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Rich Jensen  
Greg Newhall  
Comcast  
Enumclaw School District  
CED (Overland, Johnson, Binion)

Distribution List:  
FULL PACKETS  
7 - Board Members  
Mayor Molinaro  
City Administrator – Chris Searcy  
Planning Staff  
Secretary of Board

**AGENDA**  
**ENUMCLAW PLANNING COMMISSION**  
CITY OF ENUMCLAW - COUNCIL CHAMBERS

FEBRUARY 28, 2019

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

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES - January 24, 2018
- III. COMMENTS FROM THE AUDIENCE
- IV. PUBLIC HEARING
  - A. NONE
- V. NEW BUSINESS
  - A. REVIEW COMPREHENSIVE FUTURE LAND USE & ZONING MAP AMENDMENT FOR 2040 RAILROAD STREET.
  - B. UNDERGROUND POWER ORDINANCE.
  - C. SHORELINE MASTER PROGRAM UPDATE MATERIALS – DRAFT SCHEDULE AND GAP ANALYSIS (SHORT DISCUSSION)
- VI. OLD BUSINESS
- VII. COMMUNICATIONS
  - A. FYI MATERIALS
  - B. MINUTES ON CITY WEBSITE
- VIII. COMMISSION COMMENTS
- IX. STAFF COMMENTS
- X. COMMENTS FROM THE AUDIENCE
- XI. ADJOURNMENT

\*\* Next Regular Scheduled Planning Commission Meeting: **March 28, 2019**



January 24, 2019

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**I. CALL TO ORDER:** The Planning Commission met in a regular session on January 24, 2019 in the Council Chambers.

Chairman Hancock called the meeting to order at 7:00 p.m.

**ATTENDANCE:**

Planning Commission Members present: Lee Blechschmidt, James Dunn, David Hancock, Pamela Harding, Barbara Hull, and Fred Sears. Members Absent: Mike Kuffler. Staff members present were Chris Pasinetti, Community Development Director, and Cathy Burbank, Commissioner Secretary.

**II. APPROVAL OF MINUTES:**

Harding moved to approve minutes from November 28, 2018 as written. Sears seconded the motion, and the motion carried 6-0.

**III. COMMENTS FROM AUDIENCE:**

None

**IV. PUBLIC HEARING:**

None

**V. NEW BUSINESS**

**A. SELECTION OF CHAIR AND VICE CHAIR**

Commissioners Nominated Dave Hancock for Chairperson and nominate Lee Blechschmidt for Vice Chairperson.

Vote was taken, and carried 6-0.

**B. 2019 WORK PLAN AND COMPREHENSIVE PLAN AMENDMENTS**

Staff presented the Draft 2019 Planning Commission Community Development Work Plan. After discussion, the Planning Commission made a recommendation to the City Council to approve the Draft work plan with the inclusion of one additional item regarding undergrounding power.

**VI. OLD BUSINESS**

None

**VII. COMMUNICATIONS:**

Look for City Council & Design Review Board minutes on City's website  
FYI – Monthly Report from November 2018 and December 2018

**VIII. COMMISSION COMMENTS:**

Thanked staff for the new city emails for the Commissioners.

Enumclaw Plateau Community is a new formation geared to help with communication between

January 24, 2019

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the County and the Enumclaw residents. One item being discussed is a recycling center. Hoping to help with other issues such as permitting and trails, etc.

**IX. STAFF COMMENTS:**

Small cell ordinance was adopted by City Council in December. The 200 foot rule on sewer is on City Council agenda next Monday, and will hold a public hearing February 11, 2019.

**X. COMMENTS FROM THE AUDIENCE:**

None.

**XI. ADJOURNMENT:**

Harding made a motion to adjourn the meeting at 8:04 p.m. Sears seconded the motion, and the motion carried unanimously. The meeting was adjourned at 8:04 p.m.

Respectfully submitted,

Cathy Burbank,  
Community Department Secretary



**STAFF REPORT**

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**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**TO: Planning Commission**

**FROM: Chris Pasinetti, AICP, Community Development Director**

**DATE: For the February 28, 2019 Meeting**

**SUBJECT: Planning Commission Agenda Items – Future Land Use Map & Zoning Map amendment for City owned property from R-4 to Public (2040 Railroad Street) Parcel Numbers 3966900045 & 3966900060 and Underground Power Ordinance.**

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**I. NEW BUSINESS**

- 1. Future Land Use Map & Zoning Map amendment for City owned property from R-4 to Public (2040 Railroad Street) Parcel Numbers 3966900045 & 3966900060.**

**PROPOSAL:** The Public Works Department is evaluating facilities within the city. The property at 2040 Railroad Street is currently zoned R-4. For the city to fully utilize the property the future land use designation and zoning should be amended to Public.

**BACKGROUND:** On January 28, 2019 the Enumclaw City Council approved the Work Plan for 2019. As part of that work plan the city council agreed with the planning commission regarding the list of amendments to be reviewed in groups.

**REVIEW:** Title 15 states (in part):

“Most rezone requests also require amendment of the comprehensive plan map; such requests are addressed both as legislative actions and Type IV permit actions.”

Because the property is designated as “Multi-Family Residential” on the Future Land Use Map within the Comprehensive Plan, it will need to be amended to “Public/Institutional.” Simultaneously, the property should be rezoned to Public (P). The legislative process requires the amendment to be considered collectively with the other amendments to the comprehensive plan and adopted once a year pursuant to EMC section 15.32.020(B).

The process requires:

1. The amendment must comply with the review standards in EMC section 15.32.038; and
2. Perform SEPA (State Environmental Policy Act) determination; and
3. Publish a notice of public hearing with the planning commission; and
4. After the conclusion of the public hearing the planning commission will make a recommendation to the city council.
5. The Enumclaw City Council will hold a public hearing and at the conclusion of that hearing, adopted the amendments as presented, or amendment them, etc.

## **DRAFT FINDINGS AND CONCLUSIONS:**

Title 15 outlines the findings required to approve comprehensive plan amendments/code amendments. EMC section 15.32.038 outlines three general requirements and six consistency statements to be used when evaluating the merits of the proposals.

### **1. The amendment will not result in development that will adversely affect the public health, safety and general welfare.**

*Staff response: Staff and the Planning Commission find that the proposed amendments to the future land use and zoning map will not adversely affect the public health, safety and general welfare. The amendment will allow the city property needed for expanding public services necessary for a growing city.*

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

*Staff response: Staff and the Planning Commission find that circumstances have changed as the city plans on demolishing the existing structure to make rooms for needed parking stalls and possible vehicle/equipment storage.*

### **3. The amendment[s] is consistent with other goals and policies of the comprehensive plan, and that the amendment will maintain concurrency between the land use, transportation, and capital facilities element of the plan.**

*Staff response: Staff and the Planning Commission find that the proposal is consistent with the goals and policies within the Comprehensive Plan:*

**Goal CF- 2: Ensure that public facilities and services are high quality, fully maintained, and cost effective.**

**Goal CF-3: Facilitate the development of public services concurrently with the growth that is anticipated to occur in Enumclaw.**

*The need for expanding city services is necessary given the growth the city has seen over the last 5 years. The property has two buildings that are located at the site and need to be removed. The redesign of the site will help provide services to the public and utilize existing city properties.*

15.38.038(B):

### **1. The amendment[s] should address an existing, significant need for a public necessity or convenience.**

*Staff response: Staff and the Planning Commission find that the proposed amendment would address a need for expanding public services at the City Shops.*

### **2. The amendment[s] should be in the public's best interest.**

*Staff response: Staff and the Planning Commission find that the proposed amendment would be in the public's best interest as it facilitate the ability to expand the City Shops operations to accommodate for additional growth within the city.*

**3. The amendment should be compatible with all adjacent comprehensive plan and zoning map designations.**

*Staff response:*

	<b>Zoning</b>	<b>Land Use</b>	<b>Current Use</b>
<b>Subject Properties</b>	<i>R-4</i>	<i>Multifamily residential</i>	<i>Public</i>
<b>North</b>	<i>R-4</i>	<i>Multifamily residential</i>	<i>Single-Family Residential</i>
<b>South</b>	<i>R-4</i>	<i>Multifamily residential</i>	<i>Auto-body shop</i>
<b>East</b>	<i>P</i>	<i>Public/Institutional</i>	<i>City Shops</i>
<b>West</b>	<i>R-4</i>	<i>Multifamily residential</i>	<i>Single-Family Residential/Vacant</i>

*The subject properties are not incompatible with the existing zoning and land use designations along Railroad Street.*

**4. The amendment should be compatible with all elements of the comprehensive plan and zoning code.**

*Staff response: Staff and the Planning Commission find that the proposed amendment is compatible with the city's comprehensive plan and zoning code for uses at that site.*

**5. The amendment[s] should be compatible with and should not adversely impact related ordinances, regulations and development standards.**

*Staff response: Staff and the Planning Commission find that the proposed amendment will not adversely impact any existing ordinances, regulations or conflict with existing development standards.*

**6. The amendment should not adversely impact the health, safety and general welfare of the public; the city design; development interests; neighborhoods; environmentally sensitive areas; and historic areas.**

*Staff response: Staff and the Planning Commission find that the proposed amendment should not adversely impact the health, safety and general welfare of the public; the city design; development interests; neighborhoods; environmentally sensitive or historic areas. The amendment will add clarification to the municipal code.*

**RECOMMENDATION:** Staff recommends that the Planning Commission review the DRAFT Findings and Conclusions. A Notice of Application/Public Hearing will be mailed to all properties within 300 feet allowing public comment prior to the Planning Commission making a recommendation to the City Council.

## **2. Undergrounding Power Ordinance.**

**PROPOSAL:** Amend the municipal code to require undergrounding of power transmission lines as part of development, re-development or road projects.

**BACKGROUND:** The City has considered an undergrounding power ordinance in the past as part of the 2003 Garrett Street Project. The decision was not to require development, redevelopment or city projects the requirement to underground power distribution lines.

**REVIEW:** Requiring that development or redevelopment underground power as part of any project does have some benefits.

Benefits:

- Visually attractive
- Increased Property values
- Sidewalks can feel more comfortable as removing poles as a barrier
- Potentially less power outages

Drawbacks:

- Cost – Undergrounding power is expensive.
- Replacements – Replacing powerlines buried in conduit is costly
- Long term maintenance

Generally, the Comprehensive Plan has policies that should be followed when it comes to amendments. Capital Facilities Element goal 2 states:

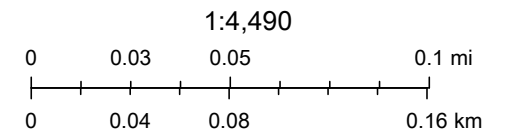
**Goal CF-2: Ensure that public facilities and services are high quality, fully maintained, and cost effective.**

An undergrounding power ordinance would not conflict with the policy (or policies) within the comprehensive plan; however it would increase costs for road projects within the city. As an example, (2003) a letter relating the decision to not underground the overhead power on the 2<sup>nd</sup> St (Garrett St) project. Back then the cost was \$250/ft with 40% of that cost being the City responsibility. That project would have required 1,100 lineal feet of power lines to be undergrounded at an estimated cost to the City of \$110,000 and an estimated design cost of \$21,000. As an equalization in costs, \$131,000 in 2003 is equivalent to approximately \$179,000 in 2018 due to inflationary costs.

**RECOMMENDATION:** Public Works Staff has reviewed the proposal and it is recommended that an Ordinance not be prepared as those costs could be used other items relating to city projects. For instance, the costs savings could allow more road and sidewalk maintenance or the ability to replace old and outdated water and sewer lines, and improvement projects.



February 11, 2019

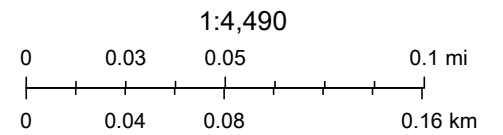


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Made by: PermitTrax by Bitco Software, LLC



February 11, 2019



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Made by: PermitTrax by Bitco Software, LLC

**DRAFT Enumclaw Periodic SMP Update Schedule 2.21.19 (for project management)**

<b>Date</b>	<b>Action</b>	<b>Grant Task</b>
Feb 6	Draft Gap Analysis Report to City for review	N/A
Feb 15	Provide Gap Analysis comments back to Watershed	N/A
Feb 28*	Planning Commission Introductory Meeting (sample powerpoint given by Watershed)	N/A
March 8	Watershed to provide Draft SMP code amendments, SEPA Checklist to City for review	N/A
March 25	Provide Ecology with public notice information (14 days prior to public comment period)	N/A
March 25	Notify Commerce, provide Draft SMP Amendments and Periodic Review Checklist to Ecology, post on website	4.1, 4.2 (Review SMP and draft revisions, if needed)
April 8 – May 8	Joint Public comment period, SEPA Determination (30 days)	N/A
April 25	Hold joint Public Hearing and Open House before Planning Commission	N/A
May 9 – May 16	Respond to public comments (within 30 days of close of public comment period, goal of 14 days), Revise documents as needed	N/A
May 17	Submit to Ecology SMP amendments, Periodic Review Checklist, SEPA products, GMA notice, public hearing record, and response to comments received, Ecology review period begins	5.1, 5.2, 5.3, 5.4, 5.5 (Local SMP Adoption Process)
June 16	Receive initial determination from Ecology (30 days)	N/A
June 16 – June 28	Revise documents post Ecology review, as needed	N/A
July 8	Public Hearing before City Council and ordinance – first reading	N/A
July 22	City Council 2 <sup>nd</sup> reading - adoption of SMP amendments	5.6 (Local SMP Adoption Process)
August 5	Submit to Ecology locally adopted SMP amendments & periodic review checklist	5.6 (Local SMP Adoption Process)



# Gap Analysis Report

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## Shoreline Master Program City of Enumclaw

February 2019

Prepared on behalf of:



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# 1. Introduction

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In accordance with the Washington State Shoreline Management Act (SMA), local jurisdictions with shorelines of the state are required to conduct a periodic review of their Shoreline Master Programs (SMPs) (WAC 173-26-090). This review is intended to keep SMPs current with amendments to state laws or rules, changes to local plans and regulations, changes in local circumstances, and new or improved data and information.

The City of Enumclaw (City) adopted its current SMP in 2012 (Ordinance No. 2509). In Enumclaw, Boise Creek and Newaukum Creek are the only Shorelines of the State. The City's SMP includes goals and policies, shoreline environment designations, and development regulations that guide the development and protection of these shorelines.

As a first step in the periodic review process, The Watershed Company (Watershed) reviewed the current SMP for consistency with legislative amendments made since its adoption. Watershed staff also reviewed the current SMP for consistency with the policies in the City's Comprehensive Plan, adopted in July 2016, and with the implementing development regulations in the Enumclaw Municipal Code (EMC). Finally, as the periodic review process represents an opportunity to revise and improve the SMP, both City and Watershed staff reviewed the current SMP for overall usability.

The purpose of this gap analysis report is to provide a summary of the review and inform updates to the SMP. The report is organized into the following sections according to the content of the review:

- **Section 2** identifies gaps in the SMP's consistency with legislative amendments. This analysis is based on a list of amendments between 2007 and 2017, as summarized by the Washington State Department of Ecology (Ecology) and provided to the City as a Periodic Review Checklist.
- **Section 3** identifies gaps in consistency of the SMP with the City's Critical Areas Ordinance (CAO) (EMC Chapter 19.02). The CAO was most recently updated in 2015, and applies to critical areas outside of shoreline jurisdiction. The SMP contains its own set of critical areas regulations by referencing the 2008 CAO adopted under Ordinance 2382 and included as Appendix A of the SMP.
- **Section 4** identifies gaps in consistency with the City's Comprehensive Plan, and with implementing sections of the City's development regulations other than the CAO.
- **Section 5** identifies issues of usability noted by both City staff and residents.

For each section, the report presents the topic, relevant section(s) in the SMP, a summary of the analysis (consistency or usability), and a recommendation for revisions to the SMP.

This report includes several tables that identify potential revision actions. Where potential revision actions are identified, they are classified as follows:

- **“Mandatory”** indicates revisions that are required for consistency with state laws.
- **“Recommended”** indicates revisions that would improve consistency with state laws, but are not strictly required.
- **“Optional”** indicates revisions that represent ways in which the City could elect to amend its SMP in accordance with state laws, but that are not required or recommended for consistency with state laws.

This document attempts to minimize the use of abbreviations; however, a select few are used to keep the document concise. These abbreviations are compiled below in Table 1.

Table 1. Abbreviations used in this document.

<b>Abbreviation</b>	<b>Meaning</b>
BAS	Best available science
CARs	Critical areas regulations
City	City of Enumclaw
Ecology	Washington State Department of Ecology
EMC	Enumclaw Municipal Code
FEMA	Federal Emergency Management Agency
RCW	Revised Code of Washington
SMP	Shoreline Master Program
SMA	Shoreline Management Act
WAC	Washington Administrative Code

## 2. Consistency with Legislative Amendments

Table 2 summarizes mandatory and recommended revisions to the Enumclaw SMP based on the review of consistency with legislative amendments made since SMP adoption. Topics are organized in reverse chronological order of legislative amendments addressed. In general, mandatory changes to the SMP are minor in nature. The majority of them address revised rules with regard to SMP applicability, including updated exemption thresholds and definitions.

Table 2. Summary of gaps in consistency with legislative amendments sorted by year, and associated mandatory and recommended SMP revisions.

<i>Row</i>	<i>Summary of change</i>	<i>Review</i>	<i>Action</i>
<b>2017</b>			
a.	OFM adjusted the <b>cost threshold for substantial development</b> to \$7,047.	The SMP cites a cost threshold of \$5,000 for substantial development.  <b>Relevant Section(s):</b>  <ul style="list-style-type: none"> <li>• EMC 15.36.030(A) (Chapter 6)</li> <li>• Definition for “Substantial Development” (SMP Chapter 7)</li> </ul>	<b>Mandatory:</b> Reference the updated cost threshold for substantial development.
b.	Ecology amended rules to clarify that the <b>definition of “development”</b> does not include dismantling or removing structures.	The SMP definition of development does not include language to clarify that dismantling or removing structures is not considered development.  <b>Relevant Section(s):</b>  <ul style="list-style-type: none"> <li>• Definition for “Development” (SMP Chapter 7)</li> </ul>	<b>Mandatory:</b> Revise definition of “Development.”
c.	Ecology adopted rules that clarify <b>exceptions to local review under the SMA.</b>	The SMP does not include these exceptions to local review under the SMA.	<b>Mandatory:</b> Add reference to statutory exceptions.  Recommended to create

<i>Row</i>	<i>Summary of change</i>	<i>Review</i>	<i>Action</i>
			a separate section for the exceptions.
<b>d.</b>	Ecology amended rules that clarify <b>permit filing procedures</b> consistent with a 2011 statute.	<p>The SMP’s discussion of permit filing procedures and reviews references the date of “receipt” and “transmittal to the Administrator.” The SMP lacks guidance on the use of read receipt requested mail and mailing Shoreline Substantial Development Permit, Conditional Use Permit, and Variances simultaneously, if applicable to the same project.</p> <p><b>Relevant Section(s):</b></p> <ul style="list-style-type: none"> <li>• EMC 15.36.030 &amp; .040 (also under SMP Chapter 6)</li> </ul>	<b>Recommended:</b> Modify language in SMP Chapter 6 for consistency with legislative updates. Ecology has provided recommended language.
<b>e.</b>	Ecology amended <b>forestry use regulations</b> to clarify that forest practices that only involves timber cutting are not SMA “developments” and do not require SDPs.	<p>Forest practices are prohibited within shoreline jurisdiction. The SMP does not clarify that practices that involve only timber cutting are not SMA development.</p> <p><b>Relevant Section(s):</b></p> <ul style="list-style-type: none"> <li>• 5.3.7 – Forest Practices</li> <li>• Definition for “Forest Practices” (SMP Chapter 7)</li> </ul>	<b>No change needed.</b>
<b>f.</b>	Ecology clarified the SMA does not apply to lands under <b>exclusive federal jurisdiction</b>	No lands under exclusive federal jurisdiction in shoreline jurisdiction.	<b>No change needed.</b>

<i>Row</i>	<i>Summary of change</i>	<i>Review</i>	<i>Action</i>
g.	Ecology clarified “default” provisions for <b>nonconforming uses and development</b> .	<p>The SMP adopts the non-conforming provisions of EMC 15.10 by reference. The SMP includes only a definition for “Non-conforming development.”</p> <p><b>Relevant Section(s):</b></p> <ul style="list-style-type: none"> <li>• EMC 15.36.070, Non-conforming Uses (also under SMP Chapter 6)</li> <li>• EMC 15.10, Non-conforming Uses, Structures, and Signs</li> <li>• Definition for “Non-conforming development” (SMP Chapter 7)</li> <li>•</li> </ul>	<p><b>Optional:</b> Consider updating definitions section to include distinct definitions for nonconforming use, nonconforming lot, and nonconforming development/structure consistent with WAC 173-27-080.</p>
h.	Ecology adopted rule amendments to clarify the scope and process for conducting <b>periodic reviews</b> .	<p>The SMP states that the City will review and update the SMP within 7 years of adoption. The SMP does not include a discussion of the scope and process for conducting periodic reviews, nor does it reference RCW 90.58.080 or WAC 173-26-090.</p> <p><b>Relevant Section(s):</b></p> <ul style="list-style-type: none"> <li>• SMP Section 6.3, Amendments to this Master Program</li> </ul>	<p><b>Recommended:</b> Include reference to RCW and WAC to clarify scope and process for conducting periodic reviews of the SMP. Ecology has provided example language.</p>
i.	Ecology adopted a new rule creating an <b>optional SMP amendment process</b> that	<p>The SMP does not address the optional joint amendment process.</p> <p><b>Relevant Section(s):</b></p>	<p><b>Optional:</b> Include reference to RCW 90.58.080 and WAC 173-26-090 regarding the</p>

<i>Row</i>	<i>Summary of change</i>	<i>Review</i>	<i>Action</i>
	allows for a shared local/state public comment period.	<ul style="list-style-type: none"> <li>• SMP Section 6.3, Amendments to this Master Program</li> </ul>	optional SMP amendment process.
j.	<b>Submittal</b> to Ecology of proposed SMP amendments.	<p>The SMP does not address the submittal of SMP amendments to Ecology.</p> <p><b>Relevant Section(s):</b></p> <ul style="list-style-type: none"> <li>• SMP Section 6.3, Amendments to this Master Program</li> </ul>	<b>Optional:</b> Include reference to WAC 173-26-104 regarding the submittal of proposed SMP amendments to Ecology.
<b>2016</b>			
a.	The Legislature created a new shoreline permit exemption for retrofitting existing structures to comply with the <b>Americans with Disabilities Act</b> .	<p>The SMP definition of “Exemption” references WAC 173-27-040 for the list of exemptions. Section EMC 15.36.030(D), Shoreline Exemptions, makes no reference to the WAC nor does it list specific exemptions. If the SMP adopts exemptions solely by reference to the WAC, there is no need for an amendment to include the ADA exemption.</p> <p><b>Relevant Section(s):</b></p> <ul style="list-style-type: none"> <li>• EMC 15.36.030(D), Shoreline Exemptions (also in SMP Chapter 6)</li> </ul>	<b>Recommended:</b> Add reference to WAC 173-27-040 to Section 15.36.030(D) for clarity.
b.	Ecology updated <b>wetlands critical areas guidance</b> including implementation guidance for the 2014 wetlands rating system.	The SMP includes a broad reference to the “Washington state wetland rating system for western Washington” and EMC 19.02 (Critical Areas	<b>Mandatory:</b> Revise SMP and Critical Areas Regulations to reference 2014 wetlands rating system and update the scoring system

Row	Summary of change	Review	Action
		<p>Regulations) references the 2004 wetlands rating system.</p> <p><b>Relevant Section(s):</b></p> <ul style="list-style-type: none"> <li>• SMP Section 5.2.1.3, Critical Area Regulations</li> <li>• EMC 19.02.090(B), Wetland Category</li> </ul>	<p>accordingly. Alternatively, reference the most recently adopted CAO.</p>
<b>2015</b>			
a.	<p>The Legislature adopted a <b>90-day target</b> for local review of Washington State Department of Transportation (WSDOT) projects.</p>	<p>The SMP does not address special procedures for WSDOT projects.</p>	<p><b>Optional:</b> Consider amending SMP to define special procedures for WSDOT projects per WAC 173-27-125. Ecology has provided example language.</p>
<b>2014</b>			
a.	<p>The Legislature raised the cost threshold for requiring a Substantial Development Permit (SDP) for <b>replacement docks on lakes and rivers</b> to \$20,000 (from \$10,000).</p>	<p>Piers and docks are prohibited in Enumclaw’s SMP.</p> <p><b>Relevant Section(s):</b></p> <ul style="list-style-type: none"> <li>• SMP 5.3.5, Piers and Docks</li> </ul>	<p><b>No change needed.</b></p>
b.	<p>The Legislature created a new definition and policy for <b>floating on-water residences</b> legally established before 7/1/2014.</p>	<p>Enumclaw has no existing floating on-water residences and they are listed as a prohibited use.</p> <p><b>Relevant Section(s):</b></p> <ul style="list-style-type: none"> <li>• SMP 5.4.6.3(K), Residential Regulations</li> </ul>	<p><b>No change needed.</b></p>

<i>Row</i>	<i>Summary of change</i>	<i>Review</i>	<i>Action</i>
<b>2012</b>			
a.	The Legislature amended the SMA to clarify <b>SMP appeal procedures</b> .	The SMP does not outline the SMP appeal process, although it is not required to provide provisions outlining an appeal to the SMP itself.	<b>No change needed.</b>
<b>2011</b>			
a.	Ecology adopted a rule requiring that wetlands be delineated in accordance with the approved <b>federal wetland delineation manual</b> .	The SMP references the “approved federal wetland delineation manual,” although the shoreline critical areas regulations include inconsistent and somewhat contradictory references to RCW 36.70A.175, the Army Corps manual, and the Ecology manual.  <b>Relevant Section(s):</b>  <ul style="list-style-type: none"> <li>• SMP Section 5.2.1(H), Critical Areas</li> <li>• EMC 19.02.140(D)(1)(a) &amp; .090(A)(1), definitions for “Wetland” and “Wetland Edge”</li> </ul>	<b>Mandatory:</b> Revise shoreline critical areas regulations to consistently reference the “approved federal wetland delineation manual” or RCW 36.70A.175. Alternatively, reference the most recently adopted CAO.
b.	Ecology adopted rules for new commercial <b>geoduck aquaculture</b> .	Not applicable. Enumclaw has no saltwater shorelines.	<b>Not applicable.</b>
c.	The Legislature created a new definition and policy for <b>floating homes</b> permitted or legally established prior to January 1, 2011.	Enumclaw has no existing floating on-water residences.	<b>No change needed.</b>

<i>Row</i>	<i>Summary of change</i>	<i>Review</i>	<i>Action</i>
d.	The Legislature authorized a new <b>option to classify existing structures as conforming.</b>	<p>The current SMP does not classify existing legally established residential structures as conforming, even if they don't meet current standards or setbacks.</p> <p><b>Relevant Section(s):</b></p> <ul style="list-style-type: none"> <li>• EMC 15.36.070, Non-conforming Uses (also in SMP Chapter 6)</li> <li>• EMC 15.10, Non-conforming Uses, Structures, and Signs</li> </ul>	<b>Optional:</b> Consider whether or not the City would like to classify existing legally established residential structures as conforming, even if they don't meet current standards or setbacks.
<b>2010</b>			
a.	The Legislature adopted <b>Growth Management Act – Shoreline Management Act clarifications.</b>	<p>Shoreline critical areas are addressed by adopting by reference the 2008 version of EMC 19.02, included as Appendix A of the SMP. The SMP excludes some sections of EMC 19.02 that conflict with SMA guidelines, and includes some shoreline specific critical areas regulations to supplement EMC 19.02.</p> <p><b>Relevant Section(s):</b></p> <ul style="list-style-type: none"> <li>• SMP Section 5.2.1, Critical Areas</li> <li>• EMC 19.02, Critical Areas</li> </ul>	<b>No change needed.</b>
<b>2009</b>			
a.	The Legislature created new “relief” procedures for instances in which a <b>shoreline restoration project within a</b>	The SMP does not address relief procedures for shoreline restoration projects which create a shift in OHWM.	<b>Optional:</b> Consider including a reference to WAC 173-27-215 related to shoreline restoration

<i>Row</i>	<i>Summary of change</i>	<i>Review</i>	<i>Action</i>
	<b>UGA</b> creates a shift in Ordinary High Water Mark.	<b>Relevant Section(s):</b> <ul style="list-style-type: none"> <li>SMP Section 5.3.12, Shoreline Restoration and Ecological Enhancement</li> </ul>	projects in Section 5.3.12. Ecology has provided example language.
<b>b.</b>	Ecology adopted a rule for certifying <b>wetland mitigation banks</b> .	The SMP allows for the use of certified mitigation banks to compensate for unavoidable impacts.  <b>Relevant Section(s):</b> <ul style="list-style-type: none"> <li>SMP Section 5.2.1.3, Critical Area Regulations</li> </ul>	<b>No change needed.</b>
<b>c.</b>	The Legislature added <b>moratoria authority</b> and procedures to the SMA.	The SMP does not address moratoria authority.	<b>Optional:</b> Consider whether the City would like to address moratoria in the revised SMP.
<b>2007</b>			
<b>a.</b>	The Legislature clarified <b>options for defining "floodway"</b> as either the area that has been established in FEMA maps, or the floodway criteria set in the SMA.	The SMP adopts a FEMA definition for "Floodway," though it is inconsistent with the updated guidance for using FEMA maps to define.  <b>Relevant Section(s):</b> <ul style="list-style-type: none"> <li>Definition for "Floodway" (SMP Chapter 7)</li> </ul>	<b>Recommended:</b> Update definition for "Floodway" with Ecology's recommended language for using the FEMA maps to define the floodway.
<b>b.</b>	Ecology amended rules to clarify that comprehensively updated SMPs shall include a <b>list and map of streams and lakes</b> that are in shoreline jurisdiction.	The SMP includes a list and map of streams that are in shoreline jurisdiction.  <b>Relevant Section(s):</b> <ul style="list-style-type: none"> <li>SMP Section 1.2, Shoreline Jurisdiction</li> </ul>	<b>No change needed.</b> Update maps as necessary.

<i>Row</i>	<i>Summary of change</i>	<i>Review</i>	<i>Action</i>
c.	Ecology’s rule listing statutory exemptions from the requirement for an SDP was amended to include <b>fish habitat enhancement projects</b> that conform to the provisions of RCW 77.55.181.	<p>The SMP definition of “Exemption” references WAC 173-27-040 for the list of exemptions. Section 15.36.030(D), Shoreline Exemptions, makes no reference to the WAC nor does it list specific exemptions. If the SMP adopts exemptions solely by reference to the WAC, there is no need for an amendment to include the fish habitat enhancement project exemption.</p> <p><b>Relevant Section(s):</b></p> <p>EMC 15.36.030(D), Shoreline Exemptions (also in SMP Chapter 6)</p>	<b>Recommended:</b> Add reference to WAC 173-27-040 to Section 15.36.030(D) for clarity.

### 3. Consistency with Critical Areas Ordinance

The City’s SMP alone provides protection for critical areas within shoreline jurisdiction. The current SMP regulates critical areas in shoreline jurisdiction through the adoption of City’s Critical Areas Ordinance (CAO), as codified in Chapter 19.02 of the EMC in 2008. The SMP makes note of the fact that some sections of the EMC 19.02 shall not apply in shoreline jurisdiction, and includes supplemental regulations to be applied in shoreline jurisdiction. Elsewhere throughout the City, critical areas are regulated solely by EMC 19.02. While the SMP adopts the 2008 version of EMC 19.02 by reference, it also includes the code as Appendix A of the SMP. EMC 19.02 was most recently updated in 2015, though those updates were not applied to Appendix A of the SMP. The relationship between these sets of regulations could be clarified. Additionally, both sets of critical areas regulations are currently outdated in several areas relative to the best available science and current guidance.

Table 3 below summarizes issues to be resolved related to shoreline critical areas regulations. The table is organized by critical areas regulations subject area. A more detailed discussion of wetland and stream buffers follows Table 3.

Table 3. Issues to be resolved to integrate the City’s CAO into the updated SMP

#	Issue	Review & Relevant Location(s) <sup>1, 2</sup>	Action
<b>Applicability</b>			
1	Shoreline Critical Areas Regulations documents	<p><b>Review:</b>                      The SMP adopts the City’s CAO (EMC 19.02), as adopted in 2008 (Ordinance #2382), by reference. The SMP also includes the text of the applicable CAO as Appendix A. EMC 19.02 states that the CAO does not apply in shoreline jurisdiction. The relationship between the CAO, Appendix A, and SMP, and the applicability of shoreline critical areas regulations, could be clarified in the updated SMP.</p> <p><b>SMP:</b></p> <ul style="list-style-type: none"> <li>• Section 5.2.1, Critical Areas</li> <li>• Appendix A</li> </ul> <p><b>EMC:</b></p> <ul style="list-style-type: none"> <li>• 19.02, Critical Areas Ordinance</li> </ul>	<p><b>Recommended:</b> Modify language in Section 5.2.1 to clarify that the CAO, as incorporated as Appendix A, shall act as the shoreline critical areas regulations.</p>

#	Issue	Review & Relevant Location(s) <sup>1, 2</sup>	Action
2	CAO exclusions from SMP	<p><b>Review:</b> The SMP excludes “provisions of Enumclaw Critical Areas Regulations that include ‘reasonable use’ provisions” or those “relating to ‘variance’ and ‘exemption’ procedures.” This is a necessary step to ensure compliance with the SMA, although the guidance could be further clarified for City staff and residents by explicitly stating which sections shall not apply in shoreline jurisdiction. These specific sections in the CAO (EMC 19.02) clearly state that they are not applicable in shoreline jurisdiction, although those same statements do not exist in the corresponding sections of SMP Appendix A.</p> <p><b>SMP:</b></p> <ul style="list-style-type: none"> <li>• 5.2.1(D)</li> <li>• 5.2.1(E)</li> </ul> <p><b>Appendix A:</b></p> <ul style="list-style-type: none"> <li>• 19.02.020(B), Exempt Activities</li> <li>• 19.02.030(B), Exemptions – Reasonable Use</li> </ul>	<p><b>Recommended:</b> Modify language in SMP Section 5.2.1 to cite the specific sections of SMP Appendix A which do not apply, or remove those sections completely from the appendix. Update the reference to EMC 19.02 to cite the most up-to-date CAO, which includes statements of exclusion in the relevant sections.</p>
<b>Wetlands</b>			
3	Ecology modified its wetland buffer guidance in 2014 and again in 2018.	<p><b>Review:</b> The current SMP CARs specify wetland buffers based on wetland category and habitat scores as determined by the 2004 Ecology wetland rating system. The resulting buffer widths identified in the current SMP are not consistent with recent Ecology guidance published in 2018. See discussion and Tables 4, 5, and 6 below for additional details.</p> <p><b>SMP:</b></p> <ul style="list-style-type: none"> <li>• Section 5.2.1.3, Critical Area Regulations</li> <li>• Appendix A, Critical Areas</li> </ul>	<p><b>Mandatory:</b> Revise SMP Appendix B to reference 2014 wetland rating system and update the scoring system accordingly.</p> <p><b>Recommended:</b> Revise wetland buffers and minimization table in the SMP to be consistent with current Ecology guidance. See discussion and Tables 4, 5, and 6 below for additional details.</p>
<b>Stream Buffers</b>			

#	Issue	Review & Relevant Location(s) <sup>1, 2</sup>	Action
4	Stream buffer widths	<p><b>Review:</b>            The current SMP CARs specify stream buffers based on stream class. The buffer widths identified in the current SMP are not consistent with current best available science. See discussion and Table 7 below for additional details.</p> <p><b>Appendix A:</b></p> <ul style="list-style-type: none"> <li>19.02.100(C), Streams and Watercourses</li> </ul>	<p><b>Recommended:</b> Revise stream buffers in the SMP to be consistent with current best available science. See discussion and Table 7 below for additional details.</p>
<b>Definitions</b>			
5	Definition of “Geologically Hazardous Areas”	<p><b>Review:</b>            Neither the SMP nor Appendix A include a definition of “Geologically Hazardous Areas” consistent with the definition in RCW 36.70A.030.</p> <p><b>SMP:</b></p> <ul style="list-style-type: none"> <li>Section 7.0, Definitions</li> </ul> <p><b>Appendix A:</b></p> <ul style="list-style-type: none"> <li>Appendix D, Critical Area Definitions (of Appendix A)</li> </ul>	<p><b>Recommended:</b> Add definition for “Geologically Hazardous Areas” consistent with RCW 36.70A.030 to either the SMP or shoreline critical areas regulations.</p>
6	Definition of “Fish and Wildlife Habitat Conservation Area”	<p><b>Review:</b>            Neither the SMP nor Appendix A include a definition of “Fish and Wildlife Habitat Conservation Area” consistent with RCW 36.70A.030 and WAC 365-190-030.</p> <p><b>SMP:</b></p> <ul style="list-style-type: none"> <li>Section 7.0, Definitions</li> </ul> <p><b>Appendix A:</b></p> <ul style="list-style-type: none"> <li>Appendix D, Critical Area Definitions (of Appendix A)</li> </ul>	<p><b>Recommended:</b> Add definition for “Fish and Wildlife Habitat Conservation Area” consistent with RCW 36.70A.030 to either the SMP or shoreline critical areas regulations.</p>
7	Definition of “Wetland”	<p><b>Review:</b>            The SMP includes a definition of “Wetland” that is wholly consistent with RCW 36.70A.030. However, the Appendix A definition of “Wetland” is inconsistent. While the Appendix A definition includes the whole of the</p>	<p><b>Recommended:</b> Revise the shoreline critical area definition of “Wetland” to be wholly consistent with the SMP and RCW 36.70A.030.</p>

#	Issue	Review & Relevant Location(s) <sup>1, 2</sup>	Action
		RCW definition, it also includes a substantial amount of superfluous text and criteria, some of which conflicts with other criteria set forth in the SMP and Appendix A.  <b>SMP:</b> <ul style="list-style-type: none"> <li>• Section 7.0, Definitions</li> </ul> <b>Appendix A:</b> <ul style="list-style-type: none"> <li>• Appendix D, Critical Area Definitions (of Appendix A)</li> </ul>	
<p><sup>1</sup> This column attempts to capture the primary relevant location(s) of content related to the item described in the Summary of Change column; however, due to length of the SMP, all relevant locations may not be listed.</p> <p><sup>2</sup> Locations in italics indicate that the location does not actually address the specific content described in the Summary of Change column; these locations are listed to indicate where generally related content is found.</p>			

## Wetlands

In July 2018, Ecology updated its guidance for wetland buffers. The change in guidance is the result of Ecology’s continued evaluation of the 2014 wetland rating system as it relates to the 2004 wetland rating system. The current SMP does not adopt the wetland buffer provisions of the City’s CAO, but rather includes distinct shoreline wetland buffer provisions. The current SMP employs wetland buffers, shown in Table 4, based on wetland rating and habitat score, which is an approach consistent with Ecology’s 2018 guidance. However, the SMP references the 2004 wetland rating system, and the buffer widths included are not wholly consistent with best available science or Ecology’s most recent guidance. To align the SMP provisions with the updated guidance, we recommend updating the SMP CARs to reference the 2014 wetland rating system and updating the buffer provisions for consistency with Ecology’s new guidance for wetland buffer widths, as shown in Table 5 below.

Wetland buffer provisions in the City’s 2008 CAO vary substantially from the provisions in the City’s current CAO. This variation may result in confusion about how wetland buffers are applied throughout the City, and results in wetland buffers being administered inconsistently in Enumclaw depending on project location.

Table 4. Wetland buffer widths (in feet) under the current SMP (Section 5.2.1, Critical Areas)

Wetland Buffers - Current SMP								
Category	With minimization measures				Without minimization measures			
	Standard Buffer Width	Habitat Score			Standard Buffer Width	Habitat Score		
		21-25	26-29	30-36		21-25	26-29	30-36
<b>I: Based on Total Score</b>	75	105	165	225	100	140	220	300
<b>I: Bogs</b>	190	190	190	225	253	253	253	300
<b>I: Natural Heritage</b>	190	190	190	225	253	253	253	300
<b>I: Forested</b>	75	105	165	225	100	140	220	300
<b>II</b>	75	105	165	225	100	140	220	300
<b>III</b>	60	105	165	N/A	80	140	220	N/A
<b>IV</b>	40				53			

Table 5. Wetland buffer widths (in feet) proposed in Ecology's 2018 guidance

Wetland Buffers - Proposed Per 2018 Ecology Guidance						
Category	With minimization measures			Without minimization measures		
	Habitat Score			Habitat Score		
	3-5	6-7	8-9	3-5	6-7	8-9
<b>I: Based on Total Score</b>	75	110	225	100	150	300
<b>I: Bogs &amp; Wetlands of High Conservation Value</b>	190	190	225	250	250	300
<b>I: Forested</b>	75	110	225	100	150	300
<b>II</b>	75	110	225	100	150	300
<b>III</b>	60	110	225	80	150	300
<b>IV</b>	40			50		

Table 6. Wetland buffer impact minimization measures, per Ecology’s most recent guidance

<b>Disturbance</b>	<b>Required Measures to Minimize Impacts</b>
<b>Lights</b>	*Direct lights away from wetland
<b>Noise</b>	*Locate activity that generates noise away from wetland *If warranted, enhance existing buffer with native vegetation plantings adjacent to noise source *For activities that generate relatively continuous, potentially disruptive noise, such as certain heavy industry or mining, establish an additional 10' heavily vegetated buffer strip immediately adjacent to the
<b>Toxic runoff</b>	*Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered *Establish covenants limiting use of pesticides within 150 ft of wetland *Apply integrated pest management
<b>Stormwater runoff</b>	*Retrofit stormwater detention and treatment for roads and existing adjacent development *Prevent channelized flow from lawns that directly enters the buffer *Use Low Intensity Development techniques (for more information refer to the drainage ordinance and
<b>Change in water regime</b>	*Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns
<b>Pets and human disturbance</b>	*Use privacy fencing OR plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion *Place wetland and its buffer in a separate tract or protect with a conservation easement
<b>Dust</b>	*Use best management practices to control dust

## Streams

SMP Appendix A and EMC 19.02 (adopted in 2015) both establish stream buffers that vary among the four stream classes, as shown in Table 7 below. A wide range of stream buffer widths are recommended by BAS, depending on the target functions and buffer conditions. Buffer continuity and vegetative quality are important factors in determining buffer widths. Current stream buffer requirements under SMP Appendix A and EMC 19.02 (2015) are consistently below the ranges recommended by BAS. Based on the functions that different widths of buffers provide, fish bearing stream buffers should be a minimum of 100 feet, although buffer averaging may be allowed to reduce these buffers to as low as 75 feet.

Table 7 below provides a comparison of current buffer widths alongside a summary of buffer width ranges derived from BAS and other local jurisdictions.

Table 7. Stream buffer provisions under SMP Appendix A and a range of buffer widths derived from BAS and other jurisdictions’ CAOs.

<b>Stream Buffers - SMP Appendix A</b>		
<b>Stream Class</b>	<b>Current City Buffer Width</b>	<b>Buffer Width Range Comparison</b>
<b>Type S</b>	100	115 - 165
<b>Type F</b>	75	100 - 165
<b>Type Np</b>	25	50 - 65
<b>Type Ns</b>	25	50 - 65

## 4. Consistency with Comprehensive Plan and Other Development Regulations.

The Enumclaw Comprehensive Plan does not include a specific Shoreline Element. The Natural Environment Element of the Comprehensive Plan adopts the goals and policies of the 2012 SMP, or as subsequently amended, as an element of the plan by reference. A review of the current SMP was conducted to ensure consistency with the Comprehensive Plan, and no necessary changes to the SMP were identified at this time.

Several important sections of the Enumclaw Municipal Code directly reference shoreline management jurisdiction or adopt provisions of the SMP by reference, which is a useful measure to strengthen application of the SMP and improve clarity in regards to the applicability of shoreline regulations. Similar references are lacking from other sections of the EMC which could improve clarity and strengthen application of the SMP.

Table 8. Summary of recommended SMP and EMC revisions to improve consistency.

#	Issue	Review & Relevant Location(s) <sup>1, 2</sup>	Recommended Action
1	EMC references to SMP	<p><b>Review:</b>                      Important sections of the Enumclaw Municipal Code, particularly those pertaining to the Administration of Development Standards in Title 15, directly reference shoreline management jurisdiction or adopt provisions of the SMP by reference, which is a useful measure to strengthen application of the SMP and improve clarity in regards to the applicability of shoreline regulations. Similar references are lacking in Title 18 of the EMC, the Enumclaw Zoning Code, and Section 16.24 of the EMC, the Land Disturbing Activity Code. Incorporating references to the SMP in these code sections could improve the clarity of applicable regulations and strengthen the application of the SMP.</p> <p><b>EMC:</b></p> <ul style="list-style-type: none"> <li>• Title 18, Zoning</li> <li>• 16.24, Land Disturbing Activity</li> </ul>	<p><b>Recommended:</b> Consider incorporating references to the SMP and shoreline jurisdiction in Title 18, Zoning Code, and Section 16.24, Land Disturbing Activity Code, of the EMC.</p>
2	Definitions – Nonconforming	<p><b>Review:</b></p>	<p><b>Recommended:</b> Consider revising the Title 15 definitions</p>

#	Issue	Review & Relevant Location(s) <sup>1, 2</sup>	Recommended Action
		<p>The definitions in the SMP and Title 15 of the EMC for nonconforming uses, lots, and structures are not wholly consistent with one another. Further updates are recommended to the SMP definitions in this Gap Analysis Report.</p> <p><b>SMP:</b></p> <ul style="list-style-type: none"> <li>• Section 7.0, Definitions</li> </ul> <p><b>EMC:</b></p> <ul style="list-style-type: none"> <li>• 15.04, Definitions</li> </ul>	<p>for consistency with the updated SMP, or including language with the SMP definitions to clarify that they shall apply in shoreline jurisdiction.</p>
3	Consistency between 15.36 EMC and Chapter 6	<p><b>Review:</b></p> <p>Chapter 6 of the SMP is codified as section 15.36 of the EMC. Changes to Chapter 6 are proposed in this Gap Analysis Report, and these changes should be applied concurrently to EMC 15.36.</p> <p><b>SMP:</b></p> <ul style="list-style-type: none"> <li>• Chapter 6</li> </ul> <p><b>EMC:</b></p> <ul style="list-style-type: none"> <li>• 15.36</li> </ul>	<p><b>Recommended:</b> Ensure that updates to Chapter 6 of the SMP are concurrently applied to Section 15.36 of the EMC.</p>
<p><sup>1</sup> This column attempts to capture the primary relevant location(s) of content related to the item described in the Summary of Change column; however, due to length of the SMP, all relevant locations may not be listed.</p> <p><sup>2</sup> Locations in italics indicate that the location does not actually address the specific content described in the Summary of Change column; these locations are listed to indicate where generally related content is found.</p>			

## 5. Staff Recommendations & Other Issues for Consideration

City of Enumclaw Planning staff have also proposed modifications to the SMP. The proposed changes, rationale, and input from The Watershed Company are included in Table 9.

Table 9. Staff recommended changes to SMP

#	Issue	Review & Relevant Location(s) <sup>1, 2</sup>	Recommended Action
1	Accessory Dwelling Units (ADUs)	<p><b>Review:</b>                      The City has expressed an interest in the options available to simplify the process for constructing ADUs in shoreline jurisdiction. ADUs are not explicitly addressed in the current SMP. There may be precedent for including ADUs as a normal appurtenance at the local level, in which case they would qualify as an eligible exemption to a shoreline substantial development permit. See additional discussion and guidance below.</p> <p><b>SMP:</b></p> <ul style="list-style-type: none"> <li>• Section 7.0, Definitions</li> <li>• Section 5.4.6.3 Residential Regulation</li> </ul> <p><b>EMC:</b></p> <ul style="list-style-type: none"> <li>• 19.34, Accessory Dwelling Units</li> </ul>	<p><b>Recommended:</b> Modify the definition of “Appurtenance” to include ADUs. In addition, modify the Residential Regulation under SMP Section 5.4.6.3 to include this use. See additional discussion and guidance below.</p>

<sup>1</sup> This column attempts to capture the primary relevant location(s) of content related to the item described in the Summary of Change column; however, due to length of the SMP, all relevant locations may not be listed.

<sup>2</sup> Locations in italics indicate that the location does not actually address the specific content described in the Summary of Change column; these locations are listed to indicate where generally related content is found.

### Accessory Dwelling Units (ADUs)

City Planning staff have expressed an interest in exploring options to simplify the process for constructing ADUs within shoreline jurisdiction. In particular, the City is interested in classifying ADUs as a normal appurtenance for a single-family residence, in which case the construction of ADUs would qualify as an eligible exemption from the shoreline substantial development permit process.

The shoreline substantial development permit exemption for single-family residences and associated appurtenances is established in WAC 173-27-040(2)(g). According to the WAC, “normal appurtenances include a garage; deck; driveway; utilities; fences; installation of a septic tank and drainfield and grading which does not exceed two hundred fifty cubic yards and which does not involve placement of fill in any wetland or waterward of the ordinary high water mark.” However, “local circumstances may dictate additional interpretations of normal appurtenances which shall be set forth and regulated within the applicable master program.”

There is precedent for including ADUs as a normal appurtenance under this allowance in local SMPs. The San Juan County SMP (2017) definition for normal residential appurtenances includes the following language:

Structures and activities considered normal residential appurtenances include **accessory dwelling units or other detached residential structures**, garages, sheds, decks attached to primary structures, private pedestrian pathways, stairways to access shorelines, ramps, patios, fences, driveways, utilities, on-site sewage disposal systems, antennas, solar arrays, wind power generators serving a single structure, satellite dishes, boat houses landward of the primary residential structure served by marine railways that require a substantial development permit, official registered historic structures, and grading which does not exceed 250 cubic yards and which does not involve placement of fill in any wetland or waterward of the OHWM.

Enumclaw could consider incorporating similar language in the updated SMP to establish ADUs as normal appurtenances within shoreline jurisdiction, thereby qualifying for an exemption to the shoreline substantial development permit process.



# Status Report

City of Enumclaw Community Development

FYI

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
<b>ACTIVE</b>							
COD2019-0002	NUISANCE	CONCEPTS INC VILLAGE	1777 HIGHPOINT ST, ENUMCLAW	01/17/2019			
Total:							1
<b>APPLIED</b>							
BLD2019-0004	RESI-MAST-NEW	PULTE HOMES OF WASHINGTON IN	PINNACLE PEAK SUBDIVISION	01/04/2019		07/03/2019	
BLD2019-0005	RESI-BUIL-ALTE	NEIL KELLY CO - RICK FOOSE	1120 FLORENCE ST, ENUMCLAW	01/04/2019		07/03/2019	
BLD2019-0011	RESI-MAST-NEW	PULTE HOMES OF WASHINGTON, II	PINNACLE PEAK	01/11/2019		07/10/2019	
BUS2019-0006	BUSINESS LICENSE	NEIL KELLY COMPANY INC - THOM	5959 CORSON AVE S STE B SEATTL	01/03/2019			
BUS2019-0031	BUSINESS LICENSE	DBA ATHENAS AT THE CLAW - ATHI	1324 ROOSEVELT AVE E, ENUMCLA	01/18/2019			
BUS2019-0032	SOLICITORS AND MOBILE VENDOF	DBA ATHENAS AT THE CLAW - ATHI	1324 ROOSEVELT AVE E, ENUMCLA	01/18/2019			
BUS2019-0034	HOME OCCUPATION	3C'S-CARMENS CLEANING CO. - MA	137 FARRELLY ST, ENUMCLAW	01/22/2019			
BUS2019-0035	HOME OCCUPATION	LGH CUSTOM ELECTRICAL INC - EI	1916 WILSON AVE, ENUMCLAW	01/25/2019			
LUA2019-0001	PRELIMINARY SUBDIVISION PLAT	CARL J SANDERS CONSTRUCTION	2320069327 & 2320069330	01/04/2019			
LUA2019-0002	DRB PROJECT REVIEW > 500 SQF	CARL SANDERS	2035 COMMERCE ST	01/18/2019			
PRE2019-0004	COMMERCIAL PRE APPLICATION	PULTE HOMES OF WASHINGTON, II	44408 244TH AVE SE, ENUMCLAW	01/30/2019			
PWD2019-0002	RIGHT-OF-WAY CONSTRUCTION P	ALAN GAMBLIN	145 ROOSEVELT AVE, ENUMCLAW	01/10/2019		07/09/2019	
PWD2019-0005	RIGHT-OF-WAY CONSTRUCTION P	ARG SERVICES - GIL HULSMANN	727 ROOSEVELT AVE, ENUMCLAW	01/31/2019		07/30/2019	
SGN2019-0002	COMMERCIAL SIGN	MICHAEL KAY	862 COLE ST, ENUMCLAW	01/17/2019		07/16/2019	
Total:							14
<b>APPROVED</b>							
BUS2019-0001	HOME OCCUPATION	782 MEDIA LLC - JOHN TODD	575 SIGRIST DR E, ENUMCLAW	01/02/2019	01/14/2019		
BUS2019-0002	BUSINESS LICENSE	ZEN ANESTHESIA LLC - NITYA KAUS	417 145TH AVE NE BELLEVUE WA 98	01/02/2019	01/09/2019		
BUS2019-0003	BUSINESS LICENSE	REDLINE PLUMBING LLC - NICOLE I	24230 ROBERTS DR BLACK DIAMON	01/07/2019	01/09/2019		
BUS2019-0004	BUSINESS LICENSE	RAINIER CUSTOM HOMES INC - JAS	306 WELLS AVE S UNIT E RENTON W	01/07/2019	01/09/2019		
BUS2019-0007	HOME OCCUPATION	TVH INC. - TODD HUIZENGA	3291 TERRY LN, ENUMCLAW	01/02/2019	01/14/2019		

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
BUS2019-0008	BUSINESS LICENSE	DBA HKL STUDIO SALON - EVA AMM	1612 RAILROAD ST, ENUMCLAW	01/05/2019	01/14/2019		
BUS2019-0009	BUSINESS LICENSE	PLATEAU PERFECTION LLC - MAKE	14121 STATE ROUTE 165 E BUCKLE	01/08/2019	01/10/2019		
BUS2019-0010	BUSINESS LICENSE	ENUMCLAW LICENSE AGENCY, INC	1614 COLE ST, ENUMCLAW	01/09/2019	01/14/2019		
BUS2019-0012	HOME OCCUPATION	CECCARELLI'S HOME, YARD, & TRE	3048 DIVISION ST, ENUMCLAW	01/09/2019	01/14/2019		
BUS2019-0013	HOME OCCUPATION	DBA CHEVASSUS STUDIOS - BEAU	642 HARMONY LN, ENUMCLAW	01/07/2019	01/14/2019		
BUS2019-0014	BUSINESS LICENSE	NESS & CAMPBELL CRANE INC - JC	1821 180TH ST SE BOTHELL WA 980	01/08/2019	01/11/2019		
BUS2019-0015	BUSINESS LICENSE	TARA LAMOTHE	2617 GRIFFIN AVE, ENUMCLAW	01/08/2019	01/14/2019		
BUS2019-0016	BUSINESS LICENSE	DBA ASHLEY'S HAIR DESIGN - ASHI	2541 GRIFFIN AVE, ENUMCLAW	01/11/2019	01/14/2019		
BUS2019-0017	BUSINESS LICENSE	EXPRESS-O YOURSELF LLC - MELI	330 GRIFFIN AVE, ENUMCLAW	01/10/2019	01/14/2019		
BUS2019-0018	AMUSEMENT DEVICES	SEEDERS STEAK AND BREW - CAR	1502 RAILROAD ST, ENUMCLAW	01/11/2019	01/23/2019	06/30/2019	
BUS2019-0019	BUSINESS LICENSE	DIGITAL MUSIC SYSTEMS INC. - RA	22017 70TH AVE S KENT WA 98032	01/02/2019	01/14/2019		
BUS2019-0020	BUSINESS LICENSE	FREEDOM FLIES LLC DBA SEEDER	1502 RAILROAD ST, ENUMCLAW	01/14/2019	01/14/2019		
BUS2019-0021	HOME OCCUPATION	SERGIO VASQUEZ-LUNA	3047 PORTER ST, ENUMCLAW	01/08/2019	01/22/2019		
BUS2019-0022	HOME OCCUPATION	ZIP LOCKSMITH LLC - MODI HOLTZI	1055 DIVISION ST, ENUMCLAW	01/10/2019	01/22/2019		
BUS2019-0023	BUSINESS LICENSE	RICOH USA, INC - DENNIS DISPENZ	10343 SAM HOUSTON PARK DR STE	01/11/2019	01/14/2019		
BUS2019-0024	BUSINESS LICENSE	CORE DESIGN INC - GLENN SPRAG	12100 NE 195TH ST STE 300 BOTHE	01/10/2019	01/14/2019		
BUS2019-0025	HOME OCCUPATION	DBA DANIEL DEMARCO, INSTRUCTI	3165 FLORENCE ST, ENUMCLAW	01/10/2019	01/24/2019		
BUS2019-0026	BUSINESS LICENSE	RACEWAY UTILITIES INC - DANNY I	3324 53RD ST SE AUBURN WA 9809	01/10/2019	01/17/2019		
BUS2019-0027	BUSINESS LICENSE	DBA SUSAN'S HAIR MAGIK - SUSAN	1624 PIONEER ST, ENUMCLAW	01/17/2019	01/24/2019		
BUS2019-0028	NON PROFIT	LUTHERAN COUNSELING NETWORK	1316 GARFIELD ST, ENUMCLAW	01/22/2019	01/28/2019	06/30/2019	
BUS2019-0029	BUSINESS LICENSE	RAINIER THERAPEUTIC MASSAGE I	1427 JEFFERSON AVE, ENUMCLAW	01/17/2019	01/28/2019		
BUS2019-0030	HOME OCCUPATION	ROSSI FAMILY THERAPY LLC - ALE	1633 MARSHALL AVE, ENUMCLAW	01/17/2019	01/28/2019		
BUS2019-0033	BUSINESS LICENSE	AUBURN SIGN COMPANY INC. - TES	4208 AUBURN WAY N STE 1 AUBURI	01/22/2019	01/25/2019		
BUS2019-0036	BUSINESS LICENSE	WESTERN EXTERIORS LLC - TRISTI	6404 S VISTA DR E BONNEY LAKE W	01/24/2019	01/29/2019		
BUS2019-0037	BUSINESS LICENSE	IN STORE SERVICES, INC. DBA STC	625 S LANDER ST SEATTLE WA 981	01/28/2019	01/30/2019		
BUS2019-0038	BUSINESS LICENSE	CORNERSTONE EVENTING LLC - P/	1010 N SHERIDAN AVE TACOMA WA	01/24/2019	01/30/2019		

Total:

31

## CLOSED

COD2019-0001	PROPERTY MAINTENANCE	ENTERPRISES LLC LDSC	137 FARRELLY ST, ENUMCLAW	01/11/2019			01/16/2019
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ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
PRE2019-0001	RESIDENTIAL PRE APPLICATION	ALBERT L TOKIN	MCHUGH AVENUE (SE 432ND ST)	01/03/2019			01/09/2019
PRE2019-0002	COMMERCIAL PRE APPLICATION	DOUG KIRBY	1240 GRIFFIN AVE, ENUMCLAW	01/09/2019			01/16/2019
PRE2019-0003	COMMERCIAL PRE APPLICATION	CHRISTOPHER+JESSICA HOECK	24808 SE 448TH ST, ENUMCLAW	01/10/2019			01/23/2019
Total:							4

## DENIED

BUS2019-0011	BUSINESS LICENSE	HERITAGE PORTABLE BUILDINGS, I	951 ROOSEVELT AVE E, ENUMCLAW	01/09/2019	01/23/2019		
Total:							1

## FINAL

BLD2019-0001	RESI-MECH-REPA	AAA Heating & Air Conditioning	575 SIGRIST DR E, ENUMCLAW	01/03/2019	01/03/2019	07/31/2019	02/01/2019
BLD2019-0006	COMM-MECH-REPA	AUBURN SHEET METAL DBA TREAT	1209 COLE ST, ENUMCLAW	01/04/2019	01/09/2019	07/22/2019	01/23/2019
BLD2019-0009	RESI-MECH-REPA	DAVID A NICKEL	117 CHINOOK AVE, ENUMCLAW	01/07/2019	01/07/2019	07/07/2019	01/08/2019
BLD2019-0010	RESI-MECH-REPA	MM COMFORT SYSTEMS - JAY MILL	477 SIGRIST DR E, ENUMCLAW	01/11/2019	01/11/2019	07/23/2019	01/16/2019
BLD2019-0013	RESI-BUIL-REPA	C & s GENERAL CONTRACTING	2231 SUNSET AVENUE, ENUMCLAW	01/18/2019	01/18/2019	07/23/2019	01/24/2019
BLD2019-0017	RESI-RE-R-REPA	AMERICA ROOFS - RYAN WELLS	3053 HARDING ST, ENUMCLAW	01/25/2019	01/25/2019	07/27/2019	01/28/2019
PWD2019-0001	SIDE SEWER	SOUTHWEST PLUMBING - WILLIAM	1260 LAFROMBOISE ST, ENUMCLAW	01/08/2019	01/08/2019	07/07/2019	01/10/2019
PWD2019-0004	SIDE SEWER	RAYMOND STUART	43128 260TH AVE SE, ENUMCLAW	01/29/2019	01/29/2019	07/28/2019	01/31/2019
Total:							8

## ISSUED

BLD2019-0002	RESI-BUIL-ALTE	ROBIN BORCHELT	3420 MCHUGH PL, ENUMCLAW	01/03/2019	01/15/2019	07/14/2019	
BLD2019-0003	COMM-PLUM-ALTE	PSF MECHANICAL INC - AMANDA M	1455 BATTERSBY AVE, ENUMCLAW	01/03/2019	01/08/2019	07/07/2019	
BLD2019-0007	RESI-MECH-ALTE	CODE MECHANICAL	1514 FLORENCE ST, ENUMCLAW	01/04/2019	01/04/2019	07/03/2019	
BLD2019-0008	RESI-MECH-REPA	PERMITS@PACIFICAIRSYSTEMS.CO	559 HAZEL PL, ENUMCLAW	01/04/2019	01/08/2019	07/07/2019	
BLD2019-0012	RESI-MECH-REPA	LLOYD'S HEATING	2054 NEILSON AVE, ENUMCLAW	01/14/2019	01/14/2019	07/13/2019	
BLD2019-0014	RESI-MECH-REPA	CODE MECHANICAL	2765 KIBLER AVE, ENUMCLAW	01/24/2019	01/28/2019	07/27/2019	
BLD2019-0015	RESI-PLUM-REPA	FAST WATER HEATER - JASON HAM	457 FARRELLY ST, ENUMCLAW	01/25/2019	01/25/2019	07/24/2019	
BLD2019-0016	RESI-MECH-REPA	PACIFIC AIR SYSTEMS - RACHEL AI	208 SPRING PL, ENUMCLAW	01/25/2019	01/28/2019	07/27/2019	
BLD2019-0018	RESI-RE-R-REPA	2030 RENTALS LLC	717 MYRTINE ST, ENUMCLAW	01/29/2019	01/29/2019	07/28/2019	
BLD2019-0019	COMM-DEMO-ALTE	IN STORE SERVICES - GREG MILLE	152 ROOSEVELT AVE, ENUMCLAW	01/29/2019	01/30/2019	07/29/2019	
BLD2019-0020	RESI-PLUM-REPA	KODY VANHOOF	1134 COLE ST, ENUMCLAW	01/31/2019	01/31/2019	07/30/2019	

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
BLD2019-0021	RESI-MECH-REPA	KLIEMANN BROS HEATING - TONI B	604 SIGRIST DR E, ENUMCLAW	01/31/2019	01/31/2019	07/30/2019	
LDA2019-0001	COMMERCIAL GRADING	LIGHTNING CLEAN CAR WASH - AL	145 ROOSEVELT AVE, ENUMCLAW	01/10/2019	01/10/2019	07/31/2019	
PWD2019-0003	RIGHT-OF-WAY CONSTRUCTION P	OSMOSE UTILITIES SERVICES FOR	ALLEY BETWEEN WELL ST AND COI	01/16/2019	01/16/2019	07/15/2019	
SGN2019-0003	COMMERCIAL SIGN	BAPTIST CHURCH OF ENU FIRST	3466 PORTER ST, ENUMCLAW	01/25/2019	01/29/2019	07/28/2019	
						Total:	15
<b>READY TO ISSUE</b>							
SGN2019-0001	COMMERCIAL SIGN	RK GRAPHICS - ROBIN KAHNE	1614 COLE ST, ENUMCLAW	01/07/2019		07/06/2019	
SGN2019-0004	COMMERCIAL SIGN	RK GRAPHICS - ROBIN KAHNE	1717 COLE ST, ENUMCLAW	01/25/2019		07/24/2019	
						Total:	2
						Grand Total:	76