

2026 PLANNING COMMISSION AND PLANNING DEPARTMENT WORK PLAN APPROVED BY THE CITY COUNCIL ON MARCH 9, 2026

| <b>Project</b>   | <b>Status</b>   | <b>Estimated Completion</b>   |
|--|---|---|
| Battery Energy Storage Systems (BESS): Review and adopt regulations regarding BESS. A moratorium with Ordinance No. 2608 on February 24, 2025.   | Carryover from 2025. Staff have prepared documents for this. Planning Commission is currently reviewing.  | 10% - Regulations have been prepared and the Planning Commission is currently reviewing.  |
| Interim Zoning Regulations for co-living housing.  | 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.   | 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. |
| 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.                       | 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. | 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.  |
| 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.                           | Staff does not have a draft for this project – this is required amendments to Title 15  | 10% - Staff have not prepared any amendments for Title 15 at this time to comply with HB 5290.  |
| 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. | Carryover from 2025 - Staff does not have a draft for this project  | 0% - Staff has not prepare amendments at this time.   |
| <b>Publicly Initiated Amendments</b>   |   |   |
| 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  |
| Amend the zoning code to permit solar array installations within the zoning code. This could   | New items requested from Public Works to permit a solar generation facility at the city reservoir site.   | No draft has been prepared. This is not a high priority.  |

|   |  |   |
|---|--|---|
| <p>consider zoning code amendments to permit these installations as permitted uses, possibly within the Public, Light industrial zone and accessory uses in other appropriate zones.</p>  | <p>Currently, the use would be permitted as an accessory to a primary permitted use.</p> |   |
| <p>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.</p>                                 | <p>This project will be completed by Public Works.</p>                                   | <p>The TIP is prepared and passed via Resolution by the city council mid-year between May and July. This is for transportation funding purposes.</p>              |
| <p>General Sewer Plan amendments. Re-evaluate the plans policy regarding low pressure sewer systems within portions of the city.</p>  | <p>This project will be completed by Public Works.</p>                                   | <p>Unknown at this time</p>   |
| <p>Park and Recreations Capital Plan updates</p>  | <p>This project will be completed by the Parks Department.</p>                           | <p>Unknown at this time</p>   |
| <p>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.</p> | <p>This project is completed by the Enumclaw School District. No update on status.</p>   | <p>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.</p> |
|   |  |   |