



**STAFF REPORT**

---

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**TO: Mayor/City Council**

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

**DATE: For the February 8, 2021**

**SUBJECT: 2021 Planning Commission/CD Work Plan.**

---

Below is the draft 2021 Work Plan. The plan includes work for the Planning Department and the Planning Commission. The Planning Commission will meet 10 times during the year (unless additional meetings are necessary or any cancellations) and will hold a public hearing on all of the amendments prior to making a recommendation to the City Council regarding the entire amendment package. The public is invited each year to submit for privately initiated Comprehensive Plan Amendments. Those are then placed on the work plan for Planning Commission/City Council Approval. This year, the Planning Department has received 4 amendments from the public.

On January 28, 2021, the Planning Commission reviewed the items on the proposed work plan. All 10 work plan items were reviewed. This year, due to staff availability, two items were not included within the work plan. The Commission agreed with the staff and recommended the items below to the City Council.

Summary of the amendments is as follows:

1. **Six-Year Transportation Improvement Plan:** Housekeeping item that is normally done yearly. The TIP is adopted by the City Council by Resolution early in the year; this amendment would adopt the TIP as an appendix to the Comprehensive Plan.
2. **School District Capital Facilities Plan:** This is a yearly update made by the School District. The adoption of their Capital Plans affords the city the ability to assess and collect impact fees.
3. **(Citizen Request) Future Land Use and Zoning Map Amendment for 2047 Roosevelt Ave.** The amendment would amend the Future Land Use Map from Single Family Residential to Medium Density Residential and change the Zoning Map from R-2 Moderate Density Single-Family Residential to RMHP Residential Manufactured Home Park District. This property has been included as part of the larger manufactured home park that has been in permit review.
4. **(Citizen Request) Future Land Use and Zoning Map Amendment for (1501 Mountain View Drive) property APN #1920079119.** The amendment would amend the Future Land Use map (for the property referenced above) from Mixed Density Residential to Multi-Family Residential.
5. **Annexation of Grace Point/ Sierra Vista Area:** The annexation was submitted last year and approved by the City Council on December 14, 2020 via Resolution No. 1694. The annexation is approximately 30 acres.
6. **Floodplain Variance Section:** This would amend Chapter 19.02 to allow a variance section specific to the city floodplain regulations.

7. **Multifamily Tax Exemption:** This amends the municipal code to grant a Tax Exemption within the City of Enumclaw for Multifamily Residential Projects. The purpose is 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.
8. **Buildable Lands:** This is a data gathering exercise to determine the amount of buildable land within the city. Planning Staff has already started this process. This is primarily a Planning Staff exercise.

Amendments submitted by the public but not included as part of this year's work plan:

- **(Citizen Request) Accessory Dwelling Unit Amendment** – Staff recommends not reviewing this amendment until the completion of the State's Legislation session. The State of Washington is considering regulations regarding Accessory Dwelling units. The state may offer jurisdictions assistance for implementing any number of code provisions; which may or may not include the items made by request. Staff suggests waiting to review this item until the state has completed the session. This item can be placed on the work plan for 2022.
- **Cottage Housing Regulations:** This item is not a required amendment. The review will take a considerable amount of staff time for review and crafting code language. To date, only one proposal has been made to Planning Staff utilizing these code sections.

Staff suggested waiting on the ADU amendments to see if the state legislature adopts any requirements for cities as part of their review. Cottage housing amendments will take a considerable amount of review and given the amount of staff time the commission and staff determined that these amendments should be reviewed next year or another year where more time can be dedicated to the review.

**RECOMMENDATION:** Staff recommends the City Council review the proposed work plan and make a motion to approve the work plan, or amend the work plan and motion to approve as amended.