

**CITY OF PUYALLUP**

**AFFIDAVIT OF NOTICE**

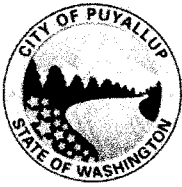
I certify under penalty of perjury under the laws of the State of Washington that on this date I sent true and correct copies of the attached **Notice of Application** to each person listed below, or on the attached mailing list, in the matter of **Robert Burner** Planning Case No. **PLPSP20220132** in the manner indicated.

Party	Method of Service
Publication Notice: Tacoma News Tribune Publication Date: November 22, 2022	<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 checked="" 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: January 5, 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:** December 28th 2022

**Case No(s):** PLPSP20220132

**Project Name:** Genesee Propane Bulk Plant

**Applicant:** Modern Construction and Design, LLC

**Applicant Email:** robert@modernconstructiondesign.com

**Site Address:** 423 23rd St SE Puyallup WA, 98372

**Parcel No.:** 2105200303

**Notice of Hearing** or **Notice of Application**

**Attached photo of sign posted (required)**

**Description of sign location:**

Southwest corner of parcel setback 15ft from road

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 January 5th, 2023, at Redmond, WA

Date

City

State

ROBERT BRUNER

ROBERT BRUNER

Signature

Print Name

**Please send Declaration of Sign Posting to:**

Nabila Comstock

Planning Technician



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

# NOTICE OF LAND USE PERMIT APPLICATION



PERMIT TYPE: **PRELIMINARY SITE PLAN**

PROJECT DESCRIPTION: PROPOSAL FOR A 30,000-GALLON PROPANE BULK PLANT ON AN UNDEVELOPED 1.13 ACRE PARCEL. PROPOSAL INCLUDES A 4,000 SQ/FT OFFICE-WAREHOUSE-SHOP BUILDING, 30,000-GALLON PROPANE STORAGE TANK, PAVED DRIVEWAY, PARKING, LANDSCAPING AND PROPOSED OFFSITE STORM WATER INFRASTRUCTURE.

PERMIT CASE #: **PLPSP20220132**

LOCATION: **423 23RD ST SE, PUYALLUP, WA 98372**

ZONING: **ML - LIMITED MANUFACTURING**

APPLICANT: **ROBERT BRUNER**

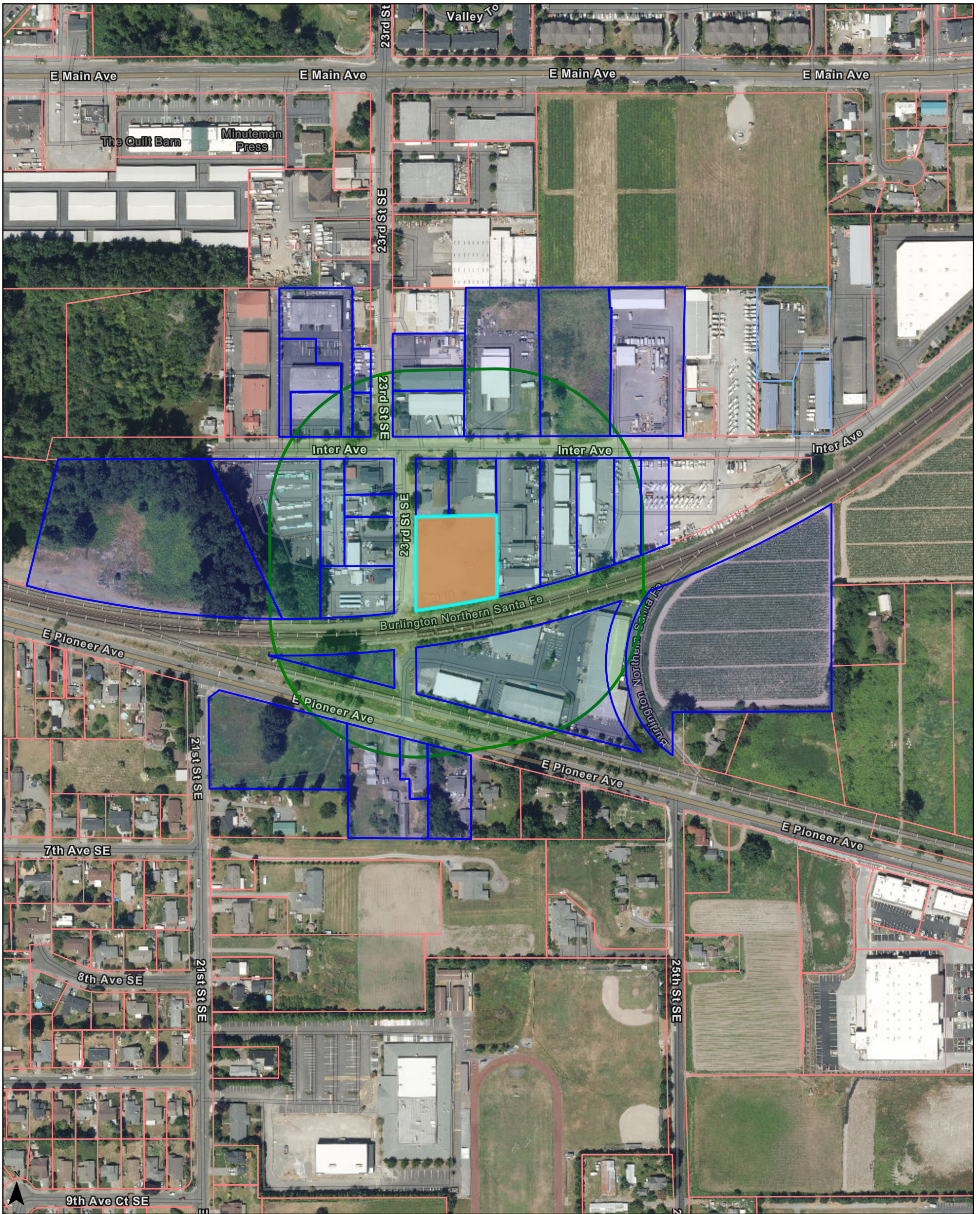
DATE OF APPLICATION: **AUGUST 1, 2022**

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

DATE OF PUBLIC HEARING, IF APPLICABLE: **PUBLIC HEARING NOT REQUIRED FOR THIS PERMIT**

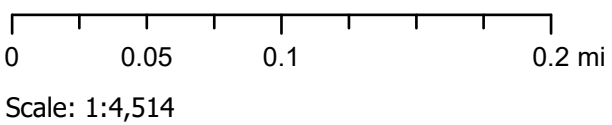
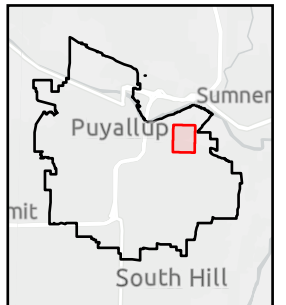
City Staff Contact: **RACHAEL N. BROWN, ASSOCIATE PLANNER - 253-770-3363; RNBROWN@PUYALLUPWA.GOV**





### Tax Parcels

- Condominium
- Base Parcel
- Puyallup City Limits



Map produced using City of Puyallup GIS web apps.

Date: 11/8/2022

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.



2105200320  
BPLC PROPERTIES LLC  
2412 INTER AVE  
PUYALLUP, WA 98372-3425

0420263002  
PUGET SOUND ENERGY/ELEC  
PO BOX 97034  
BELLEVUE, WA 98009-9734

2105200250  
BUCKEYE GAS PRODUCTS CO LP  
1 LIBERTY PLZ  
LIBERTY, MO 64068-2970

2105200270  
TB PROPERTIES LLP  
422 23RD ST SE  
PUYALLUP, WA 98372

2105200150  
2401 INTER LLC  
PO BOX 252  
PUYALLUP, WA 98371-0027

2105200121  
CROCCO I LLC  
2207 INTER AVE STE D  
PUYALLUP, WA 98372-3400

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

2105200330  
HOPKINS JOHN L & JACQUELINE  
805 15TH ST NW  
PUYALLUP, WA 98371-4061

2105200222  
LYDIG RUSSELL D  
12321 276TH AVENUE CT E  
BUCKLEY, WA 98321-8707

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

2105200091  
STREET CHRISTINE C  
2219 INTER AVE  
PUYALLUP, WA 98372-3422

2105200071  
CROCCO II LLC  
28611 6TH PL S  
DES MOINES, WA 98198

2105200302  
WELLS CAROLYN M & BRIGHT FRITZ B & FLETCHER FAMILY TRUST  
11015 252ND AVE E  
BUCKLEY, WA 98321-9629

2105200280  
TWWI INVESTMENTS LLC  
12321 276TH AVENUE CT E  
BUCKLEY, WA 98321-8707

2105200340  
BPLC PROPERTIES LLC  
2412 INTER AVE  
PUYALLUP, WA 98372

2105200350  
BPLC PROPERTIES LLC  
2412 INTER AVE  
PUYALLUP, WA 98372-3425

2105200240  
TB PROPERTIES LLP  
422 23RD ST SE  
PUYALLUP, WA 98372

2105200231  
T W W I INVESTMENTS LLC  
12321 276TH AVENUE CT E  
BUCKLEY, WA 98321-8707

2105200140  
VELASQUEZ RICK & ELLEN RAEANN  
13615 122ND ST E  
PUYALLUP, WA 98374-4510

2105200135  
LAKES PROPERTIES LLC  
767 VALENTINE AVE SE  
PACIFIC, WA 98047-2124

2105200136  
SHEHECHEYANU LLC  
PO BOX 17555  
PORTLAND, OR 97217

2105200303  
GENESEE MONROE LLC  
1633 BELLEVUE AVE STE 300X-CBS  
SEATTLE, WA 98122

2105200103  
COWIN ARON & KATHERINE  
121 23RD ST SE  
PUYALLUP, WA 98372-4117

2105200310  
J & M PROPERTIES LLC  
PO BOX 731113  
PUYALLUP, WA 98373-0049

2105200111  
CROCCO III LLC  
28611 6TH PL S  
DES MOINES, WA 98198

2105200301  
WILCOX SOUTH LLC  
234 5TH AVE S  
EDMONDS, WA 98020

0420267014  
SCMIDT MYRON L  
370 NE GLADWIN RD  
BELFAIR, WA 98528

2105200221  
F AND J ORTING/PUYALLUP LLC  
PO BOX 5911  
TACOMA, WA 98415

0420267013  
SEKYRA KILCHA  
629 21ST ST SE  
PUYALLUP, WA 98372-4756

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



2105200170  
HANSEN 2415 LLC  
237 MCELROY PL  
PUYALLUP, WA 98371-5088





City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

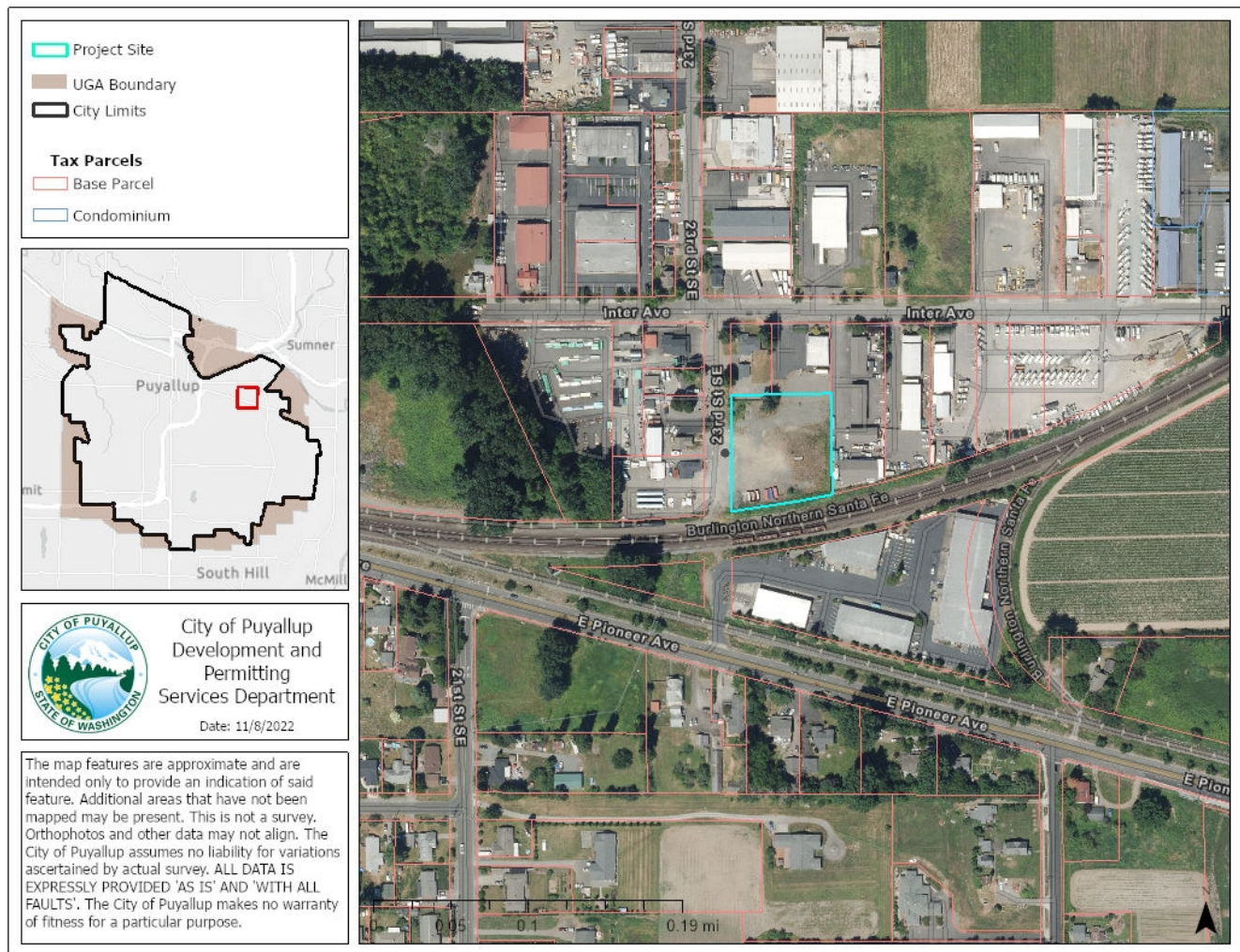
www.cityofpuyallup.org

November 08, 2022

## 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: PLPSP20220132

Permit Type: Preliminary Site Plan & SEPA

Proposal: Proposal for a 30,000 gallon propane bulk plant on a undeveloped 1.13 acre parcel. Proposal includes a 4,000 sq/ft office-warehouse-shop building, 30,000 gallon propane storage tank, paved driveway, parking, landscaping, and proposed offsite stormwater infrastructure.

Applicant(s): Robert Bruner

Owner(s): GENESEE MONROE LLC

Site Address: 423 23RD ST SE, PUYALLUP, WA 98372;

Parcel Number: 2105200303;

Date of Application: August 1, 2022

Date of complete application determination: November 02, 2022

Date of Public Hearing (if set): No Hearing will be set for this permit.

Environmental documents/studies required: SEPA Checklist, Traffice Scoping Worksheet, Storm Water Report, Landscape Plan, Traffic Impact Analysis, and other reports as required for review.

Identified critical areas on or adjacent to the site: Aquifer Recharge Area, Volcanic Hazard 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](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: November 25, 2022.

## **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.

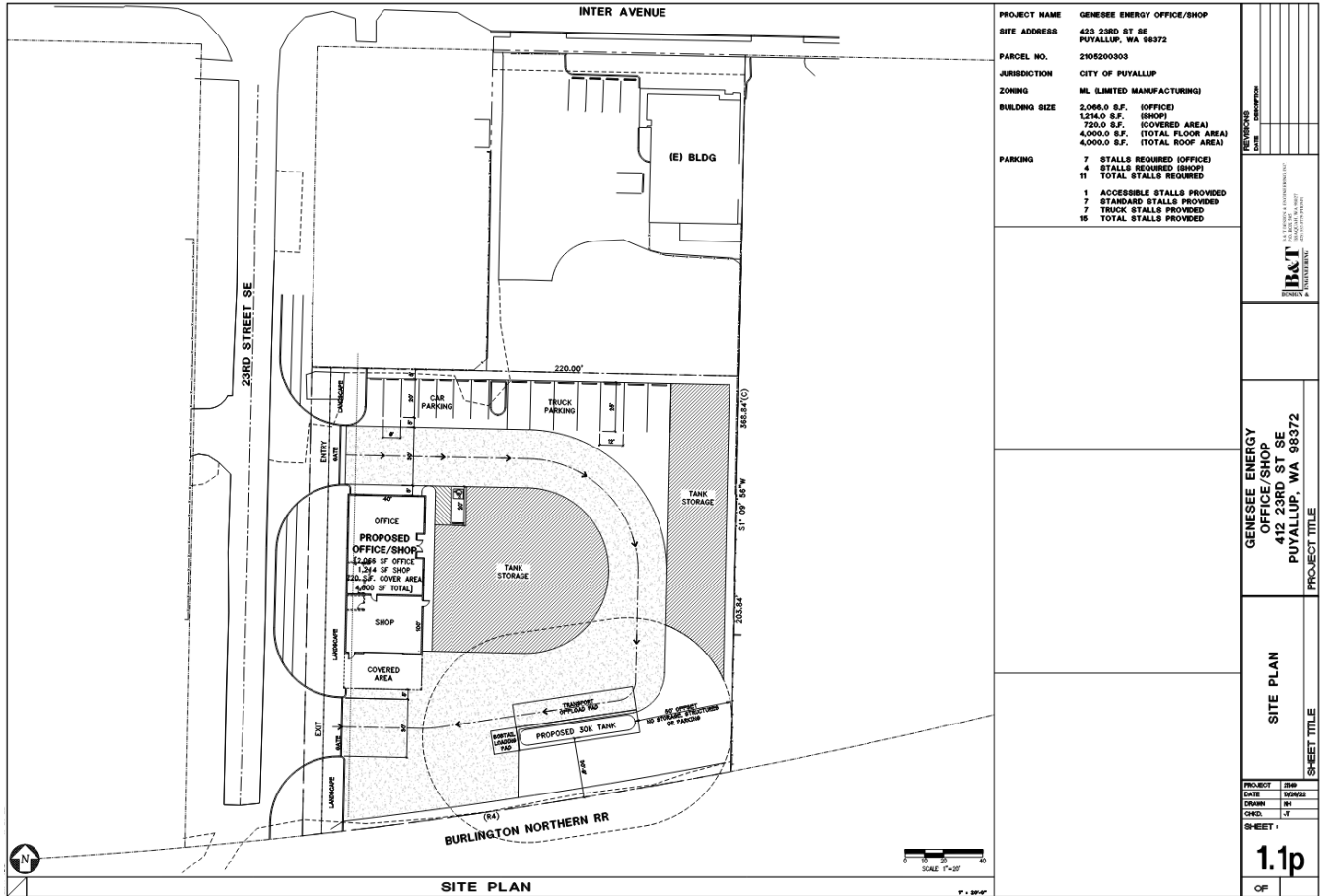
Consistent with WAC 197-11-545 regarding consulted agencies, other agencies and the public, comments must be received on this notice to retain future rights to appeal the subject determination

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**

# Project Elevations



**PROJECT NAME** GENESSEE ENERGY OFFICE/SHOP  
**SITE ADDRESS** 423 23RD ST SE PUYALLUP, WA 98372  
**PARCEL NO.** 2108200303  
**JURISDICTION** CITY OF PUYALLUP  
**ZONING** ML (LIMITED MANUFACTURING)  
**BUILDING SIZE** 2,069.0 S.F. (OFFICE)  
 12,140 S.F. (SHOP)  
 720.0 S.F. (COVERED AREA)  
 4,000.0 S.F. (TOTAL FLOOR AREA)  
 4,000.0 S.F. (TOTAL ROOF AREA)  
**PARKING** 7 STALLS REQUIRED (OFFICE)  
 4 STALLS REQUIRED (SHOP)  
 11 TOTAL STALLS REQUIRED  
 1 ACCESSIBLE STALLS PROVIDED  
 7 STANDARD STALLS PROVIDED  
 7 TRUCK STALLS PROVIDED  
 15 TOTAL STALLS PROVIDED

REVISIONS	DATE	DESCRIPTION

B.A.T.  
 BENTON & BOWLES  
 BENTON AND BOWLES  
 BENTON AND BOWLES  
 BENTON AND BOWLES

**GENESSEE ENERGY OFFICE/SHOP**  
**423 23RD ST SE**  
**PUYALLUP, WA 98372**  
 PROJECT TITLE

**SITE PLAN**  
 SHEET TITLE

PROJECT	0180
DATE	08/20/22
DRAWN	JK
CHECKED	JT
BY SHEET	1.1p



**SITE PLAN**

P. 1.1p

© 2022 BENTON & BOWLES





**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:**  
IPL0098146  
**Order Status:**  
Submitted  
**Classification:**  
Legals & Public Notices  
**Package:**  
TAC - Legal Ads  
**Final Cost:**  
615.75  
**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  
Sharon@ci.puyallup.wa.us  
CITY OF PUYALLUP DEVELOPMENT SERVICE

**TRANSACTION REPORT**

**Date**  
November 10, 2022 12:45:46 PM EST  
**Amount:**  
615.75

**SCHEDULE FOR AD NUMBER IPL00981460**

November 14, 2022  
The News Tribune (Tacoma)

**PREVIEW FOR AD NUMBER IPL00981460****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. PLPSP20220132:

**Applicant:** Robert Bruner

**Location:** 423 23RD ST SE, PUYALLUP, WA 98372;

**Zoning:** ML

**Request:** Proposal for a 30,000-gallon propane bulk plant on an undeveloped 1.13 acre parcel. Proposal includes a 4,000 sq/ft office-warehouse-shop building, 30,000-gallon propane storage tank, paved driveway, parking, landscaping, and proposed offsite stormwater infrastructure.

**Comment Due Date:** Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on November 28, 2022.

**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 obtained 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).

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**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 >>](#)



## Gabriel Clark

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**From:** Gabriel Clark  
**Sent:** Monday, November 14, 2022 10:19 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; 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:** Notice of Complete Land Use Application  
**Attachments:** Notice of Application Mailer.pdf; Site Plan.pdf; SEPA Checklist.pdf

### Tracking:

#### Recipient

Rachael N. Brown  
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  
Laura Murphy - Muckleshoot Indian Tribe  
Matthew Herrington, Comcast  
MBA Pierce County  
Pierce County Surface Water

#### Recall

Failed: 11/15/2022 8:55 AM

**Recipient**

**Recall**

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

**CITY OF PUYALLUP**

**Development Services Center**

333 S Meridian, Puyallup, WA 98371

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

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**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: PLPSP20220132 - NOTICE OF COMPLETE APPLICATION**

**Brief Project Description:** Proposal for a 30,000 gallon propane bulk plant on a undeveloped 1.13 acre parcel. Proposal includes a 4,000 sq/ft office-warehouse-shop building, 30,000 gallon propane storage tank, paved driveway, parking, landscaping, and proposed offsite stormwater infrastructure.

Please find attached to this email the notice of application, SEPA checklist and submitted site plan for the above referenced project; the City of Puyallup is the SEPA Lead Agency for this permit(s). 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 Case Planner 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 obtain upon request.

Please provide comments within 14 days, or November 28, 2022. 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

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.*



