

May 25, 2023

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**I. CALL TO ORDER:** The Planning Commission met in a regular session May 25, 2023, in person in the Council Chambers. Chairperson Sears called the meeting to order at 7:00 p.m.

**ATTENDANCE:**

Planning Commission Members in attendance: Paul Adams, Lee Blechschmidt, Carlie Hendrickson, Barb Hull, Fred Sears, and Leandra Usborne. Members Absent: Paul Carter. Staff members present were Chris Pasinetti (Community Development Director), and Isaac Anzlovar, (Associate Planner) and Cathy Burbank (Permit Specialist/Panning Commission Clerk)

**II. APPROVAL OF MINUTES:**

No minutes available for approval.

**III. PUBLIC COMMENTS**

Kendell Debraker –42602 (Kendell.69@gmail.com) lives next to the proposed rezone. Stated he, his wife and his neighbors are here in attendance and are against the rezone. Has animals & farm area that would be affected. And hopes it is given consideration. Stated this will mess the character of the neighborhood up. Against a rezone in that area.

John Casey – 42618 268<sup>th</sup> Ave SE, neighbor on 268<sup>th</sup> (Jcasey18@hotmail.com) He 100% agreed with being annexed into the City Limits and talked some of his neighbors into it. But now feels sad that a lot of homes will be built. Does not support the zone in this area to be changed. Does not agree that the rules should be changed now that they are within the city limits. He likes the existing zoning and asks that it be left as it is.

Marketa Trubac – 27128 SE 432<sup>nd</sup> St ([marketa17@gmail.com](mailto:marketa17@gmail.com)) Changing from R1 to R2 will create more homes on the same amount of land which will increase traffic noise, other disrupts to the neighborhoods and surrounding streets. Too much development and not enough changes to the infrastructure first. While some neighbors might feel this is a good opportunity to sell their property, they will not get fair market value. Does not want to be surrounded by 20 houses. Their quality of life will be disrupted, as well as their animals, scenic views, and their land. Felt the notice requirements should be more than 300 feet, only seen notice sign because she walks the mile loop around the neighborhood. Feels zoning should be kept as is.

**IV. PUBLIC HEARING**

None

**V. NEW BUSINESS**

**A. ADU AMENDMENTS**

House Bill 1337 initiates these ADU amendments. Reviewed changes to our code.

- Revised definition
- Allowing 2 ADU on new or existing residential uses or lots
- Owner occupancy requirement has been removed
- Size of ADU changed from 800 SF to 1000 SF gross floor area
- Height of ADU changed from 18' to 24'
- Off street parking not required
- Law allows cities to collect impact fees; however, those fees can be assessed at 50% of normal fee

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- Pre-existing ADU section of code is no longer applicable. Any ADU construction without permits will need to apply for permit to become legal structure.

## Items talked about:

- Suggested one attached and one detached
- Suggested not removing the annual report at this time. Give it a few years and then decide.
- Adams moved to eliminate the 14-day posting notice provision. Hull seconded the motion, and vote was taken and carried with majority vote. Remove the notice requirement EMC 19.34.170.
- Blechschmidt moved to eliminate 19.34.150 inspection. Adam seconded the motion, and vote was taken and carried with majority vote. Remove EMC19.34.150.

## Discussion items:

- HOA's may have the right to govern ADU's more restrictively than the City can enforce.
- Off-street parking is not required. Mentions one mile radius from transit stop, where is that stop. It is from all the Griffin bus stops. This could be an opportunity for 3 residences with no off-street parking.
- Dwelling unit may be sited at the lot line abutting the alley. Does that affect neighbor's line. Staff just alley.
- No lot shall be occupied by more than one family. Does that statement mean the ADU can only be occupied by family. Family definition in the state law has changed from what our code says, and our code will be updated as part of the 2024 Comprehensive Plan Amendments. Does not mean family only. Can the statement be deleted.
- Good use of city housing opportunities to help with affordable housing.
- Not requiring an owner to be on the property could be problematic for the community.
- Look at incentives for parking or a driveway.
- The number of ADU permits issued in the last few years has been few. Those numbers could change.

Usborne moved to hold a public hearing at next month's Planning Commission meeting June 22, 2023 on ADU's. Adams seconded the motion, and the motion was carried unanimously.

**B. LUA2023-0007 – HOLDENER PUD REZONE AND COMPREHENSIVE PLAN UPDATE**

Staff presented information on the application. The applicant wanted policy 5.6 in the land use plan to be reviewed and changed because it is preventing this rezone application from moving forward. The policy states that property cannot be rezoned to PUD. PUD allows many different zones, but the adjacent property has been developed into single family homes with small lots. This amendment would include a rezone only, as the land use can stay the same.

## Discussion:

The policy staying and this application being looked at on an individual basis and maybe an exception being granted. Removing this policy does not require the City to allow other applicants requesting rezones to be approved. Rezones are looked at on a case-by-case basis. This policy as it exists does not allow the city to rezone any additional property to PUD zone at all.

Staff has asked Commissioners to review the draft Findings and Conclusions to prepare for the

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future public hearing. Next steps would be bring back the next 2 amendments to the Commissioners. Once all are reviewed, all the amendments are brought back to Planning Commission for a public hearing September or October this year.

## **VI. OLD BUSINESS**

### **A. COMPREHENSIVE PLAN UPDATE – DRAFT VISION STATEMENT**

Read DRAFT Vision Statement for the Comprehensive Plan update after holding a public workshop and getting input.

The Commissioners consensus was that they liked the statement. One suggestion was to change “City” to “Community” in the last sentence.

### **B. HOUSING SURVEY RESULTS**

A housing workshop was held earlier this week and was well attended. Housing types were talked about. Density and Senior housing were topics of concern. ADUs were discussed. Cost being a big concern to most.

Staff shared the results the city has received to date on the survey.

How can the city reach more of the community for public comment. Great to get the few hundred surveys back. However, with our population, does not seem like enough of the population is aware.

## **VII. COMMUNICATIONS:**

- A. Monthly Community Development Report
- B. Minutes on City Website

## **VIII. COMMISSION COMMENTS:**

Commissioner Usborne commented that certain state regulations appear to be in conflict with our City’s vision statement. Hard to figure how we get them to work together and preserve Enumclaw.

Commissioner Hendrickson commented that housing is complex. And it is hard when cities are forced to make changes that do not help the community.

Commissioners Adams commented that he looks at land differently than before joining Planning Commission. Zoning, housing, and density plays a big part in planning how to make the community better. Accept the changes, but also need to be regulated and planned to make it better for the community.

Commissioners Sears commented that the community did a great job coming up with reasons not to move forward with an airport on the Enumclaw plateau. Sounds like they are looking at other areas.

## **IX. STAFF COMMENTS:**

Announced that another Comprehensive Plan workshop is scheduled for June 13<sup>th</sup> at the Senior Center between the hours of 6 p.m. to 8 p.m. This workshop is to look at Land Use. Where to place different housing types, look at commercial and industrial uses, and all other uses.

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**X. AUDIENCE COMMENTS:**

Comment made to put up a banner advertising the survey.

**XI. ADJOURNMENT:**

Blehschmidt made a motion to adjourn the meeting at 9:09 p.m. Usborne seconded the motion, and the motion was carried unanimously. The meeting was adjourned at 9:09 p.m.

Respectfully submitted,

*approved July 27, 2023 - CB*

Cathy Burbank  
Planning Commission Clerk/ Permit Specialist