

**From:** [Kimberly Ellis](#)  
**To:** [Permits](#)  
**Subject:** Public comment opposing LUA2024-0027/LDA2024-0008-Proposed coffee stand at 202 Roosevelt Ave E  
**Date:** Thursday, July 17, 2025 5:38:54 PM

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July 17, 2025

Dear City of Enumclaw Community Development Department

My name is Kimberly Ellis, and I am the owner of Lift Espresso, located at 230 Roosevelt Ave E. I am writing to express my formal opposition to the proposed development of a new coffee stand at 202 Roosevelt Ave.E under application number LUA2024-0027/ LDA2024-0008 and applicant name KayKol Electric Project-SEPA Checklist Land Disturbing Activity.

As a long-standing, locally owned small business, Lift Espresso has served the Enumclaw community with pride and dedication. The proposed development is just steps away from our location, and allowing a similar business to open in such close proximity poses a significant threat to our viability.

While I support growth and economic development in our city, I believe this project undermines existing small businesses rather than contributing to a healthy business ecosystem. The City of Enumclaw has made clear efforts to support small , independent operators like us, and I urge you to continue in that spirit by reconsidering this proposal.

Thank you for your time and attention. I would welcome the opportunity to speak further or participate in any public meetings on this issue. I would also like to know the outcome of your decision concerning this proposal.

Sincerely,  
Kimberly Ellis  
Owner, Lift Espresso  
230 Roosevelt Ave E.  
Enumclaw, WA 98022  
253-227-8180  
[liftespresso@gmail.com](mailto:liftespresso@gmail.com)

**From:** [Dawn Tingvall](#)  
**To:** [Permits](#)  
**Subject:** Permit number LUA2024-0027/LDA2024-0008 Proposed Coffee Stand  
**Date:** Saturday, July 19, 2025 7:08:11 AM

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7/19/25

Dear City of Enumclaw Community Development Department, I'm emailing to express our strong opposition to the proposed development of a new coffee stand at 202 Roosevelt Avenue E as there is already an existing coffee stand (Lift Espresso) very nearby.. within steps away. Lift Espresso has been serving the community at their location (230 Roosevelt Ave E) for many years and doing so with a lot of love, pride and support for Enumclaw. They are a small family-owned coffee stand that puts their heart and soul into their business and to their customers. We truly hope you reconsider this proposal as it will greatly impact Lift Espresso's future survival.

Sincerely,  
Dawn Tingvall  
206-999-7377

**From:** [mikel bader](#)  
**To:** [Permits](#)  
**Subject:** LIFT ESPRESSO -LUA2024-0027/LDA2024-0008  
**Date:** Thursday, July 24, 2025 9:45:06 AM

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Allowing another coffee stand almost on top of a stand and a business that has contributed to our community for many years is absolutely unethical and not right! I understand business and property owners but at what point are we full of coffee stands, Mexican restaurants, auto repair facilities and auto parts stores? Ask yourself as a business owner specializing in coffee would you agree with an addition of another stand within 50 yards?

## Wynstan Larsen

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**From:** Chris Pasinetti  
**Sent:** Wednesday, July 23, 2025 1:20 PM  
**To:** Wynstan Larsen  
**Subject:** FW: Online Form Submittal: Building and Planning Feedback Form

For the File

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**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Wednesday, July 23, 2025 12:17 PM  
**To:** Website Submittals <websitesubmittals@ci.enumclaw.wa.us>; Jan Molinaro <JMolinaro@ci.enumclaw.wa.us>; Chris Searcy <CSearcy@ci.enumclaw.wa.us>; Chris Pasinetti <CPasinetti@ci.enumclaw.wa.us>  
**Subject:** Online Form Submittal: Building and Planning Feedback Form

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### Building and Planning Feedback Form

**To report an emergency, including a utility emergency such as a gas odor or downed power lines, please call 911.**

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Your Name                      Barbette Armstrong

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Contact Information            [armst1952@gmail.com](mailto:armst1952@gmail.com)

Please provide us with the best way to contact you, such as an email address, telephone number, or mailing address.

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Comments, Questions, or Complaints      LUA2024-0027 LDA 2024-0008  
Applicant name:  
Kaykol Electric Project-SEPA checklist Land Disturbing Activity  
Address: 202 Roosevelt Ave.E Enumclaw WA

The proposed location for the new coffee stand is in unreasonably close proximity to the existing coffee stand, effectively saturating the market within a very small radius. The current stand has served the community reliably and has built a loyal customer base. Introducing a new competitor just 15 yards away undermines fair competition and could jeopardize the viability of an already established small business.

Personal Statement:

there's a little coffee stand in Enumclaw called Lift Espresso, and for years, it;s been more than just my go-to-spot for caffeine, hot dogs, and bagels. i,ve been coming here for as long as I can remember, through different seasons, job, and changes in routine. No matter what,s going on in the world or in my own life, i know I can pull up to that window and be greeted with a friendly smile and a perfectly made drink, hot dog, or whatever I order

Thank You  
Sincerely  
Barbette Armstrong

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Email not displaying correctly? [View it in your browser.](#)

July 26, 2025

To Whom It May Concern:

Proposed action:

LUA 2024 - 0027

LDA 2024 - 0008

Applicant name: Kaykol Electric  
Address of site 202 Roosevelt Ave E  
Enumclaw WA 98022

Project - SEPA  
checklist: Land Disturbing Activity

As a concerned citizen, I believe this development would be detrimental for the following reasons:

Unnecessary Duplication: The existing coffee stand already provides high-quality service and products to the community. Placing another stand so close offers no meaningful benefit to customers and simply duplicates services in an oversaturated spot.

The coffee stand that is existing now

is located at:

Lift Espresso Drive thru  
230 Roosevelt Ave E  
Enumclaw WA 98022

Thank You

Sincerely

Barbette Armstrong

armst1952@gmail.com

253-226-9403

A

Barbette Armstrong  
11912 243rd Avenue Ct E  
Buckley WA 98321-9302

DATE RECEIVED

JUL 30 2025

CITY OF ENUMCLAW

Enumclaw Community Redevelopment Department

1309 Myrtle Ave.

Enumclaw WA

98022

TACOMA WA 983  
OLYMPIA WA  
28 JUL 2025 PM 4 L



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**From:** [Chris Pasinetti](#)  
**To:** [Wynstan Larsen](#); [Cathy Burbank](#)  
**Subject:** FW: Online Form Submittal: Building and Planning Feedback Form  
**Date:** Wednesday, July 30, 2025 12:31:46 PM

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**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Wednesday, July 30, 2025 11:53 AM  
**To:** Website Submittals <websitesubmittals@ci.enumclaw.wa.us>; Jan Molinaro <JMolinaro@ci.enumclaw.wa.us>; Chris Searcy <CSearcy@ci.enumclaw.wa.us>; Chris Pasinetti <CPasinetti@ci.enumclaw.wa.us>  
**Subject:** Online Form Submittal: Building and Planning Feedback Form

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## Building and Planning Feedback Form

**To report an emergency, including a utility emergency such as a gas odor or downed power lines, please call 911.**

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Your Name Brad Armstrong

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Contact Information [armst1950@gmail.com](mailto:armst1950@gmail.com)

Please provide us with the best way to contact you, such as an email address, telephone number, or mailing address.

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Comments, Questions, or Complaints

I am writing to express concern about the proposed placement of a new coffee stand just 15 feet from an existing stand . Locating two nearly identical businesses in such close proximity is not only unnecessary but also potentially harmful to both operations. It dilutes customer traffic, undermines the viability of the current stand, and creates avoidable competition in a limited space. This close distance may also lead to a confusion for customers, logistical congestion, and reduced quality of service as both stands vie for the same limited market. Rather than supporting local entrepreneurship, this move risks destabilizing it.

thank you for your attention to this matter  
Sincerely  
Brad Armstrong

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Email not displaying correctly? [View it in your browser.](#)

**From:** [Weston Buck](#)  
**To:** [Permits](#)  
**Subject:** Concern Regarding Proposed Coffee Stand (LUA2024-40027 / LD42024-0008)  
**Date:** Monday, July 21, 2025 8:17:49 AM

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Dear City of Enumclaw Planning Department,

I am writing to respectfully voice my concern regarding the proposed coffee stand listed under Proposal Number LUA2024-40027 / LD42024-0008 (KolKay Electric Project), which would be located directly adjacent to Lift Espresso at 230 Roosevelt Ave E.

As a loyal customer of Lift Espresso, I have seen firsthand how this local, family-owned business brings heart and hospitality to our community. They consistently provide exceptional service, delicious goods, and a welcoming atmosphere that reflects the spirit of Enumclaw.

Placing a competing coffee stand just a few feet away threatens the livelihood of a beloved small business that has worked hard to earn the trust and support of its customers. I believe approving this proposal could undermine the values of supporting local entrepreneurship and could have a negative impact on the character and diversity of our small business community.

I kindly ask you to consider the implications of this project and the impact it may have on an existing business that is already serving our town with integrity and care.

Thank you for your time and consideration.

Sincerely,  
Weston Buck

233 Franks Ln N, Enumclaw, WA 98022  
775-848-1795  
[westonbuck@gmail.com](mailto:westonbuck@gmail.com)

**From:** [Eden Tingvall](#)  
**To:** [Permits](#)  
**Subject:** Proposal number LUA2024-4 0027/  
**Date:** Monday, July 21, 2025 12:00:11 PM

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Hello, my name is Eden Tingvall and I am writing in to voice my concerns about the proposed coffee stand going in right next to Lift Espresso. I have had the pleasure of knowing the owner of Lift Espresso for the past four years and I have the honor of calling her a good friend of mine and also a boss. She has owned Lift for almost 10 years now and before her it was owned by another amazing woman for around 10 years. It is such a shame that a stand that has been in Enumclaw for 20 years and has served so many people will now be in such close distance to a new competitor. There is no shortage of coffee shops here in Enumclaw, people in the PNW love their caffeine so I support any and all business entrepreneurs trying to get into the business, it only becomes a problem when there is an existing coffee stand being overlooked and put aside just so a brand new stand can go in the same parking lot, barley 200ft away. It makes no sense, how is that ok? With approving this permit and moving forward with construction you will be responsible for threatening a small female owned business that has thrived for around 20 years. As someone who eventually wants to own my own coffee stand I would never, ever, threaten another existing coffee stand just to put mine right next to theirs, I would never approve permits allowing two coffee stands to even be in the same parking lot. I beg you to reconsider these permits and relocate this proposed coffee stand somewhere else, not next to another coffee business.

Thank you.

**From:** [Autumn Freeman](#)  
**To:** [Permits](#)  
**Subject:** New coffee stand proposal  
**Date:** Sunday, July 27, 2025 9:32:44 AM

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To whom it may concern,

I hope this message finds you well. I am writing as a concerned resident of Enumclaw regarding the proposed permit for an upcoming coffee stand in our community.

While I understand the importance of supporting economic development, I respectfully urge the city to reconsider approving this particular proposal. One of the defining qualities of our town is its small, close-knit charm — something both residents and visitors deeply value. The introduction of a new coffee stand, particularly one that may compete with long-established local businesses, risks undermining the unique character that makes our town so special.

We already have several beloved, locally owned establishments that contribute to the town's identity and provide a strong sense of community. Adding another coffee stand — especially if it's part of a larger chain or follows a more generic model — could dilute this atmosphere and negatively affect existing small businesses.

I kindly ask that the city take these concerns into serious consideration when reviewing this permit application. Preserving the charm and individuality of Enumclaw should remain a top priority in all development decisions.

Thank you for your time and for your continued dedication to our community.

**From:** [Heather Ellis](#)  
**To:** [Permits](#)  
**Subject:** LUA2024-40027/LDA2024-0008  
**Date:** Tuesday, July 22, 2025 8:56:23 AM

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Good morning,

I'm writing to express my concern and disappointment with the city of Enumclaw for approving another coffee stand in Enumclaw.

This coffee stand is in the same parking lot as another local stand that has been established for years. It's disheartening to know that Enumclaw is willing to damage the sales and lives of local community members. This stand would effect the business of Lift espresso and by supporting a new coffee stand in the same parking lot you're saying your okay with negatively effecting at least 5 people's lives and livelihood.

The people that work at Lift espresso are moms. They have young children who they need to support. Enumclaw already has a limited amount of jobs in this area.

Lift espresso is also the only stand other than the local bookstore in town that has opportunities for people who have disabilities to learn job skills by volunteering. You would be taking away employment opportunities for an already disadvantaged community.

I am not opposed to the building being torn down and made into something else, but let's think critically about what would actually benefit our small town community instead of hurt it.

I would love to hear your response.

Thanks,

Heather Smith

**From:** [J.D.D.L HEARING](#)  
**To:** [Permits](#)  
**Subject:** Permit for a new coffee stand on Roosevelt Ave  
**Date:** Saturday, July 26, 2025 4:55:26 PM

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Good afternoon,

having just heard about the requested permit for a new coffee stand to be built on Roosevelt Ave E. I wanted to provide some input

- I am surprised that the city would permit a similar new business within 100' of an existing business. While the city shouldn't be in the business of picking one business over the other, the end result of doing this would be either one of them would end up going out of business or they would both not be very profitable-- in either case, the tax revenue to the city would not end up growing as much as having two different businesses near each other.

- It seems counterproductive for the city to use this building space for a coffee stand-- there are already not enough commercial spaces in the city, so tearing down a building to put up a drive through stand doesn't seem to fit the city planning model of "best use".

- I can't think of any other part of the city where similar businesses have been established next to existing businesses. There are a few places where coffee shops are close, but not 100' close-- or at least they are on different sides of the street and not right next to each other.

I would like to record my opinion about his proposed use as a "no".

Thank you,

John Hearing  
c: 206-280-3332

## Wynstan Larsen

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**From:** Permits  
**Sent:** Monday, July 28, 2025 7:23 AM  
**To:** Wynstan Larsen  
**Subject:** LUA2024-0027

RECEIVED COMMENT SATURDAY 7-26-25



Cathy Burbank  
Community Development  
Permit Specialist

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**From:** Mike Monaco <stic52681@hotmail.com>  
**Sent:** Saturday, July 26, 2025 11:47 AM  
**To:** Permits <permits@ci.enumclaw.wa.us>  
**Subject:** Lift espresso

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Enumclaw has too many coffee stands. Don't let someone corporate stand build a competing monstrosity next to locally owned stand

Get [Outlook for Android](#)

**From:** Quincey  
**To:** [Permits](#)  
**Subject:** Supporting local small business  
**Date:** Sunday, July 27, 2025 10:08:59 AM

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Hello, I'm writing to share my feelings about allowing another coffee stand just steps away from a small business that has been operating for many years. Allowing this permit threatens the livelihood of another family and the folks that work there.

The team at lift and the owners not only live here, go to church here, they spend their money here supporting the community. They pay property taxes here.

Please do not approve the permit.

Thank you,  
Quincey Noble 206-390-4704  
Cumberland Enumclaw

**From:** [Katherine Rolla](#)  
**To:** [Permits](#)  
**Subject:** LUA 2024- 4007/LD4 2024-008  
**Date:** Monday, July 21, 2025 8:49:21 AM

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To whom it may concern:

I'm writing as a long time patron of our local Enumclaw coffee stands regarding the proposed construction referred in the subject head from KolKay Electric Project. I'm concerned about two things: first, I'm concerned that the city is becoming too saturated with the same category of establishments to the point of small businesses struggling. The second issue is that of space. Having used the Lift drive thru in that parking lot many times, I fear that having 2 double-laned establishments is a recipe for a traffic headache.

Thank you for your time,

Katherine Rolla

**From:** Amy Ruiz  
**To:** [Permits](#)  
**Subject:** The Lift Coffee Stand  
**Date:** Thursday, July 24, 2025 4:21:23 PM

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Hello.

I have been going to The Lift FOR YEARS and to hear that there might be ANOTHER coffee stand taking place on the same spot is disappointing to hear.

I find that whoever is wanting to put in another coffee stand in the same spot, I find that completely rude and we do not need ANOTHER coffee stand.

Thank you for reading my email.

Sent from my iPhone

**From:** [Jessica Rose](#)  
**To:** [Permits](#)  
**Subject:** FW: Opposition to Proposal LUA2024-0027 / LDA2024-0008 – Oversaturation of Coffee Stands in Enumclaw  
**Date:** Monday, July 21, 2025 1:26:29 PM

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FYI

**Jessica Rose**

City Clerk | City of Enumclaw | 1339 Griffin Avenue | Enumclaw, WA 98022  
Office 360-615-5608 | Cell 253-326-1788 | Email: [jrose@ci.enumclaw.wa.us](mailto:jrose@ci.enumclaw.wa.us)

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**From:** Sara Ellis <saramellis88@gmail.com>  
**Sent:** Monday, July 21, 2025 9:49 AM  
**To:** Jessica Rose <jrose@ci.enumclaw.wa.us>  
**Cc:** Jan Molinaro <JMolinaro@ci.enumclaw.wa.us>; Chris Pasinetti <CPasinetti@ci.enumclaw.wa.us>  
**Subject:** Opposition to Proposal LUA2024-0027 / LDA2024-0008 – Oversaturation of Coffee Stands in Enumclaw

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Dear City Clerk, Mayor Molinaro, and Director Pasinetti,

I am writing as a devoted community member and supporter of local small businesses in Enumclaw to express my strong opposition to Proposal LUA2024-0027 / LDA2024-0008, which seeks to build a new coffee stand in the same parking lot and within extremely close walking distance of Lift Espresso. Enumclaw is already home to 11 coffee stands. Adding another one—particularly in such close proximity to an existing, established business—feels not only excessive but harmful.

Lift Espresso has built a loyal customer base and is a valued part of the community. Opening a competing stand mere feet away threatens its livelihood and disregards the importance of supporting the small businesses that already serve our town.

This proposal contributes to oversaturation and undermines the economic stability of current vendors. I respectfully urge the City to reconsider this development in favor of a more balanced and thoughtful approach to local business growth.

Thank you for your time and consideration.

Sincerely,

Sara Ellis

Enumclaw Resident

[saramellis88@gmail.com](mailto:saramellis88@gmail.com)

**From:** shellehall78@gmail.com  
**To:** [Permits](#)  
**Subject:** Save our espresso stand  
**Date:** Sunday, July 27, 2025 11:47:48 AM

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CAUTION: This email originated from outside the City of Enumclaw network. Do not click links, open attachments or follow guidance unless you recognize the sender and know the content is safe.

I'm emailing to offer my support for the Lift coffee stand my McDonalds

Sent from my iPhone