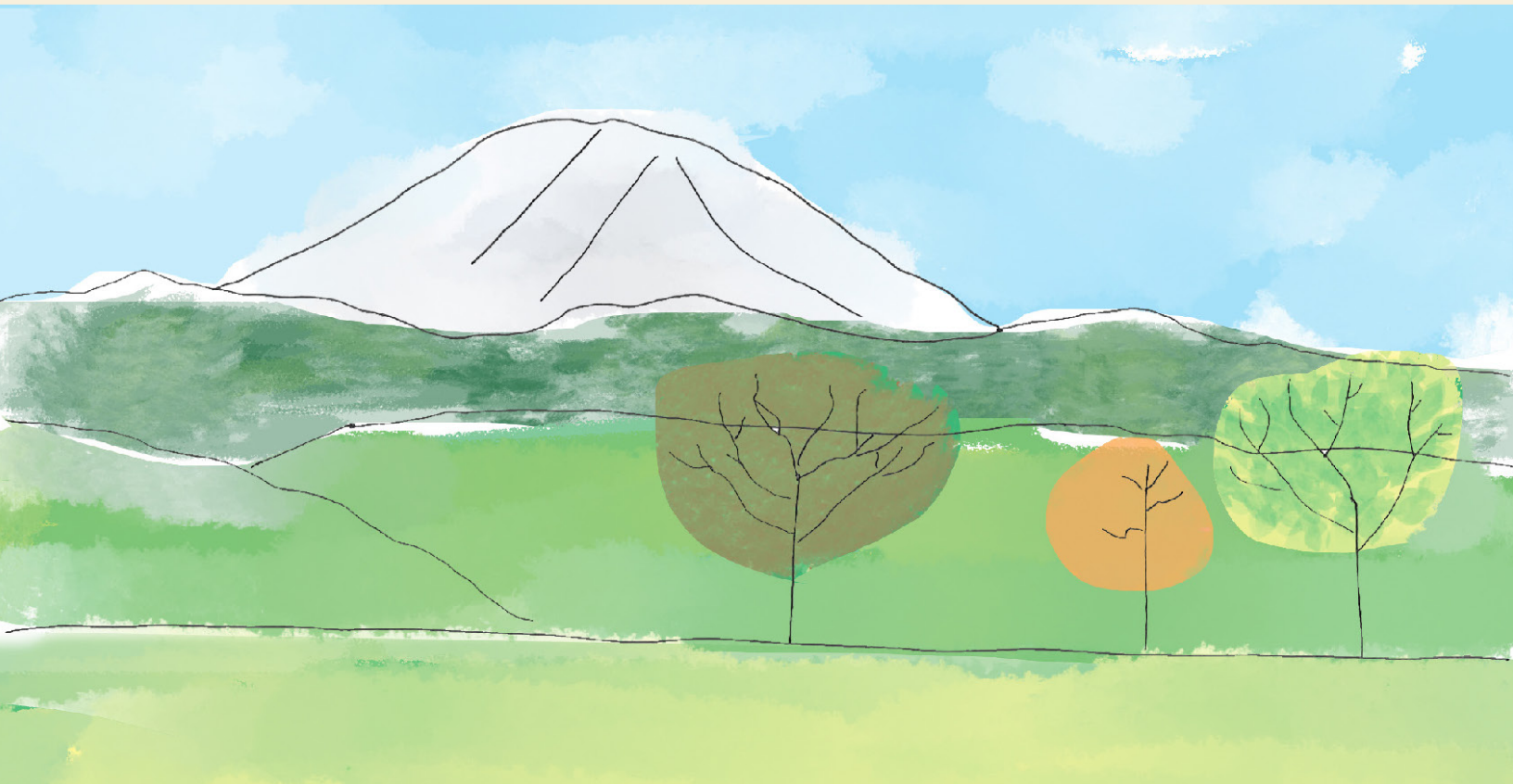


# Enumclaw Comprehensive Plan

## INTRODUCTION



# ACKNOWLEDGEMENTS

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## City of Enumclaw Council

- Councilmember Corrie Koopman Frazier
- Councilmember Kerry Flothe
- Councilmember Bobby Martinez
- Councilmember Chance La Fleur
- Councilmember Thomas Sauvageau
- Councilmember Anthony Wright
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## Consultant Team

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- Transpo Group
- Sieger Consulting
- Jacobs Engineering
- LDC Corp

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## RELATED ADOPTED PLANS AND STUDIES

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- City of Enumclaw Parks & Open Space Plan 2024
- Natural Gas System Plan and Long Range Investment Plan 2016-2035
- Enumclaw Strategic Plan for Economic Development 2014-2018
- City of Enumclaw Comprehensive Water Systems Plan 2024, as amended
- King County Fire District 28, 2016-2035 Capital Improvement Plan
- City of Enumclaw General Sewer Plan as amended
- Resolution No. 1535 - Public Participation Program
- Resolution No. 1399- Green House Gas Emission Reduction Policy
- Enumclaw School District Capital Facilities Plan 2024 - 2029
- Stormwater Comprehensive Plan Dated 2019 as amended
- Stormwater Management Action Plan (SMAP) 2023 as amended
- SR-410 Corridor Study, 2010

## GLOSSARY AND DEFINITIONS

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ACS	American Community Survey
AMI	Area Median Income
BAS	Best Available Science
CAO	Critical Area Ordinance
CDBG	Community Development Block Grant
CF	Capital Facilities
CP	Community Profile
CPP	Countywide Planning Policies
ECEAP	Early Childhood Education Assistance Program
ED	Economic Development
EYFS	Enumclaw Youth and Family Services
GHG	Greenhouse gas
GMA	Growth Management Act
HAMFI	Household Area Median Family Income
HS	Human Services
HSAB	Human Services Advisory Board
HUD	Housing and Urban Development
LU	Land Use
MHI	Median Household Income
MPP	Multicounty Planning Policies
NE	Natural Environment
NRCS	Natural Resources Conservation Service
PK	Parks
PROS	Parks, recreation, and open space
PSRC	Puget Sound Regional Council
SMA	Shoreline Management Act
SMP	Shoreline Management Program
TR	Transportation
UGA	Urban Growth Area

# 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. The plan is designed to guide city officials in making daily and yearly decisions that help achieve long-term goals. This comprehensive plan will influence the City's zoning and subdivision rules, capital improvement plans and budgets, and other legal actions needed to manage Enumclaw's physical, social, and environmental character. All tools used to carry out these goals must align with this plan.

The plan goes beyond basic legal requirements to reflect what the community truly wants. It explores who lives in Enumclaw, touches on its history, reviews how land is used, examines roadways, studies the local economy and government systems, and evaluates the current physical and environmental conditions.

## 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*

Cultivate a strong sense of community, where people come together and feel a connection to a place and its residents. Require 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*

Find ways to innovative and be creative in tackling the problems of today and for future generations. Provide diverse housing options and alternative housing styles that expand opportunities for all ages and incomes to stay in their communities, allowing 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.

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*

Promote agricultural uses that lead to job creation and agritourism that preserve and highlight the city's agricultural heritage. Enumclaw continues to work hard to maintain its agricultural history while finding ways to maximize opportunities for economic development, enhancing the 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 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*

The City encourages proximity, connectivity, and walkability, which means making transportation and land use decisions that efficiently link residents to services and amenities. Enumclaw focuses on designing for people, putting individuals of all ages and abilities at the center of planning, not as 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 means protecting the environment, improving design and building standards, and providing 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 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.

## 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, the 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.

## 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.
- 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 included:
  - 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 to propose housing solutions for in Enumclaw, using a neighborhood map and pre-printed cards with a variety of housing options.
- Supplemental materials provided included:
  - Meeting 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 included:
  - 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

## Summary of Community Review Workshop

On April 18, 2024, the City held a Community Review 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, Wynstan Larsen (City of Enumclaw); Robin McClelland, Talia Tittelfitz (BHC Consultants); Annie Sieger (Sieger Consulting); Chris Comeau (Transpo Group); and Erika Shook (Jacobs).
- The purpose of the meeting was to demonstrate how feedback from the earlier workshops had influenced the direction of the Comprehensive Plan draft and empower the community to provide comments on the draft plan and policies.
- The meeting was attended by around 30 people, some of whom had attended the workshops the previous spring and summer, 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 Powerpoint summary from the City and Consultant team. The presentation provided an overview each of the Comprehensive Plan elements, focusing on what was new in each element, calling out that which was a response to community input.
- Following the presentation, there were 3 twenty-minute review sessions. Participants self-selected to tables to ask follow-up questions and provide feedback on the draft materials.
- Participants were also invited to view and provide comments on summary posters for each Comprehensive Plan element.
- Supplemental materials provided included:
  - Meeting Agendas (both public facing and annotated for facilitators)
  - Meeting handouts
  - Tabletop facilitation questions which were posed during the breakout session

- Posters for collecting public comment on each Element
- PowerPoint presentation
- Participant modifications to the open house posters
- 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 for 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.

## 2. COMMUNITY PROFILE

### Community Context and History

“Enumclaw” is a Salish word meaning “strong wind” or “thundering noise,” derived from the strong evening wind blowing across the plateau from the mountains. This name came from the Native American groups who frequented the area and camped to the northeast of the present city limits.

When Allen Porter arrived in 1853 and settled 320 acres three miles west of the present city, he found a settlement of about 300 Native Americans living in the area. This native group lived there for part of the year and ranged over the whole region for their livelihood. They lived on salmon and other fish, game, seasonal shellfish, kelp, bulbs, roots, and berries. They also managed the landscape by prescribed burning of the underbrush to encourage the growth of the preferred food-producing plants.

In 1879 Frank and Mary Stevenson settled a 160-acre homestead in the Southwest Quarter of Section 24, starting a process of change for the plateau. Joe and Oscar Welch, and Charles Lee homesteaded the other quarter sections of Section 24 a few years later. In 1884-85, the Stevensons created a plat for the town of Stevensonville but ultimately named the community Enumclaw. During this platting period, land was donated to the Northern Pacific Railroad in hopes that the town would be a rail-based center for the area’s abundant farmland, forests, and mines. This offer created the reality of a rail siting for switching railcars.

The town quickly grew with a two-story hotel, and a saloon and a general store following close behind. Land was donated for Calvary Presbyterian Church (and for other churches), a school, and the White River Lumber Company. The town incorporated on January 27, 1913. Since incorporation, the City of Enumclaw continued to grow and expand as a rural center and distribution point for the resource-rich area. Brick buildings replaced the original wooden structures along Cole Street in the 1920s.

Enumclaw is the gateway to the north and west entrances to Mt. Rainier National Park, established in 1899 as the fifth National Park. Present day Chinook Pass was opened in 1929, and established Enumclaw as a tourist stop and gateway to the mountains. Downhill skiing became popular soon after the pass was opened. In 1958, Crystal Mountain ski area opened for both winter and summer activities.

The area has continued to grow as a tourist stop, equestrian center, and as a rural residential area with easy access to city amenities. The community now offers all city services and provides retail, medical, cultural, educational, and recreational facilities. The community of Enumclaw has grown from its birth in 1879, and established its position as a vital, rooted, and unique community.

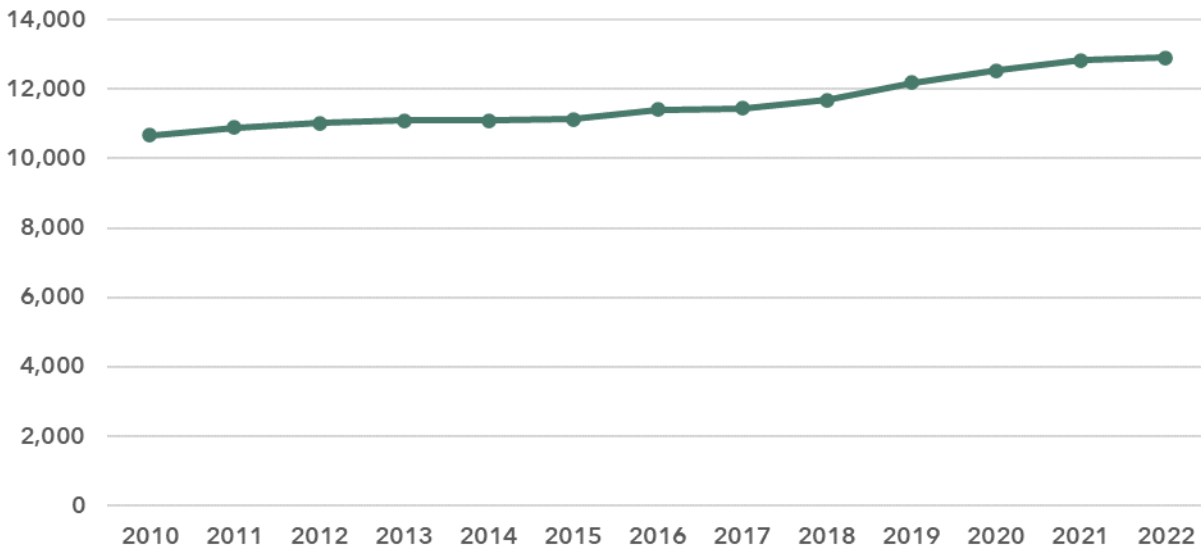
Today, the majority of Enumclaw’s land falls within King County. A portion of Enumclaw falls within Pierce County. However, this land area does not have any population or employment. Enumclaw’s total incorporated lands amount to just over five square miles.

### Population Demographics and Forecast

This section describes Enumclaw’s current population and its characteristics. It includes age, race and ethnicity, educational attainment, school enrollment and employment, as well as relevant historical trends in population growth and characteristics over time. In some cases, comparison of Enumclaw’s population and its characteristics are made to King County and Washington state overall to provide context.

As of 2022, the Washington State Office of Financial Management (OFM) estimates the City of Enumclaw to have a population of 12,910.

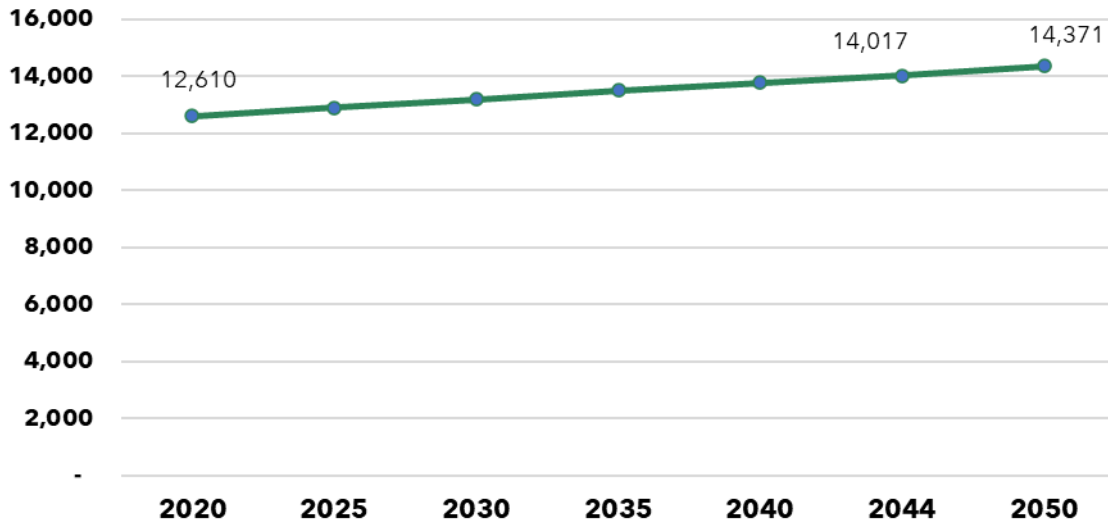
**Exhibit CP-1 Population Trend, 2010 to 2022**



Source: Washington State Office of Financial Management, Intercensal Estimates, 2010 to 2020 and April 1<sup>st</sup> Population Estimates, 2022; Sieger Consulting SPC, 2023.

For 2044, Enumclaw’s adopted housing growth target from the County is 1,057 additional units (King County Ordinance 19660). Assuming an average household size of 2.44 persons per household, this translates to an additional 2,579 people added between 2019 and 2044. This target is higher than the Puget Sound Regional Council (PSRC) forecast estimate, which anticipates 1,407 additional people between 2020 and 2044.

**Exhibit CP-2 Forecasted Population 2020-2050**



Source: PSRC LUV-it Forecast

Between 2010 and 2022, the City of Enumclaw’s population has grown at a compound annual growth rate (CAGR) of 1.6%, higher than slightly above the growth rates for King County and Washington State overall, as shown below.

**Exhibit CP-3 Comparison of Population Compound Annual Growth Rate to King County and Washington State Overall, 2010 to 2022**

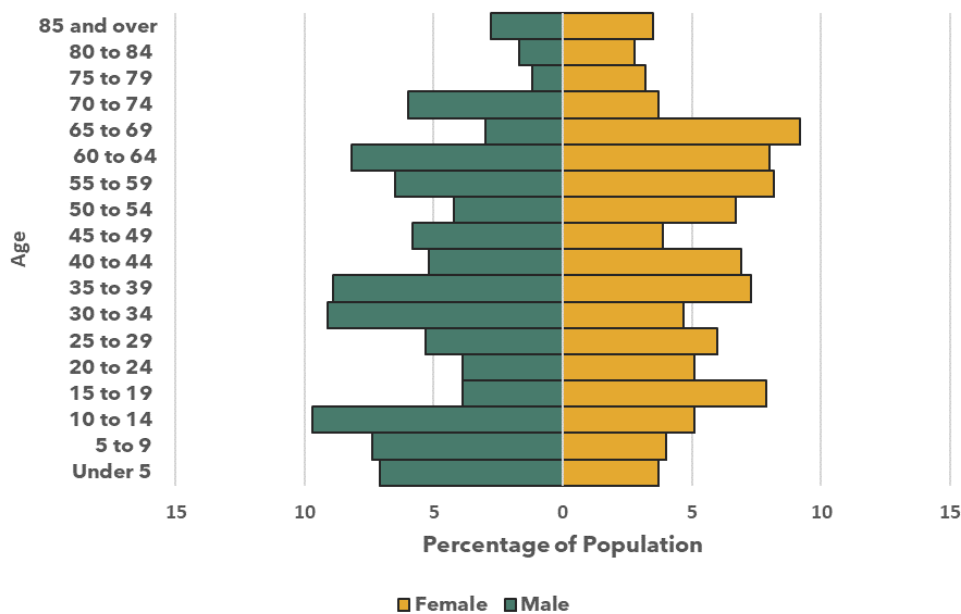
	City of Enumclaw	King County	Washington State
Population Compound Annual Growth Rate	1.60%	1.53%	1.38%

Source: Washington State Office of Financial Management, Intercensal Estimates, 2010 to 2020 and April 1<sup>st</sup> Population Estimates, 2022; Sieger Consulting SPC, 2023,

**Age Demographics**

The median age of residents in the City of Enumclaw is 40 years according to the 2021 ACS. This reflects a slightly higher median age for King County (37) and the median age in Washington State 38.2. Exhibit CP-4 shows the population pyramid for the City, showing that ages 30 to 40 account for the greatest share of the residents, accounting for 18% of the local population.

### Exhibit CP-4 Population Distribution by Age



Source: 2021 ACS, Age and Sex.

It's helpful to compare the working-age population (ages 15 to 64) with the number of children under 15 and adults 65 and older. This shows the ratio of dependents to working-age people. A higher dependency ratio means a greater burden on working-age individuals to support the dependent population. The results for the City of Enumclaw, and a comparison to King County and Washington State overall are provided below in Exhibit CP-5.

### Exhibit CP-5 Age Dependency Ratios Compared to King County and Washington State Overall, 2021

Group	City of Enumclaw	King County	Washington State
Child Dependency Ratio	35.9	29.8	34.8
Old-age Dependency Ratio	30.9	20.7	26.0
Overall Age Dependency Ratio	66.7	50.4	60.8

Enumclaw has a much higher age dependency ratio than both King County and Washington State. This includes higher ratios for children and older adults. This means that residents in Enumclaw face a greater responsibility to support these age-dependent groups. As a result, Enumclaw may need more resources and support for children, families with children, older adults, and households with older adults compared to the county and state.

Additionally, a slightly larger percentage of children and working age adults in Enumclaw are living with a disability than those in King County and Washington state overall. 14% of Enumclaw's population reports living with one or more disabilities, as shown in Exhibit CP-6,

below. The largest share of the population living with disabilities are those 65 years of age and older.

**Exhibit CP-6 Population with One or More Disabilities Compared to King County and Washington State, 2021**

Age Group	City of Enumclaw	King County	Washington State
Under 18 years old	9%	3%	5%
Ages 18-65	10%	8%	11%
Ages 65+	35%	29%	33%
Total Residents with a Disability	14%	10%	13%

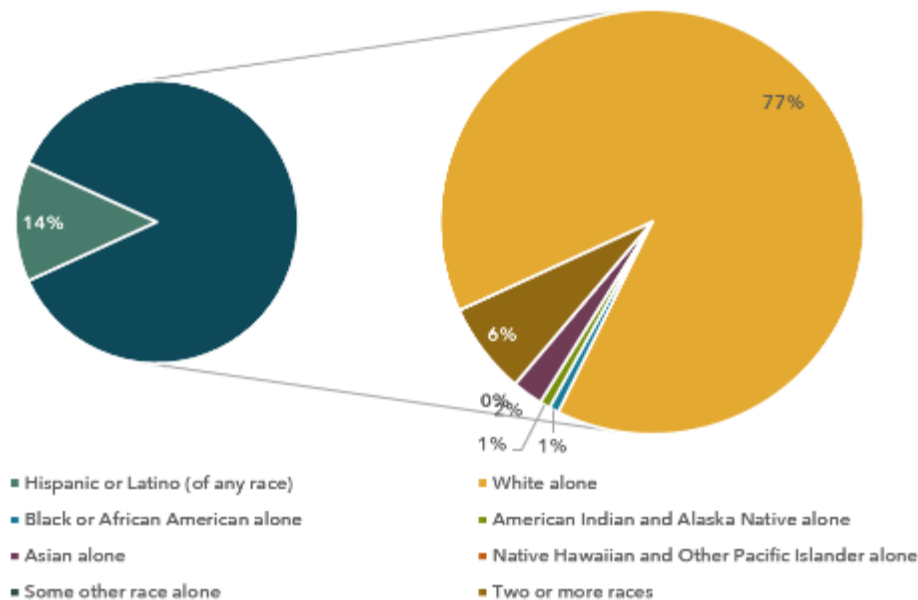
Source: 2021 ACS, Age by Number of Disabilities.

**Race and Ethnicity**

Over the past 10 years, Enumclaw's racial and ethnic diversity has increased slightly. The percentage of residents identifying as Black or African American rose to 1%, and those identifying as two or more races grew to 7%. Most of the population (89%) identifies as White. Meanwhile, 1% identifies as American Indian/Alaska Native, 1% as Asian, and 1% as "Other."

About 9% of the population identifies as Hispanic or Latino. See Exhibit CP-7 below.

**Exhibit CP-7 Race and Ethnicity**

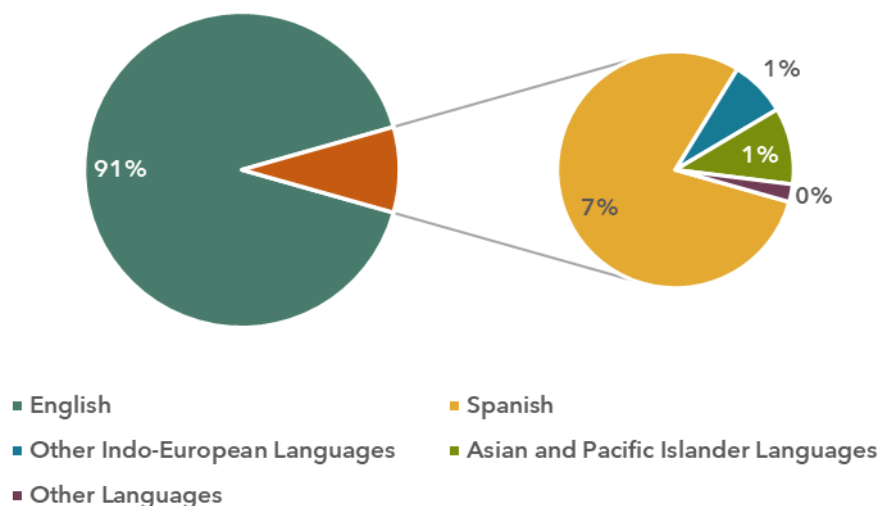


Source: 2017 to 2021 ACS One-year Estimates, Race and Hispanic or Latino; 2017 to 2021 ACS Five-year Estimates, Race and Hispanic or Latino; and Sieger Consulting SPC, 2023.

## Languages

Most the City’s community members only speak English at home, as seen in Exhibit CP-8. About 7% of households in Enumclaw speak Spanish. Indo-European languages and Asian and Pacific Island languages are each spoken in 1% of households, according to the 2021 ACS.

**Exhibit CP-8 Languages Spoken at Home**



Source: 2017 to 2021 ACS Five-year Estimates, Language Spoken at Home; and Sieger Consulting SPC, 2023.

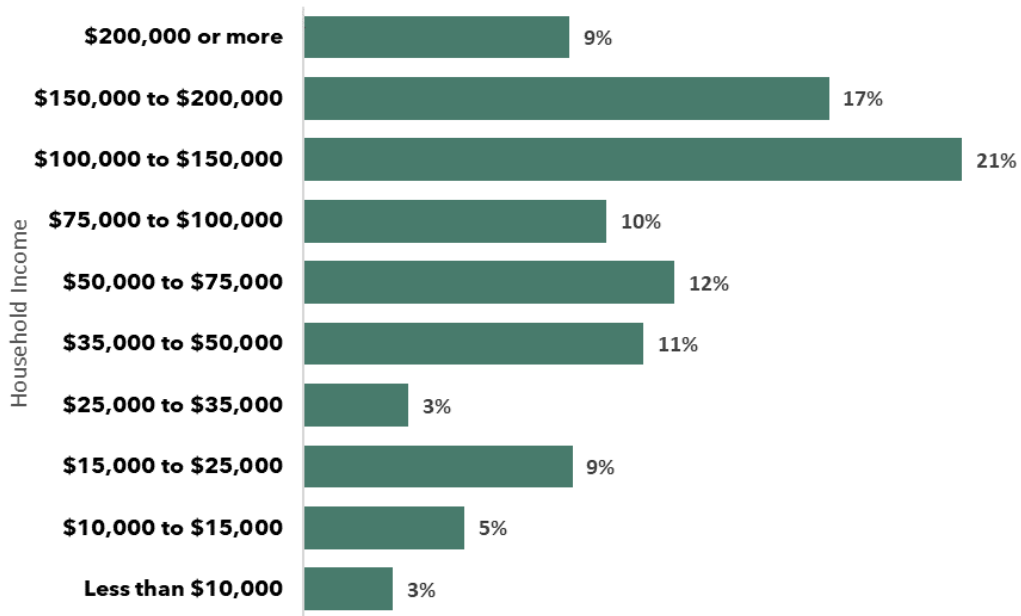
## Educational Attainment

Based on U.S. Census 2020 data, the share of Enumclaw’s population over the age of 25 years with a high school degree or higher is 95.3%, which is on-par with the King County figure of 93.7%. However, the percentage of persons over the age of 25 with a bachelor’s degree or higher is just 25.7%, which is less than half of the County-wide figure of 54%.

## Household Income and Community Economic Context

The median household income for the City was \$91,855 in 2021, with an average household income of \$108,237. According to the 2021 ACS, 8% of Enumclaw’s population fell below the poverty level. 10% of children under 18 were in poverty compared to 7% of adults. The distribution of household incomes is shown below in Exhibit CP-9.

### Exhibit CP-9 Household Income Distribution



Source: 2021 ACS, Income.

### Addressing Changes in Community Needs

This Comprehensive Plan addresses several changes in community needs as identified in the “[Community Issues](#)” section of the Introduction chapter. The goals and policies in this plan aim to support a variety of housing options to increase affordable housing and meet the needs of all residents. This includes young families, individuals living alone, seniors, and others with specific housing needs. The plan also addresses expanding and maintaining city services, such as parks, utilities, police, and offering more community services and basic needs within walking distance of neighborhoods.

Additionally, the goals and policies focus on improving the transportation system, making neighborhoods safer and more walkable, supporting local businesses, building resilience to climate change, and ensuring the city has the utilities and facilities needed for future growth. Overall, this Comprehensive Plan provides a clear and actionable framework to address current and future community needs.