

May 27, 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 May 27, 2021 in the Council Chambers. Chairperson Sears called the meeting to order at 7:00 p.m.

ATTENDANCE:

Planning Commission Members in attendance: Lee Blechschmidt, Paul Carter, James Dunn, Barbara Hull, Fred Sears, Carlie Hendrickson, and Leandra Usborne. Member Absent: None. 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 April 22, 2021. Dunn seconded the motion. Motion carried with a vote of 7-0.

III. PUBLIC COMMENTS

Jeff Potter – Integrity Land – 26250 238th Lane SE, Suite 101 Maple Valley, WA 98038. He is virtually in attendance as the applicant for new business application LUA2021-0002 to answer any questions.

IV. PUBLIC HEARING(S): NONE

V. OLD BUSINESS

A. DRAFT MULTIFAMILY TAX EXEMPTION ORDINANCE

Staff presented a power-point and reviewed staff report. Presented a map. Reviewed the findings of fact. No new citizen comments received on this item.

Consensus of the Commissioners that this is not the time to consider this ordinance.

- State made amendments to the RCW this year and will likely be making more amendments in the future
- Passing on taxes is not in the best interest of this community.
- City does not have staff to implement the program.
- The recommendation was to not consider this Ordinance at this time.

Dunn made a motion to not recommend approval of the Draft Ordinance for Multifamily Tax Exemptions with the findings of A1(tax shift burden to the community), A2 (unknown staff cost), and C (State Legislature is still creating the program- so there are a lot of unknowns) within staff report.

Hull seconded the motion, and vote was taken. Motion was approved with a vote of 7 – 0 in favor.

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VI. NEW BUSINESS

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

Staff report given. Summarized the findings for the rezone. This will be package with other Comprehensive Amendments for a future public hearing.

After brief discussion on land use requirements, Commissioners agreed to move this forward to the public hearing process.

B. LUA2021-0003- COMPREHENSIVE PLAN LAND USE AND ZONING MAP AMENDMENT FOR XXXX MOUNTAIN VIEW DRIVE; APN# 1920079119

Staff report given. Rezone to R4 to increase residential capacity.

Discussion on the types of housing this proposal supports. Questioned the intent of the applicant.

Applicant stated the proposal is to rezone the property so that a multifamily product can be developed with approximately 195 new units.

Discussed the deficit on dwelling units per Comprehensive Plan. If this property is rezoned the applicant would be allowed 100 additional units over what the current zoning allows.

Applicant stated their project seems to be a good fit for the neighborhood it is in and accommodates meeting the County’s Growth Management Act as part of the Comprehensive Plan and the Community. Will be meeting with neighboring property owners to help make this impact to the neighbors minimal.

Discussed open space and gathering spaces.

Applicant stated their projects include open space, as that is an important element to their project.

Mentioned there has been neighbor comments received.

VII. COMMUNICATIONS:

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

VIII. COMMISSION COMMENTS:

None

IX. PUBLIC COMMENTS

None

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X. STAFF COMMENTS:

Enumclaw Municipal Code requires open space as part of developments.

Waiting to hear if Covid restrictions will be lifted June 30, 2021 so that Planning Commission can hold their July meeting in person and opened at City Hall to the public.

Discussed whether there would be an August meeting. Jim Dunn will not be in attendance if there is.

XI. ADJOURNMENT:

Dunn made a motion to adjourn the meeting at 8:21 p.m. Blechschmidt seconded the motion, and the motion carried unanimously. The meeting was adjourned at 8:21 p.m.

Respectfully submitted,

Approved July 22, 2021 - CB

Cathy Burbank
Planning Commission Clerk/ Permit Specialist