

April 22, 2021

This meeting was held by video conferencing (TEAMS platform) to comply with the Governor's Stay Home, Stay Healthy order, Proclamation 20-25 and Open Public Meetings Act and Public Records Act, Proclamation 20-28, and extensions by the State Legislature. It was broadcast live on ECTV, Channel 21, and livestreamed at cityofenumclaw.net.

I. CALL TO ORDER: The Planning Commission met in a regular session on April 22, 2021 in the Council Chambers. Chairperson Sears called the meeting to order at 7:02 p.m.

ATTENDANCE:

Planning Commission Members in attendance: Lee Blechschmidt, James Dunn, Barbara Hull, Fred Sears, Carlie Hendrickson, and Leandra Usborne. Member Absent: Paul Carter. Staff members present were Chris Pasinetti (Community Development Director), and Cathy Burbank, (Planning Commission Clerk/Permit Specialist).

II. APPROVAL OF MINUTES:

Blechschmidt moved to approve minutes from March 25, 2021. Hull seconded the motion. Motion carried with a vote of 6-0.

III. PUBLIC COMMENTS THROUGH EMAIL

None received prior to meeting.

IV. PUBLIC HEARING(S):

A. DRAFT MULTIFAMILY TAX EXEMPTION ORDINANCE NO.

Chairperson Sears reviewed Public Hearing procedures and opened Public Hearing at 7:05 p.m. and called for a staff report. Staff report was given. New information discussed: procedure requirements by staff on an annual basis; and that the exempted taxes would be distributed to the rest of the taxable properties within the city.

Chairperson Sears asked for any comments received by staff: Staff received 3 emails, 2 from Amy Trachett and 1 from King County Fire District #28.

Chairperson Sears asked Commissioners for comments received: There had been a couple members that received comments from Amy Trachett also.

Chairperson Sears asked if there are any clarification questions about staff report:

- Asked about staff time in detail? Nothing specifically determined. Salaries are paid from the city's general fund.
- Asked about the note on staff report: "implementation of the program currently would distribute the exempted taxes to the rest of the taxable properties within the city". Department of Commerce confirmed that was a true statement.

Chairperson Sears asked for public comments: None given.

Chairperson Sears closed the public hearing at 7:31 p.m.

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Chairperson Sears call for planning commission deliberation:

Topics of discussion:

- Tax shift to the rest of the community is not agreeable.
- The mention that the Legislation’s actions are still on-going, and more changes could come in the future, makes this unacceptable.
- The cost to the city is undetermined; and not knowing how much staff time would be required or whether it can be funded.
- How much property is available that this would affect. Why is the City not receiving building applications currently for multi-family.
- Does not appear to be beneficial to the community.

Findings:

cost of staff time,

State still working on legislation that is amending RCW 84.14

tax implications to the citizens

Dunn made motion to defer any recommendation until next Planning Commission meeting in May to give time to review the findings prior to making a recommendation to City Council. Henrickson seconded the motion, and the motion is approved with a vote of 6 – 0.

V. OLD BUSINESS

VI. NEW BUSINESS

A. LUA2021-0002. FUTURE LAND USE AND ZONING MAP AMENDMENT FOR 2034 ROOSEVELT AVE, APN# 3020079032

Chairperson requested staff report. Staff report was given.

After discussion Planning Commissioners agreed to move this Comprehensive Plan Amendment forward. Anticipated public hearing would be before the Planning Commission in June 2021.

VII. COMMUNICATIONS:

A. Monthly Community Development Report

B. Minutes on City Website

VIII. COMMISSION COMMENTS:

None

IX. STAFF COMMENTS:

Percentage zoned Multifamily is 3% in the Comprehensive Plan, with a small amount of that vacant land.

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X. ADJOURNMENT:

Dunn made a motion to adjourn the meeting at 8 30: p.m. Blechschmidt seconded the motion, and the motion carried unanimously. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Approved May 27, 2021 - CB

Cathy Burbank
Planning Commission Clerk/ Permit Specialist