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Rich Jensen
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City Administrator – Chris Searcy
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AGENDA
ENUMCLAW PLANNING COMMISSION
CITY OF ENUMCLAW – TEAMS VIRTUAL MEETING

If you wish to speak during the Public Hearing, please contact Commission Secretary, Cathy Burbank, cburbank@ci.enumclaw.wa.us or at 360-615-5702, prior to 4:00 p.m. on 1/28/21 for instructions on joining the meeting through Microsoft Teams videoconferencing. Written testimony and comments may also be e-mailed to the Commission Secretary at the e-mail address above.

MARCH 25, 2021

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

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES – February 25, 2021
- III. PUBLIC COMMENTS:
EMAILED TO CBURBANK@CI.ENUMCLAW.WA.US
- IV. PUBLIC HEARING
 - A. NONE
- V. OLD BUSINESS
 - A. MULTIFAMILY TAX EXEMPTION
- VI. NEW BUSINESS
 - A. NONE
- VII. COMMUNICATIONS
 - A. CD MONTHLY REPORT
 - B. MINUTES ON CITY WEBSITE
- VIII. COMMISSION COMMENTS
- IX. STAFF COMMENTS
- X. COMMENTS FROM THE AUDIENCE
- XI. ADJOURNMENT

** Next Regular Scheduled Planning Commission Meeting: **April 22, 2021**

February 28, 2021

This meeting was held by video conferencing (TEAMS platform) to comply with the Governor's Stay Home, Stay Healthy order, Proclamation 20-25 and Open Public Meetings Act and Public Records Act, Proclamation 20-28, and extensions by the State Legislature. It was broadcast live on ECTV, Channel 21, and livestreamed at cityofenumclaw.net.

I. CALL TO ORDER: The Planning Commission met in a regular session on February 25, 2021 in the Council Chambers. Chairperson Sears called the meeting to order at 7:00 p.m.

ATTENDANCE:

Planning Commission Members in attendance: Paul Carter, James Dunn, Barbara Hull, Fred Sears, Carlie Hendrickson and Leandra Osborne. Member Absent: Lee Blechschmidt. Staff members present were Chris Pasinetti (Community Development Director), and Cathy Burbank, (Planning Commission Clerk/Permit Specialist).

II. APPROVAL OF MINUTES:

Dunn moved to approve minutes from January 28, 2021. Osborne seconded the motion. Motion carried with a vote of 6-0.

III. PUBLIC COMMENTS THROUGH EMAIL

None received prior to meeting.

IV. PUBLIC HEARING(S):

None.

V. NEW BUSINESS

A. MULTIFAMILY TAX EXEMPTION

Staff report was reviewed. Staff is looking for Commissioner direction on where targeted areas should or could be designated and if the city should adopt an 8-year program or a 12-year program or both. A Public Hearing is needed at some point.

After discussion consensus of the Commission directed staff to prepare a draft Ordinance that includes both 8-year & 12-year programs, requested staff to bring back a map showing affected areas, and prepare a draft ordinance for review. Also, the commission directed staff to designate the residential target area city wide, or where multi-family development is currently allowed.

VII. COMMUNICATIONS:

- A. Monthly Community Development Report
- B. Minutes on City Website

VIII. COMMISSION COMMENTS:

None

IX. STAFF COMMENTS:

Comments and questions are welcomed prior to meetings from Commissioners.

February 28, 2021

XI. ADJOURNMENT:

Dunn made a motion to adjourn the meeting at 7:55 p.m. Usborne seconded the motion, and the motion carried unanimously. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Cathy Burbank
Planning Commission Clerk/ Permit Specialist

DRAFT



STAFF REPORT

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Planning Commission
FROM: Chris Pasinetti, AICP, CD Director
DATE: For the March 25, 2021
SUBJECT: Multi-Family Tax Exemption (MFTE) RCW84.14.

V. Multi-Family Tax Exemption (MFTE) RCW84.14

Summary of Request:

As part of the 2021 Work Plan, the City Council has asked that the Planning Commission review the implementation of a Multi-family Tax Exemption within the City of Enumclaw. This program could grant a tax exemption (8 or 12 years) for building improvements or new multifamily structures within the city.

The purpose as outlined in the law is as follows (in part):

“It is the purpose of this chapter to encourage increased residential opportunities, including affordable housing opportunities, in cities that are required to plan or choose to plan under the growth management act within urban centers where the governing authority of the affected city has found there is insufficient housing opportunities, including affordable housing opportunities. It is further the purpose of this chapter to stimulate the construction of new multifamily housing and the rehabilitation of existing vacant and underutilized buildings for multifamily housing in urban centers having insufficient housing opportunities that will increase and improve residential opportunities, including affordable housing opportunities, within these urban centers. To achieve these purposes, this chapter provides for special valuations in residentially deficient urban centers for eligible improvements associated with multiunit housing, which includes affordable housing.”

Review:

The City Comprehensive Plan Housing Element includes goals and policies for housing. Here is a short list of policies regarding housing.

Policies:

1.1 Promote opportunities for affordable homeowner through appropriate zoning code provisions and incentives.

Goal H-3: Allow various densities and diverse housing types for a variety of needs including senior, affordable, and disability housing.

The city’s Housing Element of the Comprehensive Plan has a housing affordable table that outlines rents affordable based on income. Table 7.11

Income Level	Enumclaw (Affordable Monthly Rent)	King County (Affordable Monthly Rent)
Very low Income (30% MI*)	\$438	\$534
Low Income (50% MI)	\$731	\$890
Moderate Income (80% MI)	\$1,169	\$1,424
Median Income (100% MI)	\$1,461	\$1,779

**Low Income yearly wage (Enumclaw): \$29,240

**Moderate Income (Enumclaw): \$46,760

**Median Income (Enumclaw): \$58,440

*MI – Median Income

** - based on Table 7.11

Median Home price in Enumclaw (2012) was \$251,600. Based on the Median household income, you could afford a home that costs \$246,000.

RCW 84.14 is the enabling legislation that allows cities to adopt a program for new or rehabilitated multifamily housing. The units must be a minimum of four (4) dwelling units per structure. As part of the legislation, it requires cities to determine the “residential target areas.”

When a project is approved under a multifamily tax exemption program, the value of eligible housing improvements is exempted from property taxes, typically for 8 or 12 years. Land, existing improvements, and nonresidential improvements are nonexempt. Only multiple-unit projects with 4 or more units are eligible for either the 8- or 12-year exemption, and only

property owners who commit to renting or selling at least 20% of these units to low- and moderate-income households are eligible for the 12-year exemption.

If property use changes in a manner inconsistent with program requirements before the 8- or 12-year exemption ends, back taxes are recovered based on the difference between actual taxes paid and those that would have been paid without the tax exemption.

Construction of apartment complexes within the City of Enumclaw over the last 10 years has been non-existent. Based on a short search on King County iMap, most of the newer apartment complexes (4 units per building or more) were constructed in the 90's.

Discussion:

This project on February 25, 2021 by the Planning Commission. At that meeting staff presented the basic idea of the law and specified what items and direction to city staff. The Commission directed staff at that meeting to prepare and Ordinance that includes the following items:

1. City Staff should prepare a Draft Ordinance/Regulations for implementation of the MFTE program; and
2. The regulations should include both the 8 year exemption and 12 year exemption; and
3. The general location for where these exemptions would be permitted.

Some other outstanding items that were not specifically discussed at the last commission meeting were:

- Application fees. Should the city charge any fees?
- Application of program in existing zones, where an existing Multifamily development is existing?
- Should our regulations include or require some size requirements? For instance, should all of the units be a minimum size, or similar size as the units being offered at market rate?
- Should income restrictions include a wider range of affordability – For instance, 5% medium income, 5% low-income, 10% very low-income – just an example.

Here are a list of definitions outlined in RCW 84.14 (this is not all of the definitions listed in 84.14):

1."Affordable housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low or moderate-income households.

2."Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States department of housing and urban development. For cities located in high-cost areas, "low-income household" means a household that has an income at or below one hundred percent of the

median family income adjusted for family size, for the county where the project is located.

3. "Moderate-income household" means a single person, family, or unrelated persons living together whose adjusted income is more than eighty percent but is at or below one hundred fifteen percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States department of housing and urban development. For cities located in high-cost areas, "moderate-income household" means a household that has an income that is more than one hundred percent, but at or below one hundred fifty percent, of the median family income adjusted for family size, for the county where the project is located.

4. "Permanent residential occupancy" means multiunit housing that provides either rental or owner occupancy on a nontransient basis. This includes owner-occupied or rental accommodation that is leased for a period of at least one month. This excludes hotels and motels that predominately offer rental accommodation on a daily or weekly basis.

5. "Rehabilitation improvements" means modifications to existing structures, that are vacant for twelve months or longer, that are made to achieve a condition of substantial compliance with existing building codes or modification to existing occupied structures which increase the number of multifamily housing units.

6. "Residential targeted area" means an area within an urban center or urban growth area that has been designated by the governing authority as a residential targeted area in accordance with this chapter. With respect to designations after July 1, 2007, "residential targeted area" may not include a campus facilities master plan.

City Staff will be providing the commission a map showing the areas where this program could be utilized. The areas show the downtown, mixed use overlay areas, R-4 zoned areas and other properties that have existing Multi-family residential properties that are not zoned R-4 or located within a Mixed Use overlay zone.

Recommendation:

Staff recommends that Planning Commission review the materials provided and give staff direction on the questions listed above.

If the commission is comfortable, staff can schedule a public hearing with the Planning Commission at our next meeting and then (if desired) may make a recommendation to the City Council regarding the draft Ordinance.

Attachment:

1. DRAFT Ordinance for MFTE
2. (Coming Prior to the meeting) Map showing Residential Target Areas

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON, ADOPTING A NEW CHAPTER 3.60 OF THE ENUMCLAW MUNICIPAL CODE, RELATING TO THE IMPOSITION OF A MULTI-FAMILY HOUSING TAX EXEMPTION PROGRAM.

Whereas, chapter 84.14 RCW authorizes a multi-family housing tax exemption to encourage increased residential opportunities in cities where the city's governing authority has found there are insufficient housing opportunities; and

Whereas, the purpose of the exemption is to stimulate the construction of new multi-family housing and the rehabilitation of existing vacant and underutilized buildings for such housing in urban centers having insufficient housing opportunities; and

Whereas, the City Council finds there are insufficient housing opportunities in the City's urban center; and

Whereas, the City Council finds that adoption of a multi-family housing tax exemption will encourage increase residential opportunities and stimulate the construction of new multi-family housing and the rehabilitation of existing vacant and underutilized buildings for such housing and for other beneficial purposes; and

Whereas, the City Council finds that the construction of multi-family housing (excluding senior housing) not been constructed within the city since 90's; and

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Whereas, on the basis of the foregoing, the City Council finds that adopting a multi-family housing tax exemption is in the public interest;

Now, therefore, the City Council of the City of Enumclaw, King County, Washington do ordain as follows:

Section 1: Enumclaw Municipal Code, Section 3.60, is hereby added which reads as follows:

3.60.010 Purpose.

It is the purpose of this ordinance to encourage new private multi-housing development and redevelopment within designated residential target areas to accommodate future population growth, provide places to live close to employment, shopping, entertainment, and transit services and encourage affordable housing where appropriate.

3.60.020 Definitions.

- A. “Affordable housing” means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone do not exceed thirty percent of the household’s monthly income. For the purposes of housing intended for owner occupancy, “affordable housing” means residential housing that is within the means of low or moderate-income households.
- B. “Director” means the Community Development Director or authorized designee.
- C. “Growth management act” means chapter 36.70A RCW.
- D. “Household” means a single person, family or unrelated persons living together.
- E. “Low-income household” means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States department of housing and urban development. For cities located in high-cost areas, “low-income household” means a household that has an income at or below one hundred percent of the median family income adjusted for family size, for the county where the project is located.
- F. “Moderate-income household” means a single person, family, or unrelated persons living together whose adjusted income is more than eighty percent but is at or below one hundred fifteen percent of the median

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family income adjusted for family size, for the county where the project is located, as reported by the United States department of housing and urban development.

- G. “Multi-family housing” means buildings(s) having four or more dwelling units designed for permanent residential occupancy resulting from new construction or rehabilitation or conversion of vacant, underutilized, or substandard buildings.
- H. “Owner” means the property owner of record.
- I. “Permanent residential occupancy” means multi-family housing that provides either rental or owner occupancy for a period of at least one month. This excludes hotels and motels that predominantly offer rental accommodation on a daily or weekly basis.
- J. “Rehabilitation improvements” means modifications to existing structures, that are vacant for twelve months or longer, or modification to existing occupied structures which convert non-residential space to residential space and/or increase the of multi-family housing units.
- K. “Residential target area” means and area within an urban center or urban growth area that has been designated by the City Council as a residential targeted area in accordance with this chapter.
- L. “Urban center” means a compact identifiable district or districts containing several business establishments, adequate public facilities, and a mixture of uses and activities, where residents may obtain a variety of products and services. An urban center must contain:
 - 1. Several existing or previous, or both, business establishments that may include but are not limited to shops, offices, banks, restaurants, governmental agencies;
 - 2. Adequate public facilities including streets, sidewalks, lighting, transit, domestic water, and sanitary sewer systems; and
 - 3. A mixture of uses and activities that may include housing, recreation, and cultural activities in association with either commercial or office, or both, use.

3.60.030 Residential target area designation and standards.

- A. Criteria. Following a public hearing, the city council may, in its sole discretion, designate one or more residential target areas. Each designated target area must meet the following criteria, as determined by the city council:
 - 1. The target area is located within an urban center or urban growth area;
 - 2. The target area lacks sufficient, available, desirable, affordable, and convenient residential housing to meet the needs of the public who would likely live in an urban center or urban growth area; and

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3. The providing of additional housing opportunity in the target area will assist in achieving the following purposes
 - a. Encourage increased residential opportunities within the target area, including affordable housing opportunities; or
 - b. Stimulate the construction of new multi-family housing and/or the rehabilitation of existing vacant and under-utilized building for multi-family housing; or
 - c. Where appropriate, stimulate the construction, rehabilitation or conversion of existing vacant and underutilized multi-family rental units to owner occupied multi-family housing as such property as such property redevelops.
4. In designating a residential target area, the city council may also consider other factors, including, but not limited to: whether additional housing in the target area will attract and maintain an increase in the number of permanent residents; whether an increased residential population will help alleviate detrimental conditions in the target area; whether an increased residential population in the target area will help achieve the planning goals mandated by the Growth Management Act under RCW 36.70A.020. The city council may, by ordinance, amend or rescind the designation of a residential target area at any time pursuant to the same procedures as set forth in this chapter for original designation.
5. When designating a residential target area, the city council shall give notice of a hearing to be held on the matter and that notice shall be published once each week for two consecutive weeks, not less than seven days nor more than 30 days before the date of the hearing. The notice must state the time, date, place and purpose of the hearing and generally identify the area proposed to be designated.

B. Target Area Standards and Guidelines. After designation of a residential target area, the city council shall adopt and implement standards and guidelines for both new construction and rehabilitation, including the application process and procedures and requirements that address demolition of existing structures and site utilization. The decision making process must include findings of compliance with RCW 84.14.060. The city council may also include parking, height, density, environmental impact, home ownership, public benefit features, compatibility with the surrounding property and such other amenities as will attract and keep permanent residents and will properly enhance the livability of the residential target area. The

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required (if any) amenities shall be relative to the size of the proposed project and the tax benefit to be obtained.

- C. Designated Target Areas. The “following residential target areas” are designated in the City of Enumclaw:
1. Downtown District: Located within the CB1, CB2, HCB & GO Zoning districts located within the mixed-use overlay zones.
 2. Multi-family zoning: All properties in the city zoned R-4 Multifamily Residential District.
 3. Multi-family uses: Existing multi-family structures that meet the definition of “Multi-family housing”.

3.60.040 Tax exemptions for multi-family housing in residential target areas.

- A. Intent. Limited eight or twelve year exemption from ad valorem property taxation for multi-family housing in urban areas are intended to:
1. Encourage increased residential opportunities within urban centers designated by the city council as residential target areas; and
 2. Stimulate new construction or rehabilitation of existing vacant and underutilized buildings for multi-family housing in residential target areas to increase and improve housing opportunities; and
 3. Assist in directing future population growth to designated urban centers, thereby reducing development pressure on single-family residential neighborhoods; and
 4. Achieve development densities which are more conducive to transit use in designated urban centers; and
 5. Encourage new construction or rehabilitation of owner-occupied multi-family housing where identified as desirable; and
 6. Encourage affordable housing.
- B. Duration of Exemption. The value of improvement qualifying under this chapter will be exempt from ad valorem property taxation for: (1) Eight successive years where all applicable criteria under this chapter except affordability criteria referenced at EMC 3.60.040(D)(8) are met, or (2) Twelve successive years if all applicable criteria herein including affordability are met. In both cases the duration of exemption shall be measured beginning January 1 of the year immediately following the calendar year after issuance of the Final Certificate of Tax Exemption.
- C. Limits on Exemption. The exemption does not apply to the value of land or the value of improvements not qualifying under this chapter,

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nor does the exemption apply to increase in assessed valuation of land and non-qualifying improvements. In the case of rehabilitation of existing buildings, the exemption does not include the value of improvements constructed prior to submission of the completed application required under this chapter.

D. Project Eligibility. A proposed project must meet the following requirements for consideration for a property tax exemption:

1. Location. The project must be located within a residential target area, as designated in Section 3.60.030.
2. Tenant Displacement Prohibited. Property proposed to be rehabilitated must be vacant at least twelve months before submitting an application and fail to comply with one or more standards of applicable City adopted state or local building codes.
3. Size. The project must include at least four units of multi-family housing within a single structure or as part of a mixed-use development. A minimum of four new units must be constructed or at least four additional multi-family units must be added to existing occupied multi-family housing. Existing multi-family housing that has been vacant for twelve (12) months or more does not have to provide additional units so long as the projects provides at least four units of new, converted, or rehabilitated multi-family housing.
4. Proposed Completion Date. New construction multi-family housing and rehabilitation improvements must be scheduled to be completed within three years from the date of approval of the application.
5. Compliance with Guidelines and Standards. The project must be designed to comply with the city's comprehensive plan, building, and zoning codes and any other applicable regulations in effect at the time of the application is approved. Rehabilitation, conversion and new improvements must comply with all applicable building codes. The project must also comply with any other standards and guidelines adopted by the city council for the residential target area in which the project will be developed.
6. Owner Occupancy. Project within a residential target area that are developed for owner-occupancy shall include an agreement or other guarantee acceptable to the Director ensuring that some or all of the units within the project are used for purposes of owner-occupancy.

7. Affordability. To be eligible for twelve (12) year tax abatements under this chapter, applicants must commit to renting or selling at least 20% of units as affordable to low and moderate income households as defined herein. Projects intended exclusively for owner occupancy may meet this standard through housing affordable to moderate-income households.
- E. Application Procedure. A property owner who wishes to propose a project for tax exemption shall complete the following procedures:
1. File with the City's Community Development Department the required application and required fees. All recording fees shall be paid by the applicant at the time of recording. Fees will be set forth in the city's fee resolution.
 2. A complete application shall include:
 - a. A complete City of Enumclaw multi-family limited tax exemption application form setting forth the grounds for the exemption;
 - b. Preliminary floor and site plan for the proposed project demonstrating compliance with the guidelines and standards within this chapter and other requirements required in the Enumclaw Municipal Code;
 - c. A statement acknowledging the potential tax liability when the project ceases to be eligible under this chapter;
 - d. Verification by affirmation of the information submitted.
 - e. A detailed project budget, financing plan and operating projection; and
 - f. For rehabilitation projects, the applicant shall also submit an affidavit that existing dwelling units have been unoccupied for a period of 12 months prior to filing the application and shall secure from the city verification of property noncompliance with the city's minimum building code.
- F. Application Review and Issuance of Conditional Certificate. The director may certify as eligible an applicant who is determined to comply with the requirements of this chapter. A decision to approve or deny an application shall be made within 90 days of receipt of a complete application.
1. Approval. If an application is approved, the applicant shall enter into a contract with the city, subject to approval by the city council in a form of a resolution, regarding the terms and conditions of the project. Upon council approval the contract, the Director shall issue a Conditional Certificate of

Acceptance of Tax Exemption. The Conditional Certificate shall expire three years from the date of approval unless an extension is granted as provided in this chapter.

2. Denial. If an applicant is denied, the Director shall state in writing the reasons for denial and shall send notice to the applicant within ten days of the denial. An applicant may appeal a denial to the city council within 30 days of receipt of notice. On appeal, the Director's decision will be upheld unless the applicant can show that there is no substantial evidence on the record to support the Director's decision. The city council's decision on appeal will be final.

G. Extension of Conditional Certificate. The Conditional Certificate may be extended by the Director for a period not to exceed 24 consecutive months. The applicant must submit a written request stating the grounds for the extension. An extension may be granted if the Director determines that:

1. The anticipated failure to complete construction or rehabilitation within the required time period is due to circumstances beyond the control of the applicant;
2. The applicant has been acting and could reasonably be expected to continue to act in good faith and with due diligence; and
3. All the conditions of the original contract between the applicant and the city will be satisfied upon completion of the project.

H. Application for Final Certificate.

1. Upon completion of the improvements agreed upon in the contract between the applicant and the City, and upon issuance of a temporary or permanent certificate of occupancy, the applicant may request a Final Certificate of Tax Exemption. The applicant must file with the City's Community Development Department the following:
 - a. A statement of expenditures made with respect to each multi-family housing unit and the total expenditures made with respect to the entire property;
 - b. A description of the completed work and a statement that the rehabilitation improvements or new construction on the owner's property qualify the property for limited exemption;
 - c. If applicable, a statement that the project meets affordable housing requirements as described in RCW84.14.020; and
 - d. A statement that the work was completed within the required three-year period plus any authorized extension.

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- e. The total monthly rent or total sale amount of each unit produced
 - f. The income of each renter household at the time of initial occupancy and the income of each initial purchaser of owner-occupied units at the time of purchase for each of the affordable units receiving a tax exemption and a summary of these figures for the city or county.
2. Within 30 days of receipt of all materials required for Final Certificate, the Director shall determine which specific improvements satisfy the requirements where the work completed, and the affordability of the units, is consistent with the application and the contract approved by the city and is qualified for a limited tax exemption under this chapter.
- I. Issuance of Final Certificate
1. Annual Report. By December 31 of each year the city has any outstanding limited multi-family tax exemption the city shall submit a report to the State providing the information required by RCW 84.14.
 2. Review and Approval. If, after reviewing, the application for Final Certificate, the Director determines that the project has been completed in accordance with the contract between the applicant and the city and has been completed within the authorized time period, the city shall, file a Final Certificate of Tax Exemption with King County.
 3. Denial. The Director shall notify the applicant in writing that a Final Certificate will not be filed if the Director determines that:
 - a. The improvements were not completed within the authorized time period;
 - b. The improvements were not completed in accordance with the owner's application of contract between the applicant and the city; including, if applicable, affordable housing requirements; or
 - c. The owner's property is otherwise not qualified under this chapter.
 4. Appeal. Within 14 days of receipt of the Director's denial of Final Certificate, the applicant may file an appeal with the city council. On appeal, the Director's decision will be upheld unless the applicant can show that there is no substantial evidence on the record to support the Director's decision. The city council's decision on appeal will be final.
- J. Annual Compliance Review. Thirty days after the first anniversary of the date of issuance of the Final Certificate of Tax Exemption and each year thereafter, for the duration of the tax exemption, the owner of the

rehabilitated or newly constructed property shall file a notarized declaration within the Director that includes the following:

1. A statement identifying the total number of occupied and vacant multi-family units receiving a property tax exemption;
2. A certification that the property continues to be in compliance with the contract with the city including any provisions related to affordable housing; including the income, rent and household size for each affordable unit rented or the income and sale price for each affordable unit sold.
3. A description of any improvements or changes to the property constructed after the issuance of the certificate of tax exemption;

The property owner must maintain records supporting this declaration and those records and the multi-family units are subject to inspection by the city. Failure to submit the annual declaration or maintain adequate records may result in the tax exemption being canceled.

K. Cancellation of Tax Exemption. If the Director determines the owner is not complying with the terms of the contract, the tax exemption will be canceled. This cancellation may occur in conjunction with the annual review or at any other time when non-compliance has been determined. If the owner intends to convert the multi-family housing to another use or otherwise discontinues compliance with this chapter, the owner must notify the Director and the King County Assessor within 60 days of the change in use.

1. Effect of Cancellation. If a tax exemption is canceled due to a change in use or other noncompliance, the King County Assessor may impose an additional tax on the property, together with the interest and penalty, and a priority lien may be placed on the land, pursuant to RCW84.14.
2. Notice of Appeal. Upon determination that a tax exemption is to be canceled, the Director shall notify the property owner by mail and certified mail. The property owner may appeal the determination by filing a notice of appeal with the city clerk within 30 days, specifying the factual and legal basis for the appeal. The city council will conduct a hearing at which all affected parties may be heard and all competent evidence received. The city council will affirm, modify, or repeal the decision to cancel the exemption based on the evidence received. An aggrieved party may appeal the city council's decision to the King County Superior Court.

Section 2: If any provision of this ordinance is determined to be invalid or unenforceable for any reason, the remaining provisions shall remain in force and affect.

Section 3: This ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as required by law.

Mayor Jan Molinaro
INTRODUCED _____
PASSED _____
APPROVED _____
PUBLISHED _____

Attested:

Maureen Burwell
City Clerk

Approved as to form:

Michael J. Reynolds
City Attorney



Status Report

City of Enumclaw Community Development - February 2021

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
ACTIVE							
COD2021-0011	PROPERTY MAINTENANCE	DAVID & TAGLIAVENTO MEBUST	1828 LORAIN ST, ENUMCLAW	02/04/2021			
COD2021-0014	OTHER	TAQUERIA EL CORRAL FOOD TRUC	240 ROOSEVELT AVE E, ENUMCLAW	02/17/2021			
COD2021-0017	PROPERTY MAINTENANCE	LINDA R FALLEN	1807 MARSHALL AVE, ENUMCLAW	02/23/2021			
Total:							3
APPLIED							
BLD2021-0050	RESI-BUIL-NEW	MICHAEL BUCK	1466 MCHUGH AVE, ENUMCLAW	02/02/2021		08/01/2021	
BLD2021-0067	COMM-BUIL-ADDI	GAMBLIN HOLDINGS LLC - ALAN G/	1047 ROOSEVELT AVE E, ENUMCLA	02/16/2021		08/15/2021	
BLD2021-0070	RESI-MAST-NEW	AMH DEVELOPMENT - PATTY TROL	MASTER PLAN REVIEW	02/18/2021		08/17/2021	
BLD2021-0071	RESI-MAST-NEW	AMH DEVELOPMENT - PATTY TROL	MASTER PLAN REVIEW	02/18/2021		08/17/2021	
BLD2021-0072	RESI-MAST-NEW	AMH DEVELOPMENT - PATTY TROL	MASTER PLAN REVIEW	02/18/2021		08/17/2021	
BLD2021-0073	RESI-MAST-NEW	AMH DEVELOPMENT - PATTY TROL	MASTER PLAN REVIEW	02/18/2021		08/17/2021	
BLD2021-0074	RESI-MAST-NEW	AMH DEVELOPMENT - PATTY TROL	MASTER PLAN REVIEW	02/18/2021		08/17/2021	
BLD2021-0076	COMM-BUIL-ALTE	TODD WARD	726 ROOSEVELT AVE, ENUMCLAW	02/22/2021		08/21/2021	
BUS2021-0041	SOLICITORS AND MOBILE VENDOF	LONE START FOODS LLC DBA BUR	MOBILE VENDOR	02/18/2021			
LDA2021-0002	COMMERCIAL GRADING	CITY OF ENUMCLAW -PARKS DEPA	NORTH SIDE OF WARNER, EAST OF	02/17/2021			
LUA2021-0005	FINAL PLAT	CARL J SANDERS CONSTRUCTION	0 FLORENCE ST, ENUMCLAW	02/10/2021			
LUA2021-0006	SEPA CHECKLIST	CITY OF ENUMCLAW - CITY OF ENL	NORTH SIDE OF WARNER, EAST OF	02/17/2021			
PWD2021-0013	RIGHT-OF-WAY CONSTRUCTION P	QWEST DBA CENTURYLINK QC - CH	409 RAINIER AVE, ENUMCLAW	02/19/2021		08/18/2021	
PWD2021-0014	RIGHT-OF-WAY CONSTRUCTION P	PSE - TINA COLEMAN-PAUL	3444 LARSEN AVE, ENUMCLAW	02/25/2021		08/24/2021	
SGN2021-0003	COMMERCIAL SIGN	RENAISSANCE REAL ESTATE LLC -	1702 COLE ST, ENUMCLAW	02/26/2021		08/25/2021	
SGN2021-0004	COMMERCIAL SIGN	PROPERTIES KEO	1702 COLE ST, ENUMCLAW	02/26/2021		04/22/2021	
Total:							16

APPROVED

BUS2018-0404	BUSINESS LICENSE	THE LASHERY LLC - REBECCA CLA	1634 PORTER ST #B, ENUMCLAW	02/12/2021	02/22/2021		09/30/2020
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ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
BUS2021-0031	HOME OCCUPATION	JEFFERY ROSS	1730 WASHINGTON AVE, ENUMCLA'	02/01/2021	02/09/2021		
BUS2021-0034	HOME OCCUPATION	COUNSELING FOR GROWTH - JANE	320 CHINOOK AVE #G14, ENUMCLA'	02/01/2021	02/09/2021		
BUS2021-0035	HOME OCCUPATION	ERTC LLC DBA ERC FILING - TOM S	520 GILLIS CT, ENUMCLAW	02/03/2021	02/09/2021		
BUS2021-0036	BUSINESS LICENSE	DBA ESPRESSO STOP COFFEE BAF	1325 COLE ST, ENUMCLAW	02/03/2021	02/10/2021		
BUS2021-0038	BUSINESS LICENSE	GODSLAND LAND SERVICES LLC	12522 MCCUTCHEON RD BONNEY L	02/16/2021	02/16/2021		
BUS2021-0039	BUSINESS LICENSE	PLATEAU DESIGN INC	2976 MCHUGH AVE, ENUMCLAW	02/16/2021	02/25/2021		
BUS2021-0040	SOLICITORS AND MOBILE VENDOF	KHUN9 LLC - MANANCHAYA THAKW	MOBILE VENDOR	02/17/2021	02/25/2021	06/30/2021	
BUS2021-0042	SOLICITORS AND MOBILE VENDOF	KIEBASKA POLISH CUISINE CORP -	MOBILE VENDOR	02/18/2021	03/04/2021	06/30/2021	
BUS2021-0043	BUSINESS LICENSE	KHUN9 LLC - MANANCHAYA THAKW	3788 NE 4TH ST APT J302 RENTON \	02/17/2021	02/25/2021		
BUS2021-0044	BUSINESS LICENSE	KIEBASKA POLISH CUISINE CORP -	29625 57TH PL S AUBURN WA 98001	02/18/2021	03/04/2021		
BUS2021-0045	BUSINESS LICENSE	WASHINGTON ROCK QUARRIES INC	29104 CAMP 1 RD E ORTING WA 983	02/22/2021	02/22/2021		
BUS2021-0046	BUSINESS LICENSE	HILGER CONSTRUCTION INC - NICH	10905 25TH AVE E TACOMA WA 984	02/18/2021	02/25/2021		
BUS2021-0047	BUSINESS LICENSE	WORK OF ART LLC - FRANCISCO M	1907 7TH AVE SE PUYALLUP WA 98	02/25/2021	02/25/2021		
BUS2021-0048	BUSINESS LICENSE	PLATEAU DIRT WORKS LLC - BENJ	26930 SE 416TH ST ENUMCLAW WA	02/23/2021	02/25/2021		
BUS2021-0051	HOME OCCUPATION	MAX-CUSTOM - REID KLING	2761 ELMONT AVE, ENUMCLAW	02/28/2021	03/10/2021		
BUS2021-0052	HOME OCCUPATION	MK SALES INC - DEANE NAULT	2023 WELLS ST, ENUMCLAW	02/28/2021	03/10/2021		
BUS2021-0053	BUSINESS LICENSE	DHB EXCAVATING & SERVICES LLC	18207 77TH ST BONNEY LAKE WA 9	02/22/2021	03/04/2021		
BUS2021-0054	BUSINESS LICENSE	INTRACOMMUNICATION NETWORK	4922 N PEARL ST TACOMA WA 9840	02/25/2021	03/04/2021		
BUS2021-0057	BUSINESS LICENSE	MY-WAY CONSTRUCTION LLC - MIC	6855 176TH AVE NE B265 REDMONC	02/25/2021	03/05/2021		

Total: 20

CLOSED

COD2021-0012	NUISANCE	CHRISTOPHER JOHN STEVENS	1705 WILSON AVE, ENUMCLAW	02/04/2021			02/25/2021
COD2021-0013	OTHER	KHUN 9 THAI FOOD TRUCK - NONG	GARRETT PARK	02/17/2021			03/02/2021
COD2021-0015	NUISANCE	DAVID HOLLAND	1837 COLE ST, ENUMCLAW	02/19/2021			02/25/2021
COD2021-0016	PROPERTY MAINTENANCE	KERA S+WEIGEL TRAVIS SCOTT	44106 244TH AVE SE, ENUMCLAW	02/19/2021			02/23/2021
PRE2021-0003	COMMERCIAL PRE APPLICATION	LARRY BULLOCK	43801 244TH AVE SE, ENUMCLAW	02/05/2021			02/17/2021

Total: 5

DENIED

BUS2021-0062	BUSINESS LICENSE	BEST ROOFING AND RESTORATION	363B E MASON AVE BUCKLEY WA 9	02/24/2021			
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ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED	
							Total:	1
FINAL								
BLD2021-0055	RESI-PLUM-REPA	MM COMFORT SYSTEMS - DESIRAE	642 C CT, ENUMCLAW	02/04/2021	02/04/2021	08/22/2021	02/23/2021	
BLD2021-0061	RESI-MECH-ALTE	SOUND HEATING AND AC - ASHLEY	1347 GRAY LANE, ENUMCLAW	02/09/2021	02/11/2021	09/04/2021	03/08/2021	
BLD2021-0063	RESI-MECH-ALTE	MM COMFORT SYSTEMS - DESIRAE	847 RILEY DR E, ENUMCLAW	02/09/2021	02/09/2021	08/17/2021	02/18/2021	
BLD2021-0064	RESI-PLUM-REPA	JQP JEFFS QUALITY PLUMBING LLC	724 HARMONY LN, ENUMCLAW	02/11/2021	02/11/2021	08/17/2021	02/18/2021	
BLD2021-0083	RESI-MECH-REPA	EXPERT AIR CONTROL - ALLISON H	3508 ELMONT AVE, ENUMCLAW	02/26/2021	03/01/2021	09/05/2021	03/09/2021	
							Total:	5

ISSUED							
BLD2021-0049	RESI-MECH-REPA	MM COMFORT SYSTEMS - JENAH B	190 JASMINE LN N, ENUMCLAW	02/02/2021	02/04/2021	08/29/2021	
BLD2021-0051	RESI-MECH-REPA	BRENNAN HEATING - JAIMIE HOW	3228 PHILLIPS AVE, ENUMCLAW	02/03/2021	02/03/2021	08/11/2021	
BLD2021-0052	RESI-MECH-REPA	AUBURN SHEET METAL - CLARA LA	2839 CHRISTIANSON AVE, ENUMCL	02/03/2021	02/04/2021	08/03/2021	
BLD2021-0053	RESI-MECH-REPA	ABLE AIR - RUSS TRUSSELL	1108 ISBELL CT, ENUMCLAW	02/03/2021	02/03/2021	08/02/2021	
BLD2021-0054	RESI-BUIL-ALTE	RYAN GILBERTS	375 FRANKS LANE N, ENUMCLAW	02/03/2021	02/16/2021	08/15/2021	
BLD2021-0056	RESI-MECH-ALTE	MM COMFORT SYSTEMS - DESIRAE	2049 MCHUGH AVE, ENUMCLAW	02/04/2021	02/09/2021	08/08/2021	
BLD2021-0057	RESI-BUIL-ALTE	RUSTY'S CREATIONS - RUSTY VOG	2688 OLIE ANN PL, ENUMCLAW	02/04/2021	02/09/2021	09/04/2021	
BLD2021-0059	RESI-MECH-REPA	ABLE AIR - RUSS T	3320 KIBLER AVE, ENUMCLAW	02/05/2021	02/08/2021	08/07/2021	
BLD2021-0060	RESI-MECH-REPA	AUBURN SHEET METAL - CLARA LA	512 WALLACE AVE, ENUMCLAW	02/08/2021	02/08/2021	08/07/2021	
BLD2021-0062	RESI-MECH-ALTE	SOUND HEATING AND AC - ASHLEY	660 MCKINLEY ST, ENUMCLAW	02/09/2021	02/11/2021	08/10/2021	
BLD2021-0065	RESI-MECH-REPA	AUBURN SHEET METAL	3334 WETHERBEE LN, ENUMCLAW	02/11/2021	02/11/2021	08/10/2021	
BLD2021-0066	RESI-MECH-REPA	AUBURN SHEET METAL - CLARA LA	749 HARMONY LN, ENUMCLAW	02/16/2021	02/17/2021	08/29/2021	
BLD2021-0068	RESI-MECH-REPA	AUBURN SHEET METAL - DAVE TRE	2228 LOWELL PL, ENUMCLAW	02/18/2021	02/18/2021	08/17/2021	
BLD2021-0069	RESI-MAST-NEW	AMH DEVELOPMENT - PATTY TROL	MASTER PLAN	02/18/2021		08/17/2021	
BLD2021-0075	RESI-RE-R-REPA	BRUCE'S ROOFING LLC - BRUCE SF	328 JEWELL ST, ENUMCLAW	02/19/2021	02/19/2021	08/18/2021	
BLD2021-0077	COMM-MECH-REPA	CODE MECHANICAL INC - TONJA YC	1539 BLAKE ST, ENUMCLAW	02/22/2021	02/25/2021	08/24/2021	
BLD2021-0078	RESI-MECH-REPA	AUBURN SHEET METAL - AMANDA T	606 WALLACE AVE, ENUMCLAW	02/23/2021	02/25/2021	08/24/2021	
BLD2021-0079	RESI-MECH-REPA	CODE MECHANICAL INC	1140 FLORENCE ST, ENUMCLAW	02/25/2021	02/25/2021	09/05/2021	
BLD2021-0080	RESI-RE-R-REPA	BRUCE'S ROOFING - BRUCE SPRAC	449 RILEY CT E, ENUMCLAW	02/26/2021	02/26/2021	08/25/2021	
BLD2021-0081	RESI-MECH-REPA	AUBURN SHEET METAL - CLARA LA	565 FARRELLY ST, ENUMCLAW	02/26/2021	03/01/2021	08/28/2021	

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
FIR2021-0002	COMMERCIAL FIRE	PROPERTIES LLC TWIN	1539 BLAKE ST #100, ENUMCLAW	02/04/2021	03/01/2021	08/28/2021	
PWD2021-0006	SIDE SEWER	STEVE LARSEN	2050 ROOSEVELT AVE, ENUMCLAW	02/03/2021	02/04/2021	08/03/2021	
PWD2021-0007	RIGHT-OF-WAY CONSTRUCTION P	COMCAST CABLE COMMUNICATIO	359 WETHERBEE LN, ENUMCLAW	02/02/2021	02/10/2021	08/09/2021	
PWD2021-0008	RIGHT-OF-WAY CONSTRUCTION P	LAKE TAPPS CONSTRUCTION UNL1	1705 COLE ST, ENUMCLAW	02/11/2021	02/11/2021	08/10/2021	
PWD2021-0009	RIGHT-OF-WAY CONSTRUCTION P	PSE - TINA COLEMAN-PAUL	1499 GARRETT ST, ENUMCLAW	02/12/2021	02/18/2021	08/17/2021	
PWD2021-0010	RIGHT-OF-WAY CONSTRUCTION P	PSE - TINA COLEMAN-PAUL	BATTERSBY AVENUE CULVERT PRO	02/16/2021	02/23/2021	08/22/2021	
PWD2021-0011	RIGHT-OF-WAY CONSTRUCTION P	PSE - TINA COLEMAN-PAUL	1250 MERRITT AVE	02/16/2021	03/03/2021	08/30/2021	
PWD2021-0012	RIGHT-OF-WAY CONSTRUCTION P	MICHAEL GREEN	512 VICTOR ST, ENUMCLAW	02/18/2021	03/04/2021	08/31/2021	
SGN2021-0002	COMMERCIAL SIGN	TACOMA SIGN COMPANY - POLLYA	1627 COLE ST, ENUMCLAW	02/04/2021	02/24/2021	08/23/2021	

Total: 29

READY TO ISSUE

BLD2021-0082	RESI-MECH-REPA	ALLRED HTG COOLING ELEC LLC -	642 HARMONY LN, ENUMCLAW	02/26/2021		08/25/2021	
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Total: 1

Grand Total: 80