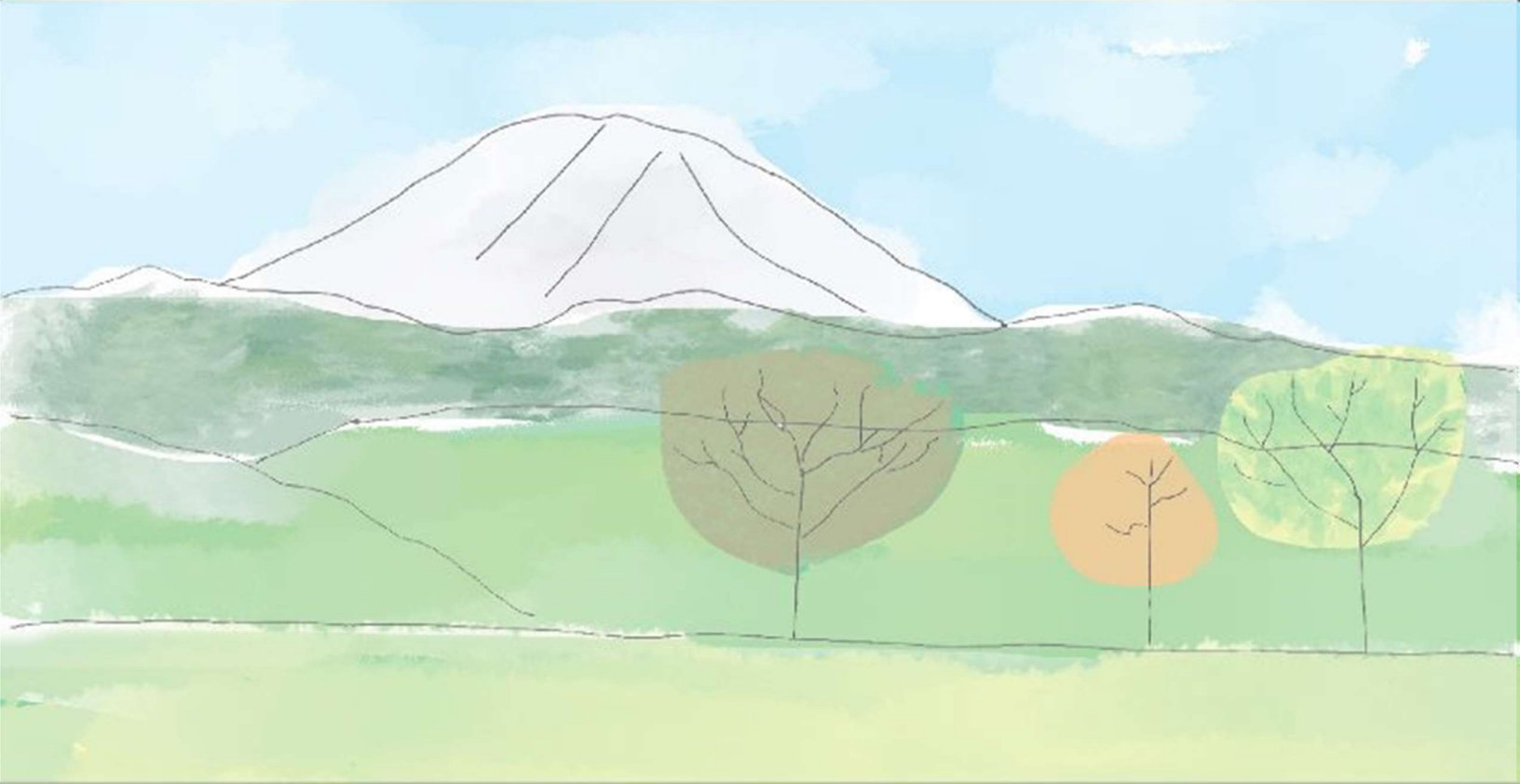


# Enumclaw Comprehensive Plan

## INTRODUCTION

**DRAFT**



# ACKNOWLEDGEMENTS

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## Advisory/Stakeholder Committee

- Name, Title/Role

## City of Enumclaw Council

Council Member Corrie Koopman Frazier Councilmember Kerry Flothe Councilmember Bobby Martinez Councilmember Chance La Fleur Councilmember Thomas Sauvageau Councilmember Anthony Wright Councilmember Chris Gruner

## Planning Commission

- Fred Sears (Chair)
- Lee Blechschmidt
- Barb Hull
- Leandra Usborne
- Paul Carter
- Carli Hendrickson
- Paul Adams

## City of Enumclaw Staff

- Mayor Jan Molinaro
- Chris Searcy, City Administrator
- Chris Pasinetti, Community Development Director
- Wynstan Larsen, Senior Planner
- Brian Spindor, Public Works Director
- Alina Hibbs, Parks and Recreation Director
- Chris Anderson, Finance Director

## Consultant Team

- BHC Consultants, LLC
- Transpo Group
- Sieger Consulting
- LDC Corp
- Jacobs Engineering

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## GLOSSARY AND DEFINITIONS

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ACS  
CPP  
GMA  
PSRC

American Community Survey  
Countywide Planning Policies  
Growth Management Act  
Puget Sound Regional Council

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# 1. Introduction

## Purpose

The City of Enumclaw's comprehensive plan contains the vision, goals, and policies for the future growth and development of the community derived from the desires and wishes of Enumclaw's residents.

This comprehensive plan is a decision-making tool based on long-term goals for the future, some of which may take years to achieve. Since long term goals are achieved as a result of many decisions and initiatives that occur on a daily or annual basis, the plan is intended to guide the actions of city officials in order to reach these long-term goals. This comprehensive plan will shape the City's zoning and subdivision regulations, capital improvement programming and budgeting, and other legal and regulatory actions necessary to manage Enumclaw's physical, social, and environmental character. All of these implementation tools must be consistent with this plan.

The plan looks beyond the conventions of law, exceeding minimum legal requirements to get at what the people want. It describes who lives here, dips into Enumclaw's history, documents its use of land, examines its roadways, studies its economics, systems and governance, and assesses its current physical and ecological environment.

## Vision Statement

The following vision statement was written following the public Visioning Workshop and refined by City staff, the Planning Commission, and City Council.

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*Enumclaw brings people together with a sense of community that values all ages and incomes. Our vision is to grow with the intention to provide services and institutions for the well-being of our residents and businesses. We plan diverse housing choices that allow new families to flourish, and longtime residents to remain.*

*Enumclaw treasures its agricultural heritage and historic downtown. We imagine a streetscape, vibrant with public art, that accommodates all types of transportation including pedestrians which will connect residents to services, schools, the downtown, and city and regional recreation facilities. To raise families and to do business, the community must keep safety a priority.*

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## *HOW TO USE THIS COMPREHENSIVE PLAN*

Several themes from the vision statement are enacted in and guide this Comprehensive Plan, as outlined below. Guided by the vision statement, Enumclaw strives to:

### *Foster a sense of community*

Cultivating a strong sense of community, where people come together and feel a connection to a place and its residents, requires a commitment to the community's shared vision and towards a clear, consistent, and transparent dialogue between the City and its residents. Enumclaw values the community's well-being and quality of life and aims to create a thriving place where people feel welcome to visit, live, and work in, without losing the individuality of the community.

The goals and policies that support this theme can be found here: Goals LU-4, LU-6, NE-2, NE-10, HS-1, and ED-7 and their corresponding policies, and Policy ED-4.4.

### *Provide diverse housing choices for all ages and incomes*

Finding more ways to be innovative and creative in tackling the problems of today and future generations. Providing diverse housing options and alternative housing styles that can expand opportunities for all ages and incomes to stay in their communities and allow new families to flourish.

The goals and policies that support this theme can be found here: Goals LU-5, LU-6, H-2, H-3, and their corresponding policies, and Policies H-1.1 and TR-3.1.

### *Treasure its agricultural heritage and historic downtown*

Promoting agricultural uses that lead to job creation and agritourism preserves and highlights the city's agricultural heritage. Enumclaw continues to work hard to maintain its agricultural history while finding ways to maximize opportunities for economic development that can lead to an enhanced quality of life for its residents. The community's downtown and its surrounding neighborhoods are the center of arts and culture, where local business can grow and is founded by a strong network of local economy.

The goals and policies that support this theme can be found here: Policies ED-1.8 and ED-4.2.

### *Efficiently connect residents to downtown and other services*

Proximity, connectivity, and walkability are highly encouraged which requires interconnected transportation and land use decisions in order to efficiently connect residents to services and amenities. Enumclaw prioritizes design for people and considers people of all ages and abilities at the forefront, not an afterthought.

The goals and policies that support this theme can be found here: Goal LU-8 and Policies LU-1.11, LU-9.4, LU-9.5, LU-11.8, TR-2.1, TR-2.3, TR-2.4 and Goals NE-1, HS-1, HS-2, ED-6, TR-4, and their corresponding policies.

### *Prioritize safety*

Prioritizing safety and health require protecting the environment, better design and form standards in the built-environment, and adequate city services. Enumclaw aspires to treat safety as the most important factor that can result in a healthier and more equitable community for all.

The goals and policies that support this theme can be found here: Goals NE-3, NE-6, NE-9, HS-1, HS-2, and LU-7 and their corresponding policies, and Policies TR-1.2, TR-2.4, TR-2.5, and TR-4.1.

## Plan Overview

The Comprehensive Plan has been previously updated in the following years:

- 1969** First Enumclaw Comprehensive Plan
- 1980** Updated Enumclaw Comprehensive Plan
- 1995** First GMA Comprehensive Plan
- 2005** GMA Update
- 2015** GMA Update

## What is in a Comprehensive Plan?

Under the Washington State Growth Management Act (GMA), jurisdictions are required to draft and update their Comprehensive Plans periodically. The intent of the GMA is to prevent urban sprawl and protect the state's natural resources and farmlands from urbanization. The Comprehensive Plan achieves this by setting a community vision, goals, and policies for the next 20 years. This Comprehensive Plan includes the following elements:

- Land Use
- Housing
- Capital Facilities
- Utilities
- Transportation
- Economic Development
- Natural Environment

- Human Services

## State Planning Context

Washington State passed the Growth management Act (GMA) in 1990. The initial intent of GMA is to prevent urban sprawl and protect the state's natural resources and farmlands. It achieves this by requiring jurisdictions to create strategies to plan for growth given land available within mapped Urban Growth Areas (UGAs). Other states without growth restrictions are at greater risk of sprawling development, resulting in fewer farm and natural resource lands, and resulting in more expensive infrastructure needs, both at a local and regional level.

Since its initial adoption, GMA has been amended to better respond to statewide planning issues and demands.

## Regional Planning Context and Consistency and Coordination

In addition to the GMA, the Puget Sound Regional Council (PSRC), in partnership and involvement with jurisdictions, provides the VISION 2050 Plan and sets multi-county planning policies (MPPs). These policies set a planning framework to guide the region's growth and to inform jurisdictions' Comprehensive Plan updates. By providing a common framework, local Comprehensive Plans can account for regional trends.

Similarly, King County establishes Countywide Planning Policies (CPPs) who amended their Countywide Planning Policies in 2021. This update included a comprehensive review of Enumclaw's Comprehensive Plan's goals policies and identified gaps across both VISION 2050 and King County's. These gaps have been addressed in this update.

## Tribal Coordination and Participation

In 2022, Washington State passed HB-1717 which requires Tribal Participation under GMA. The 2024 update has incorporated this by:

- Providing early notification to Muckleshoot Tribal leadership that the City is updating its comprehensive plan.
- Sending a draft of the comprehensive plan directly to tribal liaison(s) at the start of public review. [engagement and coordination efforts]
- Adding policy LU-1.7 requiring coordination.

## Community Participation

City Staff and the Consultant Team prepared a Public Participation Strategy (PPS) to conduct outreach to the public throughout the process of updating the Comprehensive Plan. A summary of key points in Enumclaw's PPS includes:

- Clear delineation of responsibilities for Planning Commissioners and City Council Members
- Selections of public methods of participation from the City's adopted participation program including:
  - Six open house events, and notifications through the City website, email distribution lists, press releases, and identification of key stakeholders and agencies for direct email with project updates
- Coordination with the City on the results of their concurrent housing survey

## Summary of Visioning Workshop

On April 25, 2023, the City held a visioning workshop from at City Council Chambers.

- The workshop was advertised in the local paper, on the City's webpage, with flyers around town, and via Social Media
- Meeting Facilitators were: Chris Pasinetti, Isaac Anzlovar (City of Enumclaw); Robin McClelland, Talia Tittelfitz (BHC Consultants)
- The purpose of the meeting was to introduce the public to the 2024 Comprehensive Plan Update and to refine Enumclaw's Vision Statement.
- The meeting was attended by around 20 people of a variety of ages and backgrounds who engaged in collaborative discussions to reduce the City's existing Vision Statement from 2 pages to 4-6 sentences.
- Supplemental materials provided include:
  - Meeting Agendas (both public facing and annotated for facilitators)
  - Meeting handouts
  - Visioning exercise handouts
  - PowerPoint presentation
  - Speakers notes for Visioning exercise
  - Draft Vision Statement that resulted by the end of the evening

## Summary of Housing Needs Workshop

On May 23, 2023, the City held a Housing Needs Workshop at the Enumclaw Senior Center.

- The workshop was advertised in the local paper, on the City's webpage, with flyers around town, via Social Media, via emails to previous meeting participants and interested parties, and via word of mouth.
- Meeting Facilitators were: Chris Pasinetti, Isaac Anzlovar (City of Enumclaw); Robin McClelland, Talia Tittelfitz, Eli Mulberry (BHC Consultants); Annie Sieger (Sieger Consulting)
- The purpose of the meeting was to provide an overview of housing needs in Enumclaw, engage participants in an exercise to match people with housing choices considering income and cost of housing, and to have participants become better informed about housing needs over the coming years.
- The meeting was attended by around 40 people, some of whom had attended the Visioning Workshop, some of whom were new. They represented a variety of ages

and viewpoints, and all participated in good faith in the discussions about what they saw as housing needs in Enumclaw.

- The meeting had a presentation of housing data and a break-out session, during which participants played a game called: The Hand You Are Dealt.
- The Hand You Are Dealt was crafted by the Consultant Team as series of housing scenarios which participants were asked to consider and also to propose housing solutions for in Enumclaw, using a neighborhood map and pre-printed cards with a variety of housing options.
- Supplemental materials provided include:
  - Meting handouts
  - Meeting Agendas (both public facing and annotated for facilitators)
  - PowerPoint presentation
  - Tabletop instructions for The Hand You Are Dealt game and discussion.
  - Housing Cards, utilizing photos primarily of housing in Enumclaw as examples
  - 10 scenarios for participants to consider and discuss.
  - Notes from the tabletop discussions as well as from the final report-out session

## Summary of Land Use Workshop

On June 13, 2023, the City held a Land Use Workshop at the Enumclaw Senior Center.

- The workshop was advertised in the local paper, on the City's webpage, with flyers around town, via Social Media, via emails to previous meeting participants and interested parties, and via word of mouth.
- Meeting Facilitators were: Chris Pasinetti, Isaac Anzlovar (City of Enumclaw); Robin McClelland, Talia Tittelfitz, Eli Mulberry (BHC Consultants); Annie Sieger (Sieger Consulting)
- The purpose of the meeting was to acknowledge and review what participants had contributed in the first two meetings, explore options for achieving the Vision statement, and consider Citywide land use options.
- The meeting was attended by around 50 people, some of whom had attended the Visioning and Housing Workshops, some of whom were new. They represented a variety of ages and viewpoints, and all participated in good faith in the discussions about options for land use scenarios in Enumclaw.
- The workshop started with an Open House event
  - Posters were available for participants to explore the community responses from the previous Housing Workshop as well as the Vision Statement
  - Participants were invited to check the work, to place stickers next to statements they agreed with or supported, and to edit or add things on the posters they felt had been left out.
- The workshop proceeded with a short PowerPoint presentation followed by 6 breakout tabletop discussions on land use options focused on 4 topic areas: Services & Connectivity, Commercial, Residential, and Capital Facilities. Facilitators at each table elicited conversation and dialogue on options people thought could help Enumclaw reach its Vision Statement. After half an hour, participants were invited to

switch to new tables. Each table reported highlights from their discussions to the entire group at the conclusion of the workshop.

- Supplemental materials provided include:
  - Meeting Agendas (both public facing and annotated for facilitators)
  - Meeting handouts
  - Tabletop facilitation questions which were posed during the breakout session
  - Four posters which were on display during the Open House portion of the meeting
  - PowerPoint presentation
  - Notes from the tabletop report-out sessions
  - Participant modifications to the open house posters
  - Transcription of tabletop discussion notes
  - Raw facilitator notes from tabletop discussions
  - Photographs of audience members during the presentation.

## Community Issues

### *AFFORDABLE HOUSING*

Participants of the community meetings and open house events expressed a desire to see an increased diversity of housing types throughout Enumclaw, including smaller, more affordable housing provided to accommodate young families, multigenerational housing options, and more affordable apartments, while maintaining the small-town feel of Enumclaw through appropriate design standards.

### *AGING IN PLACE*

Community members expressed wanting to see additional senior housing near community services, increased shuttle service, and additional community services and medical facilities so that residents don't have to leave the city to access these services.

### *ONGOING FUNDING FOR CITY SERVICES AND POLICE SERVICES*

Community members want to see additional services in Enumclaw to help them get basic necessities in the city, additional bike lanes and sidewalks along with sidewalk improvements especially in the downtown area, and a community center that provides multigenerational services. Community members also expressed a desire to maintain funding for police services in the city.

### *MAINTENANCE AND COSTS FOR PARKS AND RECREATION*

Community members expressed interest in additional parks within walking distance of residential neighborhoods to increase safety for children and provide greater accessibility to parks.

### *SUPPORT FOR LOCAL BUSINESSES*

Community members value local small businesses and would like to see greater city support or incentives to help small businesses thrive in their community, including the prioritization of small businesses over larger corporations in the city, to help keep the downtown core vibrant.

### **Implementation and Monitoring**

This plan is intended as a forward-looking document to guide the next generation of growth in Enumclaw. However, it must also be nimble enough to accommodate unforeseen changes to local, regional, and state market forces and development patterns. Each year, the City can make minor changes to this plan through the annual docketing process. The next substantial periodic update will take place in 2034. At the midway point, in 2029, this City should perform a look-back analysis to see how actual growth of housing and jobs have tracked projections and to monitor the progress of the plan's implementation. During that year, the annual docket should include any changes needed to address deficiencies, such as to land use designations, zoning, goal, policies, or development codes.