area and camped to the northeast of the present city limits.

When Allen Porter arrived in 1853 and settled 320 acres three miles west of the present city, he found a settlement of about 300 Native Americans living in the area. This native group lived there for part of the year and ranged over the whole region for their livelihood. They lived on salmon and other fish, game, seasonal shellfish, kelp, bulbs, roots, and berries. They also managed the landscape by prescribed burning of the underbrush to encourage the growth of the preferred food-producing plants.

In 1879 Frank and Mary Stevenson settled a 160-acre homestead in the Southwest Quarter of Section 24, starting a process of change for the plateau. Joe and Oscar Welch, and Charles Lee homesteaded the other quarter sections of Section 24 a few years later. In 1884-85, the Stevensons created a plat for the town of Stevensonville, but ultimately named the community Enumclaw. During this platting period, land was donated to the Northern Pacific Railroad in hopes that the town would be a rail-based center for the area's abundant farmland, forests, and mines. This offer created the reality of a rail siding for switching railcars.

The town quickly grew with a two-story hotel, and a saloon and a general store following close behind. Land was donated for Calvary Presbyterian Church (and for other churches), a school, and the White River Lumber Company. The town incorporated on January 27, 1913. Since incorporation, the City

of Enumclaw continued to grow and expand as a rural center and distribution point for the resource-rich area. Brick buildings replaced the original wooden structures along Cole Street in the 1920s.

Enumclaw is the gateway to the north and west entrances to Mt. Rainier National Park, established in 1899 as the fifth National Park. Present day Chinook Pass was opened in 1929, and established Enumclaw as a tourist stop and gateway to the mountains. Downhill skiing became popular soon after the pass was opened. In 1958, Crystal Mountain ski area opened for both winter and summer activities.

The area has continued to grow as a tourist stop, equestrian center, and also as a rural residential area with easy access to city amenities. The community now offers all city services and provides retail, medical, cultural, educational, and recreational facilities. The community of Enumclaw has grown from its birth in 1879, and established its position as a vital, rooted, and unique community

Physical Setting & Environmental Characteristics

Enumclaw is situated on a relatively flat fertile plateau between the White and Green Rivers in the western shadows of Mt. Rainier. The Enumclaw Plateau is composed of agricultural and forest land draining into the Newaukum Creek, Boise Creek, and White River watersheds. The City is surrounded by farms and farmland, much of it permanently protected by King County's Farmland Preservation program.

Rivers and Mount Rainier shaped Enumclaw and the surrounding area. Historically, the area has been intermittently unstable due to glacial action, flooding, earth movements, and volcanic upheaval. Approximately 4,600 years ago a major mudslide completely altered the landscape of the river valleys, creating the present plateau. People have inhabited the plateau since about 3000 B.C., drawing on the area's abundant wildlife and vegetation as part of their itinerant lifestyles. Mt. Rainier erupted approximately four times in the last 4000 years with the most recent eruption of steam and ash occurring in the 1840s. Despite the area's geological volatility, people eventually settled and continue to inhabit it.

Climate

Enumclaw is influenced by Puget Sound's moderate maritime climate. The annual mean temperature ranges from 54.9 F to 60 F at the Weather Report Stations north, east, and south of Enumclaw. High summertime temperatures reach the mid 70s F, and low temperatures average just below freezing in January. With a location at the foot of the Cascades, the area sees more snow than the western region of Puget Sound, although the annual snow depth averages only 0 to 2 inches. This is a wet and temperate area with little in weather extremes, either high or low.

Community Characteristics

Enumclaw's population increased steadily over the past 20 years, with rising housing prices reflecting the increase in demand. While the population increased, it has not changed much in terms of race, income, employment or household composition.

Population

Enumclaw (2010 US Census population 10,669) has grown substantially since the turn of the century. The 1980s brought a 33 percent increase in population, and the 1990s brought an almost 54 percent population increase prior to the development moratoria enacted in 1998.

As a result of development moratoria in place beginning in 1998 and lifted in 2008, followed by the subsequent "great recession", the City had little new development between 2000 and 2010 and experienced negative population growth. With the lifting of the moratoria and national economic recovery, the City is beginning to experience moderate growth which is expected to continue.

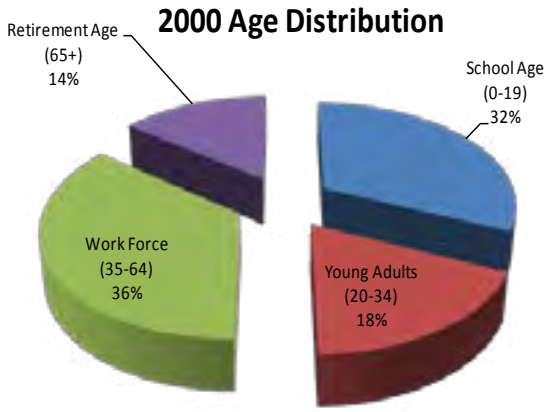
The City of Enumclaw's estimated population of 11,110 is 0.55% of King County's total 2,017,250 estimated people (April 1, 2014 estimate, Wa State Office of Financial Management). Of Enumclaw's population, 15% are 65 years or older, and 92% identified themselves as white.

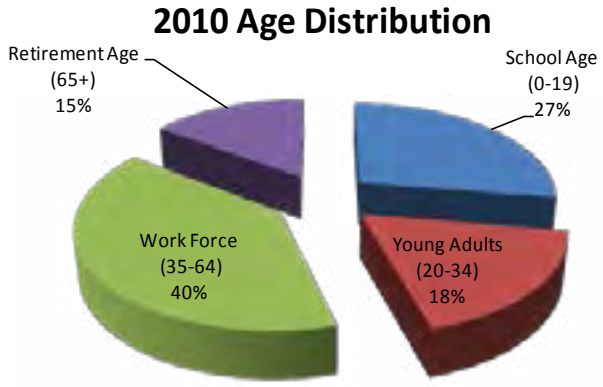
Approximately 2,704 Enumclaw residents are three years or older and enrolled in school, a reduction from the 2000 Census when there were 3,000 students enrolled. In the last decade, educational attainment in Enumclaw has increased significantly. Of this population, 20% are in college, which is which is more than double the numbers recorded in the 2000 Census. Elementary students comprise 53% and high school students comprised 21% of the enrolled population. Ninety percent of the general populace of Enumclaw graduated from High School and 22% had a bachelor's degree, a 3% increase since 2000.

Age

Similar to trends throughout the U.S., the Enumclaw populace is aging. Both the median age and the percentage of population over 65 is increasing. The median age increased from 35.1 to 38.9 over the past decade. Nearly 15% of the population is over the age of 65 as compared to 11% in King County and 12% in Washington State. A large percentage of the population reach will reach retirement age over the next 20 years.

Charts 2.1 and 2.2 show age distribution.





Household Characteristics

This section describes in brief, the housing and household characteristics in Enumclaw. Additional housing information is located in Chapter 9 (the housing element).

In 2012, the median value for housing units was $251,600 (American Community Survey, 2012 (ACS)) in Enumclaw as compared to King County whose median house value was $388,700 and Pierce County whose median house value was $251,400. In the year 2000, the median home price in Enumclaw was $160,000. Enumclaw is an affordable place to rent or own when compared to most areas in King County, and is similar to Pierce County. A family that earns the median income of $58,440 is likely to be able to purchase a home of $246,000 which is close to the median home price.

As of 2010, the community had 4,391 households that were comprised of 63% owner occupied units with an average household size of 2.39. The vacancy rate for Enumclaw in 2010 was 6.2%, but was only 2.1% for rental housing which means that rental housing is hard to find. A rental vacancy rate of 5% is considered healthy.

Employment and Income

In 2012, 55% of Enumclaw residents worked in the Enumclaw area and the remainder commuted to other area locations such as Tacoma, Bellevue and Renton.

The top occupations of Enumclaw residents are Management, Business, Science and Arts related occupations (28.2%), Sales and Office (24.6%) and Service occupations (19.3%) (US Census 2010).

The median household income in Enumclaw is $58,440 as compared to King County at $66,174 and Pierce County at $59,105 (ACS).

Unemployment or population aged 25-64 in Enumclaw was at 6.7% in 2012, similar to King County's 6.6% rate, but lower than Washington State's (7.8%). It should be noted that the unemployment rate for those with an educational attainment of a Bachelor's degree or higher was 0.9% (ACS).

The workforce used private vehicles as the primary means of commuting (77.5%), 12% carpooled, 2.6% took public transit and only 2.9% walked. Those who walked to work decreased from 3.8% to 2.9% and transit use increased from 0.9% to 2.6% from 2000-2010. Those who worked from home increased from 3.0% to 4.3% in the same time period. The rate of car commuting is somewhat expected because of Enumclaw's more rural setting and limited transit opportunities.

As of 2012, Enumclaw had 4,240 jobs. The largest sector for employment is the Services sector (39%), followed by Retail (16%) and the Financial/Insurance/Real Estate sectors (14%). Employment growth between 2000-2012 increased 8% overall. Manufacturing, Services, Construction and Government sectors all increased in this time period. On a regional level, in this same time period only experience 2% employment growth primarily in the Services, Government and Education sectors (City of Enumclaw Economic Analysis, Community Attributes, 2012 (Enumclaw EA)) Figures 2.1 & 2.2.

"A city's jobs to housing ratio illustrates whether a city is an employment center or a bedroom community. Enumclaw's 2010 jobs to housing ratio of 0.9 indicates a balanced mix of housing and employment, meaning it is neither an employment center nor a bedroom community (Enumclaw EA)."

Figure 2.3. Employment by Sector, 2000

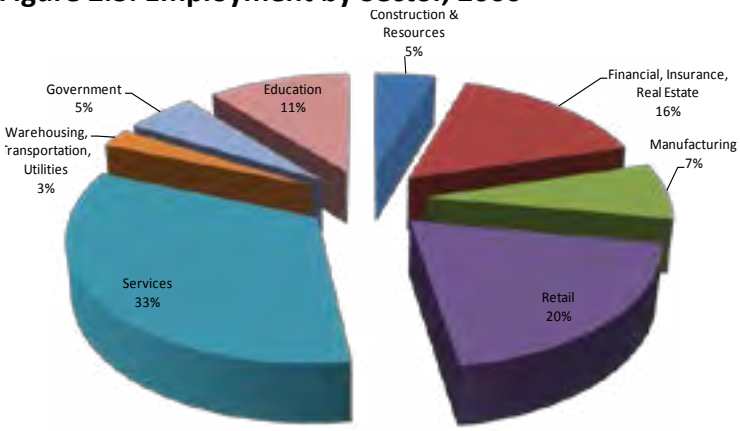
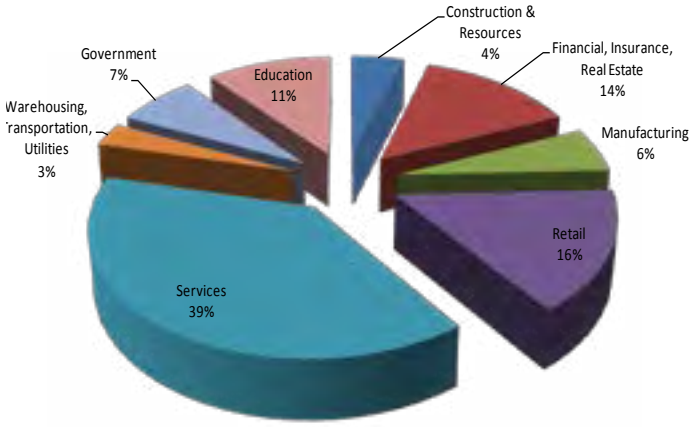


Figure 2.4. Employment by Sector, 2012



Population, Housing & Growth Targets

In 2009, King County adopted Growth targets for the

2006-2031 time horizon. Enumclaw has a housing target of 1,425 net new units and an employment target of 735 net new jobs (King County Growth Targets, 2006 - 2031). Enumclaw must plan to accommodate these units in order to be consistent with the Growth Management Act and King County Countrywide Planning Policies. Since the Comprehensive Plan time horizon extends to 2035, these targets must be extrapolated from 2031 to 2035. These targets are not a future forecast population, but a minimum that the City must plan for to meet its obligation to accommodate a share of regional growth forecast for King County by the Washington State Office of Financial Management. Table 2.1 shows the housing and employment targets for Enumclaw as adopted in the King County Countywide Planning Policies.

Population Forecast

Since the targets are a minimum, forecasts of future population growth are used to ensure that the Comprehensive Plan will adequately support the growth expected to occur in the 20 year planning horizon.

Population forecasts for future growth are typically based on past trends, such as growth rates and proportionate share of overall county growth. Past trends are used to extrapolate future population. Figure 2.5 shows past trends and forecasts future growth using a linear growth rate and a polynomial growth rate.

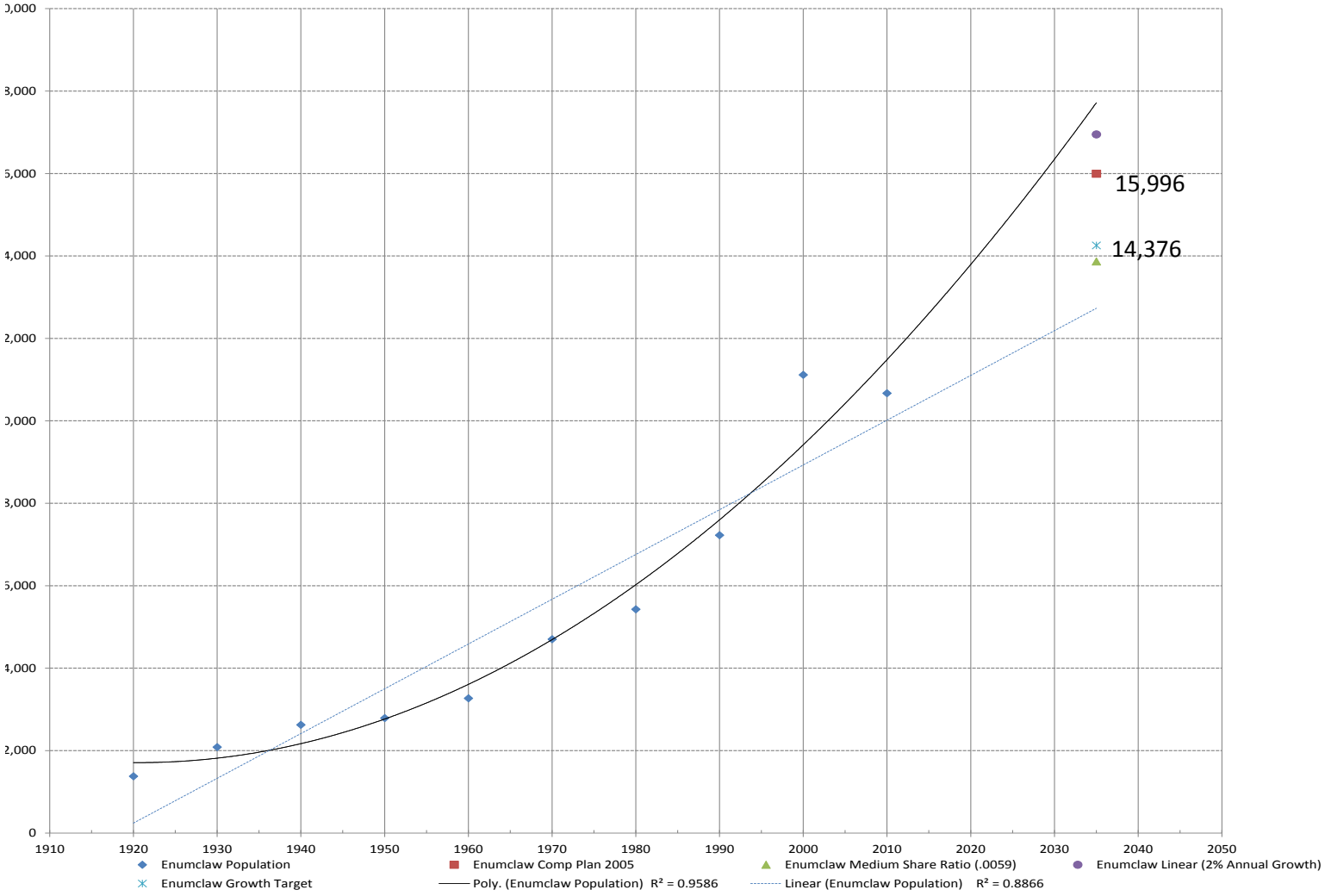
The past trends for Enumclaw showed more than twice the growth rate of Washington between 1980 through 2000. There was consistent and substantial growth in Enumclaw's population for three of the last four decades, with a 175% population increase from 1968 through 2000. Sewer and water moratoria that lasted from 1998 until 2008, followed by the "Great Recession", resulted in no growth for the last decade. The growth trend from the last decade was an anomaly resulting from outside factors and should not be used to project future growth.

While the lack of growth in the last decade created economic hardship for the City, rapid growth and potential loss of small town identity remain a key concern.

Table 2.1 King County Housing and Employment Targets for Enumclaw

Enumclaw Housing and Employment Targets			
	2006-2031	**2006-2035**	**2010-2035**
Housing Target (Additional Units)	1,425	1,653	1,551
Employment Target (Additional Jobs)	735	853	853
Additional Population to Accommodate			
Housing target @ 2.39 pph	3,406	3,951	3,707
Total Population and Employment to Accommodate			
	2010	**2035**	
Total Population to Accommodate	10,669	14,376	
Total Employment to Accommodate	4,240	5,093	

Figure 2.5 Population Trends



Introduction

This comprehensive plan is the roadmap for the community to determine how it functions and how it should (and shouldn't) change over the next twenty years. It addition to providing the guidance necessary to achieve the goals and desires that are important to the community, it also satisfies the comprehensive planning requirements of the Growth Management Act (RCW 36.70A). A comprehensive plan consists of different elements that address different aspects of the City's physical development. The Land use element determines the future location and size of areas for future land use such as housing, office, commercial, industrial and parks.

Each comprehensive plan shall include a Land Use element that designates the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. It must include population densities, building intensities, and estimates of future population growth. In addition it should address protection of the quality and quantity of groundwater used for public water supplies, drainage, flooding and stormwater run-off, and promote urban planning approaches that promote physical activity. (RCW 36.70A.070(1))

Existing Land Use Pattern

The City of Enumclaw's municipal boundaries encompass 3,308 acres (5.17 sq. mi.), and the Urban Growth Area (UGA) encompasses an additional 694 acres of potential annexation area. The two combined, comprising all land within Enumclaw's urban growth boundary, total 4,002 acres (6.25 sq. mi.). Where and how much of this land is used, and for what, creates a picture of the physical composition of the city, which, in turn, creates an initial palette for determining what the future land uses may be. Enumclaw's center of development has resulted in the community's current land uses and urban fabric. These land uses influence what can and will be done in different areas of the city.

Enumclaw's commercial centers present interesting opportunities for the community's future. The central business district and the commercial corridor along SR 410 have unique characteristics, but they share a common need to more comfortably relate to their surroundings. The central business district is the town's commercial and historic heart, providing Enumclaw's best and most immediate opportunity to produce a pedestrian-oriented, mixed-use urban place. Highway 410's commercial corridor is configured entirely to serve the driving public, offering conventional shopping centers and opportunities for even larger-scale retail development. This area's particular challenges will be how it can encourage its customers from the south to walk rather than drive and how it will be able to accommodate emerging mixed-use development projects near the central business district and to the east.

The City of Enumclaw grew up as a homestead settlement and a railroad town. The pattern of land development is consistent with this legacy, with the town's older streets aligned in a grid paralleling the old railroad tracks. As roadways and highways grew in popularity, and as Enumclaw's position as a residential suburb grew in importance, the axes of orientation shifted to parallel township and section lines, creating an interesting juxtaposition between old and new. Streets that extend from the central city bend and curve, changing course to meet the cardinally oriented collectors and arteries serving outer neighborhoods and outlying communities. This has created irregular land parcels and difficulties in wayfinding, the route taken from point A to point B.

Enumclaw's urban fabric includes smaller-scale office and retail buildings, with a single four-story building dominating the central business district's skyline. The CBD is also the center of local institutional uses, hosting the post office, city hall and several churches.

Secondary commercial developments have grown up on land accessed by the State highways that traverse Enumclaw. Larger shopping centers, car dealerships, medical clinics and office centers (more automobile-oriented than the uses downtown) create an environment of low-rise buildings, parking lots, convenience, activity and openness.

The community's residential development is consistent with this pattern. Housing in the older portion is more traditional, with narrow streets, narrow lots, detached garages, and mixed residential density with an interspersing of churches, small parks and schools. The more peripheral residential areas are less mixed (with a few exceptions), are developed on larger properties, and were generally built at a neighborhood-by-neighborhood pace. This creates a diversity of intensity where the older neighborhoods are more compact and the newer neighborhoods less dense.

Demand and Needs Assessment

Enumclaw's population is forecast to reach 15,996 residents by the year 2035. This increasing residential population translates into increased demands on land and facilities. The City encourages densifying specific areas, preserving and conserving ecologically sensitive land, and pacing expansion into the UGA to match the City's ability to provide services. The increase in population will increase demand on schools, parks, transportation facilities, utilities and open spaces. Although there will be increases in land consumed, the community expresses a desire to maintain Enumclaw's character by projecting that character onto future land development, emulating the urban pattern established within the city.

Buildable Lands

(Buildable Lands Report 2014, page 116)

The 1997 Buildable Lands Amendment to the Growth Management Act codified as RCW 36.70A.215 requires King County and its cities to measure land supply in acres and land capacity in housing units and jobs. The intent is to ensure that there is sufficient capacity – realistically measured- to accommodate forecasted growth. The law requires data on an actual achieved densities from development activity in the previous 5 years. In 2014, King County adopted an updated the 2009 Buildable Lands Report and showed that Enumclaw has sufficient capacity to accommodate forecast population and employment growth through the year 2031. Analysis of capacity through 2035 is shown in Tables 3.1. Capacity is shown in order to demonstrate that there is sufficient area zoned to meet targets established by the King County Countywide Planning Policies.

Notable exceptions that are not included in the capacity analysis:

Mixed Use Overlay (Downtown/CBD & Office). There is a substantial amount of both residential and employment capacity enabled by the Mixed Use Overlay, which allows residential above commercial and office uses through redevelopment of existing properties. This additional capacity has not been included due to the uncertainty of market conditions. Market conditions favorable to mixed-use development similar to conditions in more urban portions of King County would be necessary to make mixed-use development economically feasible in Enumclaw.

Farmland Preservation Property (Thomas Farm). Due to the restrictions placed on this property through the Farmland preservation program, it has not been included in the capacity calculations because its development potential is limited.

Table 3.1 Summary of Capacity by Zoning District

Zone	Gross Acres				Percent of Total	Additional Capacity (Dwelling Units)	Additional Capacity (Employees)
	Developed	Vacant	Redevelop-able	Total			
R-1	62	67	174	303	8%	157	
R-2	846	189	439	1474	37%	925	
R-3	56	82	2	140	3%	233	
R-4	93	31	9	133	3%	326	
PUD	17	96	0	113	3%	474	
RMHP	79	0	0	79	2%	0	
GO	21	13	14	48	1%		559
GO-H	1	0	0	1	0%		0
NB	4	0	3	7	0%		83
CB- 1	14	1	0*	15	0%		18
CB-2	10.77	0.23	0*	11	0%		20
HCB	111	58	24	193	5%		858
LI	77	51	163**	291	7.2%		1,150
Public	714	9	1	724	18%	25	84
ROW	470	-		470	12%		0
Total				4,002	100%	2,140	2,772

*** Does not include potential for mixed use redevelopment in CB- 1 & CB-2 zones**
**** Includes 156 acres within the Farmland Preservation Program**

LAND USE GOALS AND POLICIES

GROWTH ACCOMMODATION

Planning to accommodate population and employment growth is a fundamental requirement of the Growth Management Act pursuant to RCW 36.70A.115. The City's population and employment targets are set in the King County Countywide Planning Policies through a regional allocation process.

"Counties or cities that are required or choose to plan under RCW 36.70A.040 shall ensure that, taken collectively, adoption of and amendments to their comprehensive plans and/or development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth, as adopted in the applicable countywide planning policies and consistent with the twenty-year population forecast from the office of financial management" RCW 36.70A.115

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.

Enumclaw Housing and Employment Targets

	2006-2031	2010-2035*
Housing Target (Addn'l Units)	1,425	1,551
Employment Target (Addn'l Jobs)	735	853

*Since Table DP-1 only addresses through the year 2031, targets have been extrapolated to the year 2035. These targets have been adjusted to account for the 102 housing units constructed between 2006 and 2010.

Existing + Target Totals

	2010	2035
Total Population to Accommodate (@2.39 pph)	10,669	14,376
Total Employment to Accommodate	4,240	5,093

Policies

1.1 Development regulations should include minimum densities or maximum lot sizes to ensure that development meets minimum overall urban density and compact urban growth requirements of the Growth Management Act. As a general rule, the Growth Hearings Boards have found that a general guideline for average minimum density to be achieved on a city-wide basis in urban areas is 4 dwelling units per net acre absent justification such as environmental factors for lower densities (WWGMHB Case No. 05-2-0013).

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.

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

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

1.5 Designate sufficient land for anticipated commercial, light industrial, office, residential, mixed density residential and multi-family land uses on the City's Comprehensive Plan Land Use Map considering population allocation, employment forecasts and the local needs.

ANNEXATIONS

Goal LU – 2: Expand only into areas that will not result in development beyond the City's financial and physical capabilities to provide service and that will create manageable service areas.

Policies

2.1 Promote and encourage infill of vacant or underutilized parcels within existing urbanized areas before annexing additional areas in the urban growth area.

2.2 Seek to expand the area of annexation proposals when such an expansion would serve to make city boundaries more regular or where the area to be served is a logical extension of city service capabilities.

2.3 Require land owners annexing into the City to be subject to their proportionate share of the city's existing bonded indebtedness.

2.4 Charge owners and residents of newly annexed, fully developed territory only the same utility fees for which current residents are responsible (excluding local improvement districts that may be created).

2.5 The cost of utility upgrades and extensions shall be borne by the residents and property owners of newly annexed territory, not at the expense of existing customers. The city may use the formation of a local improvement district to pay for the cost of extending utility services.

2.6 Proposed plat developments built within the City limits shall be served by city water, sewer, rights-of-way, drainage, and other applicable development standards.

2.7 Do not expand utility service areas in a manner that would diminish the current level of service.

TRANSITION TO ADJACENT RURAL AND RESOURCE LANDS

Goal LU – 3: Preserve and enhance the rural and small town atmosphere and picturesque setting by establishing a transition area to separate the urban growth area from designated rural and resource lands

Policies

3.1 Allow large lot zoning along the north and west perimeter adjacent to the city's urban growth boundary to create a transition area between rural and urban land uses and development.

3.2 Develop zoning standards for the transition area with lower residential densities, larger setbacks and different street standards that evoke a more rural development pattern while maintaining overall urban densities within the urban growth area.

PUBLIC PARTICIPATION

Goal LU –4 Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts

Policies

4.1 Provide information to assist the public and stakeholders in understanding issues.

4.2 Seek early and continuous involvement of the public and stakeholders through email, web postings, workshops and public meetings.

4.3 Offer opportunities for the public and stakeholders to provide feedback to staff and appointed and elected officials through public meetings, workshops and comment periods.

4.4 Maintain regular communication with other communities and jurisdictions to avoid conflict and to facilitate coordinated approaches to common or overlapping interests and issues.

4.5 Promote community-wide responsibility for

governance by encouraging and supporting citizen participation on Boards and Commissions.

RESIDENTIAL LAND USE

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

Policies

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.

5.2 Consider revising the cottage housing development standards to create a demonstration program for use in the in Mixed Density Residential land use designations on sites that would not negatively affect the character of existing established neighborhoods.

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.

5.4 Allow placement of manufactured homes in existing manufactured home parks or in residential zones that have residential design standards in place to preserve neighborhood character.

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.

5.6 The Planned Unit Development designation has not resulted in enhanced development as originally anticipated and should be eliminated for undeveloped properties.

Goal LU-6: Encourage the development of upper middle income residential neighborhoods that appeal to a variety of age groups.

Policies

6.1 Define and create development standards and siting criteria for master planned senior communities for those age 55+ that may include the following:

a. Located within walking distance of commercial shopping areas, transit, public services and medical services.

b. Well designed open space and recreation areas such as clubhouses, pools, trails and landscaped areas.

c. Smaller lots and reduced rear yard setback requirements.

d. High quality construction with design features such as front porches, pitched roofs, variety of siding materials, window and door trim, masonry accents, corbels and thoughtfully landscaped yards.

e. Secure RV parking and storage.

f. A variety of housing choices such as detached units, attached units, retirement apartments and assisted living to allow for residents to "age in place".

g. Private streets and gated entrances.

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

Policies

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.

7.2 Develop incentives to promote high quality design and construction.

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.

7.4 Development regulations should require a transition between single family development and commercial, industrial and multi-family development.

7.5 Strengthen development regulations to ensure that buildings and properties are properly maintained and free of nuisances such as overgrown vegetation and junk storage.

7.6 R-1 zoning is appropriate in the Urban Rural Transition Overlay and in existing neighborhoods developed with single family residences at R-1 densities that are unlikely to redevelop.

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

Policies

8.1 Encourage housing as part of mixed use development with retail, employment and housing in existing commercial and office areas with incentives such as additional height.

8.2 Higher density housing should be located within walking distance (1/4 mile) of existing and planned shopping areas, jobs and transit.

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

8.4 Encourage live-work units in multi-family residential areas. Appropriate size and type of businesses compatible with residential areas shall be identified in the City's development regulations.

DOWNTOWN CENTRAL BUSINESS DISTRICT

The Central Business District ("Downtown") is the area designated Commercial with a Mixed Use Overlay on the Comprehensive Plan Map. This area is zoned Central Business 1 or Central Business 2 and is within the CBD and Mixed Use Overlays. This area is designated as a "Center" per King County Planning Policy DP-38, intended to accommodate a mix of housing, employment and retail shopping uses at densities that will support transit and to make efficient use of urban land. In addition to supporting transit and reducing the reliance on automobiles, additional housing and employment will help to revitalize Downtown by providing a larger customer base to support retail and restaurants.

Goal LU – 9: Revitalize Downtown with a mix of uses including housing, employment, public amenities, community activities, shops and restaurants that attract residents and tourists and support Downtown businesses

Policies

9.1 Promote a mix of housing, employment and retail uses Downtown using the CBD and Mixed Use Overlays.

9.2 Develop incentives to promote the development of housing within mixed use developments in and around the Downtown core to provide a larger customer base to support additional activities, retail and restaurant uses Downtown.

9.3 Development regulations should ensure a balanced mix of downtown businesses that provide support services necessary for current and future demands.

9.4 Promote a walkable tourist friendly environment in the Downtown by including but not limited to retail and restaurants uses at the street level of buildings and employment and housing to locate on upper stories.

9.5 Maintain the walkable scale and orientation of Downtown through the Design Review regulations and Design Review process and by encouraging buildings to be built to the street line.

9.6 Redevelop underutilized City-owned downtown properties with mixed use may including housing, employment, retail, educational and public amenities such as a downtown park and event space to create a synergy of activity and fill the gaps created by empty blocks.

9.7 Develop educational materials and incentives to assist property owners with conversion of historic buildings to new fiscally sustainable uses that maintain the historic character of Downtown.

9.8 Maintain the historic scale and architectural character of Downtown through the Design Review process and Design standards identified in the City's zoning ordinance.

Goal LU – 10: Locate employment centers within the Central Business District to minimize negative environmental impacts and maximize sustainable development

Policies

10.1 Encourage downtown expansion to take place adjacent to the existing downtown, in the triangle formed by Cole Street, State Route 410, and Griffin Street.

10.2 Direct new retail and service commercial and office development to the downtown area.

10.3 Provide development incentives such as increases in height or floor area ratio to encourage mixed-use development that balances residential, public, entertainment and business uses in the Downtown/CBD.

COMMERCIAL/MIXED USE OVERLAY

Roosevelt Avenue corridor is designated "Commercial" and located generally on either side of Roosevelt Avenue (State Route 410) generally between the Cole Street intersection and the Farman Street intersection. The north side of the corridor generally between the Griffin Avenue intersection and Commerce Street is within the King County Farmland Preservation Program and designated "Agricultural Processing and Incubation", commonly referred to as the "Thomas Farm".

Griffin Avenue between Railroad Avenue and Roosevelt is designated "Commercial" and portions have a 'Mixed Use Overlay'. This area is primarily zoned Highway and Community Business and functions as a transition area from the pedestrian oriented Downtown/CBD and the more automobile oriented commercial development in the Roosevelt Avenue Corridor. This area is intended to be an extension of the CBD/Downtown in the future.

Several commercial areas are designated to provide convenience goods within walking distance of neighborhoods, these include the intersections of Porter and McHugh, Roosevelt Avenue and 244th, and a convenience store on Griffin Avenue.

Goal LU -11: Encourage a mix of commercial land uses to provide goods and services to meet the needs of residents, businesses and visitors while providing an attractive commercial setting.

11.1 Commercial uses should be located in areas

with existing commercial zoning.

11.2 Provide a variety of land uses for the commercial land use designations including retail, office, social recreation, local services and mixed uses as appropriate within commercial designations.

11.3 Design review and development standards shall include provisions for height, setbacks, landscaping, signage, building and parking design to ensure an attractive commercial setting.

11.4 Live/work units shall be encouraged in commercial designations to facilitate the potential for viable mixed use projects.

11.5 Promote the development of clustered commercial facilities with shared access that will accommodate high traffic-generating uses and restrict sprawl along highways.

11.6 Commercial zoning at the intersection of Farman and Roosevelt Avenue East (SR 410) is important to provide goods and services in close proximity to residential neighborhoods on the east side of the City, to enhance walking and bicycling options and reduce vehicular trips.

11.7 Design review and development standards shall include provisions to ensure that development along Griffin Avenue is compatible in terms of scale and design with the character and design of Downtown.

11.8 New commercial areas should be designated to serve the neighborhoods that are not within walking distance of existing convenience commercial, to enhance walking and bicycling options and to reduce vehicular trips:

a. A neighborhood commercial area should be designated to provide services to neighborhoods in the vicinity of the intersection of 244th and Roosevelt.

b. A commercial area (HCB zone) should be designated to recognize the existing Yella Beak Tavern, Feed Store and the corners of the intersection of 236th and SR 164 to serve neighborhoods in the Big West Planning Area and nearby unincorporated areas.

c. A neighborhood commercial area should be designated at the intersection of 244th and State Route 410 to provide convenience services to neighborhoods in the vicinity.

d. Additional neighborhood commercial should be designated at the intersection of McHugh and Porter.

11.9 Provide for a new Mixed Use Overlay designation on both sides of SR 164 west of 236th Ave SE that expands Home Occupations to allow:

a. A greater range of uses, including restaurants and bakeries, to be conducted as Home Occupations, and

b. Up to four non-resident employees, and

c. Encourage new access to SR 164 to be limited to shared interior streets where possible.

GENERAL OFFICE/MIXED USE OVERLAY

The Griffin Avenue corridor adjacent to and on both sides of Griffin Avenue between the intersection of 244th Avenue SE and Porter Avenue (State Route 164) is designated Office. This area characterized by residences that have converted to office uses and is adjacent to some of Enumclaw's oldest and well –established neighborhoods. The purpose behind the office designation is to allow non-residential uses along a busy state route that will not generate excess traffic congestion. Typically professional office uses generate less traffic than commercial land uses. Commercial along Griffin between 244th and Porter (State Route 164) is limited because it generates traffic at a higher rate and would be more disruptive to both traffic patterns in general and to adjacent established neighborhoods.

Newly annexed areas and potential annexation areas near the intersection of Griffin and 244th Avenue are a logical extension of the Office/Mixed Use Overlay

designation.

Goal LU-12: Encourage general office and mixed use residential uses along the Griffin Avenue Corridor that will provide for housing, employment and service uses that will respect the character of the established neighborhoods and will not result in traffic congestion on Griffin Avenue.

Policies

12.1 Design review and development standards shall include provisions for height, setbacks, landscaping, signage, building and parking design to ensure an attractive setting compatible with adjacent established neighborhoods.

12.2 Provide for a variety of professional employment uses such as professional office, research and medical that will not result in traffic congestion. Accessory uses should be limited to retail, food services or convenience goods intended to serve workers or surrounding neighborhoods.

12.3 Live/work and mixed used projects shall be encouraged in the Office designation to facilitate the potential for alternative transportation methods and compact urban development.

12.4 Office and mixed uses should generally be located on parcels that are adjacent to Griffin Avenue, at the intersection of 440th east of 244th.

12.5 The intersection of 244th and SR 164th is currently developed with a Veterinary Office which should be maintained and be allowed to continue as a legal use. The smaller undeveloped lots at the corners of the intersection are a logical extension of the General Office/Mixed Use Overlay. The General Office/Mixed Use Overlay along Griffin should be extended west to include the northeast, southeast, and southwest corners of the intersection.

INDUSTRIAL AREAS

The light industrial designation is located generally on Garrett Street north of Stevenson, on Cole Street north of Battersby, on Battersby Avenue east of Cole Street, and between Commerce Street and Farman Street North. These areas are characterized by existing industrial and employment uses, have access to transportation routes and do not impact established residential neighborhoods.

Goal LU – 13: To promote growth of the area's existing industries and growth of new industrial uses in innovative new niches that provide family wage jobs, maintain the jobs-housing balance and enhance the surrounding natural environment.

Policies

13.1 Encourage industrial development to locate in areas currently zoned light industrial and to areas with good highway access.

13.2 Industrial areas should provide mitigation for aesthetic, traffic, noise and air quality impacts on surrounding non-industrial areas. Mitigation may range from operational requirements, site layout, architectural design and/or landscape buffers, depending on the nature of the impact.

13.3 Regularly update light industrial zoning to reflect clean industries, new and emerging technology and community needs.

13.4 Development regulations should require landscaping along highway frontage and public rights-of-ways and screening of outdoor storage lots

13.5 Provide adequate industrial zoning of large parcels with adequate access to ensure balance between employment and housing, striving to maintain a jobs-to-housing ratio of 0.90.

AIRPORT OVERLAY

The Enumclaw Airport is an important community resource and potential driver for economic development.

Goal LU- 14: Maintain the viability of the Enumclaw Airport by reducing conflicts with incompatible land uses, and allowing for appropriate airport related development such as parking areas, terminal, hangers and accessory uses

14.1 Limit residential densities to R1 or R2 within ¼ mile of the airport to minimize conflicts between residential uses and airport operations (noise, safety).
14.2 Notice regarding airport noise and operations should be placed on the title of new residential development within the airport overlay.
14.3 Limit places of assembly such as churches, schools; or those with vulnerable communities, such as day care and adult family homes; within ¼ mile of the airport.

a. Develop a specific airport zone addressing parking areas, terminal hangers and other accessory uses.

b. Consider development standards allowing residential airpark development with taxi ways to individual residences.

LAND USE DESIGNATIONS AND FUTURE LAND USE MAP

Single-Family Residential (SFR) – The SFR land use designation is intended to provide for the development of housing at approximately 4 dwelling units per gross acre. This density range anticipates development of homes on individual lots or the development of duplexes or detached second units in specific areas. This designation is applied to areas developed into single-family neighborhoods and to areas expected to develop in lower-density residential patterns.

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 specified for medium density residential patterns.

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 multi-family development.

Planned Unit Development (PUD) – This designation allows for master planning of larger projects (single or multiple parcels totaling more than 10 acres)

under a single development proposal with a target density of 4 to 7 dwelling units per gross acre. The PUD may include higher density housing choices such as mixed use, townhomes, cottages and duplexes, and/or senior communities combined with lower density single family homes provided that the overall density throughout the PUD does not exceed the target density for the designation. This is intended to allow for the creation of closely-knitted neighborhoods featuring a variety of housing styles and walkable links to service commercial and institutional land uses, and parks and open space areas that preserve views, create transitions between parcels, preserve critical areas or provide recreational opportunities. The PUD designation is implemented by the PUD zone or alternatively can be implemented by a combination of the Highway and Community Business (HCB), Neighborhood Business (NB), Residential R-4, R-3 and R-2 zones that achieve the goal of a walkable mixed use neighborhood consisting of residential, commercial, office and open space uses.

Commercial (C) – The Commercial land use designation applies to all land suitable for commercial development, including the central business district and those areas along the State Highways capable of supporting retail, services or office projects. Uses in this designation include the community retail, service, or office uses found in rural centers.

Office (O) – The Office designation indicates land that is suitable for the development of professional offices and small-scale commercial businesses designed to serve those businesses and nearby neighborhoods.

Light Industrial (LI) – The industrial designation is intended to provide for the creation of local jobs in a manner consistent with the character of the community. The types of uses permitted in this district would be light industrial in nature, providing employment in a non-polluting manner and minimizing traffic, noise, air quality and light impacts on nearby properties and the local circulation system. Areas within the designation are within the King County Farmland Preservation Program and will be eligible for inclusion in a new Agricultural Production and Incubation zone. The intent of the AGP zone will be to promote job creation and agri-tourism that preserves and highlights the City's agricultural heritage.

Public/Institutional
Public and institutional uses, including hospitals, schools, fire stations, city buildings and facilities, parks, and other properties owned by governmental agencies and used to support a public service or essential public facility.

Central Business District Overlay (CBD) – This overlay district draws special attention to projects proposed within the community's central business district. A zoning overlay applied to this area calls for buildings to be constructed at the street line, reducing parking standards, allowing the mixing of residential and commercial uses, applying special design requirements for facades, encouraging two to four story construction and providing sign standards crafted to enhance the CBD's intimate scale.

Mixed-Use Overlay (MU) – The Mixed-Use overlay applies to land most suitable for development as a combination of commercial and residential uses. Such combinations can be found in or near the central business district and along the Griffin corridor. Mixed-use development may also occur in planned communities when a developer chooses to emphasize development as a neighborhood center. Allowable uses in this designation include

neighborhood commercial, service commercial and multi-family residential, catering to compatible vertical (where an apartment is located above a retail use) or horizontal (where housing occupies a portion of a parcel that also hosts a non-residential use) mixing.

Airport Overlay (A) - This overlay district identifies areas within 1/4 mile of the airport where conflict might arise with the airport. This overlay designates the area subject to Policy LU-15. This district identifies areas where conflict might arise with the airport.

Urban/Rural Transition Area Overlay - This overlay district identifies areas subject to Policy LU - 3 which are intended to have lower densities that create a transition from urban densities to rural densities along the urban growth boundary.

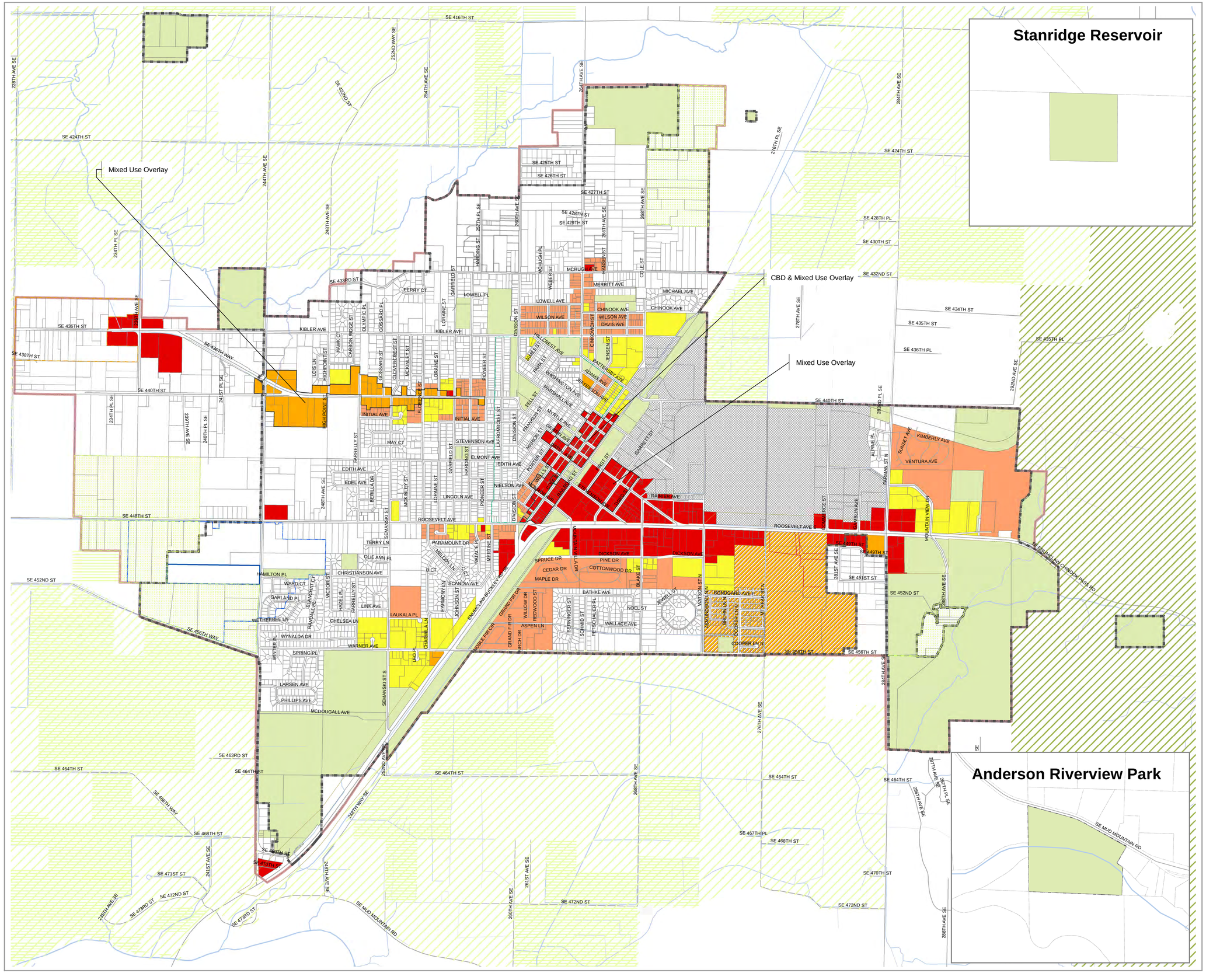
Table 3.2 quantifies the areas within each land use designation. Table 3.3 identifies the zoning districts, which implement the land use designations from the Comprehensive Plan.

Table 3.2 Land Use Designations and Implementing Zones

Land Use Designations	**Zoning Districts**
Single-Family Residential (SFR)	R-1 Low Density Single-Family Residential District R-2 Moderate Density Single-Family Residential District
Mixed Density Residential (MDR)	R-3 Mixed Residential District RMHP Residential Manufactured Home Park District
Multi-Family Residential (MFR)	R-4 Multifamily Residential District
Planned Unit Development (PUD)	PUD Planned Unit Development R-2 Moderate Density Single-Family Residential District R-3 Mixed Residential District R-4 Multi-Family Residential District NB Neighborhood Business District HCB Highway and Community Business District
Commercial (C)	NB Neighborhood Business District HCB Highway and Community Business District CB-1 Central Business District CB-2 Central Business District
Office (O)	GO General Office District GO-H General Office-Hospital District
Public/Institutional (PI)	P Public Use District H Hospital District
Light Industrial (LI)	LI Light Industrial District AGP Agricultural Production and Incubation

Table 3.2 Residential and Employment Capacity by Land Use Designation

Land Use Designation	Gross Acres			Percent of Total	Additional Capacity (Dwelling Units)	Additional Capacity (Employees)
	Developed	Vacant or Redevelopable	Total			
SFR	914	869	1783	45%	1082	
MDR	135	84	219	5%	233	
MFR	90	40	130	3%	326	
PUD	17	96	113	3%	474	
OFFICE	21	27	48	1%		559
COM	138	86	224	6%		83
LI	77	214	291	7%		1,150
PUBLIC	712	10	722	18%	25	84
ROW	472	-	472	12%		0
Total			4,002	100%	2,140	2,772



CITY OF Enumclaw

DEPARTMENT OF PLANNING

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ENUMCLAW FUTURE LAND USE MAP

- Commercial
- Light Industrial
- Mixed Density Residential
- Multi-Family Residential
- Office
- Public/Institutional
- Planned Unit Development
- Single Family Residential
- Parcels
- City Limits
- Urban Growth Boundary
- King County Ag Resource Land
- King County Forest Resource land
- Streets
- Airport
- Corridor Overlay
- Mixed Use Overlay
- Old Town Overlay
- Airport Overlay
- Home Occupation Overlay
- Urban Rural Transition Overlay
- KC Farmland Preservation Program

N W E S

0 0.125 0.25 0.5
Miles

The City of Enumclaw makes every effort to provide correct information, but makes no representation as to the completeness or accuracy of this map.

CITY COUNCIL DRAFT
ADOPTED
JULY 25, 2016