



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

NOTICE OF APPLICATION

**Application Name/
File Number:** LUA2025-0035; LDA2025-0011
Rainier Lodging Phase 2 Project Stockpile – SEPA Checklist, Land Disturbing Activity

Applicant: Foothill Ridge LLC c/o Darrel Dickson
718 Griffin Ave #238, Enumclaw, WA 98022

Property Owner: Preferred Capital Management LLC c/o Darrel Dickson
718 Griffin Ave #238, Enumclaw, WA, 98022

Project Location: Unaddressed Parcel
Enumclaw, WA, 98022

Parcel #: 1920079136

Lead Agency: City of Enumclaw

Proposal Description: The City of Enumclaw received a SEPA checklist and Land Disturbing Activity Permit to place 10,000 cubic yards material stockpile on site and installing erosion control Best Management Practices (BMPs), including a rock construction entrance. The material will come from Phase 1 and will be a temporary placement for use during Phase 2 construction. The applicant intends to build approximately 60-unit apartments, and the development will include on-site grading and utility extensions to serve five apartment structures, private access isles, and required parking stalls for Rainier Lodging Phase 2. The property is located within the Multifamily Residential District (R-4) zoning district.

Date Application Submitted: January 15, 2026
Date Application deemed complete: February 12, 2026
Date of Notice of Application issued: February 26, 2026

Required Permits: City of Enumclaw SEPA Checklist, Land Disturbing Activity Permit, Building Permit, Boundary Line Adjustment, Right-of-Way Permit, Utility Permit, Sign Permits, NPDES Permit

**Provided
Environmental
Documents:** SEPA Checklist, Wetland Delineation Report, Buffer Enhancement Plan, Geotech Report, Geologic Hazard Areas Letter, Traffic Impact Analysis

The permit applications and available studies may 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 Hearing: A public hearing is not required for this proposal pursuant to Enumclaw Municipal Code (EMC) Chapter 15.20. Public comment is accepted as described below.

