

This meeting was held in City Hall Council Chambers in person.

- I. **CALL TO ORDER:** The Design Review Board met in a regular session on June 1, 2023, at City Hall, 1339 Griffin Avenue. Chairperson Christiansen called the meeting to order at 6:00 p.m.
- II. **ATTENDANCE:** Members present: Bryan Christiansen, Bill DuBray, Julie Holbrook, Wyatt Lawlis, and Jim Plowden. Member(s)absent: None. Staff members present were Isaac Anzlover, Associate Planner and Cathy Burbank, Board Secretary/ Permit Specialist.
- III. **MINUTES:** Holbrook moved to approve the minutes of April 20, 2023. DuBray seconded the motion, motion carried with a vote of 5-0.
- IV. **OLD BUSINESS:**
None
- V. **NEW BUSINESS:**

A. **LUA2021-0015 –PROPOSED CHILDCARD CETNER – TIM & TAMI GRAGER/MARTIN SEELIG RESPRESENTING 731 COMPANY – 731 WATSON ST N (APN 252006-9121)**

The project consists of a renovation to an existing engineered building and converting it to a childcare facility. The renovations will be to both the interior and exterior of the building and to the parking lot and new play area for the children.

Design Requirements in EMC 19.12.030; 19.12.040; 19.12.050; 9.12.060 and 19.12.065 were reviewed as part of this project and are met, except for the generator placement. It does not meet EMC 19.12.030(I), and staff recommends applicant move the generator. DRB can suggest locations to the applicant.

Holbrook expressed concern with vehicle traffic during peak times. It will back up within the facility parking lot and overflow onto Watson Street, particularly afternoon pickup times.

Applicant Grager - the vehicle traffic flow has been considered through a traffic study. They plan to utilize one way onto the property and one way out to keep traffic moving. Also, due to Covid, dropping students off outside seemed to operate more efficiently, and that is planned to be utilized with this facility as well.

Applicant Seelig - with over 300 homes in close vicinity they hope that some people will walk their children to the facility.

Applicant Grager - they considered connecting with Rainier Glen property for circulation, but it became too costly.

Staff commented that the City Engineer is looking closely at the traffic flow and parking.

Dubray suggested with one way in and one way out, to change to angle parking.

Applicant Grager - there will be signing showing the flow. If changed to angle parking one space on each side of the parking might have to be eliminated.

Applicant Seelig – wanted the generator in front to maximize playground space, but they have no issue with moving it to the back.

Applicant Grager – stated there is an area in the back for the generator, and it will be fenced and screened.

Lawlis moved to find that LUA2021-0015 to be consistent with Design Standards in EMC 19.12.030-065 and approve the proposed renovations to the building at 731 Watson St N with the following condition:

1. The project’s generator shall be moved to be outside of all required setbacks. Screening shall be required around the generator, so it is not visible from the Warner St N right of way and surrounding development. The generator’s location and screening will be reviewed and approved by staff as part of the project’s Land Disturbing Activities application.

Plowden seconded the motion, and the motion was carried unanimously with a 5 – 0 vote.

VI. BOARD COMMENTS:

DuBray commented that the packet drawings were very well put together for the Board to review.

Lawliss commented that it is good to see the building being used and not vacant.

Commented on mural disappearing, and no talk of it. Courier Herald mentioned it without much information given. Murals are usually well protected.

Christiansen commented it was a mural of the founding fathers of Mutual of Enumclaw, and owned by the Mutual of Enumclaw, and the City of Enumclaw did not have anything to do with that mural. The mural had not been maintained well, and there is a new lease for that building and needed to be cleaned up. A picture was taken and will be inside the building somewhere.

VII. STAFF COMMENTS:

Staff held a public workshop on the housing element for the Comprehensive Plan Update that is being worked on currently. The workshop helped gather information on how citizens want Enumclaw to be develop regarding housing types for next 20 years.

What was the outcome of that meeting.

There were not many people in attendance younger than 40. Majority older and were interested in Senior Housing. Some liked idea of denser, but not as dense as cities around Enumclaw. They would like to see some ADUs and cottages dispersed though out the city.

Land Use Element will be the next workshop coming up on June 13, 2023, at Senior Center.

VIII. COMMENTS FROM AUDIENCE:

Applicants commented that it has been a pleasure working with Design Review Board.

IX. ADJOURNMENT:

Lawlis made a motion to adjourn the meeting at 6:32 p.m. Plowden seconded the motion, and the motion carried unanimously. The meeting was adjourned at 6:32 p.m.

Respectfully submitted,

Cathy Burbank
Board Secretary/ Permit Specialist