

**CITY OF PUYALLUP**

**AFFIDAVIT OF NOTICE**

I certify under penalty of perjury under the laws of the State of Washington that on this date I sent true and correct copies of the attached **Notice of Application** to each person listed below, or on the attached mailing list, in the matter of **Azure Green Consultants**, Planning Case No. **PLCUP20220149** in the manner indicated.

Party	Method of Service
Publication Notice: Tacoma News Tribune Publication Date: February 23, 2023	<input type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger
(Attached mailing list) Puyallup Tribe of Indians Puyallup School District	<input checked="" type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger
	<input type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger

Dated: March 7, 2023 – Materials submitted by Associate Planner Rachael Brown

*Gabriel Clark*

Gabriel Clark  
Planning Technician



## CITY OF PUYALLUP

Development Services Center

333 S Meridian, Puyallup, WA 98371

(253) 864-4165 | Fax (253) 840-6678

### DECLARATION OF SIGN POSTING

Date of Sign Posting: 3/31/23  
Case No(s): PLCUP 2022 00149  
Project Name: Easton Manor Senior Housing  
Applicant: Azure Green Consultants  
Applicant Email: Bob@mailagc.com | tammy@mailagc.com  
Site Address: 704 25th St SE, Puyallup, WA  
Parcel No.: 0420267003, 7008, 7027, 7028, 7001, & 7013

Notice of Hearing

or

Notice of Application

Attached photo of sign posted (required)

Description of sign location:

704 25th St SE

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct:

Signed on March 6, 2023 at Puyallup, WA  
Date City State

[Signature]  
Signature

ANDY WALSER  
Print Name

Please send Declaration of Sign Posting to:

Nabila Comstock

Planning Technician

(253) 770-3361

[ncomstock@puyallupwa.gov](mailto:ncomstock@puyallupwa.gov)





NOTICE OF LAND USE PERMIT APPLICATION  
PROJECT DESCRIPTION:  
PROPOSAL TO REDEVELOP PARCELS INTO SENIOR HOUSING CONSISTING OF 10 ADAPTIVE UNITS AND 4 EXISTING SINGLE FAMILY UNITS TO BE USED AS ADULT FAMILY HOMES.  
PERMIT TYPE: CONDITIONAL USE PERMIT  
PROJECT LOCATION: 11111 111TH AVE, S.W. (11111 111TH AVE, S.W.)  
OWNER: ADULT SENIOR HOUSING  
DATE OF PERMIT: FEBRUARY 15, 2021  
DATE OF PERMIT REVIEW: MAY 15, 2021  
DATE OF PERMIT REVIEW: MAY 15, 2021  
DATE OF PERMIT REVIEW: MAY 15, 2021  
DATE OF PERMIT REVIEW: MAY 15, 2021







CITY OF PUYALLUP  
DEVELOPMENT SERVICES  
333 South Meridian  
Puyallup, WA 98371  
(253) 864-4165

# NOTICE OF LAND USE PERMIT APPLICATION



**PERMIT TYPE: CONDITIONAL USE PERMIT**

## PROJECT DESCRIPTION:

**PROPOSAL TO DEVELOP 7 PARCELS INTO SENIOR HOUSING CONSISTING OF 82 APARTMENT UNITS AND 6 EXISTING SINGLE FAMILY UNITS TO BE USED AS ADULT FAMILY HOMES.**

**PERMIT CASE #: PLCUP20220149**

**LOCATION:** 713 21ST ST SE, PUYALLUP, WA 98372629, 21ST ST SE, PUYALLUP, WA 98372705, 21ST ST SE, PUYALLUP, WA 98372703, 21ST ST SE, PUYALLUP, WA 983722202, E PIONEER, PUYALLUP, WA 98372710, 25TH ST SE, Unit: A, PUYALLUP, WA 98372704, 25TH ST SE, Unit: A, PUYALLUP, WA 98372

**ZONING: RS-04**

**APPLICANT: AZURE GREEN CONSULTANTS**

**DATE OF APPLICATION: FEBRUARY 15, 2023**

**STATUS OF ENVIRONMENTAL REVIEW: SEPA UNDER REVIEW**

**DATE OF PUBLIC HEARING, IF APPLICABLE: DATE OF PUBLIC HEARING NOT YET SET**

**City Staff Contact: RACHAEL N. BROWN, ASSOCIATE PLANNER - 253-770-3363; RNBROWN@PUYALLUPWA.GOV**



**THANK YOU for your legal submission!**

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

**ORDER DETAILS**

**Order Number:**  
IPL0110924  
**Order Status:**  
Submitted  
**Classification:**  
Legals & Public Notices  
**Package:**  
TAC - Legal Ads  
**Total Savings**  
(9.85)  
**Final Cost:**  
621.05  
**Promotional Code:**  
TACAffidavit  
**Payment Type:**  
Account Billed  
**User ID:**  
IPL0019819

**ACCOUNT INFORMATION**

CITY OF PUYALLUP DEVELOPMENT SERVICE IP  
333 S MERIDIAN  
PUYALLUP, WA 98371-5913  
253-841-5479  
MichelleO@ci.puyallup.wa.us  
CITY OF PUYALLUP DEVELOPMENT SERVICE

**TRANSACTION REPORT**

**Date**  
February 21, 2023 5:32:55 PM EST  
**Amount:**  
621.05

**SCHEDULE FOR AD NUMBER IPL01109240**

February 23, 2023  
The News Tribune (Tacoma)

**PREVIEW FOR AD NUMBER IPL01109240****NOTICE OF COMPLETE LAND USE APPLICATION(S)**

The City of Puyallup Development Center hereby announces that the following complete land use application(s) have been submitted for processing.  
Planning Case No. PLCUP20220149:

**Applicant:** Azure Green Consultants  
**Location:** 713 21ST ST SE, PUYALLUP, WA 98372; 629 21ST ST SE, PUYALLUP, WA 98372; 705 21ST ST SE, PUYALLUP, WA 98372; 703 21ST ST SE, PUYALLUP, WA 98372; 2202 E PIONEER, PUYALLUP, WA 98372; 710 25TH ST SE, Unit: A, PUYALLUP, WA 98372; 704 25TH ST SE, Unit: A, PUYALLUP, WA 98372;

**Zoning:** RS-04  
**Request:** Proposal to develop 7 parcels into senior housing consisting of 82 apartments units and 6 existing single-family units use as adult family homes. Comment Due Date: Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on March 09, 2023

**SEPA status:** The City may issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) for this proposal under the optional DNS SEPA process, provided in WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtain upon request. Consistent with WAC 197-11-545 regarding consulted agencies, other agencies and the public, comments must be received on this notice to retain future rights to appeal the subject Determination

**Environmental mitigation measures under consideration:** None identified as of the date of this notice  
**Public Comments:** Please be advised that any response to this letter will become a matter of Public Record. The public consulted agencies and other agencies are encouraged to contact the staff listed below to become a 'Party of Record' on the subject permit application(s). The public may review contents of the official file for the subject proposal, provide written comments, participate in public hearings/meetings for the subject permit(s), and request a copy of the final decision. General application information is available for public review at [www.cityofpuyallup.org/ActivePermits](http://www.cityofpuyallup.org/ActivePermits). The application file is available for review at <https://permits.puyallupwa.gov/portal/>. Please click on the 'Application Search' button under the 'Planning Division' header. Once you have navigated to the Planning Division Application search page, you can search by the case number or site address. The file can also be viewed in person at Puyallup City Hall during normal business hours (9:00am – 3:00pm) at the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).

Americans with Disabilities Act (ADA) Information  
The City of Puyallup in accordance with Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability. This material can be made available in an alternate format by emailing Michelle Ochs at [michelleo@puyallupwa.gov](mailto:michelleo@puyallupwa.gov), by calling (253) 253-841-5485, writing us via mail (333 South Meridian, Puyallup, WA 98371) or by visiting the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).

**Staff contact:** Rachael N. Brown, Associate Planner - (253) 770-3363 | [RNBrown@PuyallupWA.gov](mailto:RNBrown@PuyallupWA.gov)

W00000000  
Publication Dates

[<< Click here to print a printer friendly version >>](#)





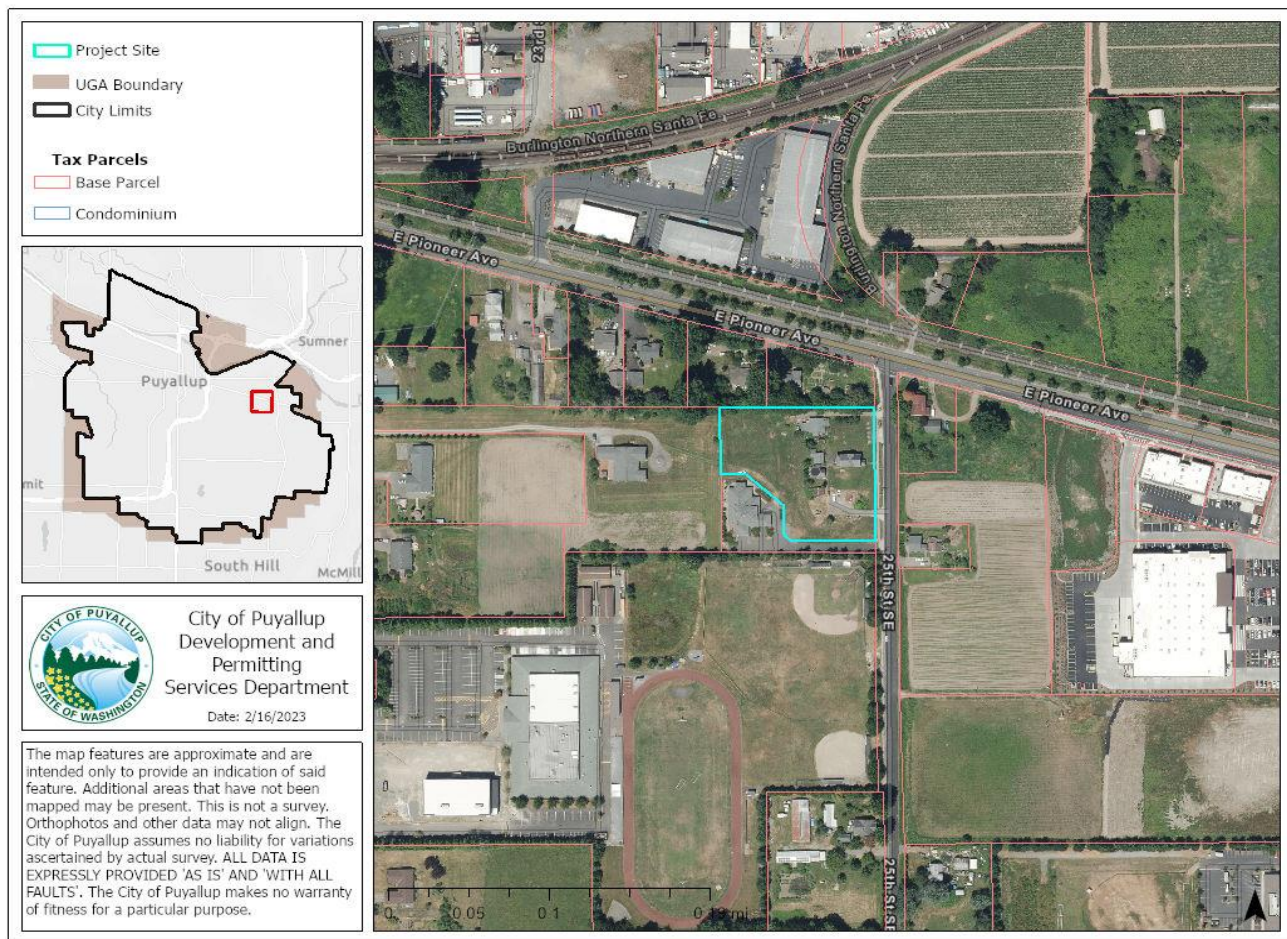
City of Puyallup  
**Planning Division**  
333 S. Meridian, Puyallup, WA 98371  
(253) 864-4165  
[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

February 21, 2023

## NOTICE OF COMPLETE LAND USE PERMIT APPLICATION

The following land use permit application was submitted to the Development and Permitting Services Department for review. This notice was sent to all property owners within a specified radius of the site.

Vicinity Map:





## Application Information

Case Number: PLCUP20220149  
Permit Type: Conditional Use Permit  
Proposal: Proposal to develop 7 parcels into senior housing consisting of 82 apartments units and 6 existing single family units use as adult family homes.  
Applicant(s): Azure Green Consultants  
Owner(s): SEKYRA KILCHASEKYRA KILCHA  
Site Address: 713 21ST ST SE, PUYALLUP, WA 98372; 629 21ST ST SE, PUYALLUP, WA 98372; 705 21ST ST SE, PUYALLUP, WA 98372; 703 21ST ST SE, PUYALLUP, WA 98372; 2202 E PIONEER, PUYALLUP, WA 98372; 710 25TH ST SE, Unit: A, PUYALLUP, WA 98372; 704 25TH ST SE, Unit: A, PUYALLUP, WA 98372;  
Parcel Number: 0420267001; 0420267003; 0420267007; 0420267008; 0420267013; 0420267027; 0420267028;  
Date of Application: October 05, 2022  
Date of complete application determination: February 15, 2023  
Date of Public Hearing (if set): January 05, 2023  
Environmental documents/studies required: SEPA Checklist, Traffic Scoping Worksheet, Storm Water Report, Traffic Impact Analysis, Habitat Assessment for Floodplain, Wetland Report, Stream Report, Habitat Report, Critical Area Report, and other reports as required for review.  
Identified critical areas on or adjacent to the site: Regulated Flood Plain FEMA, 300 Ft Review Area for Streams/Rivers, Volcanic Lahar Inundation Zone, 300 Ft Review area for Critical Areas, Wetland Buffer

## Public Comments

Please be advised that any response to this letter will become a matter of Public Record. The public, consulted agencies and other agencies are encouraged to contact the staff listed below to become a 'Party of Record' on the subject permit application(s). The public may review contents of the official file for the subject proposal, provide written comments, participate in public hearings/meetings for the subject permit(s), and request a copy of the final decision.

- General application information is available for public review at [www.cityofpuyallup.org/ActivePermits](http://www.cityofpuyallup.org/ActivePermits).
- The application file is available for review at <https://permits.puyallupwa.gov/portal/>. Please click on the 'Application Search' button under the 'Planning Division' header. Once you have navigated to the Planning Division Application search page, you can search by the case number or site address.
- The file can also be viewed in person at Puyallup City Hall during normal business hours (9:00am – 3:00pm) at the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).
- Written comments will be accepted if filed with the staff contact listed below on or before 3:00PM on: March 09, 2023.



## Americans with Disabilities Act (ADA) Information

The City of Puyallup in accordance with Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability. This material can be made available in an alternate format by emailing Michelle Ochs at [michelleo@puyallupwa.gov](mailto:michelleo@puyallupwa.gov), by calling (253) 253-841-5485, writing us via mail (333 South Meridian, Puyallup, WA 98371) or by visiting the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).

## Environmental Review (SEPA)

The City may issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) for this proposal under the optional DNS SEPA process, provided in WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Environmental mitigation measures under consideration: None identified as of the date of this mailer. Staff reviewing SEPA checklist.

Consistent with WAC 197-11-545 regarding consulted agencies, other agencies and the public, comments must be received on this notice to retain future rights to appeal the subject determination

## Staff Contact

If you have any comments, please email them to Rachael N. Brown, Associate Planner

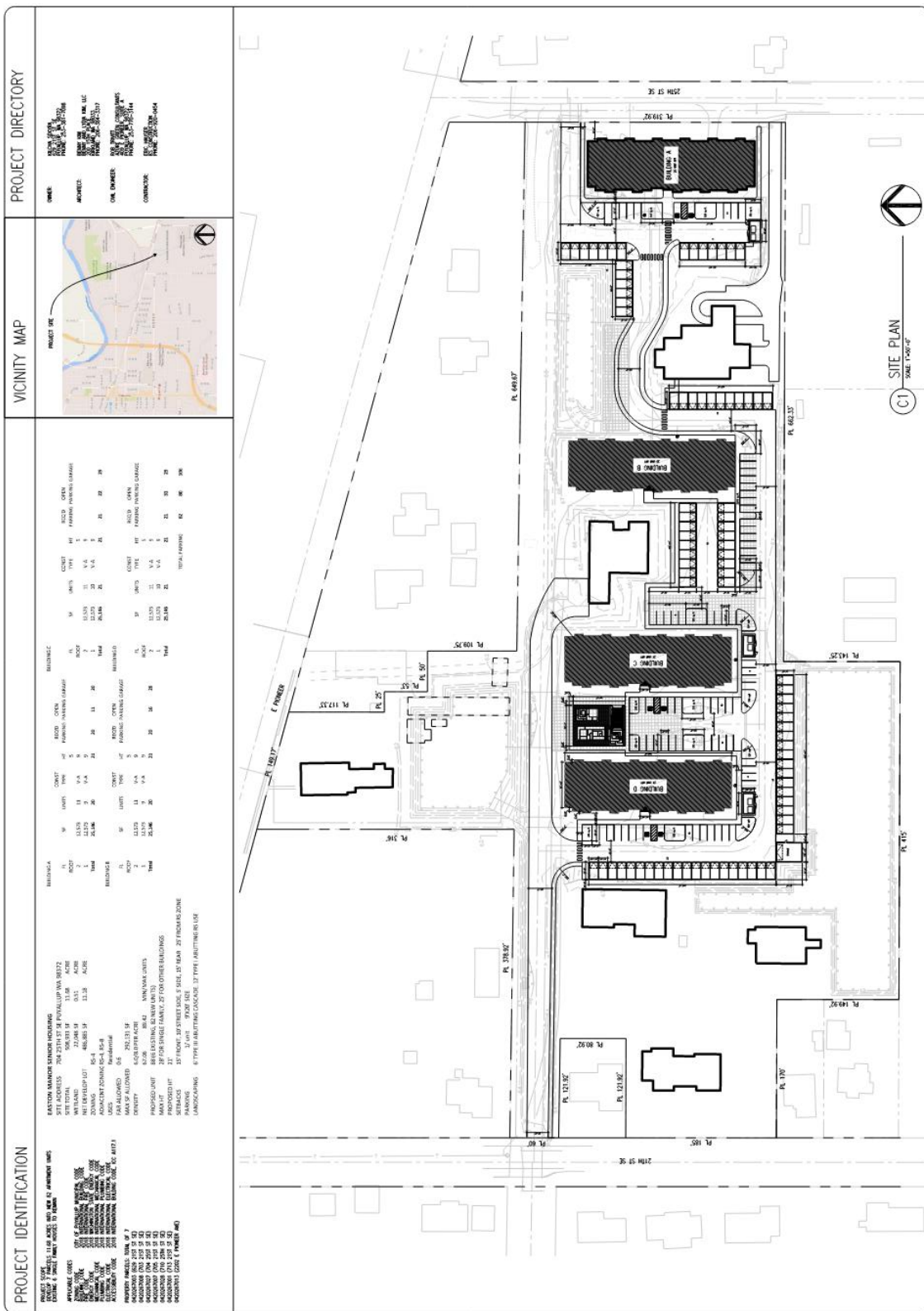
at [RNBrown@PuyallupWA.gov](mailto:RNBrown@PuyallupWA.gov) or call (253) 770-3363.

## Building Elevations





## Site Plan





0420264047  
PUTNAM RICHARD C  
2609 E PIONEER  
PUYALLUP, WA 98372-3523

2105200400  
VAN LIEROP NEIL A TTEE  
3311 8TH AVE SE  
PUYALLUP, WA 98372-4045

0420267009  
PETITT EDWARD & TERESA  
2402 E PIONEER  
PUYALLUP, WA 98372

0420267028  
SEKYRA KILCHA  
629 21ST ST SE  
PUYALLUP, WA 98372-4756

0420267012  
MARKLAND BRANDY  
2426 E PIONEER  
PUYALLUP, WA 98372-3528

0420267011  
VAZQUEZ DOMINGUEZ EDGAR  
2418 E PIONEER  
PUYALLUP, WA 98372

0420268010  
PARK JAE IL & SEKYRA KILCHA ET AL  
629 21ST ST SE  
PUYALLUP, WA 98371

0420268009  
ROBINSON BRIAN & DINY  
2502 E PIONEER  
PUYALLUP, WA 98372-3530

0420267027  
SEKYRA KILCHA  
629 21ST ST SE  
PUYALLUP, WA 98372-4756

0420267003  
SEKYRA KILCHA  
629 21ST ST SE  
PUYALLUP, WA 98372-4756

2105200380  
JUNCTION PARK II LLC  
PO BOX 94176  
SEATTLE, WA 98124

0420267008  
SEKYRA KILCHA  
629 21ST ST SE  
PUYALLUP, WA 98372-4756

0420264048  
PUTNAM RICHARD C  
2609 E PIONEER  
PUYALLUP, WA 98372-3523

0420264029  
ANDREWS RALPH A & JOYCE  
803 25TH ST SE  
PUYALLUP, WA 98372-4125

0420352148  
CASCADE CHRISTIAN SCHOOLS  
815 21ST ST SE  
PUYALLUP, WA 98372-4760

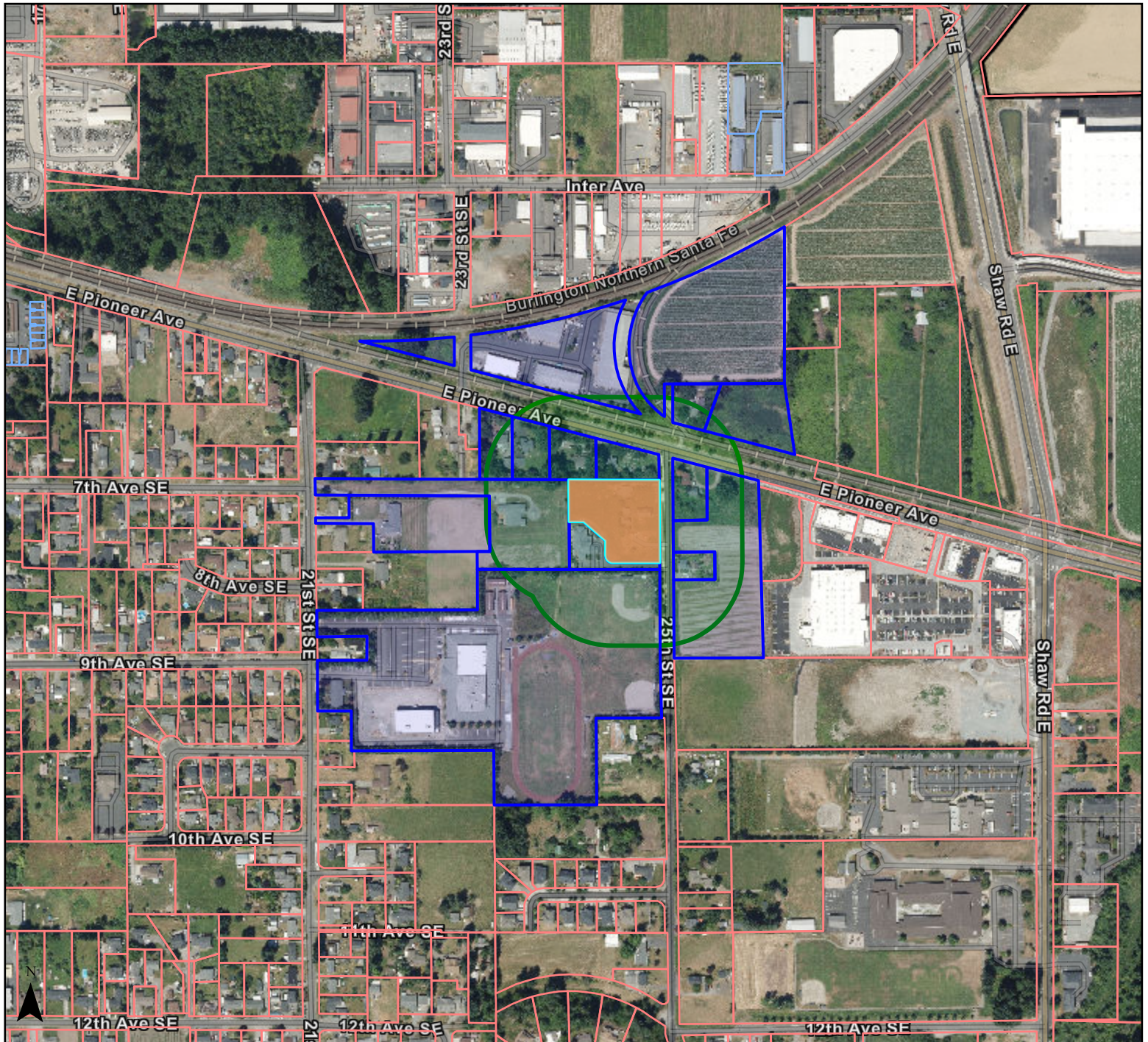
0420267010  
PUKIS BRIEN & E I CURRIER  
4622 SLAYDEN RD NE  
TACOMA, WA 98422-1863





PUYALLUP  
WASHINGTON

# City of Puyallup Planning Division Mailing Map



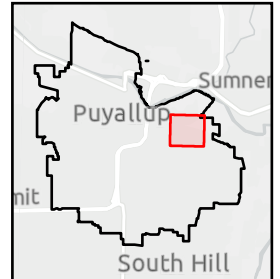
Legend

## Tax Parcels

- Condominium
- Base Parcel
- Condominium

Urban Growth Area

Puyallup City Limits



0 0.07 0.15 0.3 mi

Scale: 1:9,028

Map produced using City of  
Puyallup GIS web apps.

Date: 2/16/2023

The printed information was derived from digital databases within the City of Puyallup GIS Portal. The City of Puyallup cannot accept responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



## **Gabriel Clark**

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**From:** Gabriel Clark  
**Sent:** Tuesday, February 21, 2023 11:20 AM  
**To:** A. Clark - Pierce County SEPA official ; Andy Whitener, Squaxin ; Angela Dillon Puyallup Tribe ; Annette Bullchild, Nisqually; Brad Beach, Nisqually ; Casey Barney; Central Pierce Fire; City of Edgewood; City of Fife (sfriddle@cityoffife.org); City of Sumner Planning ; DAHP ; Dan Krenz - USACE ; David Troutt - Nisqually Natural Resources; Dept of Commerce; Dr. Martin Fox, Muckleshoot; ECY WETLANDS ; Fruitland Mutual Water Co. ; George Walter - Nisqually Environmental; Glen St Amant, Muckleshoot ; Heidi Thomas - Nisqually Transportation; Johan Hellman BNSF; Laura Murphy - Muckleshoot Indian Tribe ; Matthew Herrington, Comcast; MBA Pierce County ; Pierce County Surface Water; Pierce County Traffic - Brian C. ; Pierce Transit ; P-S Chamber of Commerce ; PSCAA; PSE; Puyallup School District - Brian Devereux; Puyallup Tribe - SEPA Review; Randy Tarter, Williams Pipeline; Sean Vance ; Shaun Dinubilo; Tacoma Water; TPCHD; WA Dept of Natural Resources; WDFW Region 6, South Sound; WSDOT ; Yakama Nation  
**Cc:** Rachael N. Brown  
**Subject:** ATTN: Notice of Complete Land Use Application | PLCUP20220149  
**Attachments:** Notice of Application Mailer.pdf; SEPA Checklist - 9 8 22 Final.pdf; Site Plan 07252022.pdf

## **CITY OF PUYALLUP**

### **Development Services Center**

333 S Meridian, Puyallup, WA 98371

(253) 864-4165 Fax (253) 840-6678

### **NOTICE OF COMPLETE LAND USE APPLICATION**

Department of Natural Resources – Review Team

Department of Commerce – Review Team

WSDOT – Review Team

Department of Ecology – Zach Meyer

Department of Fish & Wildlife – Region 6, South Sound

Tacoma Pierce County Health Department – SEPA review



Central Pierce Fire Protection – Kevin Berdan

Pierce County Planning and Land Services – Adonais Clark

Pierce County Public Works, Traffic – Rory Grindley, Brian Churchill

Pierce County Surface Water – Erick Thompson

City of Sumner – Ryan Windish

City of Fife – Steve Friddle

City of Edgewood – Darren Groth

Puyallup Tribe of Indians – Russ Ladley, Brandon Renyon, Andrew Strobel, Char Naylor, Jeffrey Thomas, Jennifer Keating, Robert Barandon, Carol Ann Hawks, Lisa Anderson, Charlotte Basch, Angela Dillon, Alec Wrolson, Crystal Stone, Lois Boome, Nancy Shippentower, Sam Stiltner, David Winfrey

Muckleshoot Indian Tribe – Glen St. Amant, Laura Murphy, Dr. Martin Fox

Nisqually Tribe – Annette Bullchild, Brad Beach, Heidi Thomas, George Walter, David Troutt

Squaxin Tribe – Shaun Dinubilo, Andy Whitener

Master Builders Association, Pierce County – Jessica Gamble

Yakama Tribe – Elizabeth Sanchez, Kate Valdez

Puyallup School District – Brian Devereaux

Pierce Transit – Tina Vaslet

US Army Corps of Engineers – Dan Krenz

WA State Department of Archaeology & Historic Preservation (DAHP) – SEPA Review

Puget Sound Clean Air – SEPA Review

Puyallup-Sumner Chamber of Commerce – SEPA Review

Comcast – Matthew Herrington

Other public and private utilities: Williams Pipeline, Puget Sound Energy, Fruitland Mutual Water company, Valley Water company, Tacoma Water

**Re: PROJECT ID: PLCUP20220149 - NOTICE OF COMPLETE APPLICATION**



**Brief Project Description:** Proposal to develop 7 parcels into senior housing consisting of 82 apartment units and 6 existing single family units which will continue to be used as adult family homes. Project will include associated landscaping, parking, and storm water improvements.

Please find attached to this email the notice of application and submitted site plan for the above referenced project. Parcel specific information may be found on the attached notice, at [www.cityofpuyallup.org/activepermits](http://www.cityofpuyallup.org/activepermits), or on the [CityView Portal](#).

Additional permit materials may be provided upon request by replying to the Rachael Brown via email at [RNBrown@PuyallupWA.gov](mailto:RNBrown@PuyallupWA.gov). The City may issue a determination of non-significance or mitigated determination of non-significance for this proposal under the optional DNS process provided in WAC 197-11-355. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Please provide comments within 14 days, or **March 7, 2023**. If you'd like to be added to the Party of Record list on the project and receive future review letters and public hearing notices (if applicable), please reply to this email requesting to be placed on the party of record list for this case.

Please reference the case number or the project name in future correspondence or emails.

Thank you,  
Gabriel Clark (He/Him)  
Planning Technician | City of Puyallup  
(253) 770-3330  
[gclark@puyallupwa.gov](mailto:gclark@puyallupwa.gov)

*Did you know that you can easily submit for a permit online? Introducing CityView, our new online permitting system. Permit applications will now be accepted through the [CityView Portal](#). For more information on the permit system, go to the [City's website page here](#). Or, scan this QR code with your phone to learn more.*

