

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 **Kali Barnes**, Planning Case No. **PLBSP20230028** in the manner indicated.

Party	Method of Service
Publication Notice: Tacoma News Tribune Publication Date: May 5, 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: May 16, 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: MAY 10, 2023
Case No(s): PLBSP20230028
Project Name: South Hill Business + Technology Center
Applicant: Dave Vranizan, Benaroya Capital Company, LLC
Applicant Email: Dave.V@Benaroya.com
Site Address: 1015 + 1019 to 1021 39th Avenue S.E., Puyallup, WA
Parcel No.: 041903-4036 + 041903-4038

Notice of Hearing or

Notice of Application

Attached photo of sign posted (required)

Description of sign location:

S.E. corner of 39th Ave. S.E.
and
10th St. S.E.

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 MAY 10, 2023, at KENT, WA

Date

City

State

[Signature]
Signature

JEFF CURRIE
Print Name

Please send Declaration of Sign Posting to:

Nabila Comstock
Planning Technician
(253) 770-3361
ncomstock@puyallupwa.gov







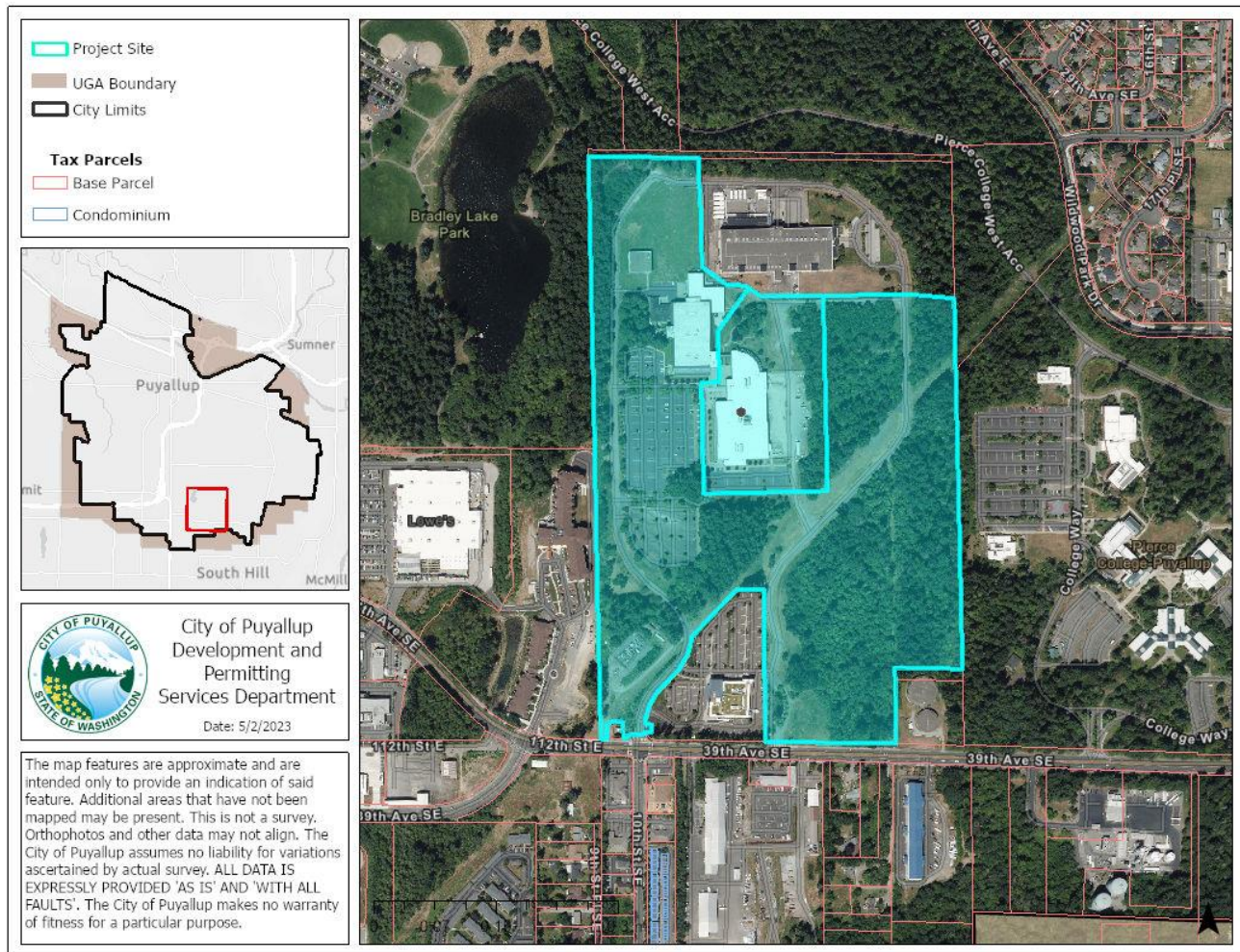
City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

April 28, 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: PLBSP20230028
Permit Type: Binding Site Plan
Proposal: Create 8 Binding Site Plat lots with existing improvements to remain. No new structures are proposed.
Applicant(s): Kali Barnes
Owner(s): BCC PUYALLUP LLC
Site Address: 1019 39TH AVE SE, PUYALLUP, WA 98374; 1021 39TH AVE SE, PUYALLUP, WA 98374; 1015 39TH AVE SE, PUYALLUP, WA 98374;
Parcel Number: 0419034036; 0419034038;
Date of Application: March 13, 2023
Date of complete application determination: April 27, 2023
Date of Public Hearing (if set): Hearing date not yet set, a separate notice will be sent out when a hearing date is determined
Environmental documents/studies required: Wetland report and SEPA and other reports as required for review.
Identified critical areas on or adjacent to the site: Wetlands, wetland buffers, Contaminated Sites, Underground Storage Tank, Aquifer Recharge Area, Wellhead Protection Area.

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.
- 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: **May 19, 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, 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

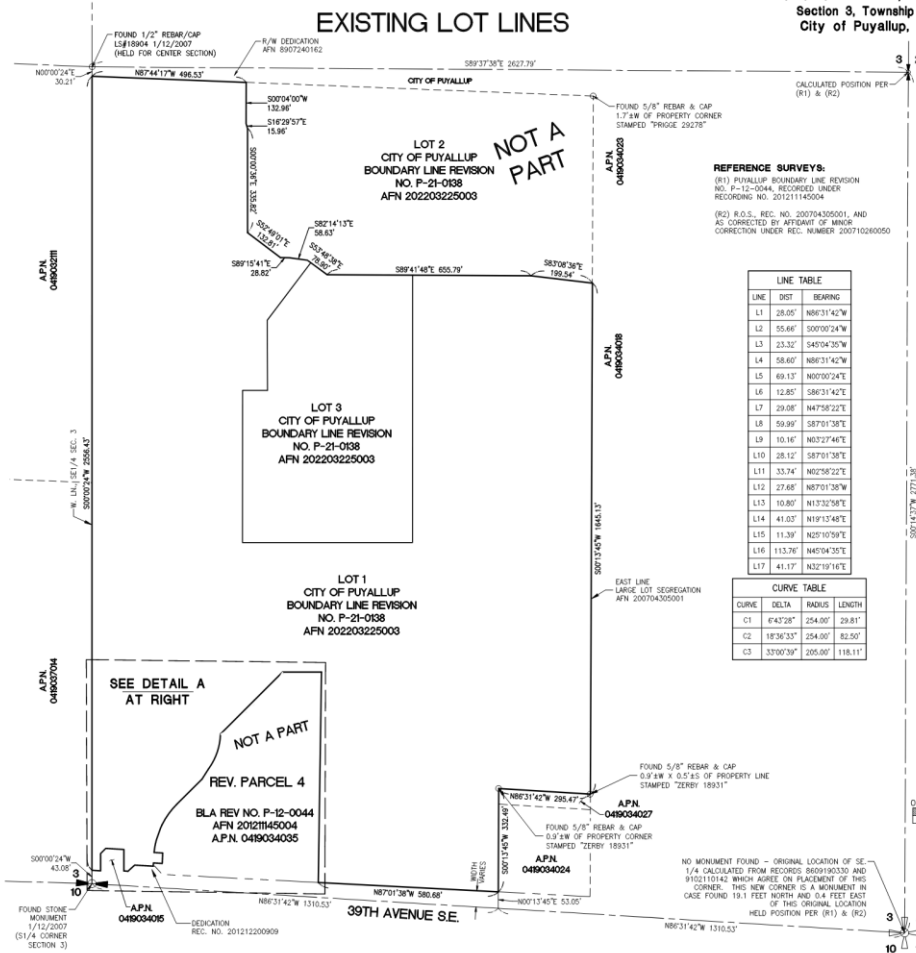
If you have any comments, please email them to Rachael N. Brown, Associate Planner
at RNBrown@PuyallupWA.gov or call (253) 770-3363.

Site Plan

SOUTH HILL BUSINESS AND TECHNOLOGY CENTER BINDING SITE PLAN

A Portion of the NE1/4, SE1/4, NW1/4, SW1/4 of the SE1/4 of
Section 3, Township 19 North, Range 4 East, W.M.
City of Puyallup, Pierce County, Washington

SURVEY CONTROL AND EXISTING LOT LINES



SURVEY INFORMATION

PROCEDURE / NARRATIVE
A FIELD TRAVERSE USING A TOPCON GT1000 & FOCUS 30 TOTAL STATIONS, DILL TABLE WITH MAGNET FIELD SOFTWARE SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES, AND TOPOGRAPHIC FEATURES AS SHOWN HEREON. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

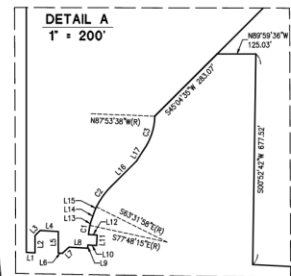
DATES OF SURVEYS
FIELD SURVEYS BY BARGHAUSEN CONSULTING ENGINEERS, INC. WERE CONDUCTED IN NOVEMBER 2017. ALL MONUMENTS WERE VISITED ON DATES SHOWN.

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE BEARING BETWEEN PIERCE COUNTY MON 2208 (NCS 5603) AND PIERCE COUNTY MON 3128 (NCS 5803), TAKEN AS NORTH 23°54'26" WEST, BASED UPON NORTH AMERICAN DATUM OF 1983 - NAD 83 (91) - WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

TOPOGRAPHY NOTE
(DESIGNING SHEETS 01-15)
LEASER DATA EXTRACTED FROM TLE 11936710, 11936710, 11966710, 11966740, 11980710, AND 11980740 FROM THE PIERCE COUNTY LEASER PROJECT (2010-2011), AND PROVIDED BY THE PUGET SOUND LEASER CONSORTIUM.

(DATUMS PER PSLC)
HORIZONTAL DATUM: NAD83 (PER PSLC)
VERTICAL DATUM: NAVD83 + NAVD83 - 5.50

10' MAJOR CONTOURS

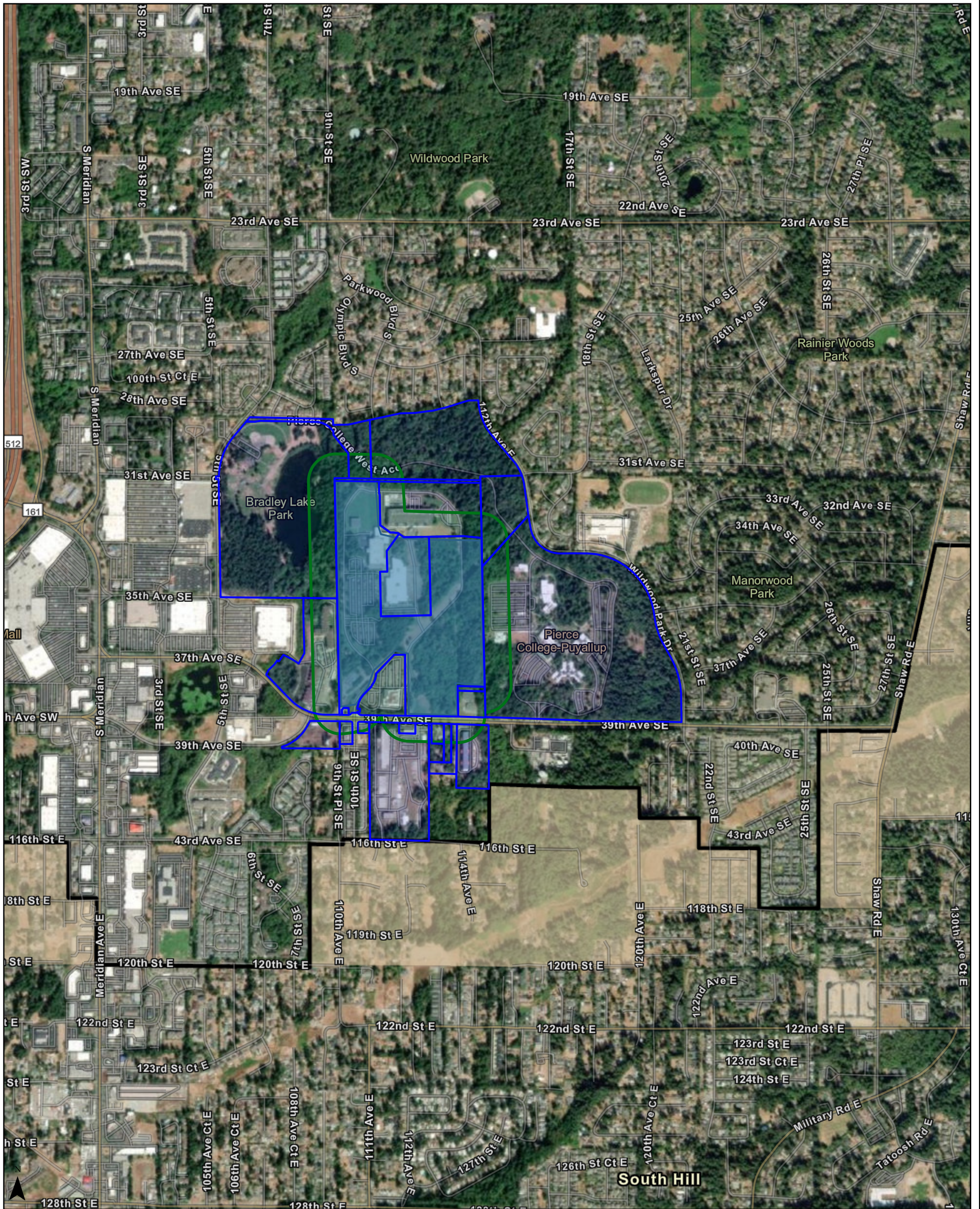


Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

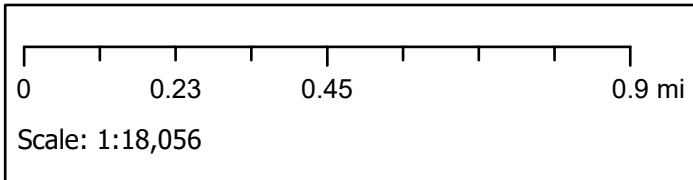
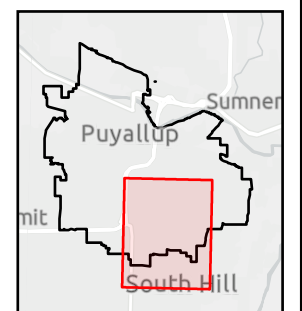
DESIGN BY:	KMA	SHT	
DATE:	3/17/2023		
SCALE:	1" = 200'		
CHECKED BY:	CBH	OF	
DWG NO.:	18111		15

City of Puyallup Planning Division

Mailing Map



Urban Growth Area
 Puyallup City Limits



Map produced using City of Puyallup GIS web apps.
Date: 5/2/2023

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.

0419037014
WESLEY HOMES BRADLEY PARK LLC
815 S 216TH ST
DES MOINES, WA 98198-6332

0419101108
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

0419034038
BCC PUYALLUP LLC
18300 CASCADE AVE S STE 220
SEATTLE, WA 98188

0419034039

0419102104
THACKERAY WILLIAM TTEE
810 39TH AVE SE
PUYALLUP, WA 98374-2197

4389000010
R I C LTD
21333 HAGGERTY RD STE 300
NOVI, MI 48375-5537

0419031061
STATE OF WASHINGTON
PO BOX 47440
OLYMPIA, WA 98504-7440

0419032111
PUYALLUP CITY OF
333 S MERIDIAN
PUYALLUP, WA 98371-5904

4389000020
R I C LTD
21333 HAGGERTY RD STE 300
NOVI, MI 48375-5537

0419031062
PIERCE COLLEGE PUYALLUP ET AL
9401 FARWEST DR SW
LAKEWOOD, WA 98498-1919

0419034015
PUYALLUP CITY OF
333 S MERIDIAN
PUYALLUP, WA 98371-5904

4389000232
SFM-APPLE LLC
3908 10TH ST SE
PUYALLUP, WA 98374-2188

0419105007
FISCHLIN PATRICK C
1216 39TH AVE SE
PUYALLUP, WA 98374-2267

0419034023
PIERCE COLLEGE PUYALLUP ET AL
9401 FARWEST DR SW
LAKEWOOD, WA 98498-1919

0419105020
TWO TWO TWO LLC
5003 MAIN ST UNIT 405
TACOMA, WA 98407-3176

0419034024
FRUITLAND MUTUAL WATER COMPANY
PO BOX 73759
PUYALLUP, WA 98373-0759

0419101044
FISCHLIN FRANK M & FISCHLIN GEORGIA C REVOCABLE LIVING TRUST
2500 S 370TH ST UNIT 63
FEDERAL WAY, WA 98003

0419034027
FRUITLAND MUTUAL WATER CO INC
PO BOX 73759
PUYALLUP, WA 98373-0759

0419101056
PUBLIC STORAGE
701 WESTERN AVE
GLENDALE, CA 91201-2349

0419034035
KAISER FOUNDATION HEALTH PLAN OF WASHINGTON
1300 27TH ST
RENTON, WA 98057

0419101072
GARLICK DENN L & KATHRYN E
1208 39TH AVE SE
PUYALLUP, WA 98374-2267

0419034036
BCC PUYALLUP LLC
18300 CASCADE AVE S STE 220
SEATTLE, WA 98188

0419101073
CLARKSON FARRAH L & ANTHONY T
1210 39TH AVE SE
PUYALLUP, WA 98374-2267

0419034037
BCC PUYALLUP LLC
18300 CASCADE AVE S STE 220
SEATTLE, WA 98188

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:
IPL0121145

Order Status:
Submitted

Classification:
Legals & Public Notices

Package:
TAC - Legal Ads

Total Savings
(9.85)

Final Cost:
680.94

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
May 2, 2023 3:33:58 PM EDT

Amount:
680.94

SCHEDULE FOR AD NUMBER IPL01211450

May 5, 2023
The News Tribune (Tacoma)

PREVIEW FOR AD NUMBER IPL01211450**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. PLBSP20230028:

Applicant: Kali Barnes
Location: 1019 39TH AVE SE, PUYALLUP, WA 98374; 1021 39TH AVE SE, PUYALLUP, WA 98374; 1015 39TH AVE SE, PUYALLUP, WA 98374;

Zoning: MP
Request: Create 8 Binding Site Plat lots with existing improvements to remain. No new structures are proposed.

Comment Due Date: Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on **May 19, 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. 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

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

W00000000
Publication Dates

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