

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

**City Council Regular Session
City Hall Council Chambers
March 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 all Councilmembers were present.

ATTENDANCE:

Councilmembers Corrie Koopman Frazier, Jan Martinell, Chance LaFleur, Sabrina Solmons-Waterhouse, Brodie Smith, Ed Storton, and Amber Stanley were present. Also, present were Mayor Anthony Wright, City Administrator Chris Searcy, Interim 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:

Mayor moved New Business 12.A Climate Commitment Act to 12.B.

Mayor added New Business 12.A YMCA Lease Agreement.

Council consensus to approve agenda as amended.

3. MOTION TO APPROVE MINUTES AS PUBLISHED:

A. Council Minutes 2/23/26

MARTINELL MOVED TO APPROVE THE FEBRUARY 23, 2026, COUNCIL MEETING MINUTES AS PUBLISHED. LAFLEUR SECONDED. MOTION CARRIED 7-0.

4. ANNOUNCEMENTS AND PRESENTATIONS:

A. ANNOUNCEMENTS

1. Proclamations

- a. American Red Cross Month
- b. Affordable Housing Week, March 10-13
- c. Jack Prindle Day, March 22

Wright read the American Red Cross proclamation and presented to Bruce DeJong, American Red Cross Volunteer Leader.

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

Bruce DeJong, who lives outside city limits, stated his appreciation for Enumclaw's support for the American Red Cross.

Diane Banker, who lives within city limits, stated her concerns regarding the intersection at Stevenson Avenue and Cole Street.

John Dahlquist, who lives inside city limits, stated his concerns regarding the intersection at Stevenson Avenue and Cole Street.

6. PUBLIC HEARING:

None

7. TABLED BUSINESS:

None

8. COUNCIL COMMITTEE REPORTS:

A. Community & Economic Development - LaFleur, Chair; Martinell, Koopman Frazier
LaFleur stated the Committee last met on March 9. They discussed the 2026 Planning Commission and Community Development Work Plan. The next meeting is scheduled for Monday, March 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 Monday, March 16, at 5:00 p.m. at Stevenson Yerxa.

C. Finance & Technology - Koopman Frazier, Chair; Smith, Stanley
Koopman Frazier stated the Committee last met on March 9. They discussed routine vouchers, purchasing cards, floral policy, and an update on EERP. The next meeting is scheduled for Monday, March 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 Monday, March 16, at 6:00 p.m. at the Police Department.

E. Public Works - LaFleur, Chair; Solmonsens-Waterhouse, Storton
LaFleur stated the committee last met on March 9. They discussed Ordinance No. 2835, Resolution No. 1870, gas hedging, and intersection of Stevenson Ave and Cole St. The next meeting is scheduled for Monday, March 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. They discussed upcoming events. The next meeting is scheduled for Wednesday, March 11, at 8:00 a.m. at the school district office.

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

**9. CONSENT AGENDA.....Motion to Approve
None**

**10. GENERAL BUSINESS:
A. ORDINANCES**

1. Ordinance No. 2835 - EMC Amendment Right of Entry
City Clerk Reads Ordinance by Title Only for the 2nd Reading
ORDINANCE NO. 2835

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ADDING TO THE ENUMCLAW MUNICIPAL CODE SECTION 14.12.070 RIGHT OF ENTRY TO AUTHORIZE EMPLOYEES OF THE CITY ACCESS TO BUILDINGS IN WHICH NATURAL GAS IS SUPPLIED AND PROVIDING FOR A REMEDY IN THE EVENT THE INSPECTION IS NOT ALLOWED.

Staff Report:

Spindor stated that he had nothing further to add to his report provided at the previous meeting.

Council Committee Report:

LaFleur stated the Public Works Committee has reviewed and is in approval.

Council Comments:

None

Council Action:

LAFLEUR MOVED TO APPROVE ORDINANCE NO. 2835, EMC AMENDMENT RIGHT OF ENTRY. STORTON SECONDED. MOTION CARRIED 7-0.

B. RESOLUTIONS

- 1. Resolution No. 1869 - Boise Creek Cove Final Plat

City Clerk Reads Resolution by Title Only

RESOLUTION NO. 1869

A RESOLUTION OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ACCEPTING THE BOISE CREEK COVE FINAL PLAT 18-LOT SUDIVISION, LOCATED EAST OF FARMAN STREET NORTH AND SOUTH OF BATTERSBY AVENUE.

Staff Report:

Pasinetti stated that the Boise Creek Development, LLC, has requested final plat approval for an 18-lot subdivision with a stormwater retention pond, and critical areas tract.

Council Comments:

None

Council Action:

LAFLEUR MOVED TO APPROVE RESOLUTION NO. 1869, BOISE CREEK COVE FINAL PLAT. KOOPMAN FRAZIER SECONDED. MOTION CARRIED 7-0.

- 2. Resolution No. 1870 - Safe Streets Program

City Clerk Reads Resolution by Title Only

RESOLUTION NO. 1870

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON ADOPTING A LOCAL ROAD SAFETY PLAN.

Staff Report:

Spindor stated that on the biennial basis, Washington State Department of Transportation’s (WSDOT) Highway Safeway Improvement Program (HSIP) issues a call for City Safety Program projects. The program requires local governments to submit Local Road Safety Plans to be eligible for grant funding.

Council Committee Reports:

LaFleur stated that the Public Works Committee has reviewed and is in approval.

Council Comments:

In a response to a question by Smith, Spindor stated there is no additional work that has to be done by staff as the plan is already drafted.

Council Action:

LAFLEUR MOVED TO APPROVE RESOLUTION NO. 1870, SAFE STREETS PROGRAM. STORTON SECONDED. MOTION CARRIED 7-0.

C. GENERAL ITEMS

- 1. Action Item.....Council Action
 - a. 2026 Planning Commission and Community Development Work Plan

Staff Report:

Pasinetti stated the Planning Commission reviewed and recommended to the City Council the proposed 2026 Planning Commission and Comprehensive Plan Work Plan on February 26, 2026.

Council Committee Report:

LaFleur stated the Community and Economic Development Committee has reviewed and would like to make amendments to the work plan, such as removing the topic of building heights and allowing a contractor or consultant to be hired for Title 15 amendments to become compliant with state regulations in regard to building permits.

Council Comments:

In a response to a question by Smith, LaFleur clarified the building heights that were adjusted by Council the previous year.

Council Action:

LAFLEUR MOVED TO AMEND THE 2026 PLANNING COMMISSION AND COMMUNITY DEVELOPMENT WORKPLAN TO REMOVE THE BUILDING HEIGHTS MEASURE FOR HCB AND R-4 ZONING. KOOPMAN FRAZIER SECONDED. MOTION CARRIED 7-0.

LAFLEUR MOVED TO APPROVE THE 2026 PLANNING COMMISSION AND COMMUNITY DEVELOPMENT WORK PLAN AS AMENDED. KOOPMAN FRAZIER SECONDED. MOTION CARRIED 7-0.

LAFLEUR MOVED TO APPROVE AND NOT TO EXCEED \$25,000 TO HIRE A CONTRACTOR/CONSULTANT FOR THE PURPOSE OF ADDRESSING TITLE 15 AS DIRECTED BY STATE LAW. KOOPMAN FRAZIER SECONDED. MOTION CARRIED 7-0.

11. UNFINISHED BUSINESS:

None

12. NEW BUSINESS:

A. YMCA Lease Agreement

Mayor stated that the YMCA is not currently using the building as a youth center due to loss of grant funding. The current lease will need to be amended so the building can be used while it is not functioning as a youth center.

B. Climate Commitment Act Workshop - Chris Searcy, City Administrator

Searcy gave a PowerPoint presentation to inform the new Councilmembers of the Climate Commitment Act, the impact on the city's natural gas utility, and the residents.

13. EXECUTIVE SESSION:

None

14. ADJOURNMENT:

LAFLEUR MOVED TO ADJOURN THE MEETING. KOOPMAN FRAZIER SECONDED. MOTION CARRIED 7-0.

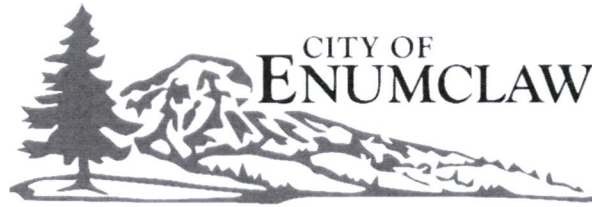
Meeting adjourned at 8:14 p.m.

Respectfully Submitted,



Jessica Rose
City Clerk

Date Minutes Approved: 3-23-26



COMMENTS FROM THE AUDIENCE

COUNCIL MEETING DATE: March 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:

JOHN DAHLQUIST 273 IRIS LN N. ENUMCLAW 98022

Sharon Cadmington

3386 Meadow Park Ave

Smileysharon@cheerful.com
Enumclaw WA 98022

Bruce deJong

P.O. Box 2030

bdejong.enumclaw@enumclaw.wa

Diane Bantur

1854 PIONEER ST (EN) ROCKY MT SPIRIT@MSN

Stevenson and Cole

Senior Center and Evergreen Room

Senior Concerns: Sight, Hearing, Mobility Issues

SENIORS and Staff, City Employees, Grandparents, Parents, Children, Veterans, Retirees, Volunteers, Service Delivery People, Trucks, Contractors, etc. in danger

Turning Left or Right from Hwy 410 (40 MPH) at Auto Zone – No 25 MPH Speed Limit Sign exists ALL the Way North on downtown Cole Street

Current Drivers: Many No Stops, Rolling Stops with Straight Forward or Turning Left or Right

Needed: 4 sets of rectangular flashing beacon signs with audio/alert button, and speed limit signs at Auto Zone and other areas along Cole Street both ways

History: Most recent injuries – 12/18/2025 and 1/17/2026 – Lives in DANGER!!

Budget Amendment Fund: How fast can Approval and Installation be achieved?

Some Other Locations of Current Beacons: Griffin and Hardy, the Hospital Zone

Please Respect and Care for Our Community

Your Committee Support is Essential for Our Wellbeing!

Long-term Goal

- ◆ Three CAR accidents have happened here:
- ◆
- ◆ Eileen Griffith on January 14, 2026
- ◆
- ◆ Ann Crandall on December 18, 2025
- ◆
- ◆ Kathy Lewis on (Unknown Date)
- ◆
- ◆ Data From Rochelle Rogers, Senior Ctr

Customer Wishes

- ◆ Need Electronic CROSS WALK
AT STEVENSON AVE
AND COLE STREET
- ◆ IN Enumclaw, WA 98022

Fulfilling Customer Needs

- ◆ Describe the main attributes of the product
- ◆ Link the product attributes to customer needs

Cost Analysis

Meeting with Mayor Wright on Feb 13, 2026

Enumclaw has budget for transportation lights.

Cost Analysis

THIS WILL

SAVE LIVES!!

Cost Analysis

Cost Analysis

Strengths and Advantages

- ◆ Summarize the special features and advantages of the product being introduced

Next Steps of Action

- ◆ Cars Rolling Stops (California Stop)
- ◆ Driving & Texting (dangerous)
- ◆ Driving & Telephoning (dangerous)
- ◆ Distracted Driving-(Poor Laws – Driving)
- ◆ Speeding on Cole Street
- ◆ Need Posted Signs on Cole St. 25 MPH
- ◆ Police with speed guns (tickets)
- ◆ Distracted Pedestrians
- ◆ Texting & Walking Telephoning & Walking
- ◆




WORKSPORTS
 & Outdoors...

FOOTHILLS TRAILHEAD
 The start of the Foothills Trail is at the corner of Warner Ave. and SR-410 (Enumclaw-Buckley Rd.). The trailhead offers free parking and restrooms. (See other side for more information)

PINNACLE PEAK PARK
 Pinnacle Peak is one mile SE of downtown Enumclaw. From SR-410 head south on 284th Ave SE. Just past the Enumclaw Fairgrounds, head west on SE 456 St., then south on 276th Ave SE. The Cal Magnusson Trailhead is at the corner of 276th Ave. SE and SE 472nd St. (See other side for more information)

276th Ave SE

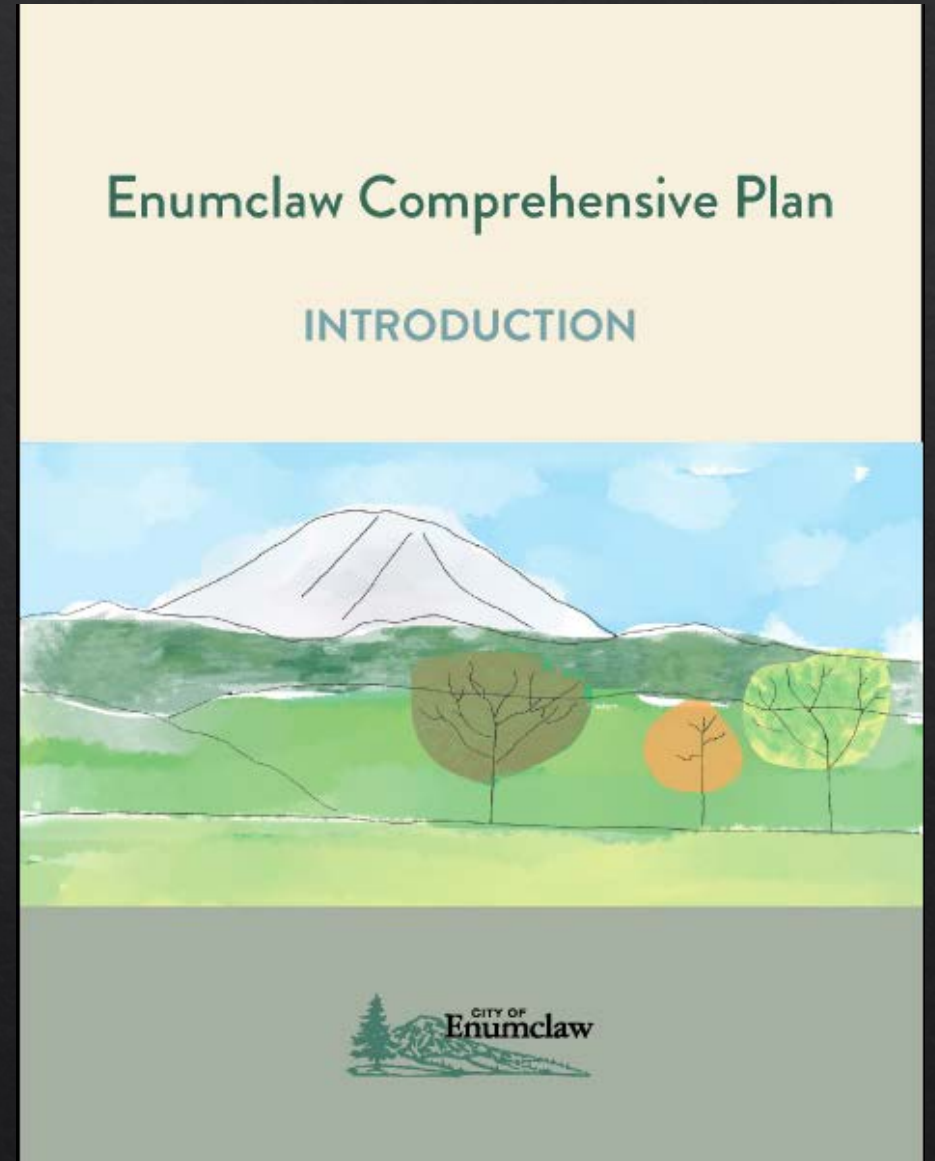


Planning Commission 2026 Work Plan

March 9, 2026

Work plan

- ◇ Work Plan Docket
 - ◇ Why?
 - ◇ Minor Amendments to State law;
 - ◇ Amendments initiated by:
 - ◇ Planning Commission
 - ◇ City Council
 - ◇ Citizens
- › How Often?
 - Once a year (EMC 15.32.030)



Amendments & Work Plan Items

- ◆ Battery Energy Storage Systems (BESS) : review and adopt regulations regarding BESS facilities within the city.
- ◆ Co-living regulations. As required by House Bill 1998, this requires the city to allow co-living housing in all zones that allow multifamily, including mixed-use zones.
- ◆ Zoning regulations review for dancing, music, art, drama and instructional/vocational schools, gymnasiums and health studios. Primarily a review of light industrial zone but could include others.
- ◆ 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.

Amendments & Work Plan Items

- ◆ 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.
- ◆ Publicly initiated amendment: Side yard setback amendment for the Airport Zoning District. This would amend the side yard setback from 20 feet to 10 feet. This was submitted by the property owner.
- ◆ Building heights in the R-4 and HCB Zoning Districts. This would amend the building heights passed by the City Council as part of the Comprehensive Plan Adoption to lower the heights from (approximately) 50 feet to 30.
- ◆ Amend the zoning code to permit solar array installations within the zoning code. This could consider zoning code amendments to permit these installations as permitted uses, possibly within the Public, Light industrial zone and accessory uses in other appropriate zones.

Amendments & Work Plan Items

- ◆ 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.
- ◆ General Sewer Plan amendments. Re-evaluate the plans policy regarding low pressure sewer systems within portions of the city. This is specific to low-pressure systems within the city.
- ◆ Park and Recreations Capital Plan updates.
- ◆ 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.

Discussion/Motion

- ◇ Motion to approve work plan; or
- ◇ Motion to amendment work plan and pass as amended.

Climate Commitment Act (CCA) 101

Enumclaw Natural Gas Utility Compliance

Enumclaw City Council

March 9, 2026



Agenda



CCA OVERALL SUMMARY



CCA IMPACT ON
ENUMCLAW GAS UTILITY



POLICY GUIDANCE



NEXT STEPS

CCA Summary

- Went into effect in 2023 to reduce GHG emissions by setting a cap on the total amount of pollution allowed within Washington state
- Applies to petroleum refineries, petroleum suppliers, natural gas distribution companies (like ours), propane suppliers as well as food processors, electricity generators, steel plants, cement production, glass production/recycling or any industry using fossil fuels that generate more than 25,000 metric tons of carbon dioxide per year
- Requires covered businesses to obtain annual allowances equal to their annual emissions
- Allowances are obtained through quarterly auctions run by Ecology, through a secondary market, or as “no-cost” allowances provided by Ecology
- Ecology gradually reduces the number of available allowances each year, resulting in a shrinking supply and higher prices
- Compliance is determined through 4-year periods, 2023-2026, 2027-2030, etc.



CCA Impact on Enumclaw Gas Utility



Enumclaw is marginally over the program threshold and can exit the program if emissions fall below threshold (2023-2025 avg = 25,075 MT CO₂) for a complete 4-year compliance period



Ecology provides “no-cost” allowances to Enumclaw each year although the amount provided decreases each successive year



Enumclaw must consign a prescribed minimum percentage of no-cost allowances to auction each year, with the percentage increasing each year until reaching 100% in 2030

CCA Impact on Enumclaw Gas Utility



Enumclaw may convert some of the allowances directly into compliance instruments



Enumclaw may use proceeds from selling no-cost allowances to offset customer bill impacts



Low-income gas customers must be made whole from CCA rate impacts



Gas customers connected to the system after July 25, 2021 (non-legacy customers), are not eligible to benefit from the auction proceeds and must pay the full compliance cost

CCA Charge on Gas Bills

- Authorized by Ord. No. 2741 – CCA compliance charge on customer bill based on volume of gas delivered
- Step 1 – Forward-looking estimate of upcoming year’s compliance cost
 - Estimate annual gas volume and separate by legacy vs. non-legacy
 - Legacy Customers (connected to system on 7/25/21 or prior)
 - Estimate net cost of acquiring allowances at auction
 - Determine cost per hundred cubic feet (ccf) to apply to bill
 - Non-legacy Customers (connected to system after 7/25/21)
 - Estimate cost per MT CO₂e of acquiring allowances at auction
 - Use conversion factor to determine MT CO₂e per ccf and apply to bill
- Step 2 – Look-back at actuals
 - Calculate the actual compliance cost of previous year and compare to actual billed CCA charge revenue
 - Apply an adjustment per ccf for under/over collection

CCA Charge History

| | 2023 | 2024 | 2025 | 2026 | Avg. '23-'26 |
|-------------------------------|----------|------------|------------|------------|--------------|
| Legacy | \$0.0615 | \$0.0728 | \$0.0504 | \$0.0669 | \$0.0629 |
| Non-Legacy | \$0.2341 | \$0.2625 | \$0.2164 | \$0.3369 | \$0.2625 |
| True-up Adj. | | (\$0.0026) | (\$0.0397) | (\$0.0459) | |
| CoE Volumetric Rate per therm | | | | | |
| Residential | \$0.9213 | \$1.2087 | \$1.2691 | \$1.3326 | |
| Commercial | \$0.8845 | \$1.1604 | \$1.2184 | \$1.2793 | |

CCA Uncertainty

- Linkage with the California-Quebec market
 - Process underway
- State is overdue on GHG reporting
 - Have covered entities emissions decreased? Increased?
 - Have any covered entities ceased emitting? (left WA or closed)
 - More/less competition for allowances?
- Initiative 2066 – Protecting access to NG
 - Before the SCOW

Duty to Serve



State law, as amended by Initiative 2066, mandates that gas companies must provide service to customers in their territory upon demand



RCW 82.28.110 (2) Every gas company or large combination utility shall provide natural gas to all persons and corporations in their service area or territory that demand, apply for, and are reasonably entitled to receive, natural gas under this section, even if other energy services or energy sources may be available.



Problematic if load demand increases because of new customer connections



Consideration should be given to requiring full cost recovery, including administrative overhead, for any main extensions or service connections requested.

Policy Guidance Needed

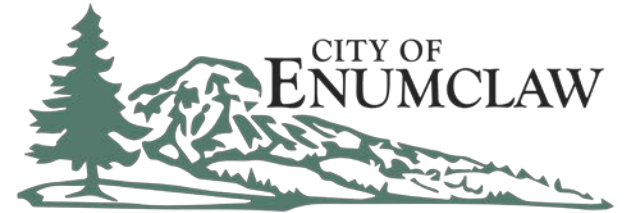
- Resources are necessary to develop a decarbonization plan & implement program
 - Additional personnel to manage program
 - Technical resources
- Prohibit new main extensions (usually new subdivisions) or at least require 100% cost recovery?
- Seek authority to deny new connections
 - All new connections, including standby generators?
 - Limit denial to space and water heating?
- CoE has no large, industrial customers

City of Ellensburg

- Has natural gas AND electric utilities
- GHG ~ 40,000 MT and not near threshold
- \$750,000 CCA grant for decarbonization planning
- Seeking alternative compliance path w/ legislators

Next Steps?

- Place CCA policy guidance on May agenda
- Determine alignment with City of Ellensburg
- Engage with LD5 reps for legislative relief (alternative compliance path)
- Seek CCA funds to develop decarb plan
- Develop decarbonization plan
- Recruit program manager
- Implement



Questions?

