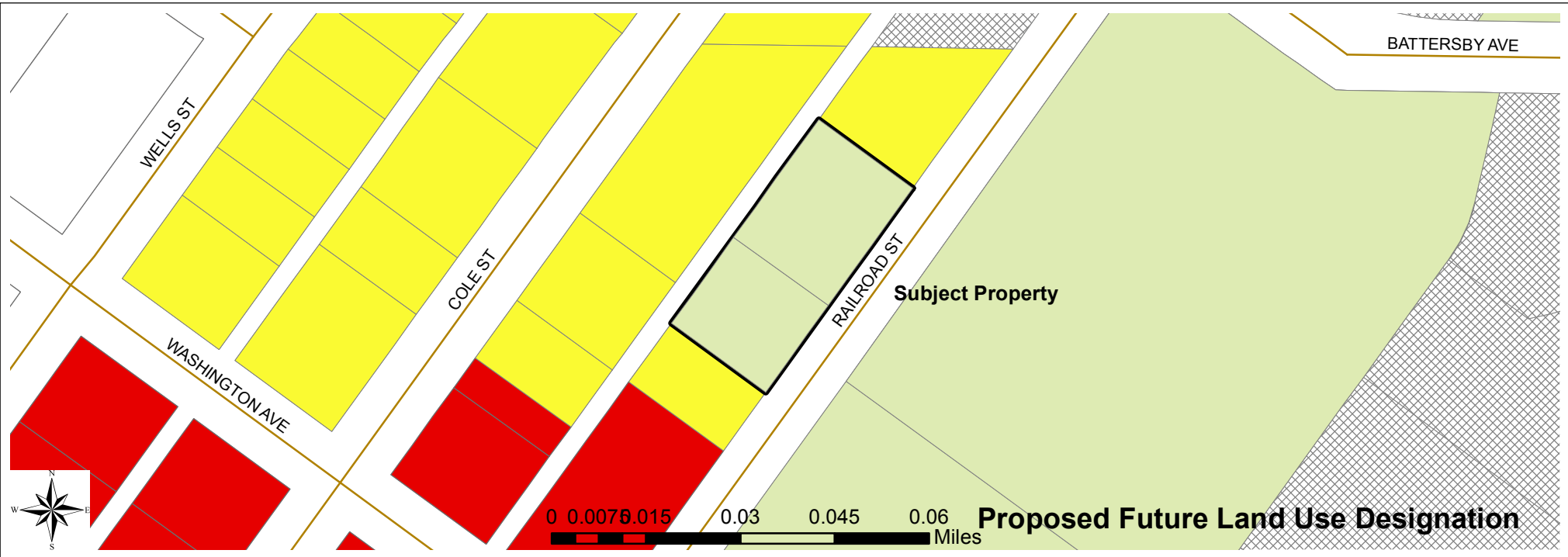
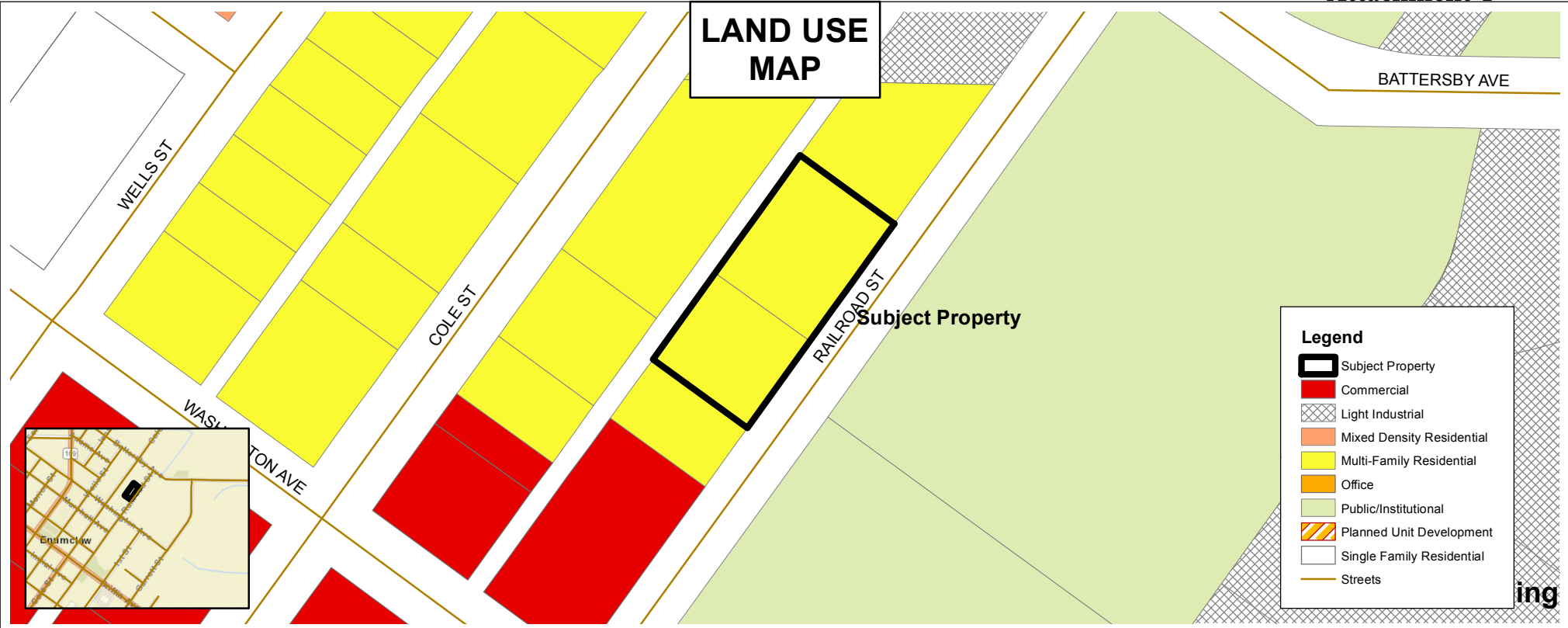
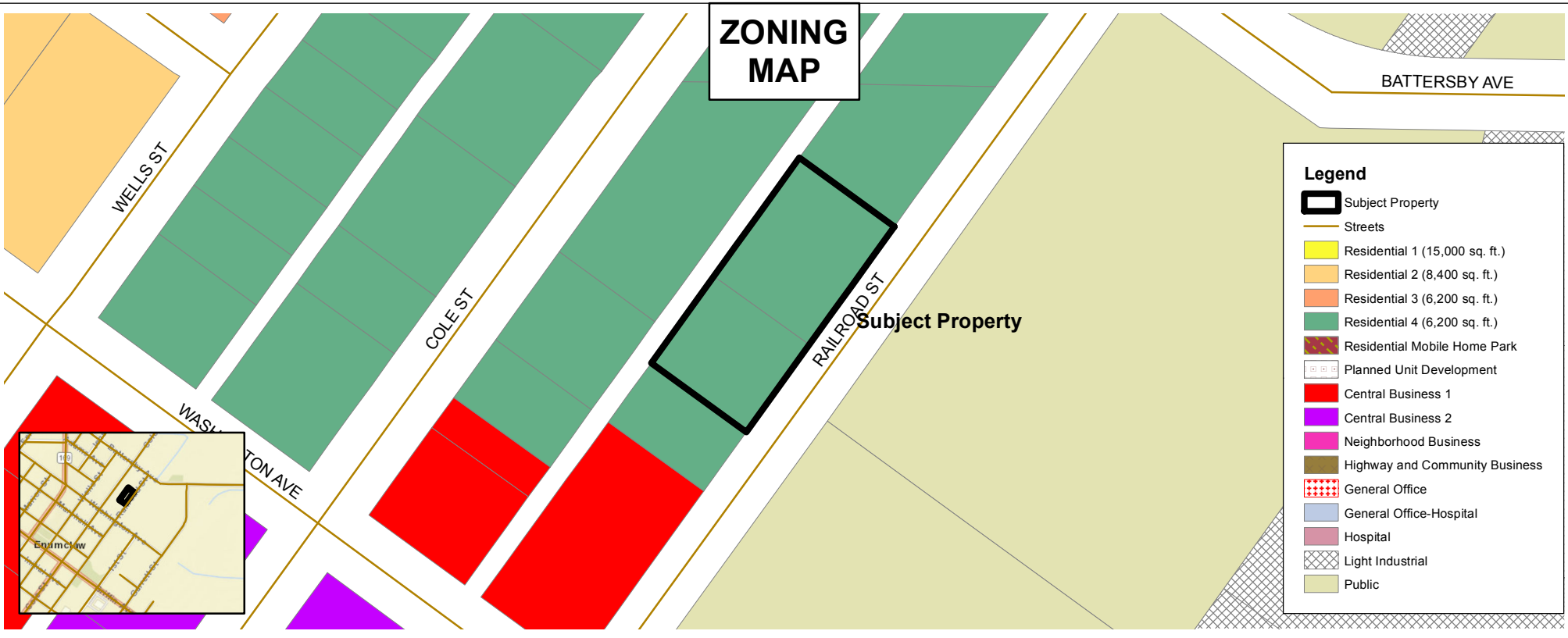


LAND USE MAP

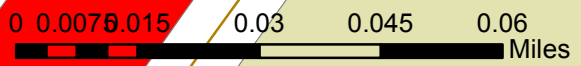
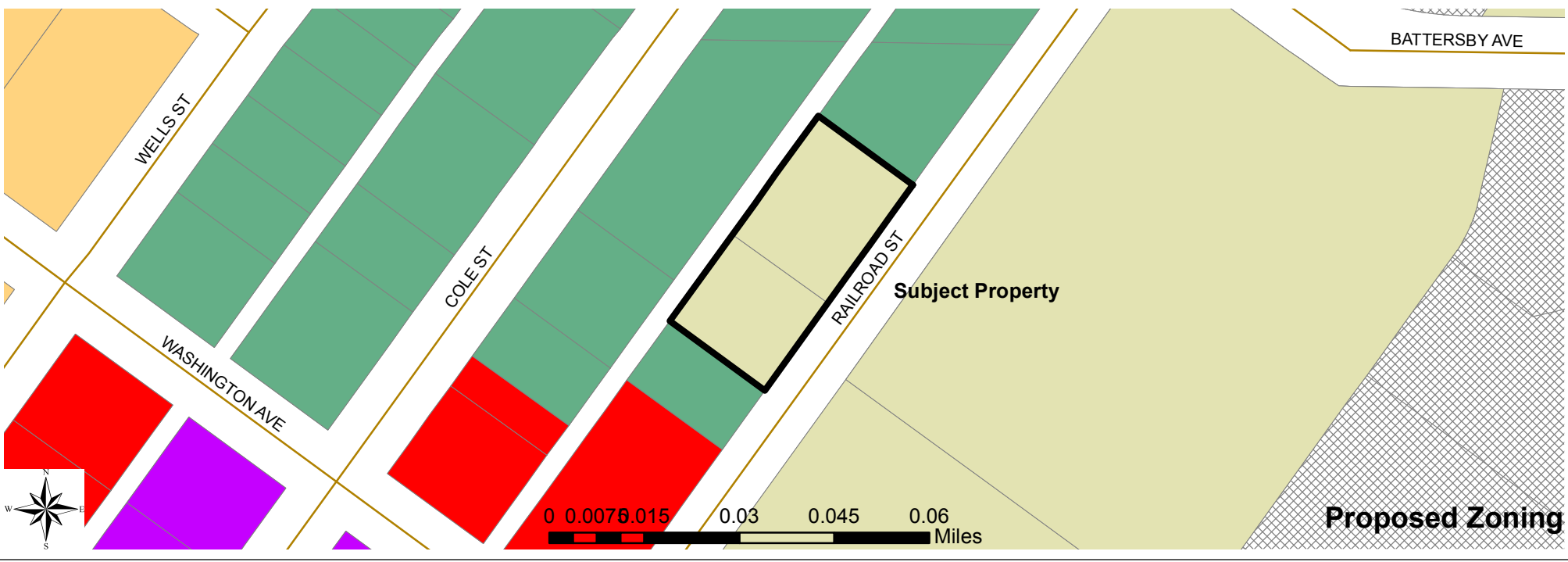


ZONING MAP



Legend

- Subject Property
- Streets
- Residential 1 (15,000 sq. ft.)
- Residential 2 (8,400 sq. ft.)
- Residential 3 (6,200 sq. ft.)
- Residential 4 (6,200 sq. ft.)
- Residential Mobile Home Park
- Planned Unit Development
- Central Business 1
- Central Business 2
- Neighborhood Business
- Highway and Community Business
- General Office
- General Office-Hospital
- Hospital
- Light Industrial
- Public



Proposed Zoning

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 room 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. This would include but not limited to, additional parking and potential storage.

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 facilitates 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:

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

The subject properties are not incompatible with the existing zoning and land use designations along Railroad Street. It may be necessary to look at the land use and zoning designations for other properties along Railroad Street near the City Shops as necessary.

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.

C. If a comprehensive map/zoning map amendment is proposed, the criteria of EMC 15.32.010 must also be used in evaluating the proposal.

Staff response: EMC 15.32.010 outlines that Comprehensive Plan map/zoning map amendments are legislative actions and Type IV permit.