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AGENDA ONLY  
City Clerk – Maureen Burwell  
Rich Jensen  
Greg Newhall  
Comcast  
Enumclaw School District  
CSD (Lauk, Molinaro, Wright)

Distribution List:  
FULL PACKETS  
7 - Board Members  
Mayor Reynolds  
City Administrator – Chris Searcy  
Planning Staff  
Secretary of Board

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

June 22, 2017

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

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES – April 27, 2017
- III. COMMENTS FROM THE AUDIENCE
- IV. PUBLIC HEARING
  - A. NONE
- V. NEW BUSINESS
  - A. NONE
- VI. OLD BUSINESS
  - A. SINGLE FAMILY DESIGN STANDARDS
- VII. COMMUNICATIONS
- VIII. FYI MATERIALS - MINUTES ON CITY'S WEBSITE AND PERMIT STATUS FOR THE MONTH OF APRIL and MAY
- IX. STAFF COMMENTS
- X. COMMISSION COMMENTS
- XI. COMMENTS FROM THE AUDIENCE
- XII. ADJOURNMENT

\*\* Next Regular Scheduled Planning Commission Meeting: **July 27, 2017**

April 27, 2017

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**CALL TO ORDER:** The Planning Commission met in a regular session on April 27, 2017 in the Council Chambers.

Chairperson Hancock called the meeting to order at 7:00 p.m.

**ATTENDANCE:**

Planning Commission Members present: David Hancock, Lori McDonald, and Barbara Hull and Fred Sears. Members Absent: Mike Kuffler 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 February 23, 2017 meeting. Sears seconded the motion, and the motion carried unanimously.

**COMMENTS FROM AUDIENCE:**

None

**PUBLIC HEARING:**

There was none.

**NEW BUSINESS**

**A. PUBLIC ZONE AMENDMENT** – Discussed Farmers Markets in Public Zone. Staff is recommending Planning Commission review this. Process would include public hearing, Planning Commission’s review and recommendation to City Council with findings of fact.

Asked if there would be costs associated, or if there were any fees changing. Discussed farm stands being temporary, and why not consider conditional use instead of permitted. Conditional use implies the use would impact the neighbors differently from a permitted uses. Discussed providing clear restrictions around when the farmer market events can be held. Discussed temporary farmer’s market permitted through event process. Discussed seasonal and maybe only weekends versus temporary use.

**B. SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS** - With the Comprehensive Plan adoption there were goals and policies protecting and strengthening the vitality and character of the neighborhoods; as well as more directive policies such as creating and adopting design standards for new single family development that will ensure that new development fits the character of existing neighborhoods with scale, density and design. City council has requested Planning Commission consider and look at adopting Single Family residential design standards.

Staff is looking for:

- What the Planning Commission thinks of idea?
- What kind of elements should be included into the ordinance to take to City Council.
- Implementation of the process.

April 27, 2017

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Single Family Residential Design Standards - continued

Discussed that it needs to be specific, and wants it to be flexible. Talked about words to stay away from such as harmonious. Historic district would be an obvious area to start. Create guidelines. Pros versus cons with regards to design standards. Permit process is quicker without design standards. Discussion regarding design standards affecting affordable housing. Discussed how including landscape design might work.

Commissioners requested staff to look into how many other communities use design standards? Bring some examples from another community.

Discussed legal issues that could come from standards. Wondered if there was a specific reason City Council wants design standards looked at. Manufactures homes were discussed. Mobile homes were discussed.

Staff will look at design standards from a couple other cities, and what cities have them in our area.

**OLD BUSINESS:**

Questioned outcome from City Council on Impact fees. Replied in staff comments.

**COMMUNICATIONS:**

Minutes on City's website

Permit status for the month of March

Vision 2040 – Regional plan (handed out at meeting)

**STAFF COMMENTS:**

- City Council adopted Ordinance to amend the municipal code to approve impact fees that include school and fire in April. So there are now impact fees for parks, transportation, fire and school for new development.
- David Halverson has been appointed to the Planning Commission.

**COMMISSION COMMENTS:**

Asked about lots that are already developed and why there is no building? Staff heard that owner can't find builders at this time.

**COMMENTS FROM THE AUDIENCE:**

No audience

**ADJOURNMENT:**

McDonald made a motion to adjourn the meeting at 7:47 p.m. Hull seconded the motion, and the motion carried unanimously. The meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Cathy Burbank, Community Department Secretary



## STAFF REPORT

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### DEPARTMENT OF COMMUNITY DEVELOPMENT

**TO:** Planning Commission

**FROM:** Dan Catron, AICP, Associate Planner  
Chris Pasinetti, AICP, Community Development Director

**DATE:** For the June 22, 2017, meeting

**SUBJECT:** Single Family Residential Design Standards

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#### Introduction:

The City of Enumclaw Municipal Code currently includes design standards for commercial, industrial, and multi-family residential development. The question has been raised as to whether the community would benefit from design guidelines for single-family residential development, and how any such guidelines might be implemented.

Comprehensive Plan policies 7.1 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.*

The Planning Commission work plan includes developing Single Family Residential Design Standards for new homes within the City of Enumclaw. Subdivisions within the Planned Unit Development (PUD) zone have required design standards and development regulations currently. A further question is how far the City wishes to go in regulating design of additions and modifications to existing single-family homes.

The proposed regulations, as drafted, would apply to new residences and residential additions greater than 250 sq. ft. located outside of PUDs. Projects that do not add floor area to a residence (such as re-roofs, new windows, new siding, etc.) or add less than 250 sq. ft. would typically be exempt from the design review process.

#### Impacts of a Design Review Program:

Design Review can be seen as an unnecessary burden on homeowners, and should be implemented with restraint. The Vision for Enumclaw included in the City's comprehensive plan begins with:

*"We envision a community with a rural small town atmosphere, a place where citizens of different backgrounds and beliefs respect each other's dignity, privacy, and freedoms."*

Residential design review can be seen as a curtailment of personal freedom to the extent that it limits personal expression through architectural design. There are not many jurisdictions in Washington State that require design review for single-family residential development. Those communities that do require residential design review typically have special community characteristics (such as specific architectural themes, or unique community character) that they are trying to protect and/or enhance. Staff recommends that any residential design review program and design review guidelines that limit design options should be the minimum necessary to protect the public health, safety and welfare. This principle should be implemented through both the applicability and implementation of the program, as well as through specific design guidelines themselves. Special care should be taken to articulate and explain the specific architectural characteristics of the City's residential neighborhoods that the city wants to protect and cultivate.

#### PROS:

The benefits of such a program include the potential for improved building designs and more consistent architectural character within neighborhoods over time. Homes that are constructed with elevated design standards will likely have higher values and will sell for higher values; which will generate more Real Estate Excise Taxes which help fund projects within the city's capital facilities plan (government buildings, parks, etc). Variation in housing design can be considered a benefit in neighborhoods and having a minimum set of design guidelines can be seen as preserving the neighborhood character.

#### CONS:

A design review program inevitably increases project cost, and additional demands on applicants to read and apply design guidelines to their projects. Additional staff effort will be required including documenting design review compliance, communicating with applicants regarding design review requirements, and presenting projects to the design review board when/if necessary. Additional design requirements that increase costs can make affordable housing goals and targets more difficult to meet. Design standards will also increase permit review time. The City's determination on where and how to establish the balance between potentially improved architectural design and increased fees and time for development permit processing is an important decision for the City that may have impacts on homeowners and builders into the future.

The question for the Commission is whether a residential design review program is appropriate for the City of Enumclaw. Staff has looked at the design review programs from several different jurisdictions as templates for a possible program in Enumclaw. Staff believes that the most efficient programs incorporate design review into a comprehensive "Development Review" process, which includes review for compliance with basic development standards as well as any applicable design review guidelines, and is usually carried out at an administrative (staff) level during permit review. Review is accomplished through a simple consolidated administrative process to verify compliance with straightforward development standards as well as applicable design guidelines. This form of design review has the advantage of being folded into review that is already taking place.

### Draft Ordinance:

If the Commission concludes that it is appropriate to establish a residential design review program in Enumclaw, staff recommends that it include the following elements:

- Be applicable to a specific set of project applications that have the potential to impact the aesthetic quality of the surrounding residential neighborhood;
- Suggest design solutions that are readily achievable and do not add substantially to the cost of a project;
- Provide specific policies and principles that require minimal interpretation; and
- Do not get into a level of detail that will be difficult and time-consuming for staff to enforce or for the applicant to understand. Chasing inconsequential details is a drain on staff resources and erodes the credibility of the program, puts the city at risk for legal challenge, and can be frustrating for applicants.

Staff is providing a draft ordinance for the Commission's consideration (Exhibit A). The draft ordinance attempts to articulate design goals and objectives, as well as provide specific design parameters to address commonly encountered situations.

Other highlights of the proposed code amendment include:

- Locating the proposed regulations in EMC Chapter 19.12, together with existing regulations regarding design review for commercial and other non-residential projects;
- Providing for exemptions from the residential design review process including additions less than 250 sq. ft. in area;
- Allow administrative approval of projects with an option to refer any project to the Design Review Board for review. No public comment or noticed hearing is required. The intent is that residential design review would be accomplished administratively in conjunction with Community Development Department review of building permit applications;
- Provide statements regarding Design Goals and Objectives;
- Provide substantive design guidelines;
- Provide design standards for walls and fences (chain link fencing is proposed to be prohibited in front yards);

### Recommendation:

Staff recommends that the June 22nd meeting be treated as a study session for the Commission to discuss the merits of a design review program and review the proposed draft ordinance. In response to Planning Commission comments, staff will finalize the draft ordinance, perform environmental review under SEPA, transmit the draft ordinance to the Department of Commerce for distribution to State agencies, schedule a public hearing before the Commission and provide notice of the public hearing.

### Attachments:

- A. Draft Ordinance

## Chapter 19.12 DESIGN REGULATIONS

### Sections:

- [19.12.010](#) Purpose.
- [19.12.020](#) Exemptions.
- [19.12.030](#) ~~Single Family Residential Design Standards~~Relationship of building to site.
- [19.12.031](#) ~~Design Goals~~
- [19.12.033](#) ~~Design Objectives~~
- [19.12.035](#) ~~Applicability~~
- [19.35.037](#) ~~Site Design Guidelines~~
- [19.12.039](#) ~~Architectural Design Guidelines- Single Family Residential~~
- [19.12.040](#) ~~Non-Residential Design Standards~~
- [19.12.041](#) ~~Relationship of Building to Site~~
- [19.12.0430](#) Relationship of building and site to adjoining area.
- [19.12.0450](#) Landscape and site treatment.
- [19.12.04760](#) ~~Building design standards-Architectural Design Guidelines- Non-Residential~~
- [19.12.04965](#) Pedestrian orientation.
- [19.12.070](#) ~~Repealed.~~
- [19.12.0780](#) Miscellaneous structures and street furniture.

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### 19.12.010 Purpose.

See EMC ~~2.29.010~~. (Ord. 1960 § 3, 1998).

The purpose of the design review process shall be to:

A. Further the comprehensive plan;

B. Promote the public health, safety, and general welfare;

C. Protect and enhance property values, minimize discordant and unsightly surroundings, and avoid inappropriate or poor design;

D. Protect and enhance the city's unique and valuable social, cultural, economic, environmental, aesthetic, and natural values;

E. Promote construction and maintenance practices that improve the quality of the visual environment; and

F. Recognize environmental and aesthetic design values as an integral part of the planning process.

#### 19.12.020 Exemptions.

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

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

B. Single-family residences and accessory uses constructed in accordance with an approved Planned Unit Development (PUD); both new construction and modifications or additions;

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

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

E. Ground level additions or remodels to single-family residential units where the project adds less than 250 sq. ft. and complies with all other development standards of the municipal code;

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

1. Constitutes less than 10 percent of the existing horizontal square footage of the use or structure, and
2. Constitutes less than 10 percent of the existing building's exterior facade, and
3. Is estimated to cost under \$5,000;

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

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

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

JL. Mixed use developments. Both new construction and modifications/additions of mixed use developments are subject to Chapter [19.38](#) EMC. (Ord. 2416 § 1 (Exh. A), 2009; Ord. 1960 § 3, 1998).

K. "Designated manufactured homes" (as defined in RCW 35.63.160) in approved mobile home parks.

#### EMC 19.12.025 Implementation.

The provisions of this section shall be implemented administratively as a Type I permit process (EMC Chapter 15.18) in conjunction with building permit review by the Community Development Department. A fee may be assessed for this review. Relevant provisions of EMC Title 15 shall apply. A building permit shall not be issued until the Community Development Director has found that the project complies with this chapter. The Community Development Director may, at his/her sole discretion, refer any proposal to the Design Review Board (DRB). No additional fees may be assessed for this referral.

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(Use of shall vs. should) The design guidelines are intended to be administered with flexibility to achieve the goals and objectives of this section. The use of the term "shall" is intended to be mandatory, and the use of the term "should" is intended to be advisory, provided that, the administrator and/or design review board may waive or modify mandatory requirements of this section where they are not appropriate, and may deny project approval where the applicant does not comply with an advisory provision where that provision is found to be important to meet the goals and objectives of this section.

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(Denials by DRB) The Development Administrator or the Design Review Board (DRB) may deny the issuance of a building permit for projects that do not comply with these guidelines. Any decision by the administrator or DRB to deny a project based on these guidelines may be appealed to the City's hearing examiner. Appeals to the hearing examiner shall be processed pursuant to EMC 15.06.070.

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(Appeals- [Need to adjust EMC 15.18.050?](#))

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#### EMC 19.12.030 SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES

##### EMC 19.12.031 Design Goals.

Single-family residential development dominates the urban form of Enumclaw. The design and configuration of lots and uses reflect various planning styles used at the time of development, such as the early town grid lots, later larger lot subdivisions, and even more recent planned unit developments with increased density. This diversity of housing types designed in different periods is characteristic of this community. Despite its eclectic development history, the City does have a distinct character - an emphasis on moderate density single-family residential development with high quality infrastructure (i.e. concrete streets) and traditional American vernacular architecture reflecting modest small town values, large front yards, relatively few trees, and a preponderance of one-story structures provide a feeling of openness. The open quality and restraint of vertical elements in the landscape allow for abundant open sky and views of Mount Rainier throughout the city. This quality is reflective of the open quality of the agricultural lands surrounding the town.

The goal of these guidelines is to help effectuate the vision for Enumclaw contained in the City's comprehensive plan. The comprehensive plan envisions a community with a "rural small town

atmosphere". The comprehensive plan notes that "Independence, personal freedoms, community, small town atmosphere, historic character and our rural quality of life are highly prized by Enumclaw residents." These guidelines are intended to be deliberately flexible, to accommodate the personal needs and choices of property owners, but also to identify and cultivate the characteristics of the built environment that make Enumclaw unique and desirable.

The guidelines apply to smaller infill projects as well as larger subdivision projects, and encourage the highest level of design quality while allowing maximum flexibility in the design of single-family residential development that will:

- A. Create desirable neighborhoods and residential areas as well as safe and attractive streets by encouraging high-quality architecture, landscape and design; and
- B. Emphasize design compatibility within existing neighborhoods, both in site planning and architectural design.

#### EMC 19.12.033 Design Objectives.

The design of single-family residential development projects in the city should:

- A. Avoid haphazard and poor quality construction that does not reflect thoughtful design or which has negative impacts on the image and/or function of the neighborhood. Building materials and construction techniques should reflect quality design and a feeling of permanence.
- B. Respect the scale, proportion and character of the surrounding area;
- C. Ensure that residential building additions blend with the architectural fabric of the neighborhood, maintaining existing architectural patterns;
- D. Establish attractive, inviting, imaginative and functional site design;
- E. Create visual interest and variety;
- F. Maintain a sense of harmony and proportion along street frontages and other portions of the project exposed to public view;
- G. Preserve and incorporate natural amenities unique to the site such as specific views and vistas, topography, and mature trees; and
- H. Preserve and incorporate historically, culturally, or architecturally significant buildings into the project development proposal.

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#### EMC 19.12.035 Applicability

The provisions of this section shall apply to new single-family residences not included within a Planned Unit Development (PUD), second story residential additions, and single-story residential additions greater than 250 sq. ft. These guidelines shall be implemented through the design review process outlined in EMC Chapter 19.12 . These provisions shall also apply where an unenclosed covered area or garage greater than 250 sq. ft. is proposed to be enclosed or converted to conditioned space (e.g. carport and garage conversions). All new construction is also subject to the development standards contained in the zoning ordinance regarding setbacks, lot coverage, building height, etc.

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EMC 19.12.037 Site Design Guidelines.

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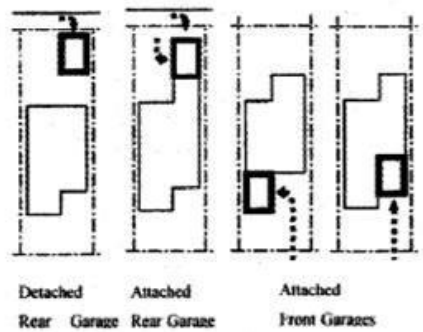
A. Building Siting and Compatibility. New homes and additions should be built in scale with the existing neighborhood. Therefore, in addition to the minimum code requirements for yards, height, lot coverage and floor area, the predominant setback, yards, size and height of the existing homes in the neighborhood should be considered in determining the overall size and siting, and orientation of the house or new construction.

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1. The arrangement of structures, circulation and open spaces should recognize the particular characteristics of the site.
2. Project design should relate to the surrounding built environment in pattern, function, scale, massing, character and materials.
3. Infill structures and new projects should follow architectural and development patterns which have been set by the surrounding development.
4. Structures that are distinctive due to their age, cultural significance or unique architectural style should be preserved and incorporated in the project proposal.

B. Garages. The garage and driveway location is the most significant factor in determining the overall site layout for small- to medium-size lots. The configuration that best reflects the existing neighborhood pattern should be selected.

1. Detached Garage. The garage is a separate structure from the house, usually located at the rear of the property, with alley or street access. Alley access is required where available.
2. Attached Garage—Rear. Garage is attached to the rear of the house, with side or rear access from the street or alley. Alley access is required where available.
3. Attached Garage—Side or Front. Garage is attached to the side or front of the house, with street access. Angled or side-entry garages should be used to break up the monotony of garage doors facing the street.



d. Interior Lots:

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- i. If the garage is attached to the front of the house, the garage door may be parallel to the front property line, but side-entry/ swing garages are preferred where feasible..
- ii. If the garage door faces the street, it should be set back at least two feet from the front wall of the house.
- iii. A front-facing garage should not constitute greater than sixty percent of the front façade, unless that is the pattern established by the existing development.

e. Corner Lots:

- i. If the garage is attached to the front of the house, the garage door should be perpendicular to the front of the house.
- ii. If the garage is attached to the side of the house with the garage door parallel to the front wall of the house, the garage door should be set back at least two feet from the front wall of the house.
- iii. A front-facing garage should not constitute greater than sixty percent of the front façade, unless that is the pattern established by the existing development.

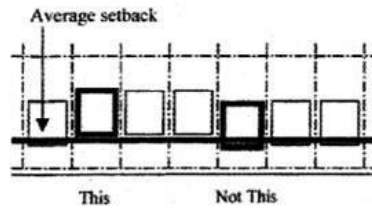
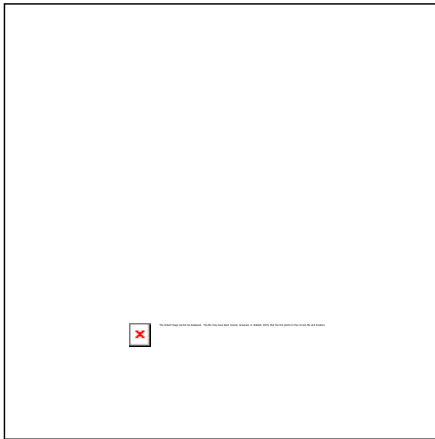
- f. Where the garage door is perpendicular to the street (i.e. a "swing" garage) the garage should incorporate a window on the street front facade so that it appears to be a habitable portion of the house. The window size and design should be consistent with the windows on the habitable portions of the house.

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C. Front Setbacks.

The structure should be set back from the front property line either the distance required by the zoning code or the average of existing setbacks on the street, whichever is greater.



D. Walls and Fences.

1. Fences and walls should be built with attractive, durable materials, including, but not limited to, redwood or cedar, wrought iron, textured concrete block, or formed concrete with reveals.
2. Chainlink fencing, corrugated metal fencing and or fiberglass fencing and "tennis windscreens" are not permitted within the front yard or street side, side yard areas.
3. Fences or walls may not exceed a height of six feet within required yard areas and shall not exceed forty-eight inches (4 feet) within the required front yard (including street side, side yard areas) except as provided in this Title.

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4. At the street, avoid long expanses of uninterrupted fences and walls, including those fences between the side of the house and the interior property line, which are visible from the street. Use an opening, planter box, landscaping, material change, pilasters or posts, or a 3-foot stagger at least every thirty feet. When adjacent to the front corner of the house, set back fence or wall at least one foot behind house so that the wall or fence is not in line with front plane of house.
5. Provide an opening to fences and walls to connect walkways to the street—for pedestrians. These pedestrian "gateways" should be announced by pilasters, decorative gate, special landscaping, or other special features.
6. A protective coating should be applied to all wood and iron fences.
7. Fences should be constructed to industry standards.

E. Drainage.

Using various control techniques to limit off-site drainage helps to create a healthier watershed. There are many ways to capture water on-site and divert water underground. Residential development should integrate water runoff best management practices into the site design. For more information on National Pollution Discharge Elimination System (Clean Water Act) requirements, Low Impact Development (LID) guidelines and best management practices consult the city public works department.

EMC 19.12.039 - Architectural Design Guidelines.

A. Style. Single-family homes should reflect a style that characterizes or complements the predominant neighborhood style. In neighborhoods defined by a single architectural style, new homes shall be built to reflect that style. Some commonly found styles in the city are listed below, along with their defining elements.

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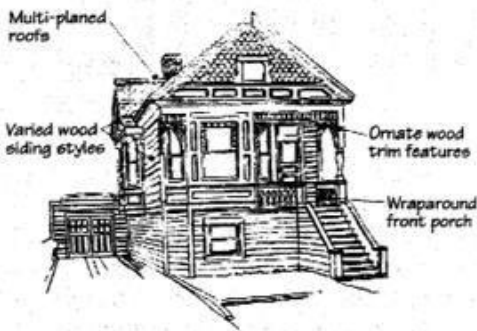
1. Craftsman. Heavy exposed beams and porch columns; full-width front porches; use of natural materials such as river stone and brick for base treatments; low-pitched roofs with wide eave overhangs; wood or stucco siding; darker earthtone exterior colors; double- or single-hung windows.

Craftsman Style



2. Queen Anne Victorian. Asymmetrical design with off-set cutaway bay windows, front entry and wraparound porches; multi-planed roofs with dominant front-facing gable; double- or single-hung windows; steeply-pitched roofs; patterned shingle-siding within gables and between stories; lap-siding; decorative spindlework and brackets; bright colors.

### Queen Anne Victorian Style



3. Tudor. Steeply-pitched, usually side-gabled roof with prominent, front-facing cross-gable; decorative half-timbering; arched entry; tall, narrow windows; large chimneys with a variety of siding, including stucco, brick, wood or stone cladding. Troweled finishes are usually framed by wood or stone elements.
4. Ranch. Low-pitched, hipped roof with wood or wood-look shingles and wide eaves; wide windows; variety of siding with base treatment, including stucco, lap, board-and-baton, brick or stone cladding.

### B. Scale and Massing. The scale and massing of new in-fill homes should reflect the existing neighborhood pattern. At a minimum, the following guidelines shall be implemented:

1. Front yard setbacks should meet the setback required by the zoning code, or the average of the existing setbacks on the street, whichever is greater;
2. All street-facing wall planes should be proportionately fenestrated, including garage side walls and dormers.
3. The steepness of the roof pitch shall follow the existing neighborhood pattern.
4. Second story additions shall be scrutinized to maintain design integrity of the structure and avoid significant impacts to neighboring properties and the visual consistency of the neighborhood. Second story additions should be designed to appear as part of the original construction, and not as an addition. In some cases second story additions should be setback from the first floor wall plane to avoid impacts on neighboring properties, however such setbacks can also contribute to the impression that a second story is an add-on element. In general, second story additions should be setback from the front of the house, but not necessarily from the sides. Second story additions should be designed to maintain major roof forms and characteristics of the original one-story structure.

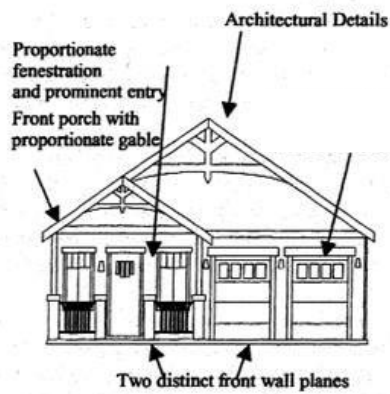
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### C. Entries. Main front entries should be given prominent treatment, and should be oriented to address first the street, and then the on-site parking space(s). Main front entries should incorporate the following elements:

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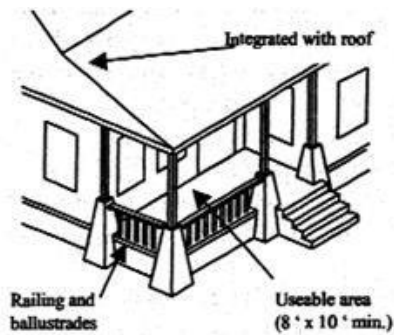
Front entry treatment



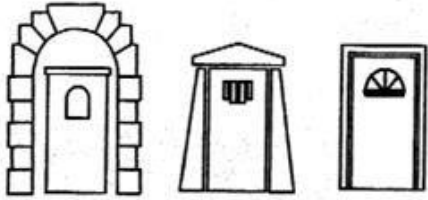
1. A proportionately-sized front porch. In most cases this calls for dimensions no less than eight feet by ten feet, or a dimensions that result in not less than 80 square feet of front porch area. Concrete is preferred over wood for front steps and porch.

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Proportionally sized front porch



2. Front door surround treatment, such as decorative trim appropriate to the style, a recess, window or sidelight panels;



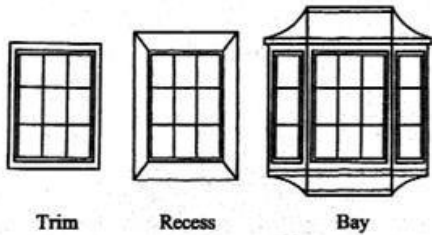
Front door treatments examples

3. A paved walkway leading to the sidewalk;
4. A decorative, shaded porch light appropriate to the architectural style.

D. Architectural Trim and Finish Materials.

The following elements shall be incorporated into the design of the house:

1. All windows, doors and garage doors (visible from a right-of-way) shall be trimmed or otherwise distinctly emphasized. Ways to accomplish this include a wood surround or stucco "pop-out", a recess, or a bay window design. Awnings may also be used, if appropriate to the style. The window trim color should be compatible with the colors used on the house.



2. Unless otherwise appropriate to the architectural style, roof pitch should be a minimum of 4:12 and maximum of 12:12. Roofs shall be composed of architectural composition, wood shingle or ceramic tile.
4. Pitched roofs should be shingled or tiled as appropriate to the architectural style of the house. Shingles should have a dimensional quality.
5. Rain gutters and downspouts should be inconspicuously located and painted (or colored) to match the building color.

E. Additions and Accessory Buildings. Additions shall be constructed as an integral part of the structure to which they are attached. Detached accessory buildings such as garages and accessory dwelling units must reflect the architectural style of the primary building to which they relate by incorporating the following guidelines:

1. The existing siding and color scheme should be carried onto the addition or building.
2. The windows should be of the same style as the main house, including opening mechanisms and trim.

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3. The existing roofline should be carried onto the addition. Shed-roof additions are not permitted, unless integral to the style of the house. For detached structures, the roof style should be the same as that of the main building.

#### EMC 19.12.040 NON-RESIDENTIAL DESIGN GUIDELINES

##### 19.12.04130 Relationship of building to site.

- A. The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting and pedestrian movement.
- B. Parking and service areas shall be located, designed and screened to be obscured from public view consistent with the nature of the improvement and topographical considerations.
- C. The height and scale of each building shall be compatible with its site and adjoining buildings. (Ord. 1960 § 3, 1998).

##### 19.12.0430 Relationship of building and site to adjoining area.

- A. Buildings and structures shall be made compatible with adjacent buildings of conflicting architectural styles by such means as screens, site breaks and materials.
- B. Harmony in texture, lines and masses shall be encouraged.
- C. Attractive landscape transition to adjoining properties shall be provided.
- D. Public and quasi-public buildings and structures shall be consistent with the established neighborhood character. (Ord. 1960 § 3, 1998).

##### 19.12.04550 Landscape and site treatment.

- A. Where existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed.

B. Grades of walks, parking spaces, terraces and other paved areas shall provide an inviting and stable appearance.

C. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axes and provide shade.

D. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards or other devices.

E. Where building sites limit planting, the placement of trees or shrubs in parkways or paved areas is encouraged.

F. Screening of service yards and other places which tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall be effective in winter and summer.

G. In areas where general planting will not prosper, other materials such as fences, walls and pavings of wood, brick, stone, gravel, etc., shall be used.

H. Exterior lighting, when used, shall be part of the architectural concept. Lighting shall enhance the building design and the adjoining landscaping. Lighting standards, fixtures and all exposed accessories shall be of a design and size compatible with the building and adjacent areas. Lighting shall be shielded and restrained in design. Excessive brightness and brilliant colors shall be avoided.

I. Design attention shall be given to mechanical equipment or other utility hardware on roof, ground or buildings so as to screen to view. (Ord. 2068 § 1, 2000; Ord. 1960 § 3, 1998).

**19.12.04760 Building design standards.** 

These design standards apply to all property improvements except for those listed in EMC [19.12.020](#) and the light industrial (LI) zoning district. These standards are supplemented and further defined or explained by that document titled "City of Enumclaw Design Manual." A copy of the manual shall be available from the community development department.

A. Architectural style is not restricted; evaluation of a project shall be based on quality of its design, relationship to surroundings, and relationship to the community.

B. The emphasis is on prominent facades, whether the front, side or rear of the building. Prominent facades should comply with all design criteria stated herein.

C. Prominent facades should have no unbroken wall plane wider than 2.5 times the height of the wall plane. Special consideration will be given to projects in the CB1 and CB2 zones.

D. Wall and roof surfaces shall be broken down into smaller planes using effective vertical features (which may include columns), or by using substantial shifts in building footprints which result in substantial shifts in roof lines as follows:

1. Horizontal Shift. No portion of a prominent facade should exceed 80 feet in length without a shift in the building footprint measuring one-tenth of the facade length. This shift may be broken down into smaller shifts of at least six feet each. Horizontal shifts, when required, shall be reflected by a shift or alteration in the roof design. To assure that footprint shifts are evenly distributed across the building facade, shifted wall planes should have a width proportion of between 1/1 and 3/1 to the width of the adjacent wall planes on the same facade.

2. Vertical Shift. No single run of ridge, cornice, fascia or parapet should exceed 80 feet without a five-foot transition in height.

Special consideration will be given to projects in the CB1 and CB2 zones.

E. All structures must have a visual "cap" in order to prevent a truncated look at the top of the building. This may include either a pitched roof or a flat roof. Roof designs must conform to one of the following options:

1. Lower pitched roofs with extends eaves (minimum pitch of 4/12).
2. Steep pitch hip or gable roof form (maximum pitch of 12/12 except for bell towers, steeples and other ancillary structures).
3. False pitch roof with appearance of true hip or gable.
4. Flat roof with projecting cornice.

F. Unusual or atypical roof forms such as A-frame, modified A-frame, curvilinear, domed, mansard style and saw-tooth gables are discouraged and require special approval of the design review board.

G. Window placement shall be balanced.

H. Windows and doors shall constitute a minimum of 25 to 30 percent of prominent facade wall planes. In cases where this is absolutely not practical, an exception shall be made if one or more of the following options are utilized and approved by the design review board:

1. Vertical and/or horizontal shifts in the facade combined with roof forms which accentuate facade variations.
2. Variations in texture.
3. Variations in exterior lighting.

I. The use of reflective or colored glass shall generally not be allowed but may be considered by the design review board in limited applications.

J. Traditional building materials such as brick, stone or wood are to be encouraged for siding and trim. The following materials are discouraged, and require special approval by the design review board:

1. Corrugated metal panels.
2. Sheet siding (e.g., T1-11, ACM).
3. Concrete panels.

K. Architectural gimmicks and fads should be avoided. These include, but are not limited to:

1. Tenant-specific motifs.
2. Neon outlining.
3. Back-lit awnings.
4. Nonfunctional awnings.

L. Inconsistent multiple awning designs are not permitted on a single building.

M. Awnings, canopies and marquees may not obscure architectural details of the facade and may not be the prominent design element of the building. They must appear as a secondary and complementary element of the building design. Awnings must be appropriate for the architectural style of the building, and consideration given to the awning styling of neighboring buildings.

N. Roof materials on visible roofs should provide texture and shadow lines; bright-colored or reflective roofing is to be avoided. The following materials are discouraged and must be approved by the design review board:

1. Gravel.
2. Untreated aluminum or metal (copper may be used).
3. Reflective materials (including aluminized hot-mopped roofs, white or light gray metals which have a metallic appearance in bright sun).
4. Brightly colored, highly visible roofing materials.

O. The building color scheme must adhere to the following, unless granted special approval by the design review board:

1. No more than three distinct colors may be used.
2. The base (or field) color should be subdued.
3. Bold or bright trim colors should be avoided.
4. Finer details may be accented with brighter colors.

P. Contrasting color shall not be used to provide unusual graphic design to the building exterior. (Ord. 2068 § 2, 2000; Ord. 2066 § 1, 2000; Ord. 1960 § 3, 1998).

#### 19.12.04965 Pedestrian orientation.

A. Building sites shall be designed to be safe for pedestrians. This is typically achieved by:

1. Separating pedestrians from automobile traffic, either horizontally or via curbs and similar grade separations;
2. Outdoor lighting where appropriate; and
3. Avoiding obstacles that might cause pedestrians to trip or fall.

B. Building sites shall be designed to be convenient for pedestrians. This is typically achieved by incorporating direct, smooth-flowing walkways between internal activity areas. (Ord. 2003 § 3, 1999).

**19.12.070 Signs.**



~~Repealed by Ord. 2206. (Ord. 2068 § 3, 2000; Ord. 1960 § 3, 1998).~~

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**19.12.0580 Miscellaneous structures and street furniture.**



A. Miscellaneous structures and street furniture located on private property, public ways and other public property shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale shall be appropriate, colors shall be in harmony with buildings and surroundings and proportions shall be to scale.

B. Lighting in connection with miscellaneous structures and street furniture shall meet the criteria applicable to site, landscape, buildings and signs. (Ord. 1960 § 3, 1998).

**15.18.050 Decision.**



A. The administrator (or building official if the action is a building or sign permit) shall determine whether the application is consistent with these development regulations, act on the application accordingly, and notify the applicant within 120 days of determination of completeness. The rules embodied in RCW 36.70B.090 shall constitute exceptions to this 120-day deadline.

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B. The administrator or building official shall not approve any nonexempt Type I permit (see EMC 19.12.020) unless the development administrator or design review board has issued a finding of conformance (with or without conditions) with the design regulations of Chapter 19.12. Nor shall the administrator or building official approve said permit without attaching to it any condition stipulated by the design review board decision.

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C. No notice of decision need be published for design review decisions, except where the development administrator has determined that the project does not comply with the design regulations. If design review approval is withheld, that decision shall be forwarded in writing to the applicant and shall be subject to a 14-day appeal period. The decision to withhold design review approval may be appealed to the City's hearing examiner pursuant to EMC 15.06.070.

D. If a development proposal requires both a Type I permit and a Type II, III, or IV permit, the 120 days within which an action must be taken upon the Type I permit shall not begin until the Type II, III, or IV permit has been issued. (Ord. 2367 § 4, 2007; Ord. 2316 § 2 (Exh. A), 2006).



# Status Report

## April 2017

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
<b>ACTIVE</b>							
COD2017-0011	RV PARKING	LYNN M+DEBORAH FORTNER	1806 MCHUGH AVE, ENUMCLAW	04/24/2017			
COD2017-0012	LAND USE	JONAH BELL	2416 MCHUGH AVE, ENUMCLAW	04/26/2017			
COD2017-0013	LAND USE	MICHAEL J+KAREN E WALENCEUS	1805 LORAINE ST, ENUMCLAW	04/27/2017			
COD2017-0014	PROPERTY MAINTENANCE	GRACE L WINSLOW	1773 LAFROMBOISE ST, ENUMCLAW	04/28/2017			
						Total:	4
<b>APPLIED</b>							
BLD2017-0095	COMM-BUIL-ALTE	PM DESIGN GROUP	348 ROOSEVELT AVE, ENUMCLAW	04/03/2017		10/25/2017	
BLD2017-0096	COMM-BUIL-ALTE	VERIZON - RICK CARDOZA	2001 GARRETT ST, ENUMCLAW	04/03/2017		09/30/2017	
BLD2017-0100	COMM-BUIL-ADDI	EMILY BORT	2867 GRIFFIN AVE, ENUMCLAW	04/11/2017		10/08/2017	
BLD2017-0108	RESI-DEMO-ALTE	CARL J SANDERS CONSTRUCTION	801 SEMANSKI ST, ENUMCLAW	04/20/2017		10/17/2017	
BLD2017-0110	RESI-BUIL-NEW	CARL SANDERS	785 ST VOSS ST, ENUMCLAW	04/24/2017		10/21/2017	
BLD2017-0111	RESI-DEMO-ALTE	ERIC BRANDJES	1555 GARFIELD ST, ENUMCLAW	04/26/2017		10/23/2017	
BLD2017-0114	RESI-BUIL-ALTE	MARK BERGQUIST	1925 GARFIELD ST, ENUMCLAW	04/27/2017		10/24/2017	
BLD2017-0115	COMM-MECH-REPA	HERMANSON COMPANY - KIM LAN	950 FARMAN ST N, ENUMCLAW	04/28/2017		10/25/2017	
BLD2017-0116	COMM-MECH-REPA	HERMANSON COMPANY - KIM LAN	950 FARMAN ST N, ENUMCLAW	04/28/2017		10/25/2017	
FIR2017-0002	COMMERCIAL FIRE	ENUMCLAW SCHOOL DIST 216	226 SEMANSKI ST S, ENUMCLAW	04/18/2017		10/15/2017	
LDA2017-0001	COMMERCIAL GRADING	TRM WOOD PRODUCTS CO INC - JC	1900 GARRETT ST, ENUMCLAW	04/18/2017			
LUA2017-0011	DRB MODIFICATIONS	CARL R/ENUNCLAW CAPIT HOGAN	1009 MONROE AVE, ENUMCLAW	04/12/2017			
LUA2017-0012	TEXT AMENDMENT	City of Enumclaw - CHRIS PASINETTI	CITY WIDE	04/12/2017			
LUA2017-0013	ACCESSORY DWELLING UNIT	LINDSEY WAFFLE AND RYAN MILLE	1024 MCKINLEY ST, ENUMCLAW	04/14/2017			
PRE2017-0006	COMMERCIAL PRE APPLICATION	JAMIE R+DANA E WEIGAND	2417 KIBLER AVE, ENUMCLAW	04/04/2017			
PRE2017-0007	COMMERCIAL PRE APPLICATION	410 PROPERTIES ENUMCLAW	3 DIFFERENT LOCATIONS	04/19/2017			
PWD2017-0015	RIGHT-OF-WAY CONSTRUCTION P	RIGHT OF WAY	-BOWEN PLAT- PLATEAU ESTATES	04/14/2017		10/11/2017	
PWD2017-0016	RIGHT-OF-WAY CONSTRUCTION P	SCOTT+CAROL DECKER	1955 PIONEER ST, ENUMCLAW	04/14/2017		10/11/2017	

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
SGN2017-0006	COMMERCIAL SIGN	CORP PARKER-HANNIFIN	225 BATTERSBY AVE, ENUMCLAW	04/24/2017		10/21/2017	
SGN2017-0007	COMMERCIAL SIGN	ROB ROBINSON	1040 STEVENSON AVE, ENUMCLAW	04/27/2017		10/24/2017	

Total: 20

## ISSUED

BLD2017-0093	RESI-RE-R-REPA	BRUCE'S ROOFING LLC - BRUCE SF	206 SCHMID ST, ENUMCLAW	04/03/2017	04/03/2017	09/30/2017	
BLD2017-0094	RESI-RE-R-REPA	BRYAN DUNNING CONSTRUCTION	1414 GARFIELD ST, ENUMCLAW	04/03/2017	04/03/2017	09/30/2017	
BLD2017-0097	COMM-RE-R-REPA	BATE'S ROOFING LLC - THOMAS B	2745 WARNER AVE W, ENUMCLAW	04/03/2017	04/04/2017	10/01/2017	
BLD2017-0098	RESI-RE-R-REPA	BRUCE'S ROOFING LLC - BRUCE SF	2507 HARMONY LN, ENUMCLAW	04/06/2017	04/06/2017	10/03/2017	
BLD2017-0099	RESI-MECH-REPA	ABLE AIR	713 VICTOR ST, ENUMCLAW	04/06/2017	04/06/2017	10/03/2017	
BLD2017-0101	RESI-BUIL-NEW	SUN TOP HOMES LLC - TROY DIEFF	3398 MEADOW PARK AVE, ENUMCL	04/11/2017	04/24/2017	10/21/2017	
BLD2017-0102	RESI-BUIL-NEW	SUN TOP HOMES LLC - TROY DIEFF	741 VOSS ST, ENUMCLAW	04/11/2017	04/24/2017	10/24/2017	
BLD2017-0103	RESI-BUIL-NEW	SUN TOP HOMES LLC - TROY DIEFF	3464 MEADOW PARK AVE, ENUMCL	04/11/2017	04/24/2017	10/24/2017	
BLD2017-0104	RESI-MECH-REPA	AUBURN SHEET METAL DBA TREA1	3336 COLE ST, ENUMCLAW	04/17/2017	04/17/2017	10/14/2017	
BLD2017-0105	RESI-MECH-REPA	NORTHWEST PERMIT	203 ALMADON ST, ENUMCLAW	04/17/2017	04/18/2017	10/15/2017	
BLD2017-0106	RESI-RE-R-REPA	INVESTMENT PROPS PERSON'S	2258 SCANDIA AVE, ENUMCLAW	04/18/2017	04/18/2017	10/15/2017	
BLD2017-0107	RESI-RE-R-REPA	STEWART ROOFING INC - RICHARD	3236 LARSEN AVE, ENUMCLAW	04/18/2017	04/19/2017	10/16/2017	
BLD2017-0112	RESI-RE-R-REPA	BRUCE'S ROOFING LLC - BRUCE SF	3306 WETHERBEE LN, ENUMCLAW	04/27/2017	04/27/2017	10/24/2017	
BLD2017-0113	RESI-PLUM-REPA	GLORIA ABBOTT	26020 SE 432ND ST, ENUMCLAW	04/27/2017	04/28/2017	10/25/2017	
LDA2017-0002	RESIDENTIAL GRADING	CARL J SANDERS	MEADOW PARK PHASE II	04/20/2017	04/25/2017	10/22/2017	
PWD2017-0013	SIDE SEWER	JOHN A+KOLLEN PATRIC KOLLEN	3003 DIVISION ST, ENUMCLAW	04/03/2017	04/03/2017	09/30/2017	
PWD2017-0014	RIGHT-OF-WAY CONSTRUCTION P	COMCAST CABLE COMM MANAGEM	TRANSFER STATION - 151946	04/13/2017	04/13/2017	10/10/2017	
PWD2017-0017	OTHER	ANDREW D+EVA D MEANS	1725 LOWELL AVE, ENUMCLAW	04/17/2017	04/24/2017	10/21/2017	
SGN2017-0004	COMMERCIAL SIGN	MICHAEL+JENNIFER MONROE	1465 FIRST ST, ENUMCLAW	04/04/2017	04/13/2017	10/10/2017	

Total: 19

## READY TO ISSUE

BLD2017-0109	RESI-MOBI-NEW	MOUNTAIN VILLA ESTATES DBA CA	942 NOBLE PLACE, ENUMCLAW	04/20/2017		10/17/2017	
SGN2017-0005	COMMERCIAL SIGN	CORP PARKER-HANNIFIN	225 BATTERSBY AVE, ENUMCLAW	04/11/2017		10/17/2017	

Total: 2

## VOID

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
PWD2017-0018	OTHER	WOOD PRODUCTS CO INC TRM	1900 GARRETT ST	04/18/2017		10/15/2017	
						Total:	1
WITHDRAWN							
SGN2017-0003	COMMERCIAL SIGN	CITY OF ENUMCLAW	45224 284TH AVE SE, ENUMCLAW	04/03/2017		09/30/2017	
						Total:	1
						Grand Total:	47



# Status Report May 2017

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
<b>ACTIVE</b>							
COD2017-0015	LAND USE	JEFFREY DEAN WETTON	2328 ROOSEVELT AVE, ENUMCLAW	05/02/2017			
COD2017-0016	PROPERTY MAINTENANCE	FLOYD D COYNOR	1134 COLE ST, ENUMCLAW	05/04/2017			
COD2017-0017	NUISANCE	WALTER D ADSMOND	1258 DAVIS AVE, ENUMCLAW	05/04/2017			
COD2017-0018	PROPERTY MAINTENANCE	LORI A ABSOLOR	1446 HARDING ST, ENUMCLAW	05/16/2017			
COD2017-0019	OTHER	SOUND INVESTMENTS LLC SOUTH	2353 ALPINE PL, ENUMCLAW	05/17/2017		05/25/2017	
COD2017-0020	OTHER	CASTLE VIEW LLC TROXELL	2521 FREDRICKSEN ST, ENUMCLA	05/18/2017		06/01/2017	
COD2017-0022	TALL GRASS/VEGETATION	MARY LEWIS	1980 MCKINLEY ST, ENUMCLAW	05/23/2017			
COD2017-0026	OTHER	SHERI REEVES	226 SEMANSKI ST S, ENUMCLAW	05/24/2017			
						<b>Total:</b>	<b>8</b>
<b>APPLIED</b>							
BLD2017-0130	COMM-BUIL-ALTE	POE ENGINEERING INC	1804 GARRETT ST, ENUMCLAW	05/08/2017		11/04/2017	
BLD2017-0136	RESI-BUIL-ADDI	BURTON A RATHBUN	1423 FRANKLIN ST, ENUMCLAW	05/24/2017		11/20/2017	
BLD2017-0139	RESI-BUIL-NEW	CAROL HOILAND	1046 SEMANSKI ST S, ENUMCLAW	05/25/2017		11/21/2017	
BLD2017-0141	RESI-BUIL-NEW	CARL J SANDERS CONSTRUCTION	3435 MEADOW PARK AVE, ENUMCL	05/26/2017		11/22/2017	
BLD2017-0142	RESI-BUIL-NEW	CARL J SANDERS CONSTRUCTION	3339 MEADOW PARK AVE, ENUMCL	05/26/2017		11/22/2017	
FIR2017-0004	COMMERCIAL FIRE	ELECTRICAL CONT INDEPENDENT	2715 GRIFFIN AVE, ENUMCLAW	05/22/2017		11/18/2017	
LDA2017-0003	COMMERCIAL GRADING	POE ENGINEERING INC - ALAN PO	1920 GARRETT ST, ENUMCLAW	05/12/2017			
LDA2017-0004	COMMERCIAL GRADING	ELK MEADOWS LLC - GILBERT LEV		05/19/2017			
PWD2017-0019	RIGHT-OF-WAY CONSTRUCTION	PDUANE CAMERON	3429 MCHUGH PL, ENUMCLAW	05/08/2017		11/04/2017	
PWD2017-0021	RIGHT-OF-WAY CONSTRUCTION	PWAVE - TYLER LIBADIA	2059 GARRETT ST	05/19/2017		11/15/2017	
SGN2017-0008	COMMERCIAL SIGN	ENUMCLAW EXPO & EVENTS ASS	45224 284TH AVE SE, ENUMCLAW	05/10/2017		11/06/2017	
SGN2017-0009	COMMERCIAL SIGN	PLUMB SIGNS INC - ROBERT C MA	501 ROOSEVELT AVE, ENUMCLAW	05/10/2017		11/06/2017	
						<b>Total:</b>	<b>12</b>

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
<b>CLOSED</b>							
COD2017-0021	OTHER	CASTLE VIEW 3, LLC - BRANDON T	2521 FREDRICKSEN ST, ENUMCLA	05/18/2017			06/02/2017
COD2017-0023	LAND USE	JOHN R JOHNSON	2323 ALPINE PL, ENUMCLAW	05/23/2017			05/25/2017
COD2017-0024	OTHER	SCOTTE+VICTORIA ROY	3508 WINTER PL, ENUMCLAW	05/25/2017			05/24/2017
COD2017-0025	OTHER	SCOTTE+VICTORIA ROY	3508 WINTER PL, ENUMCLAW	05/23/2017			05/24/2017
COD2017-0027	NUISANCE	DAVE BAUS	1777 HIGHPOINT ST, ENUMCLAW	05/25/2017			05/31/2017
COD2017-0028	PROPERTY MAINTENANCE	RAFAEL INIGUEZ	1640 GRIFFIN AVE, ENUMCLAW	05/25/2017			05/25/2017
COD2017-0029	LAND USE	COURTNEY M SHIELDS	2551 PORTER ST, ENUMCLAW	05/30/2017			06/06/2017
COD2017-0030	OTHER	MARIETTA L BEACH	1317 SEMANSKI ST, ENUMCLAW	05/31/2017			05/31/2017
PRE2017-0008	COMMERCIAL PRE APPLICATION	CARL J SANDERS CONSTRUCTION	2035 COMMERCE ST	05/01/2017			05/22/2017
<b>Total:</b>							<b>9</b>
<b>FINAL</b>							
BLD2017-0117	RESI-MECH-REPA	AUBURN SHEET METAL DBA TREA	1705 KIBLER AVE, ENUMCLAW	05/01/2017	05/01/2017	11/14/2017	05/18/2017
BLD2017-0119	RESI-RE-R-REPA	DAHNI L MALGARINI-LOGAR	2362 ALPINE PL, ENUMCLAW	05/02/2017	05/02/2017	11/07/2017	05/11/2017
BLD2017-0122	RESI-MECH-REPA	GREEN CITY HEATING	42316 264TH AVE SE, ENUMCLAW	05/02/2017	05/02/2017	11/08/2017	05/12/2017
BLD2017-0125	RESI-MECH-REPA	KLIEMANN BROS.	488 RILEY CT E, ENUMCLAW	05/04/2017	05/04/2017	11/08/2017	05/12/2017
BLD2017-0134	RESI-MECH-REPA	BRENNAN HEATING & A/C LLC - JA	1000 BATHKE AVE, ENUMCLAW	05/19/2017	05/22/2017	11/28/2017	06/01/2017
<b>Total:</b>							<b>5</b>
<b>ISSUED</b>							
BLD2017-0118	RESI-MECH-REPA	AUBURN SHEET METAL DBA TREA	1948 MCKINLEY ST, ENUMCLAW	05/01/2017	05/01/2017	10/28/2017	
BLD2017-0120	RESI-RE-R-REPA	NORTHWEST PERMIT INC	1978 HARDING ST, ENUMCLAW	05/02/2017	05/04/2017	10/31/2017	
BLD2017-0121	RESI-BUIL-REPA	GLORIA ABBOTT	26020 SE 432ND ST, ENUMCLAW	05/02/2017	05/02/2017	11/12/2017	
BLD2017-0124	RESI-MECH-REPA	BRENNAN HEATING & A/C LLC - DA45407	244TH AVE SE, ENUMCLAW	05/03/2017	05/04/2017	10/31/2017	
BLD2017-0126	RESI-RE-R-REPA	JEREMIAH+BRITTANY A VOSS	724 HARMONY LN, ENUMCLAW	05/05/2017	05/17/2017	11/13/2017	
BLD2017-0127	RESI-RE-R-REPA	CHANCE LAFLEUR	570 BLANCHAT CT, ENUMCLAW	05/05/2017	05/05/2017	11/01/2017	
BLD2017-0128	RESI-RE-R-REPA	BRYAN DUNNING CONST LLC	1019 LORAIN ST, ENUMCLAW	05/08/2017	05/08/2017	11/04/2017	
BLD2017-0129	RESI-RE-R-REPA	EMERALD CITY ROOFING LLC - AN	109 JEWELL ST, ENUMCLAW	05/08/2017	05/08/2017	11/04/2017	
BLD2017-0131	RESI-BUIL-NEW	TOP SUN HOMES LLC - TROY DIEF	3364 MEADOW PARK AVE, ENUMCL	05/10/2017	05/24/2017	12/03/2017	
BLD2017-0132	COMM-PLUM-REPA	PRIORITY PLUMBING LLC - JEFFER	1522 COLE ST, ENUMCLAW	05/17/2017	05/18/2017	11/21/2017	
BLD2017-0133	RESI-RE-R-REPA	BRYAN DUNNING CONST LLC	2840 MCHUGH AVE, ENUMCLAW	05/18/2017	05/18/2017	11/14/2017	

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
<b>ISSUED</b>							
BLD2017-0135	RESI-RE-R-REPA	LAKE TAPPS CONSTRUCTION UNL	1233 MARION ST, ENUMCLAW	05/19/2017	05/19/2017	11/15/2017	
BLD2017-0137	RESI-DEMO-ALTE	RICHARD TRUMBULL CONSTRUCTI	1773 LAFROMBOISE ST, ENUMCLA	05/24/2017	06/06/2017	12/03/2017	
BLD2017-0138	RESI-PLUM-REPA	NORTHWEST PERMIT INC - DYANN	1530 INITIAL AVE, ENUMCLAW	05/24/2017	06/06/2017	12/03/2017	
BLD2017-0140	RESI-BUIL-REPA	VISIONARY PROPERTIES	2921 FREDRICKSEN ST, ENUMCLA	05/25/2017	06/06/2017	12/03/2017	
BLD2017-0143	RESI-MECH-REPA	AUBURN SHEET METAL DBA TREA	164 COOPER LN N, ENUMCLAW	05/26/2017	05/26/2017	11/22/2017	
BLD2017-0144	RESI-MECH-REPA	LLOYD'S HEATING	2871 INITIAL AVE, ENUMCLAW	05/30/2017	05/30/2017	11/29/2017	
FIR2017-0003	COMMERCIAL FIRE	Security Solutions NW - Jason Omer	1777 HIGHPOINT ST, ENUMCLAW	05/02/2017	05/15/2017	11/11/2017	
LDA2017-0005	RESIDENTIAL GRADING	DAVID AND ROBIN BORCHELT	34XX MCHUGH PL	05/24/2017	05/25/2017	11/22/2017	
LUA2017-0014	SHORELINE EXEMPTION	KING COUNTY, WLRD - LAURA HA	45220 288th AVE SE, ENUMCLAW	05/15/2017	05/17/2017	05/17/2022	05/17/2017
PWD2017-0020	RIGHT-OF-WAY CONSTRUCTION	PQWEST CORP DBA CENTURYLINK	2283 COLE ST, ENUMCLAW	05/08/2017	05/10/2017	11/06/2017	
PWD2017-0022	SIDE SEWER	REBECCA HATHWAY	1204 PIONEER ST, ENUMCLAW	05/23/2017	05/25/2017	11/21/2017	
<b>Total:</b>							<b>22</b>
<b>VOID</b>							
BLD2017-0123	COMM-MECH-REPA	EMERALD AIRE INC - MIRANDA ME	1777 HIGHPOINT ST, ENUMCLAW	05/03/2017		10/30/2017	
<b>Total:</b>							<b>1</b>
<b>Grand Total:</b>							<b>57</b>