

Distribution List
AGENDA ONLY
City Clerk – Jessica Rose

Distribution List:
FULL PACKETS
7 - Board Members
Mayor Wright

CED (LaFleur, Martinell, Koopman-Frazier)

Planning Staff
Secretary of Board

AGENDA
ENUMCLAW PLANNING COMMISSION
CITY OF ENUMCLAW – Virtual attendance available upon request

February 26, 2026

*******7:00 p.m.*******

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES
 - A. December 18, 2025
 - B. January 22, 2026
- III. COMMENTS FROM THE AUDIENCE
- IV. OLD BUSINESS
 - A. 2026 WORK PLAN
- V. COMMUNICATIONS
 - A. CD MONTHLY REPORT
 - B. MINUTES ON CITY WEBSITE
- VI. COMMISSION COMMENTS
- VII. STAFF COMMENTS
- VIII. COMMENTS FROM THE AUDIENCE
- IX. ADJOURNMENT

** Next Regular Scheduled Planning Commission Meeting: **March 26, 2026**

December 18, 2025

I. CALL TO ORDER: The Planning Commission met in a special session December 18, 2025, 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, Julie Holbrook, Fred Sears, and Leandra Usborne. Members Absent: Lee Blechschmidt, Paul Carter and Shelby Matlock. Staff members present were Chris Pasinetti (Community Development Director), Wynstan Larsen on Teams, (Senior Planner), and Cathy Burbank, (Permit Specialist/Planning Commission Clerk).

II. APPROVAL OF MINUTES: (7:01)

Holbrook moved to approve minutes from November 20, 2025. Usborne seconded the motion and the motion carried unanimously.

III. COMMENTS FROM THE AUDIENCE

7:02 Pat Trough—outside of the city. Stated concerns regarding Battery Energy Storage Systems (BESS) cons and pros.

7:06 Tim Obrien—outside of the city. Commented that there are ordinances that have already been written regarding the BESS industry to use as a reference.

7:08 Bonnie Yelms—outside of the city. Stated concerns with BESS. Support energy storage, but not lithium batteries.

7:12 James DeLay—Covington – outside of the city. Suggested that Commissioners take their time with creating an ordinance since there is a moratorium in place.

7:16 Ben Kaufman—reside in the city. Stated not in favor of BESS because of potential hazards.

7:17 David Grampa—reside in the city. Stated he emailed written comments for Commissioners regarding his concerns with BESS and reviewed those concerns. No need for these systems.

IV. PUBLIC HEARING

A. **NONE**

V. OLD BUSINESS

BATTERY ENERGY STORAGE SYSTEM (BESS) REGULATIONS

7:22-8:21 Commission discussion on BESS included items such as liability, current and future moratorium, state mandate, alternatives to lithium, hazards, protecting the community, and costs. Staff will work on ordinance language to be reviewed.

Discussion between the commission and citizens at the meeting regarding BESS within the city.

Staff suggested creating a subcommittee to work on the BESS ordinance.

Sears made a motion to create a subcommittee to work on BESS ordinance. Usborne seconded the motion, and motion carried unanimously.

VI. COMMUNICATIONS:

Minutes on City Website
Monthly reports

VII. COMMISSION COMMENTS:

None

VIII. STAFF COMMENTS:

8:23 Pasinetti stated he has started the 2026 Planning Commission Work Plan and will email to Planning Commission to be looked at between now and the next meeting in January.

IX. AUDIENCE COMMENTS:

8:25 Pat Trough stated she is helping King County make changes to their ordinance. Announced that February 10, 2026, the Enumclaw Plateau Community Association (EPCA) is holding an educational meeting on BESS – location to be determined.

X. ADJOURNMENT:

Holbrook made a motion to adjourn the meeting at 8:28 p.m. Usborne seconded the motion, and the motion carried unanimously. The meeting was adjourned at 8:28 p.m.

Respectfully submitted,

Cathy Burbank
Planning Commission Clerk/ Permit Specialist

January 22, 2026

- I. **CALL TO ORDER:** The Planning Commission met in a special session January 22, 2026, in person 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, Julie Holbrook, Shelby Matlock, Fred Sears, and Leandra Usborne. Members Absent: Paul Adams. Staff members present were Chris Pasinetti (Community Development Director), Wynstan Larsen on Teams, (Senior Planner), and Cathy Burbank, (Permit Specialist/Planning Commission Clerk).

- II. **ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON FOR 2026 – (7:00-7:01)**
Nominations for Chairperson and Vice-Chairperson were opened.

Usborne nominated Sears for Chairperson. Holbrook seconded the nomination; a vote was taken and carried unanimously. Sears is Planning Commission Chair.

Sears nominated Blechschmidt for Vice-Chairperson. Usborne seconded the nomination; a vote was taken and carried unanimously. Blechschmidt is Planning Commission Vice-Chairperson.

- III. **APPROVAL OF MINUTES:**

No minutes to approve

- IV. **COMMENTS FROM THE AUDIENCE**

None

- V. **NEW BUSINESS (7:02-7:22)**

A. Draft 2026 Planning Commission/Planning Department Work Plan

- ❖ Annual amendments to the Comprehensive Plan
- ❖ Battery Energy Storage System (BESS) review
- ❖ Amendments to zoning regulations regarding Ord No 2817
- ❖ Interim Zoning regulations for co-living housing
- ❖ Consolidated permit processes
- ❖ Zoning regulations to least restrictive alternative housing
- ❖ Zoning code to permit solar array installation
- ❖ Annual Six-year TIP amendments
- ❖ Sewer plan amendments
- ❖ Amendments to Parks Capital Facilities Plan
- ❖ Annual School District Capital Facilities Plan
- ❖ Development Regulations amendment in airport zone (setback change)

(7:07-7:22) Discussed setting priority order. Commissioners added building height in R-4 and HCB to work schedule. Staff will bring back Work Plan next month.

B. BESS Subcommittee selection (7:22-7:34)

- * Sears moved to appoint David Grampa to the subcommittee. Holbrook seconded motion, and the motion carried unanimously.
- * Holbrook moved to appoint James DeLay to the subcommittee. Usborne seconded the

January 22, 2026

- motion, and the motion carried unanimously.
- * Osborne moved to appoint Kevin Madil to the subcommittee. Matlock seconded the motion, and the motion carried unanimously.
Holbrook moved to appoint an alternate subcommittee member Patricia Traub. After discussion, motion was withdrawn.
 - * Osborne move to appoint Commissioner Holbrook to the subcommittee. Matlock seconded the motion, and the motion carried unanimously.
 - Holbrook moved to appoint Patricia Traub as alternate subcommittee member. Osborne seconded the motion, and the motion carried unanimously.
 - * Sears moved to appoint Commissioner Blechschmidt to the subcommittee. Holbrook seconded the motion, and motion carried unanimously.

VI. COMMUNICATIONS:

Minutes on City Website
Monthly reports

VII. COMMISSION COMMENTS:

None

VIII. STAFF COMMENTS:

None

IX. AUDIENCE COMMENTS:

7:34 James DeLay – outside city limits – Thanked Commissioners for the opportunity to be on BESS subcommittee. Suggested adding wind solar as a green energy option if decide to amend the zoning code to permit solar array installations.

7:35 David Grampa - city limits. Thanked Commissioners for appointment to BESS subcommittee. Suggested looking at Title 18.05 and 18.06 as part of setback and height regulations. And 19.38 19.40 multifamily.

7:37 Pat Trough - outside city limits. Appreciates the Commissioners creating the BESS subcommittee. February 10th at 6 p.m. is a BESS presentation for the citizens at GRCC in Enumclaw to help people understand BESS.

X. ADJOURNMENT:

Matlock made a motion to adjourn the meeting at 7:39 p.m. Osborne seconded the motion, and the motion carried unanimously. The meeting was adjourned at 7:39 p.m.

Respectfully submitted,

Cathy Burbank
Planning Commission Clerk/ Permit Specialist



Staff Report

Department of Community Development

TO: Planning Commission

FROM: Chris Pasinetti, Community Development Director

DATE: February 26, 2026

SUBJECT: 2026 Planning Commission and Planning Department Work Plan

Background: Attached are the *draft* 2026 Planning Commission and Planning Department Work Plan. The Planning Commission typically meets 10 times during the year (unless additional meetings are necessary or any cancellations) and will hold a public hearing on all the amendments prior to making a recommendation to the City Council. A public hearing is required for Comprehensive Plan and Development Regulation Amendments. Each year the public is invited to submit for privately initiated Comprehensive Plan Amendments and development regulation amendments.

The municipal code states: “Following the deadline, the administrator shall provide a report to the planning commission providing a comprehensive summary of all newly proposed amendments plus those held over from previous years.”

Analysis: There are two items that must be included within the yearly work plan.

City initiated amendments: Regulations for Battery Energy Storage Systems and Co-living Municipal Code Amendments. The City Council passed a moratorium for BESS Facilities in February of 2025, which will likely be extended through to 2027. The Planning Commission has discussed this matter and has opted to form a subcommittee to review and establish regulations for these uses within the city on December 18.

Interim Development Regulations for co-living housing. The regulations would allow co-living housing in accordance with RCW 36.70A.535 (HB 1998) which requires cities planning under the Growth Management Act to adopt development regulations allowing co-living as a permitted use on any lot located within an urban growth area that allows at least six multifamily residential units, including on a lot zoned for mixed-use development. HB 1998 requires jurisdictions to adopt co-living regulations no later than December 31, 2025. The interim development regulations met the December 31, 2025 deadline, however the full planning process to include a planning commission recommendation is necessary. The city council has scheduled a public hearing for January 26 for Ordinance No. 2832 as required by Ordinance No. 2830, passed on December 8, 2025. This must be included in the work plan for 2026.

Interim Development Regulations for drama and instructional/vocational schools, gymnasiums and health studios within the CB and LI zones. This was passed last year by the city council to address zoning inconsistencies and to encourage those uses through the downtown and industrial areas due to their compatibility with the type of structures and locations within the city. Ordinance No. 2817 passed August 25, 2025, and has since expired. This item should be included as part of the yearly work plan.

Title 15 amendments are another state requirement. The city has partially met this requirement by changing permit timelines with Ordinance No. 2815, however there are other provisions that need to be included as part of a new Title 15 including but not limited to amendments regarding permit review for outside consulting, permit application fee refunds (if required) and appeal provisions.

Least Restrictive Housing (LRA Housing). This was added to the work plan last year by the city council. This project has not been started due to workload. Amendments to the zoning code to regulate Least Restrictive Alternative Housing (LRA's) within the City would likely include amendments to titles 15, 18 and 19.

Two items were requested by the commission to include them in the work plan. Building heights in the HCB and R-4 zoning district and a complete review of Chapter 18.05 & 18.06. Also, there was a question regarding the setbacks that were adopted as part of the design standards. Under EMC 18.06.130, there was a provision changed to allow a 15-foot end wall setback.

The remaining items within the work plan are normal amendments made every year which include the school district capital plans, the six-year TIP and public works will be including General Sewer Plan Amendments to allow for low pressure sewer pumps/systems for areas of the city that this may suite. Additional work plan items for the department include finding a replacement hearing examiner, as our current examiner has terminated their contract with the city in January. Other department duties that are not listed are the day-to-day operations, including permit review and issuance, code enforcement, etc.

Publicly initiated amendments:

Justin Treat, Enumclaw Airport has applied for a side yard setback reduction for the airport zoning district. The application would be to reduce the side yard setback from 20 feet to 10 feet.

Recommendation: Staff recommend reviewing the proposed work plan.

Staff recommends not including review of Chapter 1805 & 18.06. Primarily due to staff time and ability to complete this review as well as the others with the current work load and staffing.

Attachments:

1. Draft 2026 Planning Commission/Planning Department Work Plan

DRAFT 2026 PLANNING COMMISSION AND PLANNING DEPARTMENT WORK PLAN FEBRUARY-2026

Project	Status	Estimated Completion
<p>Battery Energy Storage Systems (BESS): Review and adopt regulations regarding BESS. A moratorium with Ordinance No. 2608 on February 24, 2025.</p>	<p>Carryover from 2025. Staff have prepared documents for this. Planning Commission is currently reviewing.</p>	<p>10% - Regulations have been prepared and the Planning Commission is currently reviewing.</p>
<p>Interim Zoning Regulations for co-living housing.</p>	<p>Ordinance No. 2830 was passed by the City Council in December of 2025. The ordinance amended the zoning code to allow co-living housing in all zones that allow multifamily housing. This is required by state law through House Bill 1998.</p>	<p>50% - Regulations have been prepared. Planning Commission process would be to review and refine (if needed), hold a public hearing and move forward a recommendation to City Council.</p>
<p>Zoning Regulation review for dancing, music, art, drama and instructional/vocational schools, gymnasiums and health studios. Primarily a review of the Light Industrial Zone, but not exclusively.</p>	<p>Ordinance No. 2817 was passed by the City Council in August of 2025. The Ordinance adopted interim zoning regulations that amended the zoning code to allow additional uses within the LI, NB zones as well as expand the allowances for gymnasiums and health studios. This ordinance has since expired.</p>	<p>25% - Regulations have been prepared. Planning Commission process would be to review and refine (if needed), hold a public hearing and forward a recommendation to the City Council.</p>
<p>HB 5290 – Consolidating Permit Processes. This amended the GMA regarding local project review. This requires that the city amend Title 15 for permit processes for land use and other permits.</p>	<p>Staff does not have a draft for this project – this is required amendments to Title 15</p>	<p>10% - Staff have not prepared any amendments for Title 15 at this time to comply with HB 5290.</p>
<p>Least Restrictive Alternative Housing Regulations. Amendments to the zoning code to regulate Least Restrictive Alternative Housing (LRA’s) within the City. This will likely include amendments to titles 15, 18 and 19.</p>	<p>Carryover from 2025 - Staff does not have a draft for this project</p>	<p>0% - Staff has not prepare amendments at this time.</p>
<p>Amend the zoning code to permit solar array installations within the zoning code. This could consider zoning code amendments to permit these installations as permitted uses, possibly within the</p>	<p>New items requested from Public Works to permit a solar generation facility at the city reservoir site. Currently, the use would be permitted as an accessory to a primary permitted use.</p>	<p>No draft has been prepared. This is not a high priority.</p>

DRAFT 2026 PLANNING COMMISSION AND PLANNING DEPARTMENT WORK PLAN FEBRUARY-2026

Public, Light industrial zone and accessory uses is other appropriate zones.		
Six-Year TIP – This is a routine amendment done every year. The amendment would include the six-year Transportation Improvement Plan which outlines roadway, pedestrian and maintenance projects for the city’s transportation system.	This project will be completed by Public Works.	The TIP is prepared and passed via Resolution by the city council mid-year between May and July. This is for transportation funding purposes.
General Sewer Plan amendments. Re-evaluate the plans policy regarding low pressure sewer systems within portions of the city.	This project will be completed by Public Works.	Unknown at this time
Park and Receptions Capital Plan updates	This project will be completed by the Parks Department.	Unknown at this time
School District Capital Facilities plan. This is a routine amendment done every year. This amendment adopts the district’s revised capital plan for school construction, etc. This gives the city the ability to maintain, adopt and implement the impact fee program.	This project in completed by the Enumclaw School District. No update on status.	The School District CFP is prepared by the School District and adopted by their school board. Once that is completed, the plan is transmitted to the city.
Building heights in the R-4 and HCB Zoning Districts	This would amend the zoning code to reduce the building heights in the R-4 and HCB zoning districts.	0% has been complete.
Review all of EMC Chapter 18.05 and 18.06	This amendment would completely review all of each chapter.	0% has been complete.
Establish new Hearing Examiner Services for the City of Enumclaw.	Hearing Examiner has terminated our contract as of January 6, 2026.	0% Complete.

Publicly initiated amendments		
Side yard setback amendment for the Airport Zoning District	This would change the 20-foot side yard setback to a 10-foot side yard setback. This would allow for hangars to be constructed at the site.	Unknown at this time

DRAFT



COMMUNITY DEVELOPMENT DEPARTMENT
1309 Myrtle Avenue, Enumclaw, Washington 98022
Phone (360) 825-3593 - FAX (360) 825-7232

Comprehensive Plan Map and/or Zoning Map Amendments - Instructions and Application -

Every property in the city has both a zoning and Comprehensive Plan Land Use designation. These separate designations are visually represented on maps that serve to direct the character of development throughout the city and help support the community's larger development objectives. The Comprehensive Plan Land Use and Zoning designations work in concert to provide clear direction as to how property may be developed and to direct land uses to the most appropriate areas within the city.

Each property within the City is assigned to a zoning district as indicated on the official Zoning Map. The zoning designation for a property determines what specific land uses are possible and prescribes specific development standards. A zoning map amendment (also called a "rezone") changes the zoning designation for a property, therefore changing the possible land uses and development standards.

The city's land use designations are shown on the Comprehensive Plan Land Use Map, which serves to manage land uses citywide in order to meet the community's needs. The zoning map may be amended only if the proposed change conforms to the Comprehensive Plan Land Use Map. A request to change the Zoning map is often accompanied by a request to change the Land Use map; therefore the two amendment procedures can be addressed as a single application process.

Anyone may request an amendment to the Comprehensive Plan by submitting a complete application and fee to the Administrator by the fourth Monday in January, as identified in Enumclaw Municipal Code (EMC) 15.32.030(B). In the unlikely event that a rezone application does not require a Comprehensive Plan Map amendment, it may be initiated year-round, and is not required to comply with the January deadline. Staff can help you determine whether or not your request requires a Comprehensive Plan Map amendment.

Site-specific map amendments are Type IV permit actions in which the Hearing Examiner makes a recommendation to Council, who in turn makes the final decision. Area-wide map amendments are legislative actions, initiated by either the Planning Commission or Council, in which the Planning Commission makes a recommendation to Council, who in turn makes the final decision.

Application Process

A. Pre-application Meeting: The applicant is strongly encouraged (and may be required) to participate in a pre-application meeting with city staff in order to acquaint the city with the potential application and to acquaint the applicant with the requirements of the municipal, fire and building codes and other relevant criteria and procedures prior to submitting a formal application (and associated fees). Contact staff well in advance of the January deadline to schedule your pre-application meeting.

B. Application Forms: Map amendment requests must be submitted on the forms provided by the Community Development Department. In completing the application forms, provide all information and materials requested, giving as much detail as possible.

C. Application Deadline for Comprehensive Plan Map Amendments: A Comprehensive Plan Map amendment request must be completely filled out and include all required supporting information before it will be accepted as meeting the application deadline of 4:30 P.M. on the fourth Monday in January. Per the requirements of city code and state law, the Comprehensive Plan Map may be amended no more than once per year. If successful, your amendment will be a part of the City's annual update process. Applications that are incomplete or received after the deadline will not be considered until the following year.

Applications for Zoning Map amendments which do not require changes to the Comprehensive Plan Land Use Map may be submitted at any time.

D. Submittal of Formal Application: The applicant shall complete and submit a *Formal Application*, which includes a SEPA checklist, and all appropriate fees, before the request can be considered. The City will not begin processing an application until all required materials and fees have been received.

E. Environmental Review: An Environmental Checklist and associated fee must accompany the *Formal Application*. The City's SEPA Responsible Official will review the applications and make a threshold determination on the cumulative environmental impact of the proposed amendments pursuant to the Washington State Environmental Policy Act (SEPA). If the responsible official determines that an environmental impact statement (EIS) or other appropriate environmental review is warranted, the applicant may be responsible for a full or proportionate share of the costs of preparing these environmental documents, as determined by the responsible official. Amendment proposals cannot be scheduled for public hearing until environmental reviews have been completed.

F. Fees: The following non-refundable fees are required with the submittal of the *Formal Application*. Fees are listed below:

- Comprehensive Plan and/or Zoning Map Amendment - \$3000 plus public notification costs;
- Environmental Checklist - \$350 plus public notification costs.

Applications will not be considered complete or be reviewed until all applicable fees are paid.

Public Process

A. Public Hearing: Once the proposed amendment and all accompanying applications have been received, reviewed by staff, and an environmental review has been completed, an open Public Hearing date will be scheduled. The City will follow the method of publication as outlined in EMC 15.30.030, which entails one or more notice postings onsite and on the land use bulletin board at least 15 days prior to the joint public hearing. The city will publish the Public Hearing notice in the Enumclaw Courier Herald at least 10 days prior to the public hearing and will mail notices to all property owners within 300 feet of the affected property.

The Public Hearing serves as a forum for decision makers and citizens to hear public testimony on the proposal. No decision will be made on that date. Once the Public Hearing record is closed, no new public testimony on the proposal will be accepted.

Following the initial hearing, written findings of fact and a recommendation will be forwarded to Council for a final decision on the proposal over the course of two or more regularly scheduled Council meetings.

B. Staff Reports: Community Development staff will prepare a report, findings of fact, and recommendation on the proposed amendment, and present the report at the hearing. Copies of the staff report will be mailed to all parties of interest prior to the hearing.

C. City Council Consideration and Decision: City Council may approve, approve with modifications or conditions, or deny amendments to the Comprehensive Plan and/or Zoning Map designations based upon the following general criteria identified in EMC 15.32.038:

1. Will the amendment result in development that will adversely affect the public health, safety and general welfare?
2. Is the amendment based upon new information that was not available at the time of adoption of the comprehensive plan, or have circumstances changed since the adoption of the plan that warrant an amendment to the plan?
3. Is the amendment consistent with other goals and policies of the comprehensive plan, and will the amendment maintain concurrency between the land use, transportation, and capital facilities elements of the plan?
4. Does the amendment address an existing or significant need for a public necessity or convenience?
5. Is the amendment in the public's best interest?
6. If the council elects to make the amendment, would it be compatible with all adjacent comprehensive plan and zoning map designations?
7. Is the amendment compatible with all elements of the comprehensive plan and zoning code?
8. If approved, would the amendment be compatible with, and not adversely impact, related ordinances, regulations and development standards?
9. How would the amendment impact the city design, development interests, neighborhoods, environmentally sensitive areas, or any historic areas?

In the event that City Council modifies the recommendation made by either the Planning Commission or the Hearing Examiner, it shall make its own findings and set forth in writing the reasons for the action taken.



COMMUNITY DEVELOPMENT DEPARTMENT
1309 Myrtle Avenue, Enumclaw, Washington 98022
Phone (360) 825-3593 - FAX (360) 825-7232

Comprehensive Plan Map and/or
Zoning Map Amendment
Application

Comprehensive Plan and/or Zoning Map Amendment Application Fee ...\$3,000
SEPA Checklist...\$350
Plus public notification costs

1. INITIAL APPLICATION INFORMATION:

Application name _____

Address/location _____

King County Parcel Number(s) _____

Legal Description _____

(attach additional pages if necessary)

Acreage or square footage of the site _____

Applicant Name _____

Mailing Address _____

Phone numbers (home) _____ (work) _____ (FAX) _____

Email address _____

Signature _____

Additional Property Owner Name (If different from above. If more than one additional owner,
attach additional information/signature sheets) _____

Mailing Address _____

Phone numbers (home) _____ (work) _____ (FAX) _____

Signature _____

Agent/Consultant/Attorney name _____

(Mandatory if primary contact is different from applicant)

Mailing Address _____

Phone numbers (home) _____ (work) _____ (FAX) _____

Email address _____ License No: _____

Office Use Only: [] City-initiated [] Privately-initiated

Date of pre-application meeting: _____

Date formal application received and applicable fees paid: _____

Date of SEPA threshold determination: _____

Date application determined complete: _____

Fee amount(s) _____

2. FORMAL APPLICATION OF PROPOSED AMENDMENT:

About Map Amendments: Comprehensive Plan and Zoning Map Amendments must meet the approval criteria of EMC Titles 15.24 and 15.32 of the Enumclaw Municipal Code. Requests for Zoning Map amendments may be considered concurrently with a Comprehensive Plan Map amendment.

How to Address the Approval Criteria: The burden of proof is upon the applicant to show how their request meets the approval criteria that are listed below. In addition to answering questions on pages 6 and 7, the applicant will need to submit a separate written narrative that fully describes the proposed amendment and the intended future land uses, should the amendment be approved. The applicant should use the approval criteria as an outline when completing the written narrative.

Review standards for comprehensive plan amendments – from EMC 15.32.038:

1. Will the amendment result in development that will adversely affect the public health, safety and general welfare?
2. Is the amendment based upon new information that was not available at the time of adoption of the comprehensive plan, or have circumstances changed since the adoption of the plan that warrant an amendment to the plan?
3. Is the amendment consistent with other goals and policies of the comprehensive plan, and will the amendment maintain concurrency between the land use, transportation, and capital facilities elements of the plan?
4. Does the amendment address an existing or significant need for a public necessity or convenience?
5. Is the amendment in the public's best interest?
6. If the council elects to make the amendment, would it be compatible with all adjacent comprehensive plan and zoning map designations?
7. Is the amendment compatible with all elements of the comprehensive plan and zoning code?
8. If approved, would the amendment be compatible with, and not adversely impact, related ordinances, regulations and development standards?
9. How would the amendment impact the city design, development interests, neighborhoods, environmentally sensitive areas, or any historic areas?

A SEPA environmental checklist needs to be submitted at the same time as the formal application.

Please attach all applicable information requested below on either 8 ½” x 11” or 11” x 17” pages. All attachments must be of reproducible quality.

	<u>CURRENT DESIGNATION</u>	<u>REQUESTED DESIGNATION</u>
LAND USE PLAN MAP:	_____	_____
ZONING MAP:	_____	_____

- a. Describe what type of development is envisioned for the area proposed for amendment. A conceptual site plan drawing of potential future development is required.
- b. Identify the adjacent land uses surrounding the proposed amendment.
- c. Attach a vicinity map suitable for public notice purposes.
- d. If the requested rezone is parcel-specific (rather than an area-wide rezone), submit a dimensioned site plan (to engineering scale) of the site and the surrounding properties to a distance of 100 feet, including:
 - 1) Date, scale, and north arrow.
 - 2) Existing property lines, structures, streets, parking facilities, landscaping, vehicular and pedestrian circulation, signs, and fences.
 - 3) Existing public and private roads, driveway accesses and road right-of-ways and access easements with dimensions and road names
 - 4) Existing building dimensions
 - 5) Lot dimensions
 - 6) Setback distances from all existing structures to property lines
 - 7) Areas of future development
 - 8) All existing manmade or natural features
 - 9) Location of any critical areas (wetlands, aquifer recharge areas, frequently flooded areas, geologically hazardous areas, or fish and wildlife habitat areas).
- e. Please answer the questions below in writing and attach them to the application. Answer all questions separately and reference the question number in your answer.
 - 1) What does your Comprehensive Plan and/or Zoning Map Amendment intend to accomplish?
 - 2) Is your amendment request in the public’s interest?
 - 3) Why is this property more suited for the proposed land use / zoning designation than the present designation?
 - 4) What are your long-term plans for the property?
 - 5) How will your amendment proposal support the goals, policies and provisions contained in Enumclaw’s Comprehensive Plan? Some examples of these goals are included on page 7 of this form.
 - 6) What are the potential impacts for the proposed change? Specifically, what are the impacts that could negatively affect the health, safety and general welfare of the public; the city design; development interests; neighborhoods; environmentally sensitive areas; and/or historic areas? How would adverse impacts be mitigated?
 - 7) Describe any probable adverse environmental impacts that might result from the proposed zoning change. How would adverse impacts be mitigated?
 - 8) Describe the extent to which adequate public facilities and services are likely to be available to serve the development allowed under the proposed land use designation.

Listed below are a few examples of Enumclaw's Comprehensive Plans goals. For a complete list, visit www.cityofenumclaw.net/acrobat/Pubworks/compplanFinal.pdf

Land Use

1. Create innovative and flexible zoning for smaller lot sizes.
2. Encourage compact development of vacant or under-utilized land to limit pressure for expanding the city's boundaries.
3. Maximize use of vacant or underutilized space within the city limits.
4. To promote a mix of higher density housing that supports development of a broad range of services.
5. To create land use patterns supporting a multi-modal transportation system connecting all areas of the community.

Transportation

1. To develop a consistent transportation system for community land use needs while accommodating through-traffic requirements.
2. To emphasize "wayfinding" for optimal multi-modal travel enjoyment and efficiency.

Housing

1. To preserve, protect and strengthen the vitality and stability of existing neighborhoods.
2. To create a workable model for a variety of housing types, including clustered development, small-lot single-family, cottage housing, and condominiums.

Community Design

1. To maintain and enhance neighborhood identity and character as the community evolves.
2. To link the central business district more effectively to SR 410 and to the neighborhoods surrounding it.

Economic Development

1. To be a rural center supporting the varied needs and demands of the community and surrounding area.
2. To stimulate and diversify the community's economy.

LEGAL DESCRIPTION

TPN. 2720069045

THE SOUTH QUARTER OF THE EAST 3/4 OF THE NORTH HALF OF THE
NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 6
EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 30 FEET
FOR 244TH AVENUE SOUTHEAST;

AND THE SOUTH 66 FEET OF THE NORTH HALF OF THE SOUTH HALF OF
THE EAST 3/4 OF THE NORTH HALF OF THE NORTHEAST QUARTER OF
SECTION 27, TOWNSHIP 20 NORTH. RANGE 6 EAST, W.M., IN KING
COUNTY, WASHINGTON;

EXCEPT THE EAST 30 FEET FOR 244TH AVENUE SOUTHEAST.

(PER STATUTORY WARRANTY DEED RECORDING #20210826001901)

AP CONSULTING ENGINEERS PLLC

CIVIL ENGINEERING

January 21, 2026

City of Enumclaw
1309 Myrtle Avenue
Enumclaw, WA 98022

RE: Enumclaw Airport - 45101 244th Ave SE
Zoning Amendment - 10-foot Building Setback
(APCE Project #2025020)

To Whom It May Concern:

On behalf of Enumclaw Airport (WA77) and Mr. Justin Treat, owner of parcel 2720069045, we are requesting an amendment to the Minimum Side Yard Setback requirements in Section 18.06.040 of the Enumclaw Municipal Code for the Airport Zone. The current code requires a 20-foot setback, and we are requesting that it be reduced to 10 feet, the standard that was in place prior to the 2025 zoning code update.

Background and Context

Enumclaw Airport is one of the last privately owned hangar facilities in the Pacific Northwest, operating continuously since 1938, predating both Seattle-Tacoma International Airport and the Federal Aviation Administration itself. The airport sits on approximately 18 acres with an 1,800-foot gravel runway, serving small general aviation aircraft in the ADG-I classification (wingspans under 49 feet).

The 20-foot setback requirement, when applied to WA77's narrow property configuration, consumes buildable areas critical for safe aircraft circulation, prevents compliant development, and undermines the viability of airport operations.

Proposed Development and Master Plan

The airport is actively pursuing improvements to enhance safety, operational efficiency, and community benefit. The master plan includes:

- Construction of new hangars along the north property line to provide secure, covered aircraft storage for local pilots, replacing exposed aircraft tiedown parking, and delineating the airport zone from the neighboring residential subdivision.
- Safety improvements to the airport layout, compliant with FAA Advisory Circular 150/5300-13B standards for ADG-I aircraft, where feasible.
- Paving of the runway and taxiways to improve safe operating conditions.
- Stormwater improvements to support effective drainage and environmental compliance.
- Phased replacement of existing aging hangars to provide tenants with new structures compliant with current design standards, which improve features such as fire safety, lighting, and aircraft movement clearances.

- Addition of a café at the airport frontage, open to the public to enhance community benefit and access to general aviation.

In support of the airport's Master Plan, in 2025 the airport acquired 10 acres of additional property at the west end of the airport to enhance runway clearance and support safety, the opposite of what might raise concerns about a self-created hardship. The airport ownership is taking every step to invest in the airport's long-term viability and community benefit, not seeking relief to compensate for past development decisions.

The following is a list of the city's general criteria identified in the Enumclaw Municipal Code (EMC) for granting modifications to the Zoning Code followed by a discussion of how this change to allow a 10-foot setback will meet those criteria:

1. *Will the amendment result in development that will adversely affect the public health, safety and general welfare?*

No adverse impacts are anticipated. The amendment will enhance public health, safety, and welfare in several ways:

Code Compliance: The proposed hangars will be designed and constructed in accordance with current aircraft hangar standards, and applicable building and fire safety codes, incorporating compliant structural systems, fire protection measures, and modern mechanical and electrical infrastructure.

Enhanced Buffering: Hangars located between the north property line and the taxiway will establish an effective visual and acoustic buffer for the adjacent residential subdivision under development.

Operational Safety: The setback reduction will preserve required taxiway width and clearances between existing and proposed hangars to maintain safe aircraft circulation.

Aircraft Protection: Without the setback reduction, hangar construction along the north property line is infeasible, forcing aircraft to park outside and increase their exposure to damage and deterioration.

Emergency Response Capability: WA77 serves as an operational base for several first-responder agencies. Maintaining a viable, well-equipped airport with adequate hangar space supports emergency preparedness and coordinated response for the Plateau community.

2. *Is the amendment based upon new information that was not available at the time of adoption of the comprehensive plan, or have circumstances changed since the adoption of the plan that warrant an amendment to the plan?*

Yes. The Airport Zone and its associated 20-foot setback requirement was adopted in February 2025 as part of the Comprehensive Plan update. The practical implications of this setback standard for WA77's specific property configuration and proposed improvements became apparent as the airport began detailed design work for its modernization project.

The airport appreciates the city's inclusion of Goal LU-14 in the Comprehensive Plan; however, the side setback change from 10 feet to 20 feet during the 2024 Comprehensive Plan update was not known to the airport until after adoption, during design. The impact of the 20-foot standard on WA77's narrow property, which differs significantly from the larger airports whose codes may have informed the drafting, was not evaluated during the code development process.

Now that detailed site planning is underway, it has become clear that the 20-foot setback consumes a disproportionate percentage of the limited buildable area on this narrow airstrip, effectively preventing hangar construction and enhanced noise abatement, that would otherwise be consistent with the Airport Zone's purpose.

3. *Is the amendment consistent with other goals and policies of the comprehensive plan, and will the amendment maintain concurrency between the land use, transportation, and capital facilities elements of the plan?*

Yes. The amendment directly supports the Comprehensive Plan's goals and maintains concurrency across the plan's key elements.

Concurrency with Plan Elements:

Land Use: The Comprehensive Plan, adopted February 24, 2025, explicitly recognizes Enumclaw Airport as a long-term land use asset. Goal LU-14 states: "*Maintain the viability of the Enumclaw Airport by reducing conflicts with incompatible land uses and allowing for appropriate airport related development such as parking areas, terminal, [hangars], and accessory uses.*" The setback reduction enables appropriate airport-related development on a constrained site without expanding the airport's footprint or intensifying its use, precisely what Goal LU-14 contemplates.

Transportation: The 10-foot setback provides safe aircraft circulation between existing and proposed hangars which maintains the airport's functionality as a transportation facility serving general aviation.

Capital Facilities: The amendment allows existing and planned airport improvements to be implemented efficiently within the Airport zoning district through private investment, without requiring additional public infrastructure, roadway capacity, or utility extensions. This advances the Plan's capital facilities objectives by facilitating beneficial development at no public cost.

Alignment with Comprehensive Plan Vision:

Beyond concurrency, the amendment supports several goals articulated in the Comprehensive Plan's Vision Statement:

Foster a sense of community: The Airport provides more to the community than aircraft storage; it serves as a community gathering space, provides an entry point for aspiring pilots, supports emergency response efforts and recreation in Rainier National Park, and offers diversity which the Plateau is uniquely treasured for.

Provide diverse housing choices for all ages and incomes: By offering accessible aviation services and affordable aircraft storage, Enumclaw Airport attracts individuals and families of varied ages and backgrounds who choose to establish long-term roots in Enumclaw, strengthening the diversity and stability of the housing community.

Treasure its agricultural heritage and historic downtown: Adjacent to Enumclaw's historic downtown, the airport is a part of the city's rich history.

The Airport was established in 1938 and, with the modernization proposed for its facilities, seeks to contribute towards preserving the city's special heritage and culture.

Reducing Conflicts: Ensuring safe aircraft movement on the ground, with adequate taxiway clearances between existing and proposed structures, directly supports the specific land use element goal LU-14 described above. The 10-foot setback provides the operational room necessary for safe aircraft circulation.

Prioritize Safety: The Airport is seeking the setback reduction to allow for modernization of the Airport, which directly aligns with the city's goal of prioritizing safety in building design and site layout.

4. *Does the amendment address an existing or significant need for a public necessity or convenience?*

Yes. The amendment addresses an existing and significant public need for accessible general aviation facilities in the Enumclaw area.

Documented Demand Exceeds Current Capacity:

Enumclaw Airport has historically served an ongoing public convenience by providing access to general aviation and its related services to the community. Current demand for hangar space exceeds the airport's existing capacity, and prospective tenants face extended wait times for available space. The proposed setback adjustment is necessary to allow the airport to address this demand while maintaining safe and efficient operations within the site's physical constraints.

Unique Public Role:

WA77 serves a role that no other facility in the region provides:

Accessible Aviation: Unlike other private airports in the Plateau area – such as Frontier Airpark, Evergreen Sky Ranch, and Flying H Ranch – which solely serve owners of hangar homes, Enumclaw Airport provides a focused hangar rental facility and community for families and young professionals to participate in general aviation. Regional public airports such as Auburn Municipal and Pierce County–Thun Field have hangar waitlists extending for years; WA77 helps meet this otherwise unmet demand.

Community Gathering Space: The Airport constantly volunteers its spaces beyond aviation for hosting nonprofit organization meetings, school field trips, support groups, and similar events.

Flight Instruction: The Airport has historically supported flight training, preparing aspiring pilots for entry into the aviation profession and contributing to the long-term regional aviation workforce. Accessible flight instruction

provides an essential educational service to the community comparable to that of a technical school.

Emergency Response Capability: WA77 provides hangars, helipad, and office spaces for the National Park Service's helicopter rescue and wildland fire unit, Washington DNR's wildland fire unit, life-flight medivac services, King County Sheriff's aviation division, and the Mount Rainier National Park's law-enforcement team.

Economic Contribution: Airport operations, including future café facilities, generate economic activity and tax revenue for the city.

Aviation Heritage: WA77 has operated continuously since 1938, predating both SeaTac Airport and the FAA, and continues a tradition of making general aviation accessible to the community.

Consequence of Inaction:

Without the setback amendment, the airport cannot construct the hangars needed to meet existing demand. This would perpetuate a shortage of accessible aviation facilities in the region and risk the long-term viability of the only affordable hangar rental option available to working-class aviators on the Plateau.

The update to the side yard setback is important to allow effective expansion of the Airport, improve safety to the current layout and maintain its viability.

5. *Is the amendment in the public's best interest?*

Yes. The city's own Comprehensive Plan establishes that the airport's viability is in the public interest by including Goal LU-14. The setback reduction is necessary to preserve that viability.

If the Airport cannot construct needed hangars due to dimensional constraints, several negative outcomes become more likely: unable to modernize, the airport may become economically unviable and eventually close; aircraft must be stored in outdoor tie-downs rather than protected hangars, thereby reducing safety (environmental wear and tear is a major concern on these delicate aircraft) and creating visual clutter; the property could eventually be redeveloped as residential lots, eliminating recreational and emergency response aviation capability and reducing the community's diversity of land uses.

Conversely, a viable and well-organized airport creates opportunities for compatible future development. The Comprehensive Plan contemplates residential airpark development within the Airport Overlay District, with taxiway access connecting homes to the airfield. The proposed setback adjustment supports this vision by enabling organized hangar development along the property edge, which establishes the infrastructure pattern necessary for future through-the-fence residential development land use that would further enhance the community's character and tax base.

WA77 represents something increasingly rare: an affordable, accessible general aviation airport that welcomes the broader community. Losing it would harm the Plateau's position as an aviation-friendly region in Washington State.

6. *If the council elects to make the amendment, would it be compatible with all adjacent comprehensive plan and zoning map designations?*

Yes. The amendment would affect only the Airport Zone setback requirements and would not alter the underlying comprehensive plan designations or zoning map. The hangars constructed with a 10-foot setback would provide improved compatibility with adjacent residential development by serving as more effective visual and noise barriers and contribute to reducing conflicts.

The adjacent residential subdivision, specifically the 14 lots proposed to be constructed on our shared north property line, under development will benefit from having organized, code-compliant hangar structures along the shared boundary rather than outdoor aircraft storage or deteriorating existing facilities.

7. *Is the amendment compatible with all elements of the comprehensive plan and zoning code?*

Yes. The amendment reinforces rather than conflicts with the comprehensive plan's goals. It specifically enables implementation of Goal LU-14's objective of allowing "appropriate airport-related development." No other comprehensive plan elements or zoning code provisions would be undermined by this targeted setback modification.

8. *If approved, would the amendment be compatible with, and not adversely impact, related ordinances, regulations and development standards?*

Yes. The proposed hangars will comply with applicable building codes and will allow the design of taxiway object free area to meet FAA guidance. The setback amendment addresses only the yard dimension; all other development standards remain applicable and will be met. The reduction to 10 feet still provides meaningful separation from property lines while enabling functional airport development.

9. *How would the amendment impact the city design, development interests, neighborhoods, environmentally sensitive areas, or any historic areas?*

Potential impacts for the proposed change are positive, with no negative impacts anticipated. The setback reduction would allow for airport modernization, which would contribute to fostering a sense of community, improve diversity, preserve historical heritage, reduce conflicts between the airport and adjacent land uses, and prioritize safety through building improvements and safety improvements for aircraft improvement.

City Design: No negative impacts are anticipated. The hangars will be constructed consistent with the Airport Zone's purpose and will be located within the established airport property.

Development Interests and Neighborhoods: Impacts would be positive. The proposed hangars will provide better visual and acoustic screening for adjacent residential properties than outdoor aircraft storage or deteriorating older structures. Additionally, organized hangar development along the property edge may enhance opportunities for future residential airpark development which Goal LU-14 contemplates as a compatible land use.

Environmentally Sensitive Areas: No environmentally sensitive areas are known to be within or immediately adjacent to the airport property. The master plan includes stormwater improvements that will enhance drainage management on the site.

Historic Areas: No known historic areas are anticipated to be affected. However, the airport itself represents over 85 years of aviation history on the Plateau, having operated continuously since 1938, and preservation of the airport is a key element in Enumclaw's rich heritage.

We respectfully request that the city approve an amendment to Section 18.06.040 of the Enumclaw Municipal Code reducing the minimum side yard setback in the Airport Zone from 20 feet to 10 feet. This amendment is the minimum necessary to allow reasonable airport development consistent with Goal LU-14 of the Comprehensive Plan.

The 10-foot setback was the standard in effect before the 2025 code update, and it remains appropriate for a small private airport of WA77's scale and function. We are prepared to provide additional materials to support the city's review, including site plans demonstrating how the 20-foot setback prevents viable hangar construction while a 10-foot setback enables it.

Please let us know if we can provide you with any additional information to support your review. If you have any questions, we can be reached at (253) 737-4173 or via email at AEPaul@APConsultingEngineers.com.

Sincerely,

AP CONSULTING ENGINEERS PLLC

A handwritten signature in blue ink that reads "Adam E. Paul". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Adam E. Paul, PE
Principal Civil Engineer

AP CONSULTING ENGINEERS PLLC

CIVIL ENGINEERING

January 12, 2026

City of Enumclaw
1309 Myrtle Avenue
Enumclaw, WA 98022

RE: Enumclaw Airport – 45101 244th Ave SE
Zoning Amendment Application Questions
(APCE Project #2025020)

To Whom It May Concern:

We are requesting an amendment to reduce the minimum side yard setback in the Airport Zone from 20 feet to 10 feet. The following is a list of the city's Zoning Amendment Application questions and the applicant's response to those questions behalf of Enumclaw Airport (WA77) and Mr. Justin Treat, owner of parcel 2720069045:

1. *What does your Comprehensive Plan and/or Zoning Map Amendment intend to accomplish?*

This amendment seeks to restore the 10-foot side yard setback standard that was in effect prior to the 2025 zoning code update. The current 20-foot requirement was established based on standards developed for large municipal airports (such as Auburn Municipal at 110 acres and Renton Municipal at 170 acres) that do not reflect the scale and operational profile of Enumclaw Airport, a privately owned 18-acre general aviation facility.

The amendment will accomplish several objectives, as follows:

Code Compliance: The proposed hangars will be designed and constructed in accordance with current aircraft hangar standards and applicable building and fire codes, incorporating compliant structural systems, fire protection measures, and modern mechanical and electrical infrastructure.

Enhanced Buffering: Hangars located between the north property line and the taxiway will establish an effective visual and acoustic buffer for the adjacent residential subdivision under development.

Operational Safety: The setback reduction will preserve required taxiway width and clearances between existing and proposed hangars to maintain safe aircraft circulation.

Aircraft Protection: Without the setback reduction, hangar construction along the north property line is infeasible, forcing aircraft to park outside and increase their exposure to damage and deterioration.

Emergency Response Capability: WA77 serves as an operational base for several first-responder agencies. Maintaining a viable, well-equipped airport with adequate hangar space supports emergency preparedness and coordinated response for the Plateau community.

2. *Is your amendment request in the public's interest?*

Yes. The City's Comprehensive Plan explicitly identifies the Airport's viability as a matter of public interest. Goal LU-14 states:

"Maintain the viability of the Enumclaw Airport by reducing conflicts with incompatible land uses and allowing for appropriate airport related development such as parking areas, terminal, [hangars], and accessory uses."

The amendment serves the public interest in several important ways, as follows:

Economic Accessibility: Unlike other private airports in the Plateau area such as Frontier Airpark, Evergreen Sky Ranch, and Flying H Ranch which primarily serve owners of hangar homes, Enumclaw Airport provides a focused hangar rental facility and community for working families, students and young professionals to participate in general aviation. Regional public airports such as Auburn Municipal and Pierce County–Thun Field have hangar waitlists extending for years; WA77 helps meet this otherwise unmet demand.

Community Gathering Space: The airport regularly volunteers its spaces and hosts nonprofit organization meetings, school field trips, support groups and community events beyond aviation activities.

Flight Instruction: The airport has historically supported flight training, preparing aspiring pilots for entry into the aviation profession and contributing to the long-term regional aviation workforce. Accessible flight instruction provides an essential educational service to the community comparable to technical and vocational schools.

Emergency Response Support: WA77 provides hangars, designated landing areas and office spaces for the National Park Service's helicopter rescue and wildland fire unit, Washington DNR's wildland fire unit, life-flight medivac services, King County Sheriff's aviation division and the Mount Rainier National Park's law-enforcement team.

Economic Contribution: Airport operations, including future café facilities, generate economic activity and tax revenue for the city.

Aviation Heritage: WA77 has operated continuously since 1938, predating both SeaTac Airport and the FAA, and continues a tradition of making general aviation accessible to the community.

3. *Why is this property more suited for the proposed land use / zoning designation than the present designation?*

No change in land use or zoning designation is proposed. The property will remain in the Airport Zone as designated in the Comprehensive Plan. This amendment addresses only the side yard setback dimensional standard.

The setback reduction will preserve the property's ability to function as an airport in accordance with its designated use and support modernization and long-term viability, rather than being constrained by dimensional standards that effectively threaten airport operations on this uniquely narrow site.

4. *What are your long-term plans for the property?*

The airport has developed a comprehensive master plan which is available to be provided to the city upon request. Key elements include:

- Construction of new hangars along the north property line to provide secure, covered aircraft storage, replacing outdoor tiedown parking, and delineating the airport zone from the neighboring residential subdivision.
- Safety improvements of airport features such as runway and aircraft movement areas based on current FAA Advisory Circular 150/5300-13B standards for ADG-I aircraft, where feasible.
- Paving of the runway and taxi lanes to improve operating conditions.
- Stormwater improvements to ensure effective drainage and environmental compliance.
- Phased replacement of existing aging hangars to provide tenants with new structures compliant with current design standards, improving fire safety, lighting, and aircraft movement clearances.
- Addition of a café at the Airport, open to the public to enhance community benefit and access to general aviation.

5. *How will your amendment proposal support the goals, policies and provisions contained in Enumclaw's Comprehensive Plan? Some examples of these goals are included on page 7 of this form?*

The amendment directly supports the Comprehensive Plan's goals, identified in Land Use Element Goal LU-14:

"Maintain the viability of the Enumclaw Airport by reducing conflicts with incompatible land uses and allowing for appropriate airport related development such as parking areas, terminal, [hangars], and accessory uses."

The setback reduction is essential for hangar development on this constrained site. Without it, the long-term airport viability that Goal LU-14 contemplates cannot occur.

The Airport has identified the following goals of Enumclaw's Comprehensive Plan and Vision Statement as enhanced with the requested setback reduction:

Foster a sense of community: The Airport provides more to the community than aircraft storage; it serves as a community gathering space, provides an entry point for aspiring pilots, supports emergency response efforts and recreation in Rainier National Park, and offers diversity which the Plateau is uniquely treasured for.

Provide diverse housing choices for all ages and incomes: By offering accessible aviation services and affordable aircraft storage, Enumclaw Airport

attracts individuals and families of varied ages and backgrounds who choose to establish long-term roots in Enumclaw, strengthening the diversity and stability of the City's housing community.

Treasure its agricultural heritage and historic downtown: Adjacent to Enumclaw's historic downtown, the Airport is a part of the city's rich history. The airport was established in 1938, and with the modernization proposed for its facilities, the Airport seeks to contribute towards preserving the city's special heritage and culture.

Reducing Conflicts Element: Ensuring safe aircraft movement on the ground, with adequate taxiway clearances between existing and proposed structures, directly supports the specific land use element goal LU-14 described above. The 10-foot setback provides the operational room necessary for safe aircraft circulation.

Prioritize safety: The Airport is seeking the setback reduction to allow for modernization of the Airport, which directly aligns with the city's goal of prioritizing safety in building design and site layout.

6. *What are the potential impacts for the proposed change? Specifically, what are the impacts that could negatively affect the health, safety and general welfare of the public; the city design; development interests; neighborhoods; environmentally sensitive areas; and/or historic areas? How would adverse impacts be mitigated?*

Potential impacts for the proposed change are positive, with no negative impacts anticipated. The setback reduction would allow for airport modernization, which would contribute to fostering a sense of community, improve diversity, preserve historical heritage, reduce conflicts between the Airport and adjacent land users, and prioritize safety through building improvements and safety improvements for aircraft movement.

City Design: No negative impacts are anticipated. The hangars will be constructed consistent with the Airport Zone's purpose and will be located within the established airport property.

Development Interests and Neighborhoods: Impacts would be positive. The proposed hangars will provide better visual and acoustic screening for adjacent residential properties than outdoor aircraft storage or deteriorating older structures. Additionally, organized hangar development along the property edge may enhance opportunities for future residential airpark development which Goal LU-14 contemplates as a compatible land use.

Environmentally Sensitive Areas: No environmentally sensitive areas are known to be within or immediately adjacent to the airport property. The master plan includes stormwater improvements that will enhance drainage management on the site.

Historic Areas: No historic areas are known to be affected. However, the Airport itself represents over 85 years of aviation history on the Plateau, having operated continuously since 1938, and preservation of the Airport is a key element in Enumclaw's rich heritage.

7. *Describe any probable adverse environmental impacts that might result from the proposed zoning change. How would adverse impacts be mitigated?*

No adverse environmental impacts are anticipated from the setback reduction. The change affects only the dimensional standard for building placement; it does not increase the intensity of airport operations, introduce new uses, or affect environmental resources.

The airport's master plan includes significant stormwater improvements that will provide environmental benefits. Modern hangars constructed to current codes will include appropriate drainage and containment features that older structures lack. The setback reduction will enable the implementation of stormwater improvements, which is otherwise infeasible.

By enabling airport modernization, the setback reduction amendment supports environmental protection; in addition to stormwater improvements, providing enclosed aircraft storage prevents fuel, oil, and other fluids from being exposed to weather and potential runoff, as can occur with outdoor tie-down storage.

8. *Describe the extent to which adequate public facilities and services are likely to be available to serve the development allowed under the proposed land use designation.*

The reduction in side yard setback requirements will not meaningfully change the public facility and service demands associated with the airport property.

The proposed hangar development:

- **Does not enlarge the current small aircraft type served by the Airport, which keeps noise and activity to a minimum.**
- **Does not require substantial water or sewer connections beyond minor improvements for modernization. Additional treatment is not anticipated, and on-site stormwater features planned for the site will provide for on-site treatment.**
- **Does not generate additional demands on schools, parks, or other public services.**
- **Does not create new demands on fire or emergency services beyond what the property already requires (and improved fire-safety construction will reduce, not increase, fire service demands). The Airport improves robustness of the local emergency response infrastructure by acting as a base for National Park Service emergency response operations and offering training and meeting facilities to agencies like the Fire Department.**

This amendment request represents the minimum change necessary to allow Enumclaw Airport to continue operating as a viable general aviation facility consistent with its Airport Zone designation and the Comprehensive Plan's Goal LU-14. The current 20-foot setback requirement was established based on standards developed for large municipal airports (such as Auburn Municipal at 110 acres and Renton Municipal at 170

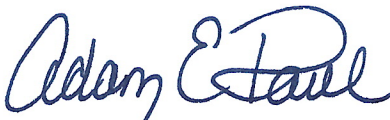
acres) that do not reflect the scale and operational profile of Enumclaw Airport, a privately owned 18-acre general aviation facility.

We are prepared to provide additional supporting materials, including site plans demonstrating how the 20-foot setback prevents viable development while a 10-foot setback enables it.

Please let us know if we can provide you with any additional information to support your review. If you have any questions, we can be reached at (253) 737-4173 or via email at AEPaul@APConsultingEngineers.com.

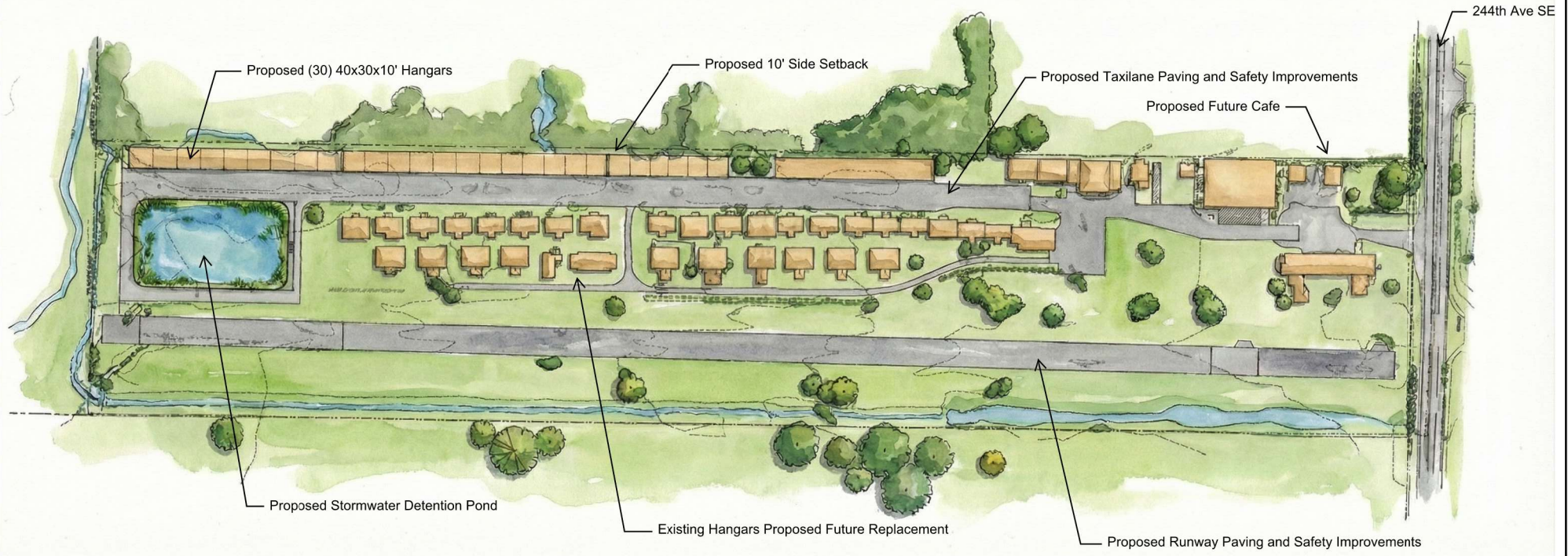
Sincerely,



AP CONSULTING ENGINEERS PLLC

A handwritten signature in blue ink that reads "Adam E. Paul". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Adam E. Paul, PE
Principal Civil Engineer

* Architectural Master Plan Rendering Only - Refer to Preliminary Site Plans for Details



 844 MT VILLA DRIVE ENUMCLAW, WA 98022 PHONE: (360) 825-0800	#	REVISION	COMPANY	BY	DATE	This Airport Layout Plan (ALP) has been prepared by the management of Enumclaw Airport, a privately owned facility. The contents reflect the views and policies of the airport management and are intended to guide the long-term development of the airport. While this ALP has been developed in alignment with industry best practices and with consideration of Federal Aviation Administration (FAA) guidelines, it does not imply any endorsement or commitment to be held to the FAA or any other government agency requirements for public airports. The proposed developments are subject to compliance with all applicable local, state, and federal laws and regulations, including environmental requirements.	APPROVAL:	ENUMCLAW AIRPORT		WA 77 - ENUMCLAW AIRPORT AIRPORT MASTER PLAN		AIP NUMBER:	N/A		
	PROJECT MANAGER:	JT	DRAFTED BY:	JMH	DESIGNED BY:		JMH	CHECKED BY:		JT	Name / Title	Date	PROPOSED AIRPORT LAYOUT PLAN		ASN:
										SCALE:	1" = 400'	DATE:	January 2026	SHEET NUMBER:	M4



Status Report

FYI

City of Enumclaw Community Development- January 2026

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
APPROVED							
BUS2021-0338	BUSINESS LICENSE	JAMES KING ROOFING LLC		11/22/2021	01/14/2026		
BUS2022-0302	BUSINESS LICENSE	ATHENAS GRILL	851 STEVENSON AVE, ENUMCLAW	09/23/2022	01/14/2026		
BUS2023-0034	BUSINESS LICENSE	DBA JEFF IUNKER WEALTH MANAG	1231 GRIFFIN AVE, ENUMCLAW	01/24/2023	01/13/2026		
BUS2023-0054	BUSINESS LICENSE	DBA SUPERIOR FENCE & RAIL LLC		02/09/2023	01/27/2026		
BUS2023-0285	BUSINESS LICENSE	DRAIN-PRO INC		08/29/2023	01/14/2026		
BUS2024-0049	BUSINESS LICENSE	CLEAR LINE DRAFT SERVICE LLC		01/30/2024	01/20/2026		
BUS2024-0293	BUSINESS LICENSE	PEOPLEREADY, INC.		08/19/2024	01/29/2026		
BUS2025-0100	BUSINESS LICENSE	GUILTY OF TREESON LLC		03/06/2025	01/14/2026		
BUS2025-0129	BUSINESS LICENSE	DBA CSI PETROLEUM CONSTRUCT		03/27/2025	01/27/2026		
BUS2025-0147	BUSINESS LICENSE	DBA DIPPY'S ICE CREAM		04/02/2025	01/14/2026		
BUS2025-0383	BUSINESS LICENSE	RIEDMANN ENTERPRISES LLC		09/26/2025	01/20/2026		
BUS2025-0496	HOME OCCUPATION	RAIN CITY CONCRETE SERVICES L	1816 FLORENCE ST, ENUMCLAW	12/26/2025	01/13/2026		
BUS2025-0497	HOME OCCUPATION	KRANC ENTERPIRSES LLC	1258 MCKINLEY ST, ENUMCLAW	12/29/2025	01/07/2026		
BUS2026-0001	BUSINESS LICENSE	DBA KAYLEES HAIR DESIGN	1409 GRIFFIN AVE, ENUMCLAW	01/02/2026	01/13/2026		
BUS2026-0002	BUSINESS LICENSE	ARC ELECTRICAL SERVICES LLC		12/29/2025	01/07/2026		
BUS2026-0003	BUSINESS LICENSE	PLUMBING PRO'S LLC		12/29/2025	01/07/2026		
BUS2026-0004	BUSINESS LICENSE	DBA WHIMSICAL WAGS AND WHISK		11/17/2025	01/07/2026		
BUS2026-0005	BUSINESS LICENSE	ONE PLUS SOLUTIONS LLC		01/05/2026	01/07/2026		
BUS2026-0006	BUSINESS LICENSE	MELISSA REID		01/05/2026	01/07/2026		
BUS2026-0007	BUSINESS LICENSE	DBA IRON & OAK VINTAGE CO	1501 COLE ST, ENUMCLAW	01/05/2026	01/20/2026		
BUS2026-0008	HOME OCCUPATION	DBA REBECCAS CREATIONS	42608 264TH AVE SE, ENUMCLAW	01/06/2026	01/20/2026		
BUS2026-0009	BUSINESS LICENSE	DBA IVY NAILS & SPA	1740 WATSON ST N, ENUMCLAW	01/07/2026	01/20/2026		
BUS2026-0010	HOME OCCUPATION	RENARD MCGILLEN LLC	3372 PHILLIPS AVE, ENUMCLAW	01/07/2026	01/26/2026		
BUS2026-0011	HOME OCCUPATION	OLIN GROUP LLC	1614 FLORENCE ST, ENUMCLAW	01/12/2026	01/26/2026		

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
BUS2026-0012	BUSINESS LICENSE	320 WELLNESS LLC		01/08/2026	01/14/2026		
BUS2026-0013	BUSINESS LICENSE	SAFE RESTRAINTS INC		01/05/2026	01/14/2026		
BUS2026-0014	BUSINESS LICENSE	JMS ROOFING AND REMODEL INC		01/13/2026	01/15/2026		
BUS2026-0015	BUSINESS LICENSE	PIECE OF MIND HOME COMFORT LI		01/08/2026	01/15/2026		
BUS2026-0016	BUSINESS LICENSE	OLD GROWTH SOLUTIONS LLC		01/08/2026	01/15/2026		
BUS2026-0017	BUSINESS LICENSE	DBA PLATEAU ELECTRIC	702 BATTERSBY AVE #104, ENUMCL	01/14/2026	01/26/2026		
BUS2026-0018	BUSINESS LICENSE	GOOD FELLERS HOME REPAIR LLC		01/14/2026	01/20/2026		
BUS2026-0019	BUSINESS LICENSE	APB EXECUTIVE SECURITY SERVIC		01/20/2026	01/20/2026		
BUS2026-0020	SOLICITORS AND MOBILE VENDOF	NATIONAL TEAM SPORTS	250 ROOSEVELT AVE, ENUMCLAW	01/26/2026	01/27/2026	06/30/2026	
BUS2026-0022	BUSINESS LICENSE	SAEN TREE REMOVAL SERVICES LI		01/20/2026	01/27/2026		
BUS2026-0023	BUSINESS LICENSE	VR EVENTS & RENTALS LLC		01/20/2026	01/27/2026		
BUS2026-0024	BUSINESS LICENSE	HANSEN DRILLING LLC		01/20/2026	01/27/2026		
BUS2026-0025	BUSINESS LICENSE	DEEP WATER PLUMBING LLC		01/21/2026	01/27/2026		
BUS2026-0026	BUSINESS LICENSE	DBA PROPERTY CREW NORTHWES		01/22/2026	01/27/2026		
BUS2026-0027	BUSINESS LICENSE	BOSCO CONSTRUCTION LLC		01/23/2026	01/27/2026		
BUS2026-0028	BUSINESS LICENSE	READY REBOUND INC		01/27/2026	01/27/2026		
BUS2026-0029	BUSINESS LICENSE	ZAYO GROUP LLC		01/26/2026	01/27/2026		
BUS2026-0030	BUSINESS LICENSE	D'S DONUTS LLC		01/09/2026	01/30/2026		
BUS2026-0031	BUSINESS LICENSE	A Z CONSTRUCTION & GENERAL CO		01/21/2026	01/30/2026		
BUS2026-0032	BUSINESS LICENSE	PUGET POWER ELECTRIC LLC		01/26/2026	01/30/2026		
BUS2026-0033	BUSINESS LICENSE	PEAK AERO LLC		01/27/2026	01/30/2026		
BUS2026-0034	BUSINESS LICENSE	GREAT NORTHWEST EXCAVATION I		01/27/2026	01/30/2026		
BUS2026-0035	BUSINESS LICENSE	ROOFSCAPES N.W. INC		01/28/2026	01/30/2026		

Total:

47

FINAL

BLD2025-0366	RESI-MECH-ADDI	ALLRED HEATING COOLING ELECTRI	42602 268TH AVE SE, ENUMCLAW	11/13/2025	01/12/2026	07/12/2026	01/13/2026
BLD2025-0398	RESI-BUIL-ALTE	SUE+GEORGE TERHAAR	2757 ROOSEVELT AVE #A-2, ENUMC	12/30/2025	01/05/2026	07/26/2026	01/27/2026
BLD2026-0011	COMM-RE-R-REPA	ZEKES ROOFING LLC	2229 JENSEN ST, ENUMCLAW	01/13/2026	01/16/2026	07/26/2026	01/27/2026
BLD2026-0013	RESI-PLUM-REPA	ZACHARY & MEKENZIE JONES	1033 BERILLA DR, ENUMCLAW	01/16/2026	01/20/2026	07/26/2026	01/27/2026

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
BLD2026-0020	RESI-MECH-ALTE	TREATS HEATING & COOLING	1443 FLORENCE ST, ENUMCLAW	01/21/2026	01/22/2026	08/03/2026	02/04/2026
Total:							5

ISSUED

ARU2023-0001	RIGHT-OF-WAY ANNUAL USE	FRED'S TOWING, LLC	209 RAINIER AVE, ENUMCLAW	12/06/2023	01/01/2026	12/31/2026	
ARU2024-0001	RIGHT-OF-WAY ANNUAL USE	THE DUSTY SHELF BOOKSTORE	1456 COLE ST, ENUMCLAW	06/17/2024	01/01/2026	12/31/2026	
ARU2024-0002	RIGHT-OF-WAY ANNUAL USE	RAINIER BAR AND GRILL	1623 COLE ST, ENUMCLAW	06/12/2015	01/01/2026	12/31/2026	
ARU2024-0003	RIGHT-OF-WAY ANNUAL USE	THE MINT	1608 COLE ST, ENUMCLAW	07/02/2015	01/01/2026	12/31/2026	
ARU2024-0004	RIGHT-OF-WAY ANNUAL USE	IL SICILANO LLC	1118 MYRTLE AVE, ENUMCLAW	04/13/2016	01/01/2026	12/31/2026	
ARU2024-0005	RIGHT-OF-WAY ANNUAL USE	DBA FRANCISCAN ST ELIZABETH H	1455 BATTERSBY AVE, ENUMCLAW	07/12/2010	01/06/2026	12/31/2026	
ARU2024-0006	RIGHT-OF-WAY ANNUAL USE	MUTUAL OF ENUMCLAW	1460 WELLS ST, ENUMCLAW	09/01/1991	01/01/2026	12/31/2026	
ARU2024-0007	RIGHT-OF-WAY ANNUAL USE	MUTUAL OF ENUMCLAW	1460 WELLS ST, ENUMCLAW	03/01/1991	01/01/2026	12/31/2026	
ARU2024-0008	RIGHT-OF-WAY ANNUAL USE	US BANK CORPORATE REAL ESTAT	955 COLE ST, ENUMCLAW	02/03/1995	01/01/2026	12/31/2026	
ARU2024-0009	RIGHT-OF-WAY ANNUAL USE	SEND RENEWALS HERE: AECOM	680 GRIFFIN AVE, ENUMCLAW	06/30/2009	01/01/2026	12/31/2026	
ARU2024-0010	RIGHT-OF-WAY ANNUAL USE	PHILLIPS 66 COMPANY	2415 GRIFFIN AVE, ENUMCLAW	04/16/2014	01/01/2026	12/31/2026	
ARU2024-0011	RIGHT-OF-WAY ANNUAL USE	TRACTOR SUPPLY COMPANY	911 GRIFFIN AVE, ENUMCLAW	07/21/2015	01/01/2026	12/31/2026	
ARU2024-0012	RIGHT-OF-WAY ANNUAL USE	CASTING IRON LLC	1444 COLE ST, ENUMCLAW	06/18/2021	01/01/2026	12/31/2026	
ARU2024-0016	RIGHT-OF-WAY ANNUAL USE	ESPRESSO STOP COFFEE BAR	1325 COLE ST, ENUMCLAW	02/15/2023	01/01/2026	12/31/2026	
ARU2024-0017	RIGHT-OF-WAY ANNUAL USE	S&S INDUSTRIES LLC	1609 COLE ST, ENUMCLAW	07/30/2024	01/01/2026	12/31/2026	
ARU2024-0019	RIGHT-OF-WAY ANNUAL USE	JANAE FUESTON	2811 MCHUGH AVE, ENUMCLAW	10/24/2024	01/01/2026	12/31/2026	
ARU2025-0001	RIGHT-OF-WAY ANNUAL USE	SWEET NECESSITIES/ HARRIS SWE	1215 GRIFFIN AVE, ENUMCLAW	02/20/2025	01/09/2026	12/31/2026	
BLD2024-0318	COMM-BUIL-NEW	CITY OF ENUMCLAW	560 STATE ROUTE 410, ENUMCLAW	12/10/2024	01/14/2026	07/13/2026	
BLD2025-0305	ONLINE-RESI-MOBI-NEW	INDIGO ENTERPRISES, LLC	2126 GLACIER ST, ENUMCLAW	09/15/2025	01/29/2026	07/28/2026	
BLD2025-0348	ONLINE-COMM-BUIL-NEW	LDG ARCHITECTS	865 BLAKE ST, ENUMCLAW	10/24/2025	01/27/2026	07/26/2026	
BLD2025-0367	ONLINE-COMM-BUIL-ALTE	FARRELLIS PIZZA	1324 ROOSEVELT AVE E, ENUMCLA	11/13/2025	01/29/2026	07/28/2026	
BLD2025-0388	COMM-BUIL-ALTE	EXPO CENTER	45224 284TH AVE SE, ENUMCLAW	12/10/2025	01/08/2026	07/07/2026	
BLD2025-0392	ONLINE-RESI-MECH-ALTE	RINC ELECTRIC LLC	601 PETERSEN DR E, ENUMCLAW	12/22/2025	01/22/2026	07/22/2026	
BLD2025-0396	ONLINE-COMM-BUIL-ALTE	ALTERRA MOUNTAIN COMPANY	1334 ROOSEVELT AVE E, ENUMCLA	12/23/2025	01/08/2026	07/07/2026	
BLD2025-0397	ONLINE-RESI-MECH-ADDI	WASHINGTON GENERATORS LLC	3225 TERRY LN, ENUMCLAW	12/29/2025	01/26/2026	07/25/2026	
BLD2026-0004	ONLINE-RESI-MECH-ALTE	DAVID TREAT	1192 HARDING ST, ENUMCLAW	01/07/2026	01/07/2026	07/06/2026	

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
BLD2026-0005	ONLINE-RESI-MECH-ALTE	GENE JOHNSON	3229 PHILLIPS AVE, ENUMCLAW	01/07/2026	01/29/2026	07/28/2026	
BLD2026-0006	RESI-TEMP-ALTE	TERRY HUIZENGA	1336 MARION ST, ENUMCLAW	01/09/2026	01/21/2026	07/21/2026	
BLD2026-0008	ONLINE-RESI-RE-R-REPA	CAROLYN N ELLIOTT	26929 SE 432ND ST, ENUMCLAW	01/11/2026	01/12/2026	08/02/2026	
BLD2026-0009	ONLINE-RESI-PLUM-ALTE	FAST WATER HEATER	2309 STEVENSON AVE, ENUMCLAW	01/12/2026	01/23/2026	07/22/2026	
BLD2026-0012	ONLINE-RESI-RE-R-REPA	JAMES SMELCER	2985 SUN MOUNTAIN DR, ENUMCLA	01/13/2026	01/28/2026	07/27/2026	
BLD2026-0022	ONLINE-COMM-PLUM-ADDI	CASCADIA PIZZA CO	1409 GRIFFIN AVE, ENUMCLAW	01/22/2026	01/29/2026	07/28/2026	
BLD2026-0025	ONLINE-RESI-MECH-ADDI	WASHINGTON GENERATORS LLC	3055 CHRISTIANSON AVE, ENUMCLAW	01/24/2026	01/30/2026	07/29/2026	
BLD2026-0027	ONLINE-RESI-MECH-ADDI	PACIFIC AIR SYSTEMS	1877 SHANON LN, ENUMCLAW	01/27/2026	01/27/2026	07/26/2026	
BLD2026-0028	COMM-BUIL-REPA	CITY OF ENUMCLAW	451 SEMANSKI ST S, ENUMCLAW	01/28/2026	01/28/2026	07/27/2026	
BLD2026-0030	ONLINE-RESI-RE-R-REPA	BRUCE'S ROOFING, LLC	1136 GARFIELD ST, ENUMCLAW	01/29/2026	01/29/2026	07/28/2026	
FIR2024-0014	COMMERCIAL FIRE	FIRE SYSTEMS WEST INC	2305 COLE ST, ENUMCLAW	07/25/2024	01/15/2026	07/14/2026	
FIR2025-0027	COMMERCIAL FIRE	PERFORMANCE SYSTEMS INTEGR	1324 ROOSEVELT AVE E, ENUMCLAW	12/05/2025	01/21/2026	07/20/2026	
FIR2025-0028	COMMERCIAL FIRE	PATRIOT FIRE PROTECTION	1040 STEVENSON AVE #J & K, ENUM	12/23/2025	01/26/2026	07/25/2026	
FIR2026-0001	COMMERCIAL FIRE	SMITH FIRE SYSTEMS	44720 244TH AVE SE, ENUMCLAW	01/09/2026	01/14/2026	07/13/2026	
LDA2025-0002	COMMERCIAL GRADING	PSE	2360 COMMERCE ST, ENUMCLAW	02/18/2025	01/16/2026	07/15/2026	
LDA2025-0004	COMMERCIAL GRADING	JASON HANCOCK	44807 244TH AVE SE, ENUMCLAW	03/13/2025	01/06/2026	07/05/2026	
LDA2025-0009	COMMERCIAL GRADING	CITY OF ENUMCLAW	45224 284TH AVE SE, ENUMCLAW	09/04/2025	01/16/2026	07/15/2026	
PWD2025-0109	RIGHT-OF-WAY CONSTRUCTION PI	PRINCE TELECOM LLC	3127 WYNALDA DR, ENUMCLAW	12/19/2025	01/28/2026	01/28/2028	
PWD2025-0110	RIGHT-OF-WAY CONSTRUCTION PI	PRINCE TELECOM LLC	1770 HIGHPOINT ST, ENUMCLAW	12/19/2025	01/28/2026	01/28/2028	
PWD2025-0111	RIGHT-OF-WAY CONSTRUCTION PI	MASTEC NORTH AMERICA	42018 264TH AVE SE, ENUMCLAW	12/23/2025	01/07/2026	01/07/2028	
PWD2026-0001	RIGHT-OF-WAY CONSTRUCTION PI	PUGET SOUND ENERGY	24711 SE 440TH ST, ENUMCLAW	01/13/2026	01/20/2026	01/20/2028	
PWD2026-0003	SIDE SEWER	HUNT'S SERVICES	1637 KIBLER AVE, ENUMCLAW	01/21/2026	01/26/2026	07/27/2026	
SGN2026-0001	COMMERCIAL SIGN	PRIME DISCOUNT DEPOT	232 ROOSEVELT AVE, ENUMCLAW	01/22/2026	01/29/2026	07/28/2026	
						Total:	49
						Grand Total:	101