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CED Committee Members:

Chair – Chance La Fleur  
Jan Martinell

Support Staff:

Chris Pasinetti, CD Director  
Chris Searcy, City Administrator

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## **AGENDA**

### **COMMUNITY & ECONOMIC DEVELOPMENT (CED) COMMITTEE**

CITY OF ENUMCLAW – STEVENSON-YERXA

Monday, January 26, 2026

**\*\*\*\*\*4:30PM\*\*\*\*\***

#### **I. NEW BUSINESS**

- A. Monday, December 8, 2025, CED Meeting Summary
- B. Ordinance No. 2832, Co-living interim development regulations
- C. DRAFT 2026 Planning Commission Work Plan

#### **II. ADJOURNMENT**

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**Next Scheduled Meeting:** February 9, 2026 --- 4:30 p.m

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CED Committee Members:

Chair – Chance La Fleur  
Chris Gruner  
Thomas Sauvageau

Support Staff:

Chris Pasinetti, CD Director  
Chris Searcy, City Administrator

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## **CED SUMMARY**

### **COMMUNITY & ECONOMIC DEVELOPMENT (CED) COMMITTEE**

CITY OF ENUMCLAW – STEVENSON-YERXA

Monday, December 8, 2025

**\*\*\*\*\* 4:30 p.m. \*\*\*\*\***

***THE MEETING BEGAN AT 4:35 PM AND ENDED AT 5:31 PM COUNCILMEMBERS, LA FLUER, SAUVAGEAU AND GRUNER AS WELL AS STAFF MEMBER CHRIS PASINETTI, WYNSTAN LARSON. CITIZEN DAVID G. AND ALTERA REPRESENTATIVE LINNEA HANSEN ATTENDED AS WELL.***

#### **I. NEW BUSINESS**

- A. Meeting summary from November 24, 2025, was approved.
- B. 2025 Comprehensive Plan Amendments. Pasinetti gave an overview of the 2025 Comprehensive plan amendments. The amendments include capital plans for the school district, the parks plan and the six-year transportation improvement plan. CED discussed the Ordinance adopted the amendments. Staff indicated that the council will hold a public hearing for the amendments this evening and the amendments would be adopted at the next council meeting.
- C. Ordinance No. 2830, Co-living interim development regulations. Pasinetti introduced the ordinance and introduced staff member Wynstan Larson. Larson described the ordinance and the need to adopt these regulations this evening. Description of co-living and the requirements that are included within the set of interim development regulations. CED reviewed the proposed interim development regulations and recommended to the city council to pass Ordinance No. 2830.

#### **II. AJOURNMENT**

**5:31 pm**



## City Council AGENDA BILL

**Meeting Date:** 01/26/2026

**Subject:** Public Hearing for Ordinance No. 2832 Co-living Housing Interim Zoning and Development Regulations

**Category:** ORDINANCE

**BUDGET IMPACT:**

**Expenditure Budget:** 0

**Revenue Budget:** 0

**Proposed Budget Amendment:** 0

**Related Ordinance or Resolution No.** 2832

**Attachments:** Staff Report, Ordinance No. 2832

**Staff Contact:** Chris Pasinetti, Community Development Director

***Summary/Background:*** On December 8, 2025, City Council adopted Ordinance No. 2830 waiving first and second reading to adopt an ordinance establishing co-living housing interim development regulations effective immediately. As required by RCW 36.70A.390, the City Council shall conduct a duly noticed public hearing within sixty (60) days of adoption to consider public comment and determine whether the interim regulations should be continued, modified, or replaced with permanent regulations.

The co-living housing interim development regulations allow co-living housing in accordance with RCW 36.70A.535 (HB 1998) which requires cities planning under the Growth Management Act to adopt development regulations allowing co-living as a permitted use on any lot located within an urban growth area that allows at least six multifamily residential units, including on a lot zoned for mixed-use development. HB 1998 requires jurisdictions to adopt co-living regulations no later than December 31, 2025.

The regulations amended the land use matrix in EMC 18.05.020, definitions in EMC 15.04, and adopted a new section EMC 19.32.180. The new section establishes standards for unit size, parking, density, fees, and other development regulations.

**Options:**

1. Continue the interim development regulations; or
2. Modify the interim development regulations.

**Recommendation:** Staff recommend holding the public hearing for the interim development regulations and continuing the interim development regulations which shall remain in effect for twelve (12) months of the effective date of Ordinance No. 2830 (effective December 8, 2025) or until staff brings another ordinance to replace the interim development regulations with permanent regulations.

***Recommendations:***

**Date Sent to Committee:** 01/26/2026 **Date Returned:** 01/26/2026

**Council Committee:**

**Staff:** Adopt Ordinance No. 2832 establishing interim development regulations.

COUNCIL ACTION:

- APPROVED
- DENIED
- TABLED / DEFFERED / NO ACTION
- MOVED TO SECOND READING (Ordinances Only)

1ST reading \_\_\_\_\_  
Enactment reading \_\_\_\_\_  
ORDINANCE # \_\_\_\_\_  
RESOLUTION # \_\_\_\_\_



## *Staff Report*

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### *Department of Community Development*

**TO:** Mayor / City Council  
**FROM:** Chris Pasinetti, Community Development Director  
**DATE:** January 26, 2026  
**SUBJECT:** Co-living Housing Interim Development Regulations Public Hearing – Ordinance No. 2832

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**Background:** On December 8, 2025, City Council adopted Ordinance No. 2830 waiving first and second reading to adopt an ordinance establishing co-living housing interim development regulations immediately. As required by RCW 36.70A.390, the City Council shall conduct a duly noticed public hearing within sixty (60) days of adoption to consider public comment and determine whether the interim regulations should be continued, modified, or replaced with permanent regulations.

The co-living housing interim development regulations allow co-living housing in accordance with RCW 36.70A.535 (HB 1998) which requires cities planning under the Growth Management Act to adopt development regulations allowing co-living as a permitted use on any lot located within an urban growth area that allows at least six multifamily residential units, including on a lot zoned for mixed-use development. HB 1998 requires jurisdictions to adopt co-living regulations no later than December 31, 2025.

The regulations amended the land use matrix in EMC 18.05.020, definitions in EMC 15.04, and adopted a new section EMC 19.32.180. The new section establishes standards for unit size, parking, density, fees, and other development regulations.

**Analysis:** The City of Enumclaw encourages an adopted 2024 Comprehensive Plan Housing Element Goal H-3 to “Allow various densities and diverse housing types so the City can accommodate its projected housing targets and provide for households in all economic segment and for its senior [residents].”

As stated in the findings in RCW 36.70A.535, co-living housing is a type of housing that can provide options for people who wish to lower their housing expenses by paying less for a smaller home, those who prefer a living arrangement with shared community spaces that facilitate social connections, those who wish to trade off location for space and, by living in a small home, also get to live in a high opportunity neighborhood they could not otherwise afford, or those who want a low-cost, more private alternative to having a roommate in a traditional rental. Additionally, co-living housing provides a good option for seniors, especially those who want to downsize, or those who desire a living arrangement that is more social than a standard apartment.

As proposed in the definitions, “Co-living housing” means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. Local governments may use other names to refer to co-living housing including congregate living facilities, single room occupancy, rooming house, boarding house, lodging house and residential suites.

**Legal Basis & Case Law:** The City Council has authority under RCW 36.70A.390, RCW 35A.63.220, and RCW 36.70.790 to adopt interim zoning controls as emergency measures to protect the public health, safety, and welfare. Interim measures allow cities to promptly address emerging land use issues while permanent amendments are studied through the standard planning process.

Washington courts have upheld interim regulations where properly adopted with findings and hearings (*Matson v. Clark County*, 79 Wn. App. 641; *Norco Constr. v. King County*, 97 Wn.2d 680). Courts have also required adequate findings and compliance with procedural safeguards (*Byers v. Clallam County*, 84 Wn.2d 796). These interim regulations comply with statutory authority, establish findings, and will be subject to a public hearing within 60 days.

**Recommendation:** Staff recommend holding the public hearing for the interim development regulations and continuing the interim development regulations which shall remain in effect for twelve (12) months of the effective date of Ordinance No. 2830 (effective December 8, 2025) or until staff brings another ordinance to replace the interim development regulations with permanent regulations.

## ORDINANCE NO. 2832

**AN ORDINANCE** of the City of Enumclaw, King County, Washington, adopting interim zoning and development regulations to implement the State’s co-living housing requirements under Engrossed Substitute House Bill 1998 (2024), amending the City’s land use matrix and related provisions to allow co-living housing on lots where multifamily development of six units or more is permitted; declaring an emergency; establishing an immediate effective date of December 8, 2025; providing for a public hearing consistent with RCW 36.70A.390; and providing for severability.

**WHEREAS**, the City of Enumclaw (“City”) is authorized to adopt interim zoning controls and interim development regulations under RCW 36.70A.390, RCW 36.70.790, and RCW 35A.63.220, which permit immediate adoption of temporary land-use regulations when necessary to protect the public health, safety, and welfare, provided a public hearing is held within sixty (60) days; and

**WHEREAS**, in 2024, the Washington State Legislature adopted Engrossed Substitute House Bill 1998 (“ESHB 1998”), codified in part at RCW 36.70A.540, requiring cities planning under the Growth Management Act (“GMA”) to allow co-living housing on any lot where at least six multifamily dwelling units are permitted; and

**WHEREAS**, ESHB 1998 defines “co-living housing” as a residential development containing independently rented, lockable sleeping units that provide living and sleeping space, where residents share kitchen facilities with other units in the building; and

**WHEREAS**, the Legislature found that Washington is experiencing a severe housing affordability crisis, including a shortage of affordable workforce housing, and that co-living housing historically provided a significant portion of the low-cost private-market rental inventory; and

**WHEREAS**, the Legislature further found that co-living housing provides a wide range of benefits, including:

- Lower housing costs for residents seeking smaller units;
- Living arrangements that support community connections;
- Increased opportunities for residents to live in high-opportunity neighborhoods they could not otherwise afford;
- An alternative to traditional roommate rental arrangements;
- Reduced demand for family-sized homes that are currently rented by singles or small households; and

**WHEREAS**, the Legislature also recognized that co-living housing benefits seniors—particularly those wishing to downsize or who no longer drive—by providing smaller, more affordable units in walkable neighborhoods close to services; and

**WHEREAS**, co-living housing is well suited to residents of diverse incomes, including low-income and very-low-income households, and Washington’s building codes already include minimum unit sizes and standards ensuring that co-living meets modern health and safety requirements; and

**WHEREAS**, the Legislature found that locating co-living developments near transit, employment, and services can reduce greenhouse-gas emissions, shorten commute distances, limit sprawl, and reduce development pressure on natural and working lands; and

**WHEREAS**, ESHB 1998 requires jurisdictions to adopt implementing co-living regulations no later than **December 31, 2025**, and the City will be unable to complete permanent code updates and Planning Commission review before that deadline; and

**WHEREAS**, the City’s zoning code does not currently include a specific co-living housing category, creating uncertainty for staff, applicants, and the public as to how such uses should be reviewed and processed under existing land-use regulations; and

**WHEREAS**, adoption of interim development regulations will ensure the City complies with state law, provide clarity for permit applicants, preserve the status quo, and prevent development decisions that could conflict with the City’s long-term planning objectives; and

**WHEREAS**, interim development regulations will provide the City with adequate time to complete a full legislative review, including environmental analysis, public participation, Planning Commission recommendations, and preparation of permanent zoning amendments; and

**WHEREAS**, Washington courts have long upheld the authority of cities to adopt interim zoning controls when necessary to address emerging land-use issues, including *Matson v. Clark County Bd. of Comm’rs*, 79 Wn. App. 641 (1995), *Norco Constr. v. King County*, 97 Wn.2d 680 (1982), and *Byers v. Clallam County*, 84 Wn.2d 796 (1975); and

**WHEREAS**, additional case law confirms that interim zoning is valid when supported by adequate legislative findings and when consistent with comprehensive planning principles, including *Faben Point v. City of Mercer Island*, 102 Wn. App. 775 (2000), and *Caswell v. Pierce County*, 99 Wn. App. 194 (2000); and

**WHEREAS**, the GMA requires that interim zoning adopted under RCW 36.70A.390 not substantially interfere with the goals of the GMA, and the City Council finds that adopting co-living interim regulations will advance those goals by supporting housing availability, efficient urban growth, and reduced displacement; and

**WHEREAS**, WAC 197-11-880 exempts emergency interim zoning ordinances from SEPA threshold determinations, recognizing that permanent regulations will undergo full SEPA review once drafted; and

**WHEREAS**, the City Council finds that without immediate adoption of interim regulations governing co-living housing, the City could receive land use or building applications proposing co-living developments under a zoning framework that does not address this newly created housing type, resulting in inconsistent interpretation of state law, confusion for the public, and potential vesting under outdated standards; and

**WHEREAS**, allowing such applications to vest under existing code before permanent regulations are adopted would undermine the City's ability to fully implement the requirements of ESHB 1998, could result in development patterns inconsistent with the Comprehensive Plan, and would prevent the City from applying standards that ensure compatible density, infrastructure capacity, neighborhood impacts, and life-safety protections; and

**WHEREAS**, the circumstances requiring this action were not created by the City but result from the Legislature's imposition of a mandatory December 31, 2025 deadline for co-living zoning compliance, which cannot be met through the City's normal legislative process involving Planning Commission review, public participation, SEPA analysis, and Comprehensive Plan consistency review; and

**WHEREAS**, the City Council finds that an emergency exists because, without immediate adoption of interim regulations effective December 8, 2025, the City risks falling out of compliance with mandatory state housing law, resulting in legal uncertainty and potential impairment of the public welfare; and

**WHEREAS**, adoption of these interim regulations is therefore necessary to protect the public health, safety, and welfare by ensuring orderly permit review, preventing inconsistent zoning interpretations, and providing adequate time to develop permanent regulations; and

**WHEREAS**, the City Council will conduct a duly noticed public hearing within sixty (60) days of adoption, as required by RCW 36.70A.390, to consider public comment and determine whether the interim regulations should be continued, modified, or replaced with permanent regulations;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ENUMCLAW,  
KING COUNTY, WASHINGTON, DOES ORDAIN AS FOLLOWS:**

**SECTION 1: FINDINGS.** The City Council adopts the above "WHEREAS" recitals as findings of fact in support of its action as required by RCW 36.70A.390 and RCW 35.63.200.

**SECTION 2: INTERIM ZONING REGULATIONS IMPOSED.** Temporary Interim Zoning Regulations are hereby imposed related to Co-living as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

**Section 3. Duration:** These regulations shall be in effect for twelve (12) months from the effective date of Ordinance 2830 (effective December 8, 2025), unless extended, modified, or terminated by the City Council.

**SECTION 4: STUDY AND REGULATORY DEVELOPMENT.** During the interim period, City staff shall prepare a work plan that includes:

1. Evaluation of co-living housing impacts on traffic, parking, utilities, emergency services, and neighborhood compatibility;
2. Review of building, fire, and life-safety code requirements for co-living structures;
3. Drafting of permanent amendments to the Enumclaw Municipal Code addressing co-living housing;
4. SEPA review of permanent regulations; and
5. Public engagement and Planning Commission review consistent with the City's legislative procedures.

The work plan shall be provided to the City Council for acknowledgment within sixty (60) days of adoption.

**SECTION 5. DECLARATION OF EMERGENCY.** The City Council finds and declares that an emergency exists due to the statutory requirement to adopt permanent co-living regulations by December 31, 2025, and the inability to complete required legislative procedures before that date. This ordinance is necessary for the immediate preservation of the public health, safety, and welfare and shall take effect immediately as an emergency interim zoning measure pursuant to RCW 35A.12.130 and RCW 36.70A.390. The City Council further finds that this emergency is not the result of City delay but arises from the Legislature’s imposed deadline and the need to prevent vesting under outdated regulations.

**SECTION 6: PUBLIC HEARING.** Pursuant to RCW 36.70A.390, the City Council shall hold a public hearing within sixty (60) days of adoption of this ordinance to receive public input and consider whether these interim regulations should be continued, modified, or replaced.”.

**SECTION 7. SEVERABILITY.** If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this ordinance.

**SECTION 8: EFFECTIVE DATE.** This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum and shall take effect immediately upon its adoption.

PASSED IN REGULAR AND OPEN SESSION this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor Jan Molinaro  
INTRODUCED \_\_\_\_\_  
PASSED \_\_\_\_\_  
APPROVED \_\_\_\_\_  
PUBLISHED \_\_\_\_\_

Attested:

Approved as to Form:

\_\_\_\_\_  
Jessica Rose  
City Clerk

\_\_\_\_\_  
Mike Reynolds  
City Attorney



KEY P – Permitted Use C – Conditional Use S – Special Use	RESIDENTIAL ZONES					COMMERCIAL/INDUSTRIAL ZONES								
	Low Density SF	Mod Density SF	Mixed Residential	Multifamily Res	Residential Mobile Home Park	General Office	General Office-Hospital	Neighborhood Business	Highway Community Business	Central Business 1	Central Business 2	Light Industrial	Public Use	Hospital
SPECIFIC LAND USE	R-1	R-2	R-3	R-4	RMHP	GO	GO-H	NB	HCB	CB-1	CB-2	LI	P	H
<i>Dwelling unit, accessory</i> subject to Chapter <a href="#">19.34</a> EMC	P	P	P	P								p <sup>2</sup>		
<i>Dwelling unit, duplex</i> (two units per structure), subject to Chapter <a href="#">19.40</a> EMC	P <sup>3</sup> /C	P <sup>3</sup> /C	P <sup>3</sup>	P						C	C			
<i>Dwelling unit, single-family detached</i> (one unit per structure)	P	P	P	P		C	C			C	C			
<i>Dwelling unit cottage, single-family detached</i> (one unit per structure), subject to Chapter <a href="#">19.46</a> EMC		P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>										
<i>Dwelling unit, live-work</i>				P <sup>4</sup>				P <sup>5</sup> /C	P <sup>6</sup> /C	P <sup>6</sup> /C	P <sup>6</sup> /C			
<i>Multifamily development</i> (3+ units per structure), subject to Chapter <a href="#">19.40</a> EMC				P		p <sup>2</sup>			P <sup>5</sup> /C	P <sup>5,6</sup> /C	P <sup>5,6</sup> /C			
Group quarters, dormitories, fraternal houses, <i>boardinghouse</i> , not including <i>secure community transition facilities</i> or <i>halfway house</i>				C			P		P <sup>5</sup> /C					
<b>GENERAL CROSS REFERENCES:</b>					Land use table instructions, see EMC <a href="#">18.05.010</a> ; Development standards, see EMC Titles <a href="#">18</a> and <a href="#">19</a> ; Application and review procedures, see Chapters <a href="#">15.16</a> through <a href="#">15.36</a> EMC; General provisions, see Chapter <a href="#">15.06</a> EMC; Italicized uses are defined in Chapter <a href="#">15.04</a> EMC.									

## B. Residential Land Use Footnotes.

1. Subject to Chapter [19.46](#) EMC.
2. A nightwatchman's quarters are allowed as an accessory use to a use permitted in the zone.
3. New construction of a one-story duplex with a maximum building size of 2,500 gross square feet including garage, or conversion of an existing single-family dwelling to a duplex are permitted, otherwise conditional use.
4. Allowed as part of a live-work project. The work space must clearly constitute an accessory use of the building and property, and the use shall not result in a conversion of the property or building from primarily multifamily to primarily nonresidential use.
5. Dwellings or living quarters must be located above primary use. Parking is provided in private parking areas or garages on the basis of one parking space for each dwelling unit within 400 feet.
6. Multifamily residential and live-work uses shall be permitted only in the mixed use overlay when included within a mixed use development.
7. The number of transitional housing units allowed on any given property shall be no more than the number of standard dwelling units that would be allowed under the zoning of the property; provided, that in no case shall the number of transitional housing units allowed on any given property exceed 10. No transitional housing unit may be located within a quarter mile of another transitional housing property, as measured by the nearest point on one such property to the nearest point on the other, that contains permanent supportive housing or transitional housing. Each unit of transitional housing shall be limited to occupancy by one family as that term is defined in the EMC. Transitional housing shall not be located within a quarter mile of emergency housing and emergency shelters as measured by the nearest point on one such property to the nearest point on another.
8. The number of permanent supportive housing units allowed on any given property shall be no more than the number of standard dwelling units that would be allowed under the zoning of the property; provided, that in no case shall the number of permanent supportive housing units allowed on any given property exceed 10. No permanent supportive housing unit may be located within a quarter mile of another property that contains permanent supportive housing or transitional housing, as

measured by the nearest point on one such property to the nearest point on another. Each unit of permanent supportive housing shall be limited to occupancy by one family as that term is defined in the EMC. Permanent supportive housing shall not be located within a quarter mile of emergency housing and emergency shelters as measured by the nearest point on one such property to the nearest point on another.

9. The occupancy of an indoor emergency shelter shall be limited to no more than 10 families or 40 people, whichever is fewer. "Continuously operating" is intended to exclude indoor emergency shelter facilities that are needed to respond temporarily to a natural disaster or other similarly acute emergency (e.g., unusually hot or cold temperatures of short duration) that has caused unexpected homelessness within the city. No continuously operating indoor emergency shelter may be located within a quarter mile of a continuously operating indoor emergency housing facility as measured by the nearest point on one such property to the nearest point on the other. Indoor emergency shelters shall not be located within a quarter mile of permanent supportive housing or transitional housing units as measured by the nearest point on one such property to the nearest point on another.

10. The occupancy of an indoor emergency housing facility shall be limited to no more than 10 families or 40 people, whichever is fewer. "Continuously operating" is intended to exclude indoor emergency housing facilities that are needed to respond temporarily to a natural disaster or other similarly acute emergency (e.g., unusually hot or cold temperatures of short duration) that has caused unexpected homelessness within the city. No continuously operating indoor emergency housing facility may be located within a quarter mile of a continuously operating indoor emergency shelter as measured by the nearest point on one such property to the nearest point on the other. Indoor emergency housing facilities shall not be located within a quarter mile of permanent supportive housing or transitional housing units, as measured by the nearest point on one such property to the nearest point on another.

### **19.32.180 Co-living housing.**

Co-living housing shall comply with the following:

A. Review process. A co-living housing shall be reviewed the same as the required review process for the permitted multifamily use for the underlying zone.

B. Development standards. As required by RCW 36.70A.535(4), development standards for co-living housing shall not be any more restrictive than the development standards applied to other multifamily uses in the same underlying zone.

1. A sleeping unit in a co-living housing shall not exceed a maximum size of 600 square feet.

2. Shared kitchens shall be provided in the development to be classified as co-living housing. At least one shared kitchen shall be provided for every thirty sleeping units.
  3. Open space shall be provided at a minimum of 10 square feet for each 100 square feet of sleeping unit. Open space may be provided through shared indoor common areas, outdoor open space, or private open spaces, or a combination thereof.
    - a. Required open space may include common areas which are shared indoor spaces and amenity areas separate from required shared kitchen. Other shared indoor spaces may include but not limited to multi-purpose entertainment space, fitness center, movie theater, library, and similar amenities that promote share use and a sense of community.
    - b. Required open space may be provided in outdoor open space or as private open spaces such as patios, rooftop gardens, and balconies.
    - c. See EMC 19.40.050(D) for Open Space Types and Standards.
  4. A minimum of one off-street parking space per four sleeping units shall be required. No off-street parking is required within one-half mile walking distance of a major transit stop.
  5. In zones with established maximum and/or minimum density requirements, each co-living housing sleeping unit shall be counted as one-quarter of a dwelling unit for the purpose of calculating density.
  6. Each sleeping unit in a co-living housing shall be calculated at one-half of a dwelling unit for the purposes of calculating fees for sewer connections.
- C. All other development standards, including, but not limited to, setbacks, lot coverage, maximum height, landscape buffer, mixed-use requirements, and design standards, shall be those established for multifamily uses in the underlying zone.
- a. In addition to exceptions listed under EMC 19.40.030, co-living housing conversion of an existing building shall be exempt from design standards.
- D. Co-living housing developments are exempt from any affordable housing requirements, however, voluntary affordable housing provisions outlined in EMC Chapter 19.38 Article IV Affordable Housing Incentive remain available to co-living housing developments, at sole discretion of the property owner. In addition, affordable housing incentives outlined under RCW 36.70A.540 are available to co-living housing developments that include on-site affordable housing.

#### **15.04.020 Definitions.**

~~“Boardinghouse” means a dwelling in which not more than four roomers, lodgers and/or boarders are housed and fed.~~

“Co-living housing” means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. Local governments may use other names to refer to co-living housing including congregate living facilities, single room occupancy, rooming house, boarding house, lodging house and residential suites.

“Major transit stop” means: (1) a stop on a high capacity transportation system funded or expanded under the provisions of Chapter 81.104 RCW; (2) commuter rail stops; (3) stops on rail or fixed guideway systems, including transitways; (4) stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or (5) stops for a bus or other transit mode providing actual fixed route service at intervals of at least 15 minutes for at least five hours during the peak hours of operation on weekdays.

“Rooming house” means a boardinghouse.

DRAFT 2026 PLANNING COMMISSION AND PLANNING DEPARTMENT WORK PLAN 12-16-2025

Project	Status	Estimated Completion
Establish new Hearing Examiner Services for the City of Enumclaw.	Hearing Examiner has terminated our contract as of January 6, 2026.	0% Complete.
Battery Energy Storage Systems (BESS): Review and adopt regulations regarding BESS. A moratorium with Ordinance No. 2608 on February 24, 2025.	Carryover from 2025. Staff have prepared documents for this. Planning Commission is currently reviewing.	10% - Regulations have been prepared and the Planning Commission is currently reviewing.
Zoning Regulation review for dancing, music, art, drama and instructional/vocational schools, gymnasiums and health studios. Primarily a review of the Light Industrial Zone, but not exclusively.	Ordinance No. 2817 was passed by the City Council in August of 2025. The Ordinance adopted interim zoning regulations that amended the zoning code to allow additional uses within the LI, NB zones as well as expand the allowances for gymnasiums and health studios. This ordinance has since expired.	25% - Regulations have been prepared. Planning Commission process would be to review and refine (if needed), hold a public hearing and forward a recommendation to the City Council.
Interim Zoning Regulations for co-living housing.	Ordinance No. 2830 was passed by the City Council in December of 2025. The ordinance amended the zoning code to allow co-living housing in all zones that allow multifamily housing. This is required by state law through House Bill 1998.	25% - Regulations have been prepared. Planning Commission process would be to review and refine (if needed), hold a public hearing and move forward a recommendation to City Council.
HB 5290 – Consolidating Permit Processes. This amended the GMA regarding local project review. This requires that the city amend Title 15 for permit processes for land use and other permits.	Staff does not have a draft for this project – this is required amendments to Title 15	10% - Staff have not prepared any amendments for Title 15 at this time to comply with HB 5290.
Least Restrictive Alternative Housing Regulations. Amendments to the zoning code to regulate Least Restrictive Alternative Housing (LRA's) within the City. This will likely include amendments to titles 15, 18 and 19.	Carryover from 2025 - Staff does not have a draft for this project	0% - Staff has not prepare amendments at this time.
Amend the zoning code to permit solar array installations within the zoning code. This could consider zoning code amendments to permit these	New items requested from Public Works to permit a solar generation facility at the city reservoir site.	No draft has been prepared. This is not a high priority.

DRAFT 2026 PLANNING COMMISSION AND PLANNING DEPARTMENT WORK PLAN 12-16-2025

installations as permitted uses, possibly within the Public, Light industrial zone and accessory uses in other appropriate zones.	Currently, the use would be permitted as an accessory to a primary permitted use.	
Six-Year TIP – This is a routine amendment done every year. The amendment would include the six-year Transportation Improvement Plan which outlines roadway, pedestrian and maintenance projects for the city’s transportation system.	This project will be completed by Public Works.	The TIP is prepared and passed via Resolution by the city council mid-year between May and July. This is for transportation funding purposes.
General Sewer Plan amendments. Re-evaluate the plans policy regarding low pressure sewer systems within portions of the city.	This project will be completed by Public Works.	Unknown at this time
Park and Recreations Capital Plan updates	This project will be completed by the Parks Department.	Unknown at this time
School District Capital Facilities plan. This is a routine amendment done every year. This amendment adopts the district’s revised capital plan for school construction, etc. This gives the city the ability to maintain, adopt and implement the impact fee program.	This project is completed by the Enumclaw School District. No update on status.	The School District CFP is prepared by the School District and adopted by their school board. Once that is completed, the plan is transmitted to the city.
<b>Publicly initiated amendments</b>		
Side yard setback amendment for the Airport Zoning District	This would change the 20-foot side yard setback to a 10-foot side yard setback. This would allow for hangars to be constructed at the site.	Unknown at this time