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**AGENDA**  
**ENUMCLAW PLANNING COMMISSION**  
CITY OF ENUMCLAW - COUNCIL CHAMBERS

April 27, 2017

\*\*\*\*\*7:00 p.m.\*\*\*\*\*

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES – February 23, 2016
- III. COMMENTS FROM THE AUDIENCE
- IV. PUBLIC HEARING
  - A. NONE
- V. NEW BUSINESS
  - A. PUBLIC ZONE AMENDMENT
  - B. SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS
- VI. OLD BUSINESS
  - A. NONE
- VII. COMMUNICATIONS
- VIII. FYI MATERIALS - MINUTES ON CITY'S WEBSITE AND PERMIT STATUS FOR THE MONTH OF FEBRUARY
- IX. STAFF COMMENTS
- X. COMMISSION COMMENTS
- XI. COMMENTS FROM THE AUDIENCE
- XII. ADJOURNMENT

\*\* Next Regular Scheduled Planning Commission Meeting: **May 25, 2017**

February 23, 2017

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**CALL TO ORDER:** The Planning Commission met in a regular session on February 23, 2017 in the Council Chambers.

Chairperson Hancock called the meeting to order at 7:09 p.m.

**ATTENDANCE:**

Planning Commission Members present: David Hancock, Mike Kuffler, Lori McDonald, and Barbara Hull. Members Absent: Fred Sears and Lee Blechschmidt. Staff members present were Chris Pasinetti, Community Development Director, and Cathy Burbank, Department Secretary.

**APPROVAL OF MINUTES:**

McDonald made a motion to approve the minutes of the January 26, 2017 meeting. Hull seconded the motion, and the motion carried unanimously.

**COMMENTS FROM AUDIENCE:**

None

**PUBLIC HEARING:**

There was none.

**NEW BUSINESS**

**A. IMPACT FEE DEFERRAL introduction** – Policies in the Economic Development Element of the Comprehensive Plan include provisions regarding impact fee deferrals. Goal is to promote employment growth in retail/services, medical and light industrial sectors. Impact Fee deferral program would be the policy for implementing that goal.

- Looking to come up with a list of possible type of uses other than single family residential where deferred impact fees might be beneficial to encourage new business development. We currently have a process adopted for single family use only.
- Concept would be that impact fees are deferred until time of obtaining a certificate of occupancy with a lien. Lien would be released once paid. Most construction jobs are well funded at the beginning and not at the end. What happens in a foreclosure?
- Discussed deferring to the purchasers and/or allowing payments. Discussed issue with getting money from an owner/builder if they are not selling at time of Certificate of Occupancy.
- Staff could not find any other jurisdiction where deferral of impact fees is being done. Could get expensive for cities, since liens are good for 1 year, then would need to be renewed or have some type of action taken on it.
- Understands that deferral in single family is from a zoning perspective, and now looking to get specific with uses in businesses. Why not keep it at a zoning perspective, such as CB1, CB2, LI, etc. and not come up with specific uses.
- Sited goals in Comprehensive Plan that say promote employment growth in retail, medical and light industrial sectors seems to be pointing towards zoning not selecting specific types of businesses.
- Consensus of Commissioners that deferring impact fees would not be beneficial or encourage the City's Economic Development goal of bringing new businesses that would increase employment.

February 23, 2017

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**A. IMPACT FEE DEFERRAL**- continued

- Vision 2040 – focuses on certain cities to locate manufacturing and light industrial. And what are the needs for development of manufacturing? Such a need might be transportation. Looking to see what other incentives, besides deferring impact fees, could be used to get business to come to the area.

**B. FRONTAGE CODE REQUIREMENT** - reviewed frontage requirements for short plats, and for any alterations that exceed \$50,000 that can become problematic. Example used was a restaurant putting in an expensive oven that does not cause extra traffic or impact, but would require frontage improvements. This would give staff the ability to assess each project and allows flexibility accordingly to only require improvements when there are impacts.

**OLD BUSINESS:**

None

**COMMUNICATIONS:**

Minutes on City’s website

Permit status for the month of January

Short Plat at 1514 Florence Street – Wendy Walker. 4 lot short plat.

**STAFF COMMENTS:**

Still need one more commissioner for the Planning Commission.

**COMMISSION COMMENTS:**

None

**COMMENTS FROM THE AUDIENCE:**

Questioned if the \$50,000 threshold that was discussed under frontage code requirement applies to residential? Answer was yes.

**ADJOURNMENT:**

Kuffler made a motion to adjourn the meeting at 8:00 p.m. Hull seconded the motion, and the motion carried unanimously. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Cathy Burbank, Community Department Secretary



**STAFF REPORT**

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**TO: Planning Commission**

**FROM: Chris Pasinetti, AICP, Community Development Director**

**DATE: For the April 25, 2017 Meeting**

**SUBJECT: Public Zone Text Amendment and Single Family Residential Design Standards – 2017 Work Plan**

**I. NEW BUSINESS**

**A. Zoning Code Amendment to allow Farmer's Markets in the *Public (P)* zone.**

Staff is proposing to amend Table 18.05.070 to allow “Farm stand, retails sales of produce and crops” or a Farmers’ Market as a permitted use on *Public* zoned property within the City of Enumclaw. This amendment was suggested by the Community Services and Development Committee to allow a “Farmer’s Market” or the retail sales of produce and crops on property owned by the City for such an event.

KEY	COMMERCIAL/INDUSTRIAL ZONES								
	General Office	General Office-Hospital	Neighborhood Business	Highway Community Business	Central Business 1	Central Business 2	Light Industrial	Public Use	Hospital
P – Permitted Use									
C – Conditional Use									
S – Special Use									
<b>SPECIFIC LAND USE</b>	GO	GO-H	NB	HCB	CB-1	CB-2	LI	P	H

Farm stand, retail sales of produce and crops			P	P				<u>P</u>	
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**REVIEW FINDINGS:**

The review criteria for legislative amendments (comprehensive plan and zoning ordinance amendments) are outlined in EMC chapter 15.32. The amendment criteria listed below are the basis for the findings for approval.

**15.32.038 Review standards for comprehensive plan amendments.**

A. The administrator and planning commission may recommend and the council may approve the proposed amendment to the comprehensive plan only if the following general criteria are met:

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

*Staff response: The amendment will not result in development that will adversely affect the public health, safety and general welfare. The inclusion of a Farmer's Market for the retail sales of produce and crops will increase access to local and regional food supplies which will be a benefit to the health, safety and general welfare of the citizens.*

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

*Staff response: The amendment would allow a farm stand or farmer's market to be utilized on city property and other properties zoned "Public." The public interest in allowing these uses as part of a city project on city property was not discussed at the time the Comprehensive Plan was adopted. The plan does include policies regarding food incubators as well as surveys that indicate citizen support for a permanent ongoing Farmer's Market.*

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

*Staff response: The amendment is consistent with other goals and policies within the comprehensive plan relating to the agricultural industry and access to healthy foods as well as maintaining concurrency with the various elements of the comprehensive plan. The Economic Development Element, Policy 1.1 "Buy Local Campaign" directs the City to develop and implement a Buy Local Campaign. The City will provide initial support, but ultimately this effort will be a community organized effort. This amendment will further the goals for buying goods locally which would include fresh produce among other things that are typically sold at Farmers' Markets.*

B. The administrator, planning commission and council shall use the following detailed criteria in evaluating the merit of a proposal:

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

*Staff response: The amendment would address an existing, significant need for a possible farmer's market to be hosted within the city as evidenced by public opinion surveys supporting*

*the establishment of a Farmer's Market. This amendment would allow a market to locate near downtown and other areas in town where property is currently zoned "Public."*

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

*Staff response: The proposed amendment would be in the public's best interest by allowing farmer's markets in more zones which would give greater access to healthy food grown locally as well as other items that are typically sold at farmer's market events.*

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

*Staff response: The Public zoned property where a Farmers' Market would likely be located is downtown, directly next to CB zoned property which already allows these types of uses.*

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

*Staff response: The proposed amendment would be compatible with all of the elements of the comprehensive plan and zoning code. The comprehensive plan encourages cultural activities and events planned and staged by an active community. Economic development goals include encouraging industries "reflective of our community agricultural heritage... emphasizing local products and farm fresh food."*

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

*Staff response: The proposed use-type would be implemented consistent with related ordinance, regulations and development standards. Any permanent use or business would be required to comply with all ordinances, regulations and development standards.*

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

*Staff response: The proposed change should not adversely impact the health, safety and general welfare of the public; the city design; development interested; neighborhoods; environmentally sensitive areas; or historic areas. Farmer's markets are typically set up on a temporary basis. The amendment will increase access to locally grown foods. The proposed farmers market(s) should not compete with development interests, city design or adversely affect neighborhoods. Environmentally sensitive areas are currently protected by the city's critical areas ordinance. The proposed change should have not affect historic areas within the city.*

**CONCLUSION:**

Based on the review above, the amendment would be a benefit to the community and would help improve the health and general welfare of the city by allowing farm stands or Famers' Markets on properties zoned "Public", thereby increasing access to locally grown produce.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission review the proposed zoning text amendment and advise staff what level of design review control would be appropriate for new development as well as residential remodels and additions. A recommendation will be requested at a later date following a public hearing with the Planning Commission.

## **B. Single Family Residential Design Standards**

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

The Planning Commission work plan includes developing Single Family Residential Design Standards for new homes within the City of Enumclaw. Comprehensive Plan policies 7.1 and 7.2 state:

*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.*

All of the homes constructed within the Suntop and Elk Meadows developments have been subject to design standards implemented through the Planned Unit Development (PUD) approvals for those projects. The city currently does not require design standards for homes that are not developed within the PUD zone.

Development standards and design guidelines for planned unit developments typically include minimum lot sizes, setbacks, building heights and other requirements that are normally within a zoning code and are currently listed within our development regulations. PUD standards typically go further with regard to architectural design, colors and materials, landscaping, lighting, and other design elements.

Staff is requesting the Planning Commission give some guidance on what level of design standards would be appropriate for single family residential development. Staff has outlined items above that have been required in previous subdivisions, but there are other items as well not included in the list.

**Applicability:** The Planning Commission should consider if and when the standards would apply to remodels and additions.

#### **Additional Information:**

Below is information from the MRSC regarding Design Review:

#### **Introduction**

Design review is the local government practice of examining public and private projects for their aesthetic, architectural, or urban design quality and compatibility with nearby development. Design review focuses on the appearance of new construction, site planning, and such concerns as landscaping, signage, and other aesthetic issues. Design review typically involves reviewing development projects for their consistency with a community's adopted standards or criteria addressing community character and aesthetic quality.

Design review is common for commercial and multifamily development, downtown development, development in historic districts, and for projects within certain transportation corridors. In many communities, design review is conducted by an appointed design review board of volunteers that include architects, landscape architects, urban designers, and other design professionals as well as general citizen representatives. Some communities have administrative design review that is handled by city staff, typically planning or urban design staff.

## ***Why Design Review?***

There are many reasons why communities enact design review programs. In some older established communities, the interest is in ensuring the compatibility of new development with existing character. Design review can help to enhance desirable pedestrian characteristics and the aesthetic quality of the streetscape. Another reason for design review is to avoid monotony in new construction. Design review is sometimes used to create an identity or a special physical character in an area of new development.

## ***Legality of Design Review and Selected Court Decisions***

Until 1993, there were no Washington appellate cases ruling on the validity of design review ordinances. That year, the Washington State Court of Appeals decided in [\*Anderson v. Issaquah\*](#), 70 Wn. App. 64, 82 (1993) that Issaquah's design review regulations were invalid due to vagueness. However, the issue of how far a city may go in regulating design is far from settled, and it is important for communities to develop meaningful design standards. In light of the Issaquah case, MRSC strongly advises cities, towns, and counties to review their proposed design review programs and criteria with their attorney's office.

The following are selected court decisions addressing design review:

- [\*Anderson v. Issaquah\*](#), 70 Wn. App. 64, 82 (1993) The court ruled that Issaquah's design review regulations were invalid due to vagueness. It found the guidelines deficient because they did not give meaningful guidance to the applicant or the design review board. The court affirmed the legitimacy of design review by stating that aesthetic standards are an appropriate component of land use governance.
- [\*Swoboda v. Town of La Conner\*](#), 97 Wn. App. 613 (1999) In a challenge to the constitutionality of the town's historic preservation ordinance, the court determined that the ordinance contained ascertainable standards to protect against arbitrary and discretionary enforcement and defined prohibited or required conduct with sufficient definiteness, and therefore was not unconstitutional as applied. The town's preservation ordinance involves design review within the historic district.

# Status Report

MARCH 2017

**FYI**

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
<b>ACTIVE</b>							
COD2017-0008	NUISANCE	M. JOANN SCHAFER	2240 ALPINE PL, ENUMCLAW	03/03/2017			
COD2017-0009	OTHER	WAYNE E CHRISTIANSON	2700 INITIAL PL, ENUMCLAW	03/20/2017			
						<b>Total:</b>	<b>2</b>
<b>APPLIED</b>							
BLD2017-0056	RESI-BUIL-NEW	LARRY W+BONNIE JENSEN	3521 DIVISION ST, ENUMCLAW	03/01/2017		08/28/2017	
BLD2017-0060	COMM-BUIL-NEW	ASSOCIATED PETROLEUM PROD IN	44720 244TH AVE SE, ENUMCLAW	03/02/2017		08/29/2017	
BLD2017-0062	COMM-BUIL-ADDI	C/O ENUMCLAW SCHOOL DISTRICT	226 SEMANSKI ST S, ENUMCLAW	03/08/2017		09/20/2017	
BLD2017-0077	RESI-BUIL-ADDI	AMERICAN HOME CENTER - MICHA	1327 SPRUCE DR, ENUMCLAW	03/15/2017		09/11/2017	
BLD2017-0078	RESI-BUIL-ADDI	AMERICAN HOME CENTER - MICHA	836 PINE DR, ENUMCLAW	03/15/2017		09/11/2017	
BLD2017-0080	COMM-BUIL-ADDI	AIC - ROBBY ROBINSON	1040 STEVENSON AVE #N, ENUMCL	03/20/2017		09/16/2017	
BLD2017-0087	COMM-BUIL-ALTE	CITY OF ENUMCLAW - BRANDEN HI	45224 284TH AVE SE, ENUMCLAW	03/23/2017		09/19/2017	
BLD2017-0092	COMM-RE-R-REPA	BATES ROOFING - THOMAS BATE	2649 WARNER AVE W, ENUMCLAW	03/31/2017		09/27/2017	
FIR2017-0001	COMMERCIAL FIRE	SCHOOL DIST 216 ENUMCLAW	226 SEMANSKI ST S, ENUMCLAW	03/17/2017		09/13/2017	
LUA2017-0010	ACCESSORY DWELLING UNIT	JOHN W CASEY	42618 268TH AVE SE, ENUMCLAW	03/23/2017			
PRE2017-0004	RESIDENTIAL PRE APPLICATION	GEORGE M+GAIL FORD	3155 GARFIELD ST	03/21/2017			
PRE2017-0005	RESIDENTIAL PRE APPLICATION	JEFF+CATHERINE HARTJOY	2951 MCHUGH AVE, ENUMCLAW	03/22/2017			
PWD2017-0010	RIGHT-OF-WAY CONSTRUCTION P	COMCAST OF WASHINGTON IV INC	722 GRIFFIN AVE, ENUMCLAW	03/22/2017		09/18/2017	
SGN2017-0002	COMMERCIAL SIGN	22 INVESTMENTS LLC	348 ROOSEVELT AVE, ENUMCLAW	03/29/2017		09/25/2017	
						<b>Total:</b>	<b>14</b>
<b>CLOSED</b>							
COD2017-0010	PROPERTY MAINTENANCE	REALTY GROUP LLC CALEY	1924 COLE ST, ENUMCLAW	03/22/2017			03/22/2017
PRE2017-0003	COMMERCIAL PRE APPLICATION	PARKER-HANNIFIN CORP - BRUCE	225 BATTERSBY AVE, ENUMCLAW	03/07/2017			03/27/2017
						<b>Total:</b>	<b>2</b>
<b>DENIED</b>							

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
LUA2017-0009	TREE REMOVAL PERMIT	ROBERT+JULIE WEBB	1183 LORAIN ST, ENUMCLAW	03/22/2017	03/22/2017	09/18/2017	03/22/2017

**Total:** 1

### FINAL

BLD2017-0055	RESI-PLUM-REPA	NORTHWEST PERMIT INC - DYANN	3457 WYNALDA DR, ENUMCLAW	03/01/2017	03/01/2017	08/29/2017	03/02/2017
BLD2017-0066	RESI-MECH-REPA	BRENNAN HEATING & A/C LLC - DAI	3047 COLE ST, ENUMCLAW	03/10/2017	03/13/2017	09/19/2017	03/23/2017
BLD2017-0067	RESI-PLUM-REPA	MIKE DOCHOW	2107 GRIFFIN AVE, ENUMCLAW	03/10/2017	03/10/2017	09/12/2017	03/16/2017
BLD2017-0076	COMM-PLUM-REPA	NEW YORK CATERING - ED COPPIN	1324 ROOSEVELT AVE E, ENUMCLA	03/15/2017	03/15/2017	09/13/2017	03/17/2017
BLD2017-0084	RESI-MECH-REPA	ABLE AIR LLC - RUSSELL TRUSSEL	407 WARWICK ST, ENUMCLAW	03/22/2017	03/22/2017	09/26/2017	03/30/2017
PWD2017-0009	RIGHT-OF-WAY CONSTRUCTION P	MIKE DOCHOW	2107 GRIFFIN AVE, ENUMCLAW	03/10/2017	03/10/2017	09/06/2017	03/16/2017

**Total:** 6

### ISSUED

BLD2017-0058	RESI-RE-R-REPA	BRUCE'S ROOFING LLC - BRUCE SF	3024 DIVISION ST, ENUMCLAW	03/01/2017	03/01/2017	08/28/2017	
BLD2017-0059	RESI-RE-R-REPA	YIRE'S GENERAL CONSTRUCTION	1310 LINCOLN AVE, ENUMCLAW	03/02/2017	03/02/2017	08/29/2017	
BLD2017-0061	RESI-PLUM-REPA	FAST WATER HEATER COMPANY	2324 MCHUGH AVE, ENUMCLAW	03/06/2017	03/06/2017	09/02/2017	
BLD2017-0063	RESI-RE-R-REPA	EMERALD CITY ROOFING LLC - MA	1506 DAVIS AVE, ENUMCLAW	03/08/2017	03/08/2017	09/04/2017	
BLD2017-0064	RESI-PLUM-REPA	GEORGE ROACH	560 STATE ROUTE 410, ENUMCLAW	03/08/2017	03/09/2017	09/05/2017	
BLD2017-0065	COMM-DEMO-REPA	TIMOTHY OSBORNE	747 WATSON ST N, ENUMCLAW	03/09/2017	03/09/2017	09/05/2017	
BLD2017-0070	RESI-MECH-REPA	TREATS HEATING & COOLING	1867 HARDING ST, ENUMCLAW	03/13/2017	03/13/2017	09/09/2017	
BLD2017-0071	RESI-MECH-REPA	BRENNAN HEATING - DARRIN ERD	3418 PHILLIPS AVE, ENUMCLAW	03/13/2017	03/13/2017	09/09/2017	
BLD2017-0072	RESI-PLUM-REPA	FAST WATER HEATER COMPANY	1101 BERILLA DR, ENUMCLAW	03/13/2017	03/13/2017	09/09/2017	
BLD2017-0079	RESI-RE-R-REPA	BRUCE ROOFING - HINTZ LISIA	42514 264TH AVE SE, ENUMCLAW	03/20/2017	03/20/2017	09/16/2017	
BLD2017-0081	RESI-MECH-REPA	AUBURN SHEET METAL DBA TREAT	2951 SUN MOUNTAIN DR, ENUMCLA	03/20/2017	03/20/2017	09/16/2017	
BLD2017-0082	RESI-MECH-REPA	ADVANCED FILTER AND MECHANIC	1251 ALPINE PL, ENUMCLAW	03/22/2017	03/27/2017	09/23/2017	
BLD2017-0083	RESI-RE-R-REPA	BRUCE'S ROOFING LLC - BRUCE SF	820 NATALIE PL, ENUMCLAW	03/22/2017	03/22/2017	09/18/2017	
BLD2017-0085	RESI-RE-R-REPA	SCOTT A+ REGINA M MANSFIELD	2901 EDITH AVE, ENUMCLAW	03/23/2017	03/23/2017	09/24/2017	
BLD2017-0088	COMM-BUIL-ALTE	ENUMCLAW SCHOOL DIST 216 - LIZ	226 SEMANSKI ST S, ENUMCLAW	03/24/2017	03/27/2017	09/23/2017	
BLD2017-0089	RESI-RE-R-REPA	KENNETH R BRUCE	540 BLANCHAT CT, ENUMCLAW	03/27/2017	03/27/2017	09/23/2017	
BLD2017-0090	RESI-MECH-REPA	AUBURN SHEET METAL DBA TREAT	2850 OLIE ANN PL, ENUMCLAW	03/28/2017	03/28/2017	09/24/2017	
BLD2017-0091	RESI-RE-R-REPA	BRUCE'S ROOFING LLC - BRUCE SF	421 WARNER AVE W, ENUMCLAW	03/31/2017	03/31/2017	09/27/2017	

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED	
GRD2017-0001	COMMERCIAL GRADING	ENUMCLAW SCHOOL DIST 216 - MII	226 SEMANSKI ST S, ENUMCLAW	03/24/2017	03/27/2017	09/23/2017		
PWD2017-0008	RIGHT-OF-WAY CONSTRUCTION P	ROGER L+SANDRA J NELSON	2860 ROOSEVELT AVE, ENUMCLAW	03/08/2017	03/09/2017	09/05/2017		
							<b>Total:</b>	<b>20</b>
<b>READY TO ISSUE</b>								
BLD2017-0068	COMM-BUIL-ALTE	ZENCZAK & PARTNERS ARCHITECT	501 ROOSEVELT AVE, ENUMCLAW	03/10/2017		09/06/2017		
BLD2017-0073	RESI-BUIL-NEW	PERSONS CONSTRUCTION SERVIC	436 BONDGARD AVE E, ENUMCLAW	03/14/2017		09/10/2017		
BLD2017-0074	RESI-BUIL-NEW	PERSONS CONSTRUCTION SERVIC	362 BONDGARD AVE E, ENUMCLAW	03/14/2017		09/10/2017		
BLD2017-0075	RESI-BUIL-NEW	PERSONS CONSTRUCTION SERVIC	428 BONDGARD AVE E, ENUMCLAW	03/14/2017		09/10/2017		
BLD2017-0086	COMM-RE-R-REPA	CITY OF ENUMCLAW - BRANDEN HI	45224 284TH AVE SE, ENUMCLAW	03/23/2017		09/19/2017		
PWD2017-0011	RIGHT-OF-WAY CONSTRUCTION P	TROY+BELINDA KELLY	1708 FRANKLIN ST, ENUMCLAW	03/23/2017		09/19/2017		
							<b>Total:</b>	<b>6</b>
<b>VOID</b>								
PWD2017-0012	SIDE SEWER	JOHN A+KOLLEN PATRIC KOLLEN	3003 DIVISION ST, ENUMCLAW	03/23/2017	03/27/2017	09/23/2017		
							<b>Total:</b>	<b>1</b>
							<b>Grand Total:</b>	<b>52</b>