



## PUBLIC NOTICE

### STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NONSIGNIFICANCE (DNS) FOR THE 2015/2016 CITY OF ENUMCLAW COMPREHENSIVE PLAN UPDATE

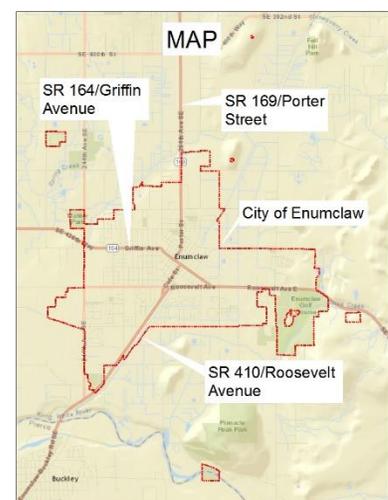
**Permit Application Number:** SEPA Environmental Checklist File #16097

**Applicant:** City of Enumclaw  
Chris Pasinetti, Interim Community Development Director

**Description of Proposal:** The proposed action is the 2015/2016 Comprehensive Plan Update. The updated plan includes revisions to the land use, housing, transportation elements as well as other elements included in the plan from 2005. The plan includes revised goals and policies for the planning horizon. The revisions include an updated vision, revised growth targets and new updated information and inventories.

Amended Chapters are as follows:

1. Introduction
2. Community Profile
3. Land Use
4. Community Development and Design
5. Transportation
6. Capital Facilities
7. Housing
8. Natural Environment
9. Parks & Recreation
10. Economic Development
11. Human Services



**Location of Proposal:** Citywide.

#### Environmental Studies:

- *SEPA Checklist*  
Prepared by the City of Enumclaw, Dated March 4, 2016.
- *EIS dated June 15, 1992 with an addendum in 1994.*  
Prepared by the City of Enumclaw.

**Lead Agency:** City of Enumclaw, 1309 Myrtle Avenue, Enumclaw, WA 98022

**Determination of Non-Significance:** The lead agency for this proposal has determined that it does not have a probable significant adverse impact. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The City of Enumclaw as the lead agency has also determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and the comprehensive plan adopted under Chapter 36.70A RCW and in other applicable local, state, or federal laws or rules as provided by RCW 43.21C.240 and WAC 197-11-158. Therefore, the City will not require mitigation measures under SEPA.

**Comment and Appeal Period:** The lead agency will not act on this proposal for fifteen (15) days from the publication date identified. Written comments must be received by 4:30 pm, March 31, 2016. Contact the Community Development Department for copies of the SEPA file. Appeals must be accompanied by a written statement and appeal fee as specified by the City fee resolution.

**Comment Period for Other Agencies:** This DNS is issued under WAC 197-11-340. Commenting agencies should submit any comments within the above-stated period. Upon request, the City will reconsider its lead agency status, the issuance of this DNS, or any mitigating measures. The City will not be taking action on this proposal until June 2016. Written comments may be submitted to the Community Development Department prior to the date of the any public hearing. Written materials

may be submitted and oral testimony given at the public hearing. Further information, contact the Community Development Department.

**Administrator of Development Regulations and Responsible SEPA Official**



\_\_\_\_\_  
Chris Pasinetti, Interim Community Development Director

\_\_\_\_\_  
March 16, 2016

Date

cpasinetti@ci.enumclaw.wa.us

1309 Myrtle Avenue

Enumclaw, WA 98022

Phone 360-615- 5726 FAX 360-825-7232



Community Development Department  
1309 Myrtle Avenue  
Enumclaw, WA 98022-3101  
(360) 825-3593

## Environmental Checklist for SEPA Review Application Form

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### To be completed by Staff:

Application # 16097

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Processing Fee: \$350.00 plus public notification costs \_\_\_\_\_

#### A. Staff review determined that project:

- Meets categorically exempt criteria.
- Has no probable significant adverse environmental impact(s) and application should be processed without further consideration of environmental effects.
- Has probable, significant impact(s) that can be mitigated through conditions. EIS not necessary.
- Has probable, significant adverse environmental impact(s). An Environmental Impact Statement will be prepared.

\_\_\_\_\_  
Signature of Responsible Official

\_\_\_\_\_  
Date

#### B. Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### C. Type of Permit or Action Requested:

2015/2016 Comprehensive Plan Amendment

#### D. Zoning District:

\_\_\_\_\_

## **SEPA ENVIRONMENTAL CHECKLIST**

**UPDATED 2014**

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:*** [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

# To be completed by Applicant:

## A. background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#) 2015/2016 Comprehensive Plan
2. Name of applicant: [\[help\]](#): City of Enumclaw.
3. Address and phone number of applicant and contact person: [\[help\]](#)  
Chris Pasinetti, Interim Community Development Director  
1309 Myrtle Avenue, Enumclaw WA 98022  
360-615-5726  
cpasinetti@ci.enumclaw.wa.us

(Note that all correspondence will be mailed to the applicant listed above unless a project contact is designated here and on an addendum attached to this page.

4. Applicant is (owner, agent, other): Same as above
5. Date checklist prepared: [\[help\]](#) Friday, March 04, 2016
6. Agency requesting checklist: [\[help\]](#) City of Enumclaw
7. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) \_\_\_\_\_  
Planning Commission review on March 24 & April 28, 2016.  
Open Houses April 6 & May 20, 2016  
Planning Commission Public Hearing May 26, 2016  
City Council Public Hearing June 27, 2016

The city has a Public Participation Plan (“PPP”) for the Comprehensive Plan Update. The PPP includes dates and proposed timing for adoption.

8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Future Comprehensive Plan Amendments will likely occur, however none are proposed at this time. A final EIS for the first GMA comprehensive plan was prepared on June 15, 1992 with an addendum in 1994, for the 1995 comprehensive plan update.

9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)\_\_\_\_\_

Entire Comprehensive Plan to include 11 chapters. Land Use, Transportation, Housing, Natural Environment, Parks & Recreation, Economic Development and Human Services. Also, this SEPA Checklist.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

City Council review and approval as well as review from the Department of Commerce and certification from the Puget Sound Regional Council.

11. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

City Council Adoption, Department of Commerce verification and Puget Sound Regional Council Certification.

12. **Project description:** Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of agencies may modify this form to include additional specific information on project description.) [\[help\]](#) (Attach site plans as described in the instructions):

The proposed action is the 2015/2016 Comprehensive Plan Update. The updated plan includes revisions to the land use, housing, transportation elements as well as other elements included in the plan from 2005. The plan includes revised goals and policies for the planning horizon. The revisions include an updated vision, revised growth targets and new updated information and inventories. Amended Chapters are as follows:

1. Introduction
2. Community Profile
3. Land Use
4. Community Development and Design
5. Transportation
6. Capital Facilities
7. Housing
8. Natural Environment
9. Parks & Recreation
10. Economic Development
11. Human Services

Also, updated Natural Gas and Sewer Comprehensive Plan are adopted by reference.

Adoption of this Comprehensive Plan required under the Washington State Growth Management Act and is the City's official statement concerning its vision for future

growth and development. It identifies goals, policies, and strategies for maintaining the health, welfare, and quality of life for the citizens of Enumclaw. The plan is comprised of numerous individual elements addressing land use, neighborhoods, housing, transportation, parks, utilities, capital facilities, and the environment. The City is required to review and, if needed, update its comprehensive plan and development regulations to ensure compliance with the Washington State Growth Management Act (GMA), Chapter 36.70A RCW, by June 30, 2015 pursuant to RCW 36.70A.130. This periodic review and update of the City's comprehensive plan and development regulations is necessary to ensure that the City's comprehensive plan and development regulations reflect current laws, local needs and goals, and new data. Development regulations will be adopted concurrent with this comprehensive plan, or very shortly thereafter.

All of the proposed materials can be downloaded at the City's website here: <http://cityofenumclaw.net/479/2015-Comprehensive-Plan-Update> and can be provided upon request.

13. **Location.** Give general location of proposed project (street address, nearest intersection of streets and section, township and section).

The City of Enumclaw is situated in south-central King County at the intersections of State Highways 164, 169 and 410 at an elevation approximately 700 feet, with a view of Mount Rainier to the east. The City is between Buckley, Auburn, Mount Rainier Nation Forest and Crystal Mountain Ski Resort. The planning area encompasses both the area within the city boundaries and the surrounding Urban Growth Area (UGA).

14. **Legal description and tax identification number**

Citywide

a. **Legal description (if lengthy, attach as separate sheet)**

Citywide

b. **Tax Identification number:**

Citywide

15. **Existing conditions:** Give a general description of the property and existing improvements, size, topography, vegetation, soil, drainage natural features, etc. (If necessary, attach a separate sheet).

Non-project Action.

Specific project related existing conditions will be reviewed at the time of permit

application. Most of Enumclaw includes Buckley-Alderwood soils, poorly to moderately well drained soils.

16. Site Area (acres and/or square feet):     N/A     Site Dimensions:           

17. **Schedule:** Describe the timing or schedule (include phasing and phasing dates, if possible) - See above

18. **Future Plans:** Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain:

Future Comprehensive Plan amendments are likely however none are proposed at this time. SEPA review will be done with regard to any future amendments to the Comprehensive Plan.

19. **Permits/Approvals:** List all permits or approvals for this project from local, state, federal, or other agencies for which you have applied or will apply as required for your proposal, if known.

Department of Commerce and Puget Sound Regional Council Review and City Council adoption.

20. **Environmental Information:** List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

This SEPA Checklist.

21. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Same as above.

### **B. Environmental Elements**

Pursuant to WAC 197-11-315(1)(e), no discussion of the individual environmental elements is required for this non-project as the City has determined that the questions in Part B do not contribute meaningfully to the analysis of the proposal.

### **C. Signature** [\[HELP\]](#)

Under penalty of perjury the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  \_\_\_\_\_

Name of signee: Chris Pasinetti

Position and Agency/Organization: City of Enumclaw

Date: Friday, March 4, 2016.

## D. Supplemental Sheet for Nonproject Actions [\[help\]](#)

Because these questions are very general, it may be helpful to read them in Conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed amendments will not likely increase discharges to water, the city's Natural Environment Chapter (Chapter 8) includes policies to maintain and protect surface and ground water resources. Best Management Practices (BMPs) to control stormwater run-off rates, volumes and water quality from development

The proposed amendments will not likely increase emissions to air, the land use element includes policies regarding mitigating for air quality impacts on surrounding areas. The transportation element includes improvements to the roadway network that will improve air quality.

The proposed amendments will not increase productions, storage or release of toxic substances or increases to noise.

Proposed measures to avoid or reduce such increases are:

BMP's also include education and enforcement are required through the city code. Code requirements currently mitigate adverse impacts from the above mentioned affects. Noise, stormwater, zoning, Critical Areas Ordinance, NPDES permit requirements will mitigate impacts. This is a non-project action and site specific review will be required for all projects at the time of permit application.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The DRAFT Comprehensive Plan will not likely affect plants, animals, fish or marine life as this is a non-project action. Impacts

from new development could increase impervious surfaces, increases in stormwater discharges, increased traffic and could negatively affect plants, animals, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life?

The plan concentrates new development within the existing urban growth area. Critical Areas regulations are in place to mitigate any adverse impacts to plants, animals fish or marine life in addition to the Shoreline Master Program. The Natural Environment Element gives policy guidance for the protection of sensitive and critical areas.

3. How would the proposal be likely to deplete energy or natural resources are:

The proposal will not likely deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural Resources are:

There are none proposed, however existing building code and critical areas regulations will conserve energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The DRAFT Comprehensive Plan will not likely affect environmentally sensitive areas. The Parks and Recreation Element establishes the need for an additional 7.13 acres of Neighborhood parks and 2 additional miles of trails. There are no wilderness, wild and scenic rivers within the City. The Natural Environment chapter give goal and policy guidance for maintaining wildlife habitat corridors and critical areas, flood storage, floodplain development and avoiding or reducing development within the 100 year floodplain. The chapter also includes goals regarding preservation and protection of artifacts and historic/culturally significant sites within the city. The Land Use Chapter includes goals regarding job creation and agri-tourism within areas located within the Farmland Preservation Program.

Proposed measures to protect such resources or to avoid or reduce impacts are:

No additional mitigation is proposed. The city's critical areas ordinance is maintained and updated as necessary.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The DRAFT Comprehensive Plan does include changes to the Future Land Use Map. The changes are generally described below:

- East side of town near Farman Avenue includes a large industrial area. The proposed amendment will change the land use designation from Industrial to Light Industrial.
- The intersection of Porter Street and McHugh Avenue previously included a "Mixed Use Overlay District" that will be removed.
- West side of town off of Griffin Avenue near 244<sup>th</sup> Avenue expands the "Mixed Use Overlay District" and designates the land use as "Office" from "Single Family Residential."
- The Future Annexation Area at the intersection of 236<sup>th</sup> Avenue SE and SE 436<sup>th</sup> Way to "Commercial" from "Single Family Residential and Mixed Use Overlay". Also, surrounding properties were designated "Single Family Residential" from "PUD" and the Mixed Use Overlay was Removed.
- At the north east corner of Roosevelt Avenue and 244<sup>th</sup> Avenue SE the area will be designated "Commercial and Single Family Residential" from "PUD."
- South of Roosevelt Avenue, east and west along 244<sup>th</sup> Avenue includes an "Airport and Airport Overlay". Surrounding the airport includes a designation for "Urban Rural Transition Overlay" which is a change from the "Single Family."
- Directly North of Laukala Place a large parcel of land will be designated to "Mixed Density Residential."
- SR 410 and 244<sup>th</sup> property near the intersection will be designated "Commercial" from "PUD."

See DRAFT Future Land Use Map – The DRAFT Future Land Use Map can be downloaded, as well as all of the revised chapters of the Comprehensive Plan on the City's Website here:

<http://cityofenumclaw.net/479/2015-Comprehensive-Plan-Update>

All of the new Elements of the Comprehensive Plan can also be provided upon request.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Existing State and local laws will be utilized to reduce and avoid shoreline and land use impacts that may be adverse.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The adoption of the Comprehensive Plan will include a new DRAFT Land Use, Transportation and Public Facilities Element (among others). The future growth is estimated to impact three intersections within the city. SR 410/244<sup>th</sup> Avenue SE, SR 410/Blake Street and Roosevelt Avenue/244<sup>th</sup> Avenue SE. These three intersections indicate a level of Service F. Increased growth may affect the city's ability to meet its level of service for parks, ability to provide water and sewer services, solid waste, police, fire services and will affect stormwater runoff within the city.

Proposed measures to reduce or respond to such demand(s) are:

Policies within the Capital Facilities Element ensure public facilities and services can adequately serve development envisioned within the land use element without negatively impacting services levels. Required mitigation for impacts to intersections and other roads are consistent with the Countywide Planning Policies and the City's policies established within the Plan. Mitigation for impacts to services through Transportation Impact fees, street utility (Transportation Benefit District), parks impact fee all are required or may be required in the future to mitigate impacts from development. The transportation element and the established six-year transportation improvement program includes a list of improvements necessary to mitigate impacts future transportation impacts. Levels of service for public facilities are listed in the Capital Facilities Element ("CFE"). The CFE includes policies that require adequate school facilities should be in place prior to new development or mitigation required. General policies include requiring public services concurrent with growth.

The city currently has adopted an Impact Fee Program for traffic and parks. Consideration for Fire and School impacts fees may be reviewed upon completion of this Comprehensive Plan.

Evaluation for  
Agency Use Only

Water and Sewer Capital Facilities Charges are required to maintain these capital programs.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

There are no conflicts with any laws at the state or federal level for protection of the environment. Enumclaw's proposed comprehensive plan and land use regulations are consistent with the County Wide Planning Policies and state and federal statutes.

# SEPA Submittal Requirements Checklist

## SUBMIT THE FOLLOWING INFORMATION FOR A COMPLETE APPLICATION

- ✓ A. Submit the **original checklist** form and two (2) copies (for a total of 3 copies) Along with three (3) copies of each of the following:
  1. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development.
  2. Site plan (one at original size; the rest reduced to no larger than 11 x 17 inch size)

The site plan must show north arrow and engineering scale; any significant or natural features such as creeks, wetlands, steep slopes; dimensions and shape of lot; location and size of existing and proposed buildings and development, including parking and landscape areas, adjacent streets and points of ingress and egress, and adjacent uses.
  4. When appropriate, conceptual building elevations.
  5. Conceptual vehicle maneuvering diagram.
  6. \$350.00 filing fee plus public notification costs
  
- ✓ B. Submit three (3) copies of the following when appropriate:
  1. Wetland Delineation Report.
  2. Geotechnical and Geological Report.

**All maps must be folded to fit into a 10 x 15 inch mailing envelope.**