

**City of Enumclaw  
1339 Griffin Avenue  
Enumclaw, Washington 98022**

**City Council Regular Session  
City Hall Council Chambers  
February 9, 2026, 7:00 p.m.**

**1. CALL TO ORDER AND FLAG SALUTE:**

Mayor Wright called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Mayor Pro Tem Martinell announced that Councilmembers LaFleur and Solmonsens-Waterhouse were absent.

**MARTINELL MOVED TO EXCUSE COUNCILMEMBERS LAFLEUR AND SOLMONSEN-WATERHOUSE FROM THE MEETING. KOOPMAN FRAZIER SECONDED. MOTION CARRIED 4-0.**

**ATTENDANCE:**

Councilmembers Corrie Koopman Frazier, Jan Martinell, Brodie Smith, Ed Storton, and Amber Stanley were present. Also, present were Mayor Anthony Wright, City Administrator Chris Searcy, Assistant City Attorney Michael Reynolds, City Clerk Jessica Rose, Police Chief Tim Floyd, Community Development Director Chris Pasinetti, Public Works Director Brian Spindor, and Media Services Technician Zoie Raum.

**2. ADJUSTMENTS TO THE AGENDA:**

None

Council consensus to approve agenda as published.

**3. MOTION TO APPROVE MINUTES AS PUBLISHED:**

A. Council Minutes 1/26/26

**KOOPMAN FRAZIER MOVED TO APPROVE THE JANUARY 26, 2026, COUNCIL MEETING MINUTES AS PUBLISHED. MARTINELL SECONDED. MOTION CARRIED 4-0.**

**4. SWEARING IN CEREMONY COUNCILMEMBER:**

A. Amber Stanley, Council Position 6

Mayor Wright gave the Oath of Office to Stanley.

**5. RECEPTION (APPROXIMATELY 10 MINUTES):**

**MAYOR RECESSED THE MEETING AT 7:03 P.M.**

**MAYOR RECONVENED THE MEETING AT 7:13 P.M.**

**6. ANNOUNCEMENTS AND PRESENTATIONS:**

**A. ANNOUNCEMENTS**

1. City Offices will be closed on Monday, February 16, to commemorate the Presidents' Day Holiday.

Mayor noted the announcement.

**B. PRESENTATIONS**

1. December 11, 2025 Flooding Event in Enumclaw - Brian Spindor, Public Works Director

Spindor gave a PowerPoint presentation regarding the flooding event that took place in Enumclaw.

**C. PUBLIC HEARING AND MEETING ANNOUNCEMENTS**

1. Public Hearing, Resolution No. 1867, Fee Schedule Amendment, Monday, February 23,

7:00 p.m., City Hall, Council Chambers

Mayor noted the announcement.

**7. COMMENTS FROM THE AUDIENCE:** (Please Limit Comments to Three Minutes)

Rose stated the Clerk's office received one email from David Grampa regarding Ordinance No. 2832, Co-Living Interim Development Regulations, that was distributed to Council and will be included in the minutes.

**8. PUBLIC HEARING:**

A. Ordinance No. 2833 - BESS Moratorium Extension

**MAYOR OPENED THE PUBLIC HEARING AT 7:29 P.M.**

Rose stated the Clerk's Office received no correspondence regarding Ordinance No. 2833, BESS Moratorium Extension.

City Clerk Reads Ordinance by Title Only for the 1st Reading

**ORDINANCE NO. 2833**

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON, IMPOSING A MORATORIUM ON THE ACCEPTANCE, PROCESSING, AND APPROVAL OF APPLICATIONS FOR BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITIES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

***Staff Report:***

Pasinetti explained that Council had passed Ordinance No. 2806 on February 24, 2025, that put a Battery Energy System Storage (BESS) moratorium in place for a year. This was to allow time to review the Enumclaw Municipal Code and the unique risks and land use compatibility issues that are associated with BESS facilities. The moratorium will expire on February 24, 2026, and more time is needed to develop appropriate regulations. This ordinance will extend the moratorium for another year.

***Council Comments:***

None

***Public Input:***

Bonnie Helms, who lives outside city limits, stated her support for Ordinance No. 2833.

Rita Sandvoss, who lives within city limits, stated her support for Ordinance No. 2833.

**MAYOR CLOSED THE PUBLIC HEARING AT 7:35 P.M.**

**9. TABLED BUSINESS:**

None

**10. COUNCIL COMMITTEE REPORTS:**

A. Community & Economic Development - LaFleur, Chair; Martinell, Koopman Frazier  
Martinell stated the Committee have not met since the last meeting. The next meeting is scheduled for Monday, February 23, at 4:30 p.m. at Stevenson Yerxa.

B. Community Services - Koopman Frazier, Chair; Smith,  
Koopman Frazier stated the Committee has not met since the last meeting. The next meeting is scheduled for Tuesday, February 17, at 5:00 p.m. at Stevenson Yerxa.

C. Finance & Technology - Koopman Frazier, Chair; Smith, Koopman Frazier stated the Committee last met on February 9. They discussed routine vouchers, Ordinance No. 2834, Herrera consulting contract, payroll system update. The next meeting is scheduled for Monday, February 23, at 6:30 p.m. in the Finance Department.

D. Public Safety - Martinell, Chair; Solmonsens-Waterhouse, Storton Martinell stated the Committee has not met since the last meeting. The next meeting is scheduled for Tuesday, February 17, at 6:00 p.m. at the Police Department.

E. Public Works - LaFleur, Chair; Solmonsens-Waterhouse, Storton Storton stated the committee has not met since the last meeting. The next meeting is scheduled for Monday, February 23, at 5:30 p.m. at Stevenson-Yerxa.

F. Chamber of Commerce - Martinell, Liaison; Solmonsens-Waterhouse, Alternate Martinell stated the Chamber has not met since the last meeting. The next meeting is scheduled for Wednesday, February 11, at 8:00 a.m. at the school district office.

G. Sound Cities Association - LaFleur, Liaison; Koopman Frazier, Alternate Koopman Frazier stated SCA has not met since the last meeting. The next meeting is scheduled for Wednesday, February 11, at 7:00 p.m. via Zoom.

**11. CONSENT AGENDA.....Motion to Approve**

**A. APPOINTMENT**

1. Human Services Advisory Board Position No. 3, Julia Ubbenga; Term expires 12/31/2027

**B. BID AWARD**

1. Lake Tapps Construction - Tacoma Intertie Restoration Project

**C. PROFESSIONAL SERVICES AGREEMENT**

1. Herrera - Consultant Services for Outfall Analysis and Sediment Monitoring
2. Witherspoon Brajcich McPhee, PLLC - Hearing Examiner Services

**D. CITY ATTORNEY CONFIRMATION**

1. Michael J. Reynolds - Interim City Attorney

**KOOPMAN FRAZIER MOVED TO APPROVE THE CONSENT AGENDA. MARTINELL SECONDED. MOTION CARRIED 5-0.**

**12. GENERAL BUSINESS:**

**A. ORDINANCES**

1. Ordinance No. 2832 - Co-Living Interim Development Regulations

City Clerk Reads Ordinance by Title Only for the 2nd Reading

**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.

***Staff Report:***

Pasinetti stated the City Council adopted Ordinance No. 2830 establishing co-living housing interim development regulations effective immediately. A public hearing is required by RCW 36.70.A.390, which was held at the previous meeting. The regulations shall remain in effect for 12 months of the effective date of Ordinance No. 2830 or until staff brings another ordinance to replace the interim development regulations with permanent regulations.

***Council Committee Report:***

Martinell stated that the Community and Economic Development Committee has not provided a recommendation.

***Council Comments:***

None

***Council Action:***

**MARTINELL MOVED TO AMEND ORDINANCE NO. 2832 TO INCLUDE A REQUIREMENT FOR EACH SLEEPING UNIT TO HAVE A KITCHENETTE UNDER 19.32.180(B)(2) AND A DEFINITION OF KITCHENETTE WHICH MEANS LIMITED COOKING FACILITIES SUCH AS A SMALL SINK, RUNNING WATER, 1 OR 2 BURNER ELECTRIC STOVE, MICROWAVE, AND MINI FRIDGE. ADDITIONALLY, ALONG SIDE THE MAXIMUM SIZE ESTABLISHED A MINIMUM SLEEPING UNIT SIZE OF NO LESS THAN 300 SQ FEET EXCLUSIVE OF THE BATHROOM TO ENSURE THE FUNCTIONAL ACCOMMODATION OF THE REQUIRED COOKING CIRCULATION IN BASIC LIVING SPACE CONSISTENT WITH MULTIFAMILY BUILDING PRACTICES. ALSO, INCLUDE KITCHENETTE A DEFINITION OF A KITCHENETTE AS PART OF EMC 15.04.020. KOOPMAN FRAZIER SECONDED. MOTION CARRIED 5-0.**

**MARTINELL MOVED TO APPROVE ORDINANCE NO. 2832, CO-LIVING INTERIM DEVELOPMENT REGULATIONS AS AMENDED. KOOPMAN FRAZIER SECONDED. MOTION CARRIED 5-0.**

2. Ordinance No. 2834 - NFC Northwest, LLC Franchise

City Clerk Reads Ordinance by Title Only for the 1st Reading

ORDINANCE NO. 2834

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ENUMCLAW, WASHINGTON, GRANTING TO NFC NORTHWEST, LLC, A STATE OF WASHINGTON CORPORATION, A FRANCHISE FOR TELECOMMUNICATIONS.

***Staff Report:***

Reynolds explained that NFC Northwest, LLC, has merged with Zply Fiber Pacific who currently has a franchise agreement with the City. NFC has expressed that they would also like to have their own franchise agreement with the City.

***Council Comments:***

None

**B. RESOLUTIONS**

1. Resolution No. 1866 - Fee Schedule Amendment

City Clerk Reads Resolution by Title Only

RESOLUTION NO. 1866

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AMENDING RESOLUTION NO. 1865 TO AMEND FEES.

**Staff Report:**

Searcy stated that the Climate Commitment Act charge is now included in the fee resolution and has been updated with the 2026 fees.

Pasinetti stated that past fee consolidations within the fee resolutions did not include the application fee for independent fee calculations. This resolution will include that fee.

**Council Committee Reports:**

Koopman Frazier stated that the Finance Committee has reviewed and is in approval.

**Council Comments:**

None

**Council Action:**

**KOOPMAN FRAZIER MOVED TO APPROVE RESOLUTION NO. 1866, FEE SCHEDULE AMENDMENT. SMITH SECONDED. MOTION CARRIED 5-0.**

C. GENERAL ITEMS

1. Routine Reports

- a. Green River College: Enumclaw Business Development Report
- b. Finance: Sales Tax Report
- c. Community Development: Building Permits; City Planning

**13. UNFINISHED BUSINESS:**

None

**14. NEW BUSINESS:**

A. Set Work Session Date for Climate Commitment Act

Searcy explained that with the majority of the Council being new members, he would like to update them on the Climate Commitment Act. He would like to know if Council would like these updates to take place during regularly schedule Council meetings or to set up a work session outside the meetings.

Council consensus is to meet during a regularly schedule Council meeting.

**15. EXECUTIVE SESSION:**


None

**16. ADJOURNMENT:**

**MARTINELL MOVED TO ADJOURN THE MEETING. KOOPMAN FRAZIER SECONDED. MOTION CARRIED 5-0.**

Meeting adjourned at 7:53 p.m.

Respectfully Submitted,

  
 Jessica Rose  
 City Clerk

Date Minutes Approved: 2-23-26



**COMMENTS FROM THE AUDIENCE**

**COUNCIL MEETING DATE: February 9, 2026**

*\*This sign-in sheet is a public record and will be posted with the minutes on the City website.*

**AUDIENCE SIGN-IN SHEET**

**PRINT NAME:**

**ADDRESS:**

**EMAIL:**

Jacquelin White

39007 272<sup>nd</sup> AVE SE  
Enumclaw

cedarfalls@skynetbb.com

RITA SANDVOSS

1145 PIONEER ST. ENUMCLAW



**PUBLIC HEARING:**  
**Ordinance No. 2833 - BESS Moratorium Extension**

**DATE: February 9, 2026**

*\*This sign-in sheet is a public record and will be posted with the minutes on the City website.*

**SIGN-IN SHEET**

**PRINT NAME:**

**ADDRESS:**

**EMAIL:**

Bonnie Helms PO Box ~~121~~ 121, Yelm, WA 98597 bonnibusmaximus@aol.com

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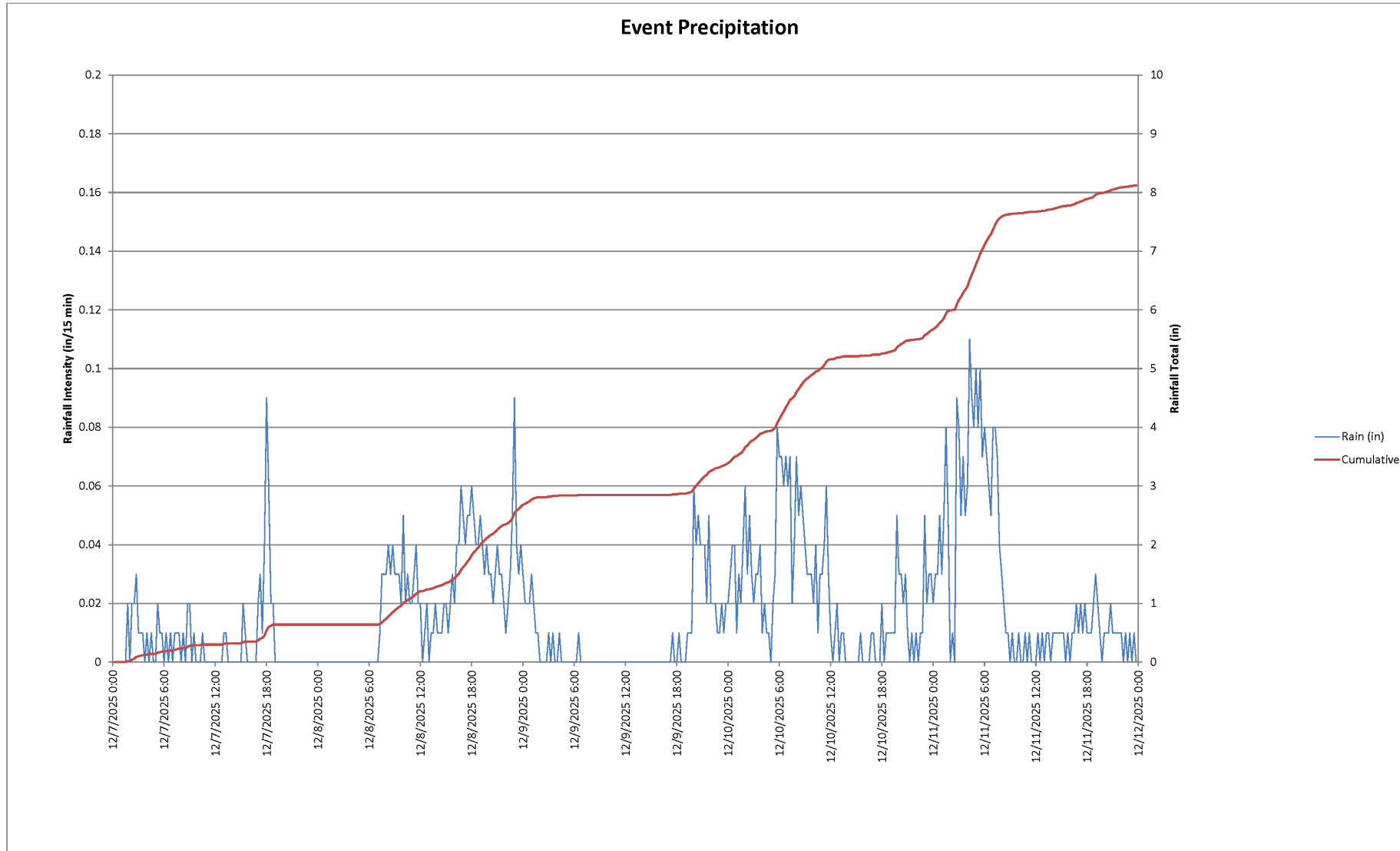


City of Enumclaw

Flooding event of  
December 11, 2025



# Three Successive Storms



# Sanitary Sewer Gravity System Overflow

## Timeline:

12/10/2025

1. Initial overflow observed at the intersection of Loraine and Kibler at approximate 0700.
2. Line maintenance was dispatched on the scene at 0800 to begin Vac truck operations.
3. Bypass implemented at WWTP. Vac-truck operations ended at approximately 0820.
4. Sandbags implemented divert flow to nearby storm catch basin at approximately 1000.
5. Overflow over by 1500

12/11/2025

1. Second overflow observed at 0700 at Loraine and Kibler as well as upstream of the Takoba lift station on McHugh. WWTP was in bypass mode at time of observation.
2. Sandbags were in place from the previous event at Loraine and Kibler, additional sandbags were deployed to McHugh to divert flows to a storm catch basin.
3. Overflow continued in conjunction with Boise Creek flooding event.
4. Overflows observed ending by 1700.

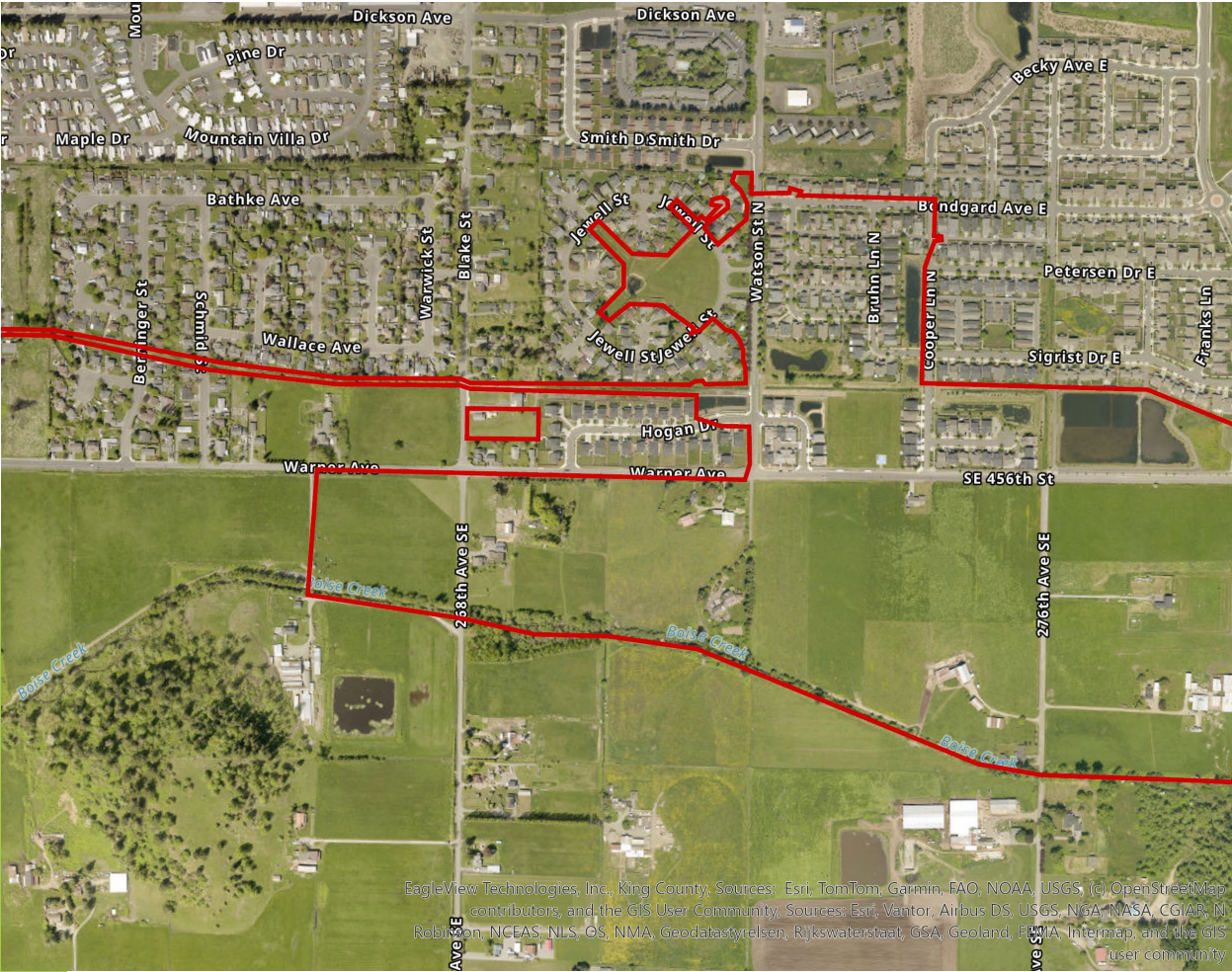


# Boise Creek Flooding - Morning of Dec 11

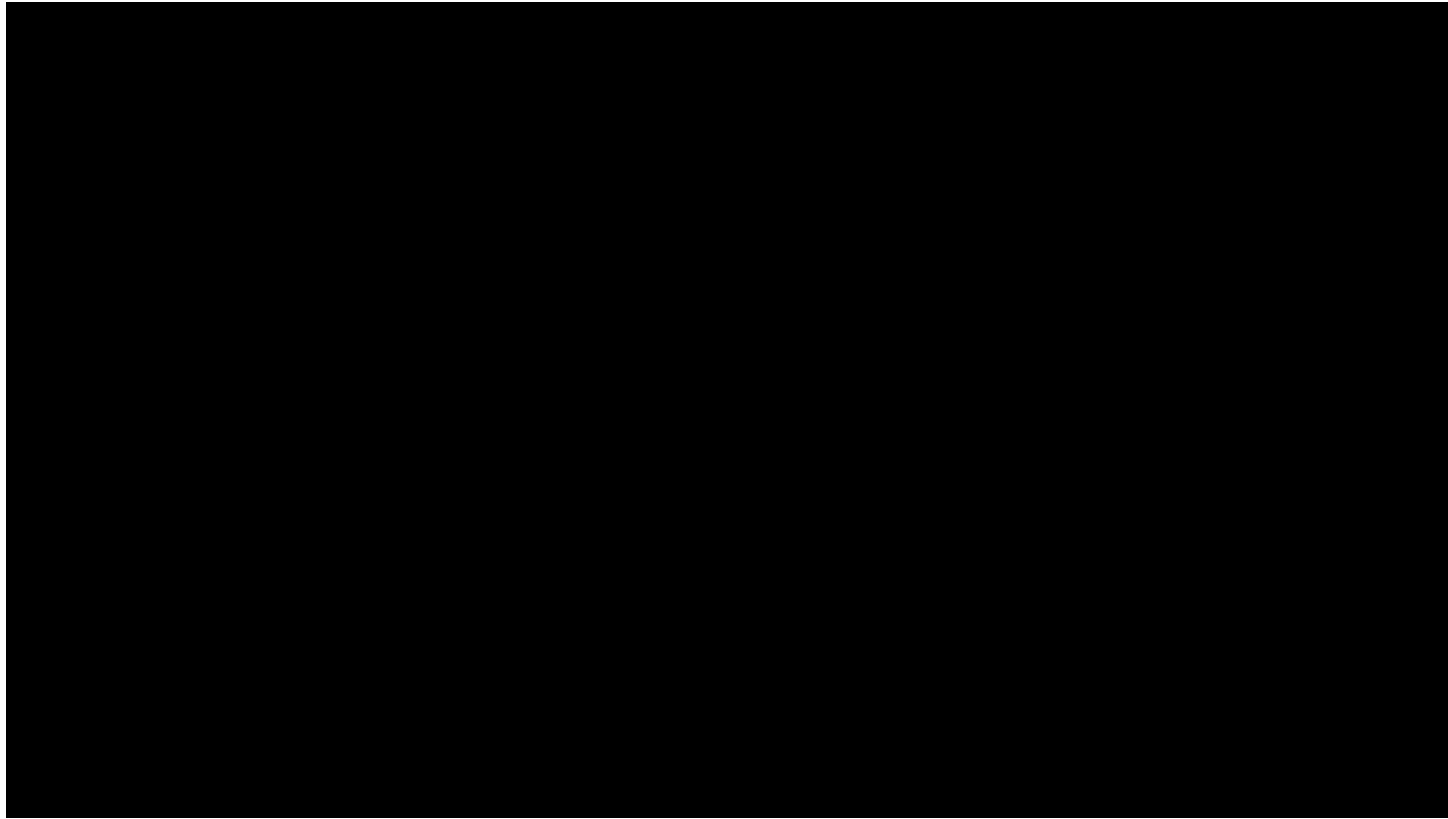
- Precipitation data indicates this rain event peaked at a 2yr-24 hour event (2.5in in of rain in 24 hours)
- Multiple ~2yr-24hr rain events on consecutive days did not allow Boise Creek to fully recover between events which ultimately overwhelmed it leading to significant flooding.
- Significant Boise overbank flooding into city at 276<sup>th</sup> and at Watson and Warner. KC DD6 Lateral A was not able to convey all flood flows. Significant backwater flooding into neighborhoods occurred
- Overbank flooding also flowed into the city across Warner near the Mountain Meadows Mobile Home Park.
- ▶ New USGS Gage at 252<sup>nd</sup> bridge indicates peak flow in Boise Creek of ~2500cfs



# Extent of Flooding- AM vs PM



# Drone Fly over - AM



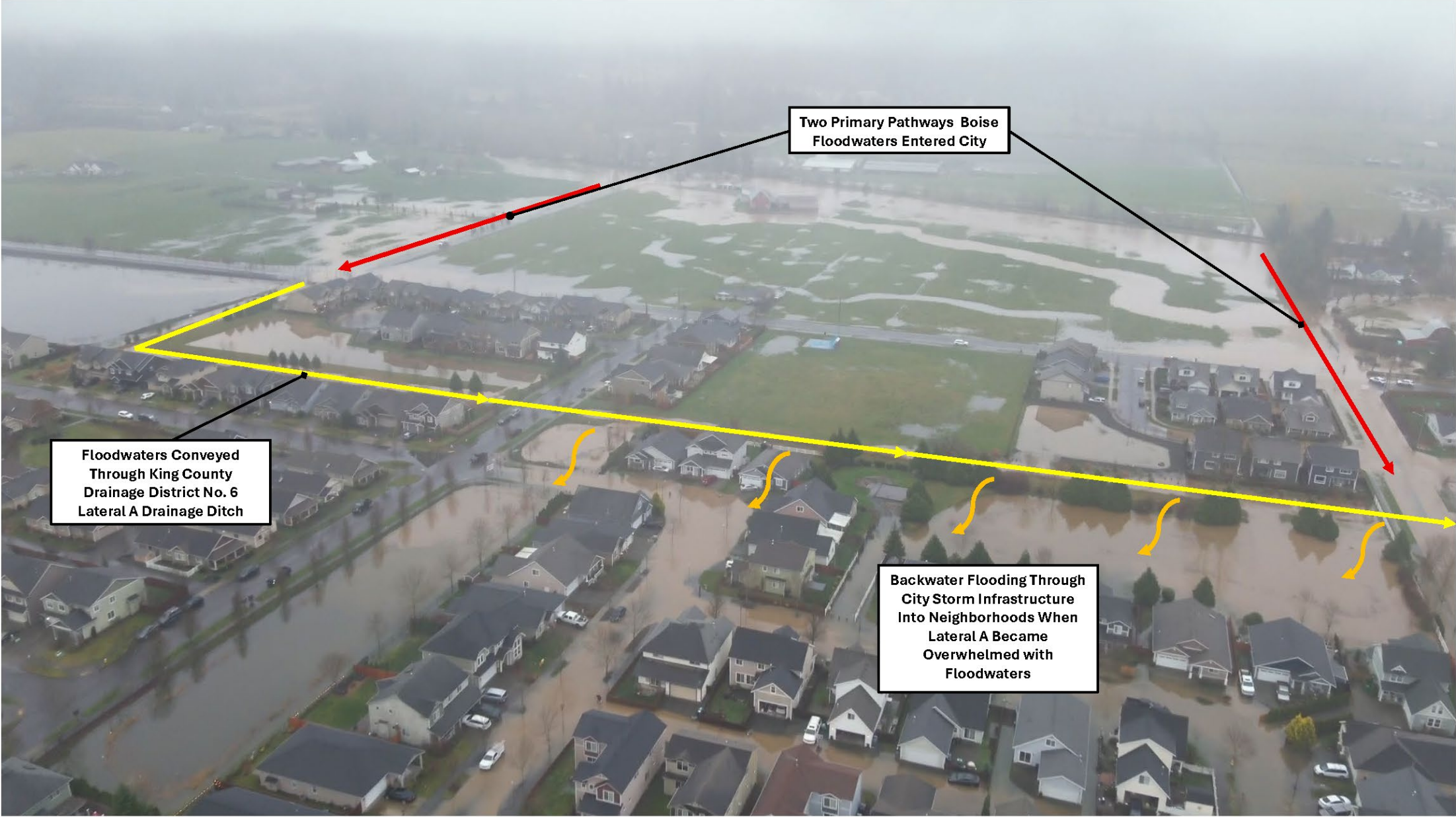
# Drone Fly Over - PM



**Two Primary Pathways Boise  
Floodwaters Entered City**

**Floodwaters Conveyed  
Through King County  
Drainage District No. 6  
Lateral A Drainage Ditch**

**Backwater Flooding Through  
City Storm Infrastructure  
Into Neighborhoods When  
Lateral A Became  
Overwhelmed with  
Floodwaters**

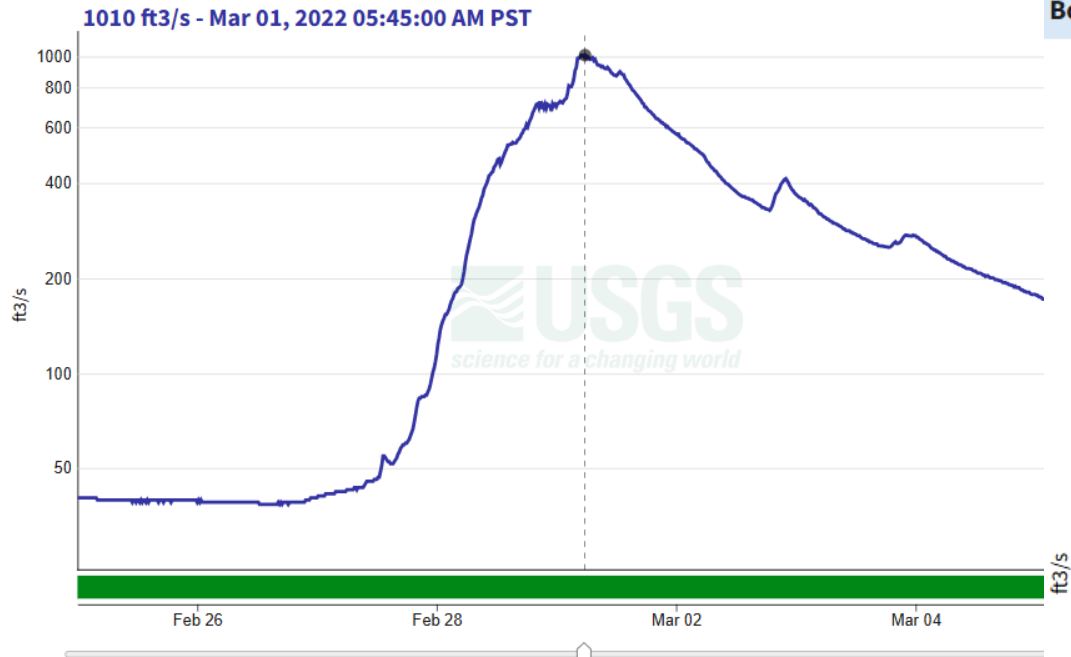


# Storm Comparison

Boise Creek at Buckley, WA - USGS-12099600

[Subscribe to WaterAlert](#)

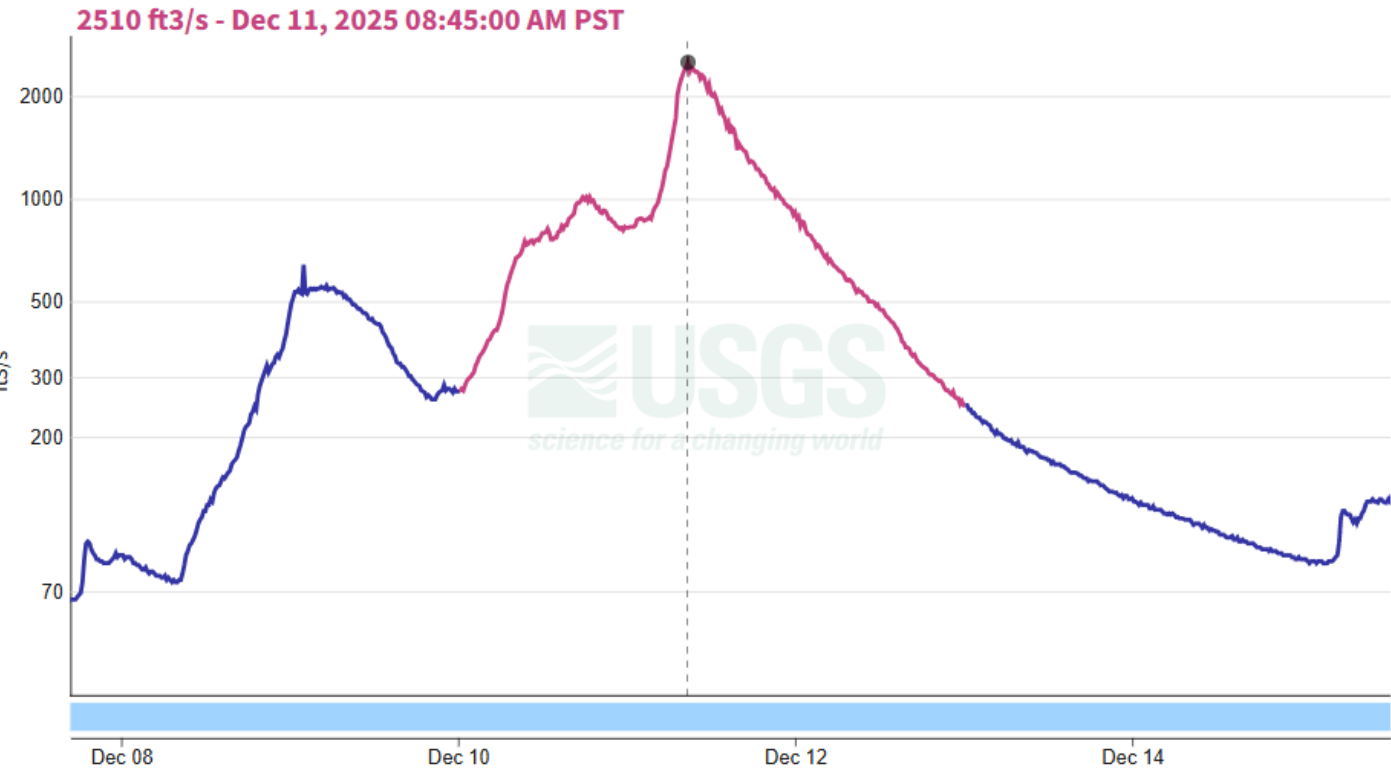
- using custom time span -  
February 25, 2022 - March 5, 2022  
Discharge, cubic feet per second



Boise Creek at 252ND Ave NE NR Buckley, WA - USGS-12099550

[Subscribe to WaterAlert](#)

- using custom time span -  
- using graph zoom -  
December 7, 2025 - December 15, 2025  
Discharge, cubic feet per second



# Support Provided by Public Works

- ▶ Notification went out to residents of potential flooding via:
  - ▶ City's Website
  - ▶ Public Works Facebook Page
  - ▶ City's Emergency AM Radio Station
- ▶ City Provided Sandbags to residents
  - ▶ At the Public Works Shops on Railroad Ave
  - ▶ Sand, bags, and shovels at Suntop Park
- ▶ Public Works has reached out to Enumclaw Plateau Community Association for improving notification

# Future Actions

- ▶ Public Works will be developing an action plan to respond to flooding events
  - ▶ Response with equipment and materials
  - ▶ Notification of residents of potential flooding events
- ▶ Ultimately an engineering solution must be found
  - ▶ King County Flood Control District has jurisdiction
  - ▶ Must develop the FEMA flood map of Boise Creek
  - ▶ Contact the Flood Control District and Regan Dunn's office
    - ▶ Contact for Flood District:
      - ▶ Michelle Clark
      - ▶ Executive Director
      - ▶ 206-477-2985
      - ▶ [michelle.clark@kingcounty.gov](mailto:michelle.clark@kingcounty.gov)
    - ▶ Contact for Regan Dunn's office:
      - ▶ Reagan Dunn
      - ▶ Chair – District 9
      - ▶ 206-477-1009
      - ▶ [reagan.dunn@kingcounty.gov](mailto:reagan.dunn@kingcounty.gov)

**From:** [David Grampa](#)  
**To:** [Jessica Rose](#)  
**Cc:** [Anthony Wright](#); [Chris Searcy](#); [Chris Pasinetti](#)  
**Subject:** Ordinance 2832 Comments  
**Date:** Monday, February 9, 2026 3:34:13 PM  
**Attachments:** [2755 ROOSEVELT AVENUE EXAMPLE.pdf](#)

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**CAUTION:** This email originated from outside the City of Enumclaw network. Do not click links, open attachments or follow guidance unless you recognize the sender and know the content is safe.

Hi Jessica,

Please distribute our written comments to the city council.

Thanks,  
David

City Council,

The state mandates co-living in all multi-family and mixed-use zones, effectively quadrupling allowed density with the "quarter density" rule. Further, according to RCW 36.70A.535(4): "A city or county may not require through development regulations, standards for co-living housing that are more restrictive than those that are required for other types of multifamily residential uses in the same zone."

This should prompt a careful review of the relationship between co-living regulations, underlying zoning designations, and the associated development regulations for both mixed-use and multi-family housing. **Additionally, the community must carefully consider the relationship between permanent supportive housing and co-living, as they have only functional, not structural, differences.**

Using the Spirit Meadow Condominiums at Roosevelt and Semanski as an example:

This is a 68,285 square foot (approximately 1.57 acres) parcel located at the northeast corner of Semanski and Roosevelt across from the historic Semanski house. This lot is zoned for multi-family residential use and currently contains ten residential units across five duplexes. Thankfully, these condo units are individually owned. This makes it difficult for a developer to gain interest in this particular property, even if the improved value to land value ratio attracts redevelopment interest.

More than 150+ multi-family parcels are zoned throughout the city, some are vacant, and many more are subject to redevelopment. Using this parcel as an example:

- The maximum number of co-living units allowed on the parcel is 94 units.
- A 94 unit, co-living development would conform to design standards including height, setbacks, open space, and maximum building coverage, etc.

- Each of the 94 co-living units would meet the maximum size requirement of 600 sqft.
- This 94-unit, co-living development is permitted by right and requires no public participation in its administrative approval.

Below is the back of the napkin math supporting the above assertions:

- The lot measures approximately 164ft by 414ft. The required setbacks result in 16,762 square feet. An additional 13,657 square feet of open space is required and an additional ~8,000 square feet can accommodate 25 parking stalls. Of the remaining 29,866 square feet, buildings can only occupy up to 27,158 square feet.
- The maximum density in R-4 is 15 dwelling units per acre. Multiply that by 1.57 acres and divide by 0.25 co-living units per dwelling unit results in 94 units. This meets both the density and parking requirements.
- Three story buildings occupying 27,158 square feet result in 81,474 gross square feet. Assuming a 30% loss ratio for common space including hallways, bathrooms, kitchens and amenities, each co-living unit would average approximately 600 square feet.

Please see the attached Google Earth screenshots demonstrating the potential scale of this hypothetical development.

While it may be convenient to say "that will never happen," it most certainly can as demonstrated by the Arete "congregate housing" apartments in Kirkland: a 290 unit apartment complex built on less than 1.2 acres which "featured" 237 co-living units averaging just 225 square feet, resulting in a density nearly four times the maximum density allowed by the underlying zoning.

**Finally, with King County's apparent push to encourage permanent supportive housing in rural areas, the unintended consequences of a rushed ordinance are likely significant.** Again, co-living and permanent supportive housing differ only functionally, not structurally; with on-site supportive services being the key functional difference.

**Irrespective of the mixed-use overlay extending to nearly all parcels zoned General Office, the city council should modify the interim zoning ordinance 2832 to remove co-living as a permitted use in the General Office zone. Additionally, the city council should also prioritize co-living regulations in the 2026 work plan.**

Sincerely,  
David and Allie Grampa

**2755 ROOSEVELT AVENUE**



**EXAMPLE PERMITTED CO-LIVING**

