



## NOTICE OF DECISION

**Application Number:** #LUA 2025-0003

**Project Name:** Quarterra Mixed Use Project

### To all parties of record:

The City granted a SEPA Mitigated Determination of Nonsignificance on **October 1, 2025**, for a proposed mixed use project located on King County Assessor's Parcel Number (APN) 2320069041, 2320069156, 2320069213, 232006918, locally addressed as 24515, 24631, 24711 SE 440th St, Enumclaw, WA. The zoning of the property is General Office District (GO) zoning district and the Mixed Use Overlay District. This approval was based on the Findings of Fact, Conclusions, and Decision by City of Enumclaw issued October 1, 2025.

This decision will become final and effective on **October 22, 2025** (at 4:00 p.m.) unless an appeal is filed.

### Appeal Closing Deadline: October 22, 2025

This decision (Type II permit decision) may be appealed to the City of Enumclaw Hearing Examiner pursuant to EMC 15.20.070 within 21 calendar days of the date of decision. Please call the Community Development Department at (360) 825-3593 for further information.

**Application Submittal Date:** January 31, 2025

**Application Deemed Complete:** March 21, 2025

**Date of Decision:** October 1, 2025

**Attachments are available online at:** <https://www.cityofenumclaw.net/435/Public-Notice>

- Decision issued on October 1, 2024
- Attachments
  - [SEPA MDNS LUA2025-0003](#)
  - [SEPA Checklist LUA2025-0003](#)
  - [Agency and Public Comments LUA2025-0003](#)
  - [Applicant Response to Comments LUA2025-003](#)
  - [Traffic Impact Analysis LUA2025-003](#)
  - [Intersection Control Evaluation LUA2025-003](#)
  - [Wetland and Fish and Wildlife Habitat Assessment LUA2025-003](#)
  - Cultural Resources Report (not for public view) LUA2025-003
  - [Stormwater Report LUA2025-0003](#)

### Distribution:

- Applicant
- King County Department of Assessments
- Individuals who submitted substantive comments on the application
  - Note: 2 agency comments and 74 public comments were received by the time of close of public comment period on April 21, 2025
- Land Use Bulletin Board
- Posted at the project site and City website