



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/ LUA2025-0035; LDA2025-0011
File Number: Rainier Lodging Phase 2 Stockpile – SEPA Checklist and 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

Description of Proposal: Foothill Ridge LLC c/o Darrel Dickson, on behalf of Preferred Capital Management LLC, submitted 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.

Project Location: The property is unaddressed, King County Assessor's Parcel Number 1920079136.

Dates:

This application was submitted on:	January 15, 2026
This application was deemed complete on:	February 12, 2026
Notice of Application/ODNS issued on:	February 26, 2026
This MDNS is issued:	March 27, 2026

Project Documents: Digital versions of the project's SEPA environmental checklist, environmental studies, and/or 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 Darrel Dickson, revised December 17, 2025
- Geotechnical Investigation Report by Atlas Technical Consultants, dated April 2022
- Geological Hazard Areas Letter by Atlas Technical Consultants, dated June 2025
- Wetland Delineation Report by Ecological Land Services, revised December 2025
- Buffer Enhancement Plan by Ecological Land Services, revised December 2025
- Stormwater Pollution Prevention Plan by ESM Consulting Engineers, LLC, dated December 2025
- Cultural Resources Report by Historical Research Associates, Inc, dated April 2022*
- Traffic Impact Analysis, Heath & Associates, dated May 2025*

*Additional reports submitted as part of the full project scope associated with permits #LUA2025-0009 & LDA2025-0003

Other Approvals/Permits Required: City of Enumclaw Land Disturbing Activity Permit, Right-of-Way Permit

SEPA COMMENTS

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

Public Comments Received: No public comments received during the comment period.

SEPA REVIEW

Cultural Resources: A cultural resources report (CRR) of the project site was prepared by Historical Research Associates (HRA) for the full scope of the project. HRA noted that the subject property has been heavily modified by modern agricultural practices and landscaping and nearby residential development. Per the report, HRA performed an archaeological survey which included a pedestrian survey and shovel probing. Twenty-five shovel probes were excavated within the project area. As a result, the cultural resources report indicates that no precontact or historic period cultural materials were observed during the survey. Historical Research Associates, Inc (HRA) recommends that no further cultural resources study is necessary unless the project design changes substantially.

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) for the full scope of the project which evaluates potential transportation impacts associated with the project. For the proposed stockpile, the applicant has stated that the stockpile will not generate vehicular trips. Per EMC Section 19.25.050(A), “any development activity or development permit may be exempted from this chapter if the development activity or development permit is deemed by the director to generate fewer than 10 net new trips in the peak hour.” This proposed stockpile is exempt from the traffic impact analysis requirement since no new trips will be generated.

Impact Fees: Per EMC 19.24.010, “The [Impact Fees] regulations contained in this chapter shall apply to all development within the city.” Per EMC 15.04, “Development” means a single building on a single parcel, or multiple buildings on a single parcel, or a single building or businesses on multiple adjacent parcels.” The project does not propose any development at this time; therefore, the proposed stockpile is exempt from impact fee requirements under EMC 19.24.

Utility Service: Utilities including water, sewer, electricity, communication, and natural gas are available along Farman Street N, which can serve the proposed project. The proposed stockpile does not require utilities; however, the applicant has stated that water service may be needed during construction.

Critical Areas: A wetland delineation report and a buffer enhancement plan prepared by Ecological Land Services, Inc (ELS) were submitted for the full scope project. To determine the presence or absence of critical areas on the subject property, ELS biologists collected data on vegetation, soils, and hydrology at 10 test plots, which were conducted during two field visits. ELS found that a small wetland (Wetland A) located at the northwest corner of the property which is 1,058 square feet (sq ft) in size and meets the criteria for a Category IV wetland, which is shown under Figure 2 Site Map within the wetland delineation report.

Per Enumclaw Municipal Code (EMC) Section 19.02.090, a category IV wetland requires a 25 ft wetland buffer. For the full scope of the project, ELS states that as part of the development, proposed infrastructure improvements, including widening of Farman Street N, will affect a portion of the buffer for Wetland A. Therefore, in order to mitigate grading impacts, buffer reduction is proposed, which reduces 108 sq ft on the west and an increase of 108 sq ft to the northeast of the wetland. In addition, the development will include a total of 4,060 sq ft of buffer enhancement to meet buffer averaging and buffer enhancement requirements under EMC Section 19.02.090. See the wetlands delineation report and buffer enhancement plan for more information. For the proposed stockpile, the applicant stated that grading activity will occur adjacent (not within) the adjusted buffer area.

A geologic hazard areas letter prepared by Atlas Geotechnical Engineering was submitted for the project. The letter explains that a small portion of the site is located in areas mapped as having slopes in excess of 40 percent per the City of Enumclaw's Geologic Hazards Map. However, they also noted that based on the Washington Geologic Information Portal GIS data, no landslides are mapped in the vicinity of the site, and no evidence of slope instabilities was noted during the geotechnical investigation. They add that, based on the Grading & TESC plan by ESM Consulting Engineers LLC, boulder walls will be constructed along portions of these slopes and finished grades will be no steeper than 2 feet horizontal and 1 foot vertical. Lastly, they state that provided the boulder walls are designed for the appropriate backslope and toeslope configurations, slopes are not anticipated to become unstable and that no structures are anticipated to be constructed in the immediate vicinity of the areas maps as having slopes greater than 40 percent. See geologic hazard areas letter 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."

Housing Element Policy H-3.6: "Permit the construction of both rental and for-purchase multifamily units to promote home ownership, while still meeting the city's housing target for all economic segments."

Housing Element Policy H-1.4: "Ensure that housing is compatible in quality, design, and intensity with surrounding land uses, traffic patterns, public facilities and environmentally sensitive features through specific site and building design measures."

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 emissions impacts to air quality during and moderate impact to roads during construction. These impacts are expected to be mitigated by adherence to Washington State Clear Air Act and addressing construction temporary erosion and 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 Land Use Element Policy LU-7.3 which states that "New multi-family, commercial, and industrial zones should be located where they will not disrupt existing established neighborhoods or be incompatible with existing land uses in terms of traffic, noise, or air quality." Work for the grading and construction phases of the project is limited to 7 a.m. to 8 p.m. weekdays unless otherwise authorized by the City (EMC Chapter 8.20). This permit includes additional authorization for work from 9 a.m. to 5 p.m. on Saturdays, unless complaints from neighbors are received, in which case the City reserves the right to revoke this authorization.

2. 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 the recommendations by Historical Research Associates, Inc in the Cultural Resources Report dated April 2022 and 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.

3. The City of Enumclaw maintains an adopted 2024 Comprehensive Plan Natural Environment Element Goal NE-3 to “Protect people, property, and environment in areas of natural hazards.” Following clearing and grading, the applicant shall apply hydroseeding to all disturbed non-paved surfaces that will not be immediately covered with landscaping or impervious surface.

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 27, 2026
Appeal Deadline: April 17, 2026

Administrator of Development Regulations and SEPA Responsible Official

Chris Pasinetti, Community Development Director

March 27, 2025
Date

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

List of Exhibits:

Exhibit A – SEPA Checklist
Exhibit B – Geotechnical Investigation Report
Exhibit C – Geological Hazard Areas Letter
Exhibit D – Wetland Delineation Report
Exhibit E – Buffer Enhancement Plan
Exhibit F – Cultural Resources Report
Exhibit G – Stormwater Pollution Prevention Plan
Exhibit H – Traffic Impact Analysis
Exhibit I – Plan Set

Distribution List:

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