



**August 6, 2025**

City of Enumclaw  
Community Development Department  
2041 Initial Ave  
Enumclaw, WA 98022

**RE: Response to Public Comments – LUA2025-0027 (KolKay Electric Site Use)**

To Whom It May Concern:

We appreciate the opportunity to respond to the public comments received during the SEPA public comment period for the application referenced above. We value community input and wish to address concerns clearly and respectfully.

### **Clarification Regarding Business Use**

A recurring concern involved the belief that KayKol Holdings, LLC intends to open a coffee stand at the proposed site. We would like to clarify that KayKol Holdings LLC plans to lease to KolKay Electric and does not plan to open or operate a coffee stand at this location. The existing building will serve as the new temporary home for our electrical contracting operations, until phase one is completed.

The reference to a coffee stand in the initial SEPA application was included by our architect as a placeholder for a comparable type of low-impact commercial use to fulfill application completeness requirements and facilitate the SEPA review process. While it does not reflect our exact business model, it was consistent with the general use classification intended for the property and within the permitted zoning parameters.

### **Zoning & Comprehensive Plan Support**

The proposed use is consistent with permitted uses under **Enumclaw Municipal Code (EMC) Chapter 18.44**, which allows highway and community business mixed use overlay district to allow a limited area of mixed use development in the highway and community business zone near downtown [Chapter 19.38 Mixed Use Development and Design Standards]. Our use of the site complies with all applicable zoning standards and does not require a conditional use permit or variance.

Further, our project supports multiple goals outlined in the **City of Enumclaw Comprehensive Plan**, including:

- **Policy LU-1.6** – *“Encourage and consider seeking funding for rehabilitating and cleaning up underused or contaminated sites to revitalize and repurpose these lands.”*  
→ Our redevelopment of this previously underutilized site aligns with this policy by bringing a stable, long-term business use to the property.
- **Policy LU-1.8** – *“Encourage high-quality building design in all new construction, renovations, and rehabilitation.”*  
→ We are committed to maintaining a professional, well-designed facility that complements the neighborhood and reflects pride in our work.

Our business serves both public and private sector clients and brings local employment and trade opportunities to the area. We are confident that our presence will be a positive addition to the community.

## **Closing**

We respectfully submit this letter as part of the SEPA record and ask that the review process continue without further delay, as the comments received pertain to business preference rather than environmental impact.

Please let us know if further clarification or documentation is needed.

Sincerely,

*Laura Richardson*

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