

June 22, 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, Paul Carter, Carlie Hendrickson, Fred Sears, and Leandra Usborne. Members Absent: Lee Blechschmidt and Barb Hull. Staff members present were Chris Pasinetti (Community Development Director), and Isaac Anzlovar, (Associate Planner) and Jessi Paulson (Administrative Specialist III).

**II. APPROVAL OF MINUTES:**

Usborne moved to approve April 27, 2023 Planning Commission minutes as written. Adams seconded the motion, and motion carried unanimously (5-0 vote)

**III. PUBLIC COMMENTS**

None

**IV. PUBLIC HEARING**

**A. LUA2023-0022 – CODE AMENDMENTS TO ACCESSORY DWELLING UNITS**

Chairperson Sears reviewed public hearing process. Sear opened public hearing at 7:04 p.m. and requested staff report.

ADU amendments:

- Revised definition
- Allowing 2 ADU on all residential lots
- Owner occupancy requirement has been removed- affidavit requirement removed
- Size of ADU changed to 1000 SF gross floor area
- Height of ADU changed to 24'
- Assess impact fees at 50% of normal residential impact fee
- Off street parking will be required
- Pre-existing ADU language was outdated and removed.
- Pre-inspection of an ADU was removed. Any ADU construction will be inspected with once a permit is issued.

Staff is recommending Planning Commission hold the public hearing, take testimony, then close public hearing and make a recommendation to City Council.

Chairperson Sears asked if staff received any communication on this item.

Staff stated no.

Asked if any Commission members received any communications on this item.

Commissioners stated no.

Chairman Sears called for Audience comments or virtual comments. There were none.

June 22, 2023

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Chairman Sears moved to close the public hearing portion at 7:14 p.m. Osborne seconded motion and motion carried.

**V. NEW BUSINESS****A. LUA2023-0022 – CODE AMENDMENTS TO ACCESSORY DWELLING UNITS**

Consensus of Commissioners to move forward with the draft Accessory Dwelling unit changes. Does not like that city cannot control which configuration, attached or detached. Questioned if there was a way to incorporate incentives. Increase in density could adversely affect the public health, safety, and general welfare.

Osborne made a motion to adopt the findings and conclusions attached to the staff report and recommend to the City Council to pass Ordinance No. 2758.

Adams seconded the motion, and the motion carried unanimously with a vote of 5 to 0.

**VI. OLD BUSINESS****A. LUA2023-0014 – MEADOW VISTA COMPREHENSIVE PLAN LAND USE AND ZONING MAP AMEMDMENT**

Staff presented information on the application. The applicant is asking to remove from urban rural transition overlay within the future Land Use and Zoning Map. And to rezone from R1 to R2 residential zoning. Reviewed conceptual sewer extension and that School District has authorized an extension from their lift station. The change in density from R1 to R2 would be from 14 lots to 22 lots. Traffic reports shows that this would generate about extra 5 AM trips and 8 extra PM trips. Attached all comments received to staff report. Staff has asked Commissioners to review the draft Findings and Conclusions to prepare for the future public hearing anticipated in September of this year.

**Discussion:**

- Traffic and trip generation report. Report shows as zoned 14 houses would bring an additional 132 trips into the area. Level of service standards were discussed, and the city shows the level of service is compliant, but the Department of Transportation shows it not compliant and that is concerning. Road does not seem wide enough.
- Sewer extension would be good for the city as well as updating infrastructure.
- Density does not seem to fit the neighborhood.
- Growth versus minimizing the impacts as the land being developed.

Staff will talk to Engineers get some estimated sewer costs and see what the different is for 14 lots compared to 22 lots. Potential development could come with improvements to curb, gutter, and sidewalks in the area. Low density development generally costs the city more to maintain sewer lines costing the community more money.

June 22, 2023

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**B. MIDDLE HOUSING GRANT TECHNICAL MEMO AND PRESENTATION**

Introduced Erika Shook consultant from Jacobs Engineering Group who is working on Middle Housing project which is funded by a grant from Washington Department of Commerce. This presentation will help review a summary of existing conditions and capacity for middle housing, preferred policy and regulation options, and policy and regulatory language for inclusion in the periodic update.

Erika Shook reviewed components: Evaluate racially disparate impacts in the community, identify policies and regulations that may contribute to inequity, and opportunities to increase “middle housing” within the city. Discussion regarding ways to reduce inequity and increase middle house are:

- Eliminate regulations on duplexes in the R-2 zone.
- Remove duplex from multifamily and allow in single family zones.
- Simplifying design standards.
- Allow smaller lot sizes with smaller affordable homes (1500 SF or less).
- Require maximum lot coverage of 35% - to achieve small lots with small house and help with infill.

Discussed the draft ordinance with design standards for single family homes. Likes the idea of townhomes being allowed. Likes the cottage house idea for giving homes character. Cottage houses versus ramblers. Cottage houses are one story and maximum of 1500 square feet. Where ramblers could have more square footage. Infill needs more review to make sure impact is minimal to the neighborhoods.

**VII. COMMUNICATIONS:**

A. Monthly Community Development Report

B. Minutes on City Website

**VIII. COMMISSION COMMENTS:**

None.

**IX. STAFF COMMENTS:**

None.

**X. AUDIENCE COMMENTS:**

John Casey – lives on 268<sup>th</sup>. Stated was not in favor of the proposed request for the rezone to change from 14 house to 21 houses. Was part of original annexation, which was not favorable to the neighborhood, but was accepted.

Coddy Olson – lives on 268<sup>th</sup>. Appreciated tonight’s discussion and comments. Was part of the original annexation, where the Planning Commission recommended against the annexation to City Council, and City Council had a split vote, so it fell upon the mayor to break the tie and was approved. Please look at this more carefully.

Gilbert Levander – lives in Buckley. One of the owners and developers of the proposed rezone. The intent for the rezone is the economics of development. The sewer will have to be ran approximately 1800 SF with a cost of \$400,000 as part of the proposed development which he is

June 22, 2023

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prepared to do. Once installed the sewer line will be given to the city to use for future years. The economic impact will benefit the City of Enumclaw. He stated he is not a builder; he would develop the property, and then sell to a builder. This property is across the street from R-2 zoning.

**XI. ADJOURNMENT:**

Sears made a motion to adjourn the meeting at 9:10 p.m. Adams seconded the motion, and the motion was carried unanimously. The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

*Approved - July 27, 2023 - CB*

Cathy Burbank  
Planning Commission Clerk/ Permit Specialist