



Department of Community Development
1309 Myrtle Ave, Enumclaw, WA 98022
Phone: (360) 825-3593 Fax: (360) 825-7232

NOTICE OF APPLICATION AND SEPA REVIEW – OPTIONAL DNS PROCESS

**Application Name/
File Number:** LUA2025-0005
Thunder Mountain Estates Preliminary Plat

Property Owner: Meadow Vista, LLC
P.O. Box 98571
Des Moines, WA, 98198

Representative: Larson and Associates
9027 Pacific Ave, Ste 4
Tacoma, WA, 98444

Project Location: The subject property is located on the southeast corner of SE 424th St and 268th Ave SE and is locally addressed as 42424 268th Ave SE, Enumclaw, WA.

Parcel #: 1320069022

Lead Agency: City of Enumclaw

City Staff Contact: Wynstan Larsen, Senior Planner
(360) 615-5725
wlarsen@ci.enumclaw.wa.us

Proposal Description: The City of Enumclaw received a preliminary long plat (subdivision) application to subdivide approximately 8.72 acres into nineteen (19) single-family residential lots. If approved, the applicant intends to develop single-family residential homes on the property. The project site is locally addressed as 42424 268th Ave SE, King County Assessor's Parcel #1320069022. This property is within the Low Density Single-Family Residential District (R-1) zoning district and the Urban Rural Transition Overlay District.

Date Application Submitted: February 26, 2025

Date Application deemed complete: March 26, 2025

Date of Notice of Application issued: April 9, 2025

Required Permits: Preliminary Plat Application, SEPA Review, Utility Permits, Right of Way Permit, Land Disturbing Activity Permit, Final Plat Application, Building Permits,

**Provided
Environmental
Documents:** SEPA Checklist, Archaeology Report, Geotechnical Report, Traffic Impact Analysis,
Critical Areas Report, Mitigation Plan

The permit applications and available studies can be viewed on the City of Enumclaw website: <https://www.cityofenumclaw.net/435/Public-Notice>, by emailing permits@ci.enumclaw.wa.us, or mailing a request to the Community Development Department, 1309 Myrtle Avenue, Enumclaw, WA 98022.

**SEPA
Environmental
Review:** The City of Enumclaw has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS) using the optional DNS process. Based on preliminary review, the City expects that this project will not have a probable significant adverse impact on the environment. The proposal may include mitigation measures under applicable codes, and the project review may incorporate or require mitigation measures regardless of whether an EIS is prepared. This determination is based on proposed mitigation measures, permit requirements and conditions, and applicable local, state, and federal codes.

The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts.

Public Comment: The public is invited to provide comments on this application before **4:00 PM on April 24, 2025**, as part of the application's required 15-day comment period. All persons are welcome to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and any appeal rights. Written comments on this application must include the file number and applicant name, and submitted to: Enumclaw Community Development Department, 1309 Myrtle Avenue, Enumclaw, WA 98022, or emailed to permits@ci.enumclaw.wa.us.

