



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

SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Application Name/ LUA2024-0027
File Number: Kolkay Electric Project Phase 1 – SEPA Checklist

Applicant Rep: Daley-Morrow-Poblete (DMP) Inc. c/o Costa Philippides
726 Auburn Way North, Auburn, WA 98002

Property Owner: KayKol Holdings LLC c/o Steve Richardson
PO Box 459,
Ravensdale, WA, 98051

Description of Proposal: DMP Inc., on behalf of KayKol Holdings LLC, submitted a SEPA checklist for Phase I of proposed commercial development on the subject property. The proposed project will include approximately an 8,000 sq ft building for Kolkay Electric Headquarters (Phase I). Future phases to include approximately two 6000 sq ft buildings to accommodate miscellaneous use permitted in HCB will be evaluated separately at the time of future proposal. The proposed project will also include parking, road, and utility improvements on approximately 4.64 acres of land. The property is located within the Highway and Community Business District (HCB) zoning district.

Project Location: The property is locally addressed as 202 Roosevelt Ave E, King County Assessor's Parcel Number 2520069116.

Dates:

This application was submitted on:	October 14, 2024
This application was deemed complete on:	July 1, 2025
Notice of Application and Optional DNS issued on:	July 15, 2025
This MDNS is issued:	March 25, 2026

Project Documents: Digital versions of the project's SEPA environmental checklist, environmental studies, and related project documents may be reviewed on the City Public Notice webpage (<https://www.cityofenumclaw.net/435/Public-Notice>) or by emailing the Community Development Department at permits@ci.enumclaw.wa.us. Hardcopies of the documents can also be reviewed at Enumclaw City Hall in the Stevenson / Yerxa Building (1309 Myrtle Ave, Enumclaw, WA 98022).

Environmental Studies submitted:

- SEPA Environmental Checklist prepared by Costa Philippides, DMP Inc., revised February 2026
- Geotechnical Engineering Study by Earth Solutions NW LLC, dated April 2024
- Critical Areas Designation Report by Sewall Wetland Consulting Inc, dated May 2024
- Stormwater Site Plan by Encompass Engineering & Surveying, dated October 2024
- Traffic Impact Analysis, Heath & Associates, dated May 2025
- TIA Addendum, Heath & Associates, dated February 2026

Other Approvals/Permits Required: City of Enumclaw Land Disturbing Activity Permit, Building Permit, Demolition Permit, DRB Review, Right-of-Way Permit, Utility Permits, Ecology NPDES Permit

SEPA COMMENTS

Agency Comments: No agency comments received during the comment period.

Public Comments Received: Seventeen (17) public comments received during the comment period. The majority of the comments included concerns on the proposed project's impact on an adjacent existing business, i.e., Lift Espresso coffee stand at 230 Roosevelt Ave E, since the proposed project's description included a proposed location for a potential coffee stand.

Since then, the applicant has submitted a response to the public comments. The applicant clarified that KayKol Holdings "does not plan to open or operate a coffee stand at this location" and that the "reference to a coffee stand in the initial SEPA application was included ... as a placeholder for a comparable type of low-impact commercial use ... and facilitate the SEPA review process." Further, the applicant adds that "it does not reflect [their] exact business model," however, proposed uses must be provided as part of the SEPA and Traffic Impact Analysis review. Staff notes that per Enumclaw Municipal Code (EMC) Section 18.05.030, "Restaurants, drive-through" or "Restaurants, coffee shop or café, walk-up" are both examples of permitted uses in the Highway Community Business District (HCB) zoning district.

See Exhibit B for copies of all comments received for this project. Also see Exhibit C for applicant's response to comments.

SEPA REVIEW

Cultural Resources: A cultural resources assessment of the project site was not submitted by the applicant. However, per the SEPA checklist, the applicant has indicated that the Department of Archaeology and Historical Preservation's (DAHP) WISAARD mapping tool shows there is an existing building (metal, 1960) on the historic inventory (Property ID 333166) which has no determination of eligibility from the State Historic Preservation Office. In addition, the applicant states that based on the DAHP's WISAARD & GIS data, "There are no known landmarks, features, evidence of Indian/historic use/occupation, material evidence, artifacts, or areas of cultural importance located at or near the site per the Washington State Department of Archeology and Historic Preservation (DAHP) geographic information system" (*doc pg. 14*).

The project will be required to comply with applicable state and federal laws regarding cultural resource protection. If any items of possible cultural or historic significance are encountered during construction activities, work shall be immediately halted within the area and a large enough perimeter established in order to maintain the integrity of the site. The City, the Muckleshoot Indian Tribe, the Snoqualmie Tribe of Indians, and the Washington State Department of Archeology and Historic Preservation (DAHP) shall be immediately consulted.

Traffic Impacts: Heath & Associates prepared a Traffic Impact Analysis (TIA) and a TIA Addendum for this project. The TIA evaluates potential transportation impacts associated with the full scope of the project. The TIA Addendum evaluates the project's Phase I portion only, and any future phases or additional buildings will be evaluated separately at the time they are formally proposed. Based on ITE data, Phase 1 is estimated to generate 79 average weekday daily trips with 13 AM peak hour trips (10 inbound / 3 outbound) and 15 PM peak hour trips (5 inbound / 10 outbound). Per the TIA, due to the reduced level of trip generation associated with Phase I, no off-site intersections would be impacted by 10 or more project related trips. Therefore, only the access points have been included in forecast analysis. The site access site access intersections are projected to operate at LOS C or better under 2032 AM and PM peak hour conditions. No other City intersections expected to be impacted by ten or more project related peak hour trips.

Table 2: Existing & Forecast 2032 Intersection Levels of Service

Delays given in Seconds Per Vehicle

Intersection	Control	Peak-Hour	Crt. Mvmt.	Existing		Without Project		With Project	
				LOS	Delay	LOS	Delay	LOS	Delay
SR 410 & Access	Stop	AM	NB	B	12.1	B	13.9	B	14.0
		PM		B	13.3	C	16.5	C	15.4
Watson St N & Access	Stop	AM	WB	B	10.7	B	11.0	B	11.0
		PM		A	9.5	A	9.8	B	10.0

Both access intersections are anticipated to operate at LOS C conditions or better through 2032, meeting both the City (LOS E for unsignalized) and State (LOS D) Level of Service standards. See more information under the TIA & TIA Addendum document.

Impact Fees: Per EMC 19.24.040(A), “The city shall collect impact fees from any applicant seeking a building permit from the city, using the impact fee schedules in effect on the date of application.” Impact Fees will be assessed at the time of building permit application and collected at the time of building permit issuance.

Public Transit: Public transit service is provided by King County Metro Transit, and a review of King County Metro’s Schedules and Maps indicates the DART 915 route as the nearest public transit service to the proposed development. The closest stop for DART Route 915 from the subject property is located at the intersection of Griffin Avenue (SR 164) and SR 410, approximately 1,300 feet west of the site.

Utility Service: Utilities including water, sewer, storm, electricity, communication, and natural gas are available along Roosevelt Ave E (SR 410) and Watson St N which can serve the proposed project. The project will connect to the existing water and sewer main coming from Watson St N along the southwest portion of the property. A new water main may be required to extend across SR410 or south to the adjoining property to create a looped water main to increase fire flows. A new stormwater main will be required along the properties frontage on SR410 to bring the existing storm system up to current standards, ensure it is properly situated along the new frontage, and allow for proper connection from the development.

Per the Stormwater Site Plan Report, “To meet the water quality and flow control requirements, runoff from impervious surfaces will be directed into a detention vault located in the northeastern portion of the site. After the detention vault releases a controlled flow, the runoff will pass through an Ecology Approved Enhanced treatment facility, which is designed to provide the necessary treatment for pollutants generated from the impervious surfaces” (*doc pg. 13*). To meet Ecology Low Impact Development Requirements and provide hydraulic recharge to an existing onsite low functioning wetland, some of the sites runoff from non-pollutant generating roof surfaces will be dispersed across a vegetated buffer and through an existing onsite wetland. In addition, the project shall meet all applicable requirements under the Department of Ecology’s Stormwater Management Manual for Western Washington (SMMWW). See stormwater report for more information.

Critical Areas: A critical areas report prepared by Sewall Wetland Consulting, Inc. was provided for this project. The report included observations and information gathered from previous reports and site inspections which provide vegetation, soil types, habitat species, etc. found on site. Prior to the site inspection, Sewall conducted a resource review that included the National Wetland Inventory Map, NRCS Soil Survey online mapping/data, King County iMap, and WADNR Fpars Stream Mapping website. Sewall concluded that there is a single emergent wetland (a Category IV wetland) located on the eastern portion of the property which drains off into a ditch (Type F water – Clear Creek tributary) along the eastern edge of the site. The Critical Area Plan and Mitigation Plan shows a 25 ft buffer from the edge of the Category IV wetland, per EMC 19.02.090(C). In addition, there is a 75 ft

buffer measured from the Ordinary High Water Mark (OHWM) of the Type F water which is contained within the wetland on-site. See critical areas report for more information.

Findings of Potential Environmental and Surrounding Visual Impacts: The City of Enumclaw encourages the following goals and policies within the adopted 2024 Comprehensive Plan:

Land Use Element Goal LU-7: “Preserve, protect, and strengthen the livability and human-scale of existing neighborhoods through design and form standards”

Land Use Element Goal LU-11: “Encourage a mix of commercial land use to provide goods and services to meet the needs of residents, businesses, and visitors while providing an attractive commercial setting.”

The project has the potential to result in short term environmental impacts with regard to construction noise on adjacent development. Other impacts include short term impacts to air quality during structure demolition and moderate impact to roads during construction. Also, there may be incremental impacts to the City's stormwater system, transportation system, and fire protection services. These impacts are expected to be mitigated by payment of impact fees, stormwater system improvements, and addressing construction site disturbance control measures (Enumclaw Comprehensive Plan; Enumclaw Municipal Code Chapters 14.10, 16.04, 19.24 and 8.20).

SEPA MITIGATION MEASURES

Required Mitigation Measures:

1. The City of Enumclaw maintains an adopted 2024 Comprehensive Plan Natural Environment Policy NE-8 to “Preserve and protect artifacts, historic, and culturally significant sites within the City.” The applicant shall comply with applicable state and federal laws regarding cultural resource protection. If any items of possible cultural or historic significance are encountered during construction activities, work shall be immediately halted within the area and a large enough perimeter established in order to maintain the integrity of the site. The City, the Muckleshoot Indian Tribe, the Snoqualmie Tribe of Indians, and the Washington State Department of Archeology and Historic Preservation (DAHP) shall be immediately consulted. A note to this effect shall be included on the civil plans.
2. Prior to issuance of the Land Disturbing Activity Permit (LDA) permit, a truck haul route shall be submitted with the LDA permit application/plans for approval by the City Engineer.
3. Prior to LDA issuance, the applicant shall submit a copy of the covenant/easement document which establishes the maintenance and management of the wetland and buffer areas. This document shall be recorded and submitted to the city at the time of final completion of the project.
4. The applicant shall provide a solid fence and/or solid hedge screening at least eight feet high to screen from view of the proposed open storage area to the north of the proposed building.
5. The project will be required to improve the Roosevelt Ave E frontage to City standards. These improvements may require modification or relocation of a Puget Sound Energy distribution pole to accommodate the improvements. These improvements will require replacement of the existing storm main to bring to current standards and properly locate within the new frontage.

Lead Agency: City of Enumclaw, 1309 Myrtle Avenue, Enumclaw, WA 98022
Responsible Official: Chris Pasinetti, Community Development Director

Mitigated Determination of Non-Significance: The City of Enumclaw (lead agency) has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the applicable development regulations and 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, including locally implemented impact fees. This proposal, subject to the listed mitigation measures outlined below, will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS. This information is available to the public upon request.

Appeal: This determination is being issued pursuant to WAC 197-11-355 on the date below, this determination is considered final and subject to appeal upon issuance. Any appeal of this determination must be filed within twenty-one (21) calendar days from the date this determination is issued. A written notice of appeal and appropriate filing fee must be filed with the City Clerk by 4:00 p.m. on the final day of the appeal period.

Date of Issuance: March 25, 2026

Appeal Deadline: April 15, 2026

Administrator of Development Regulations and SEPA Responsible Official

Chris Pasinetti, Community Development Director

March 25, 2026
Date

Project Staff Contact: Wynstan Larsen, Senior Planner
Phone: 360-615-5725 Email: wlarson@ci.enumclaw.wa.us

List of Exhibits:

- Exhibit A – SEPA Checklist
- Exhibit B – Public Comment Letter
- Exhibit C – Applicant Response Comments
- Exhibit D – Traffic Impact Analysis & TIA Addendum
- Exhibit E – Critical Areas Report
- Exhibit F – Stormwater Report
- Exhibit G – Geotechnical Engineering Study

Distribution List:

- Applicant
- Land Use Action Bulletin Board posting
- Posting on City of Enumclaw website, Public Notices
- On-site posting
- Agencies via email