



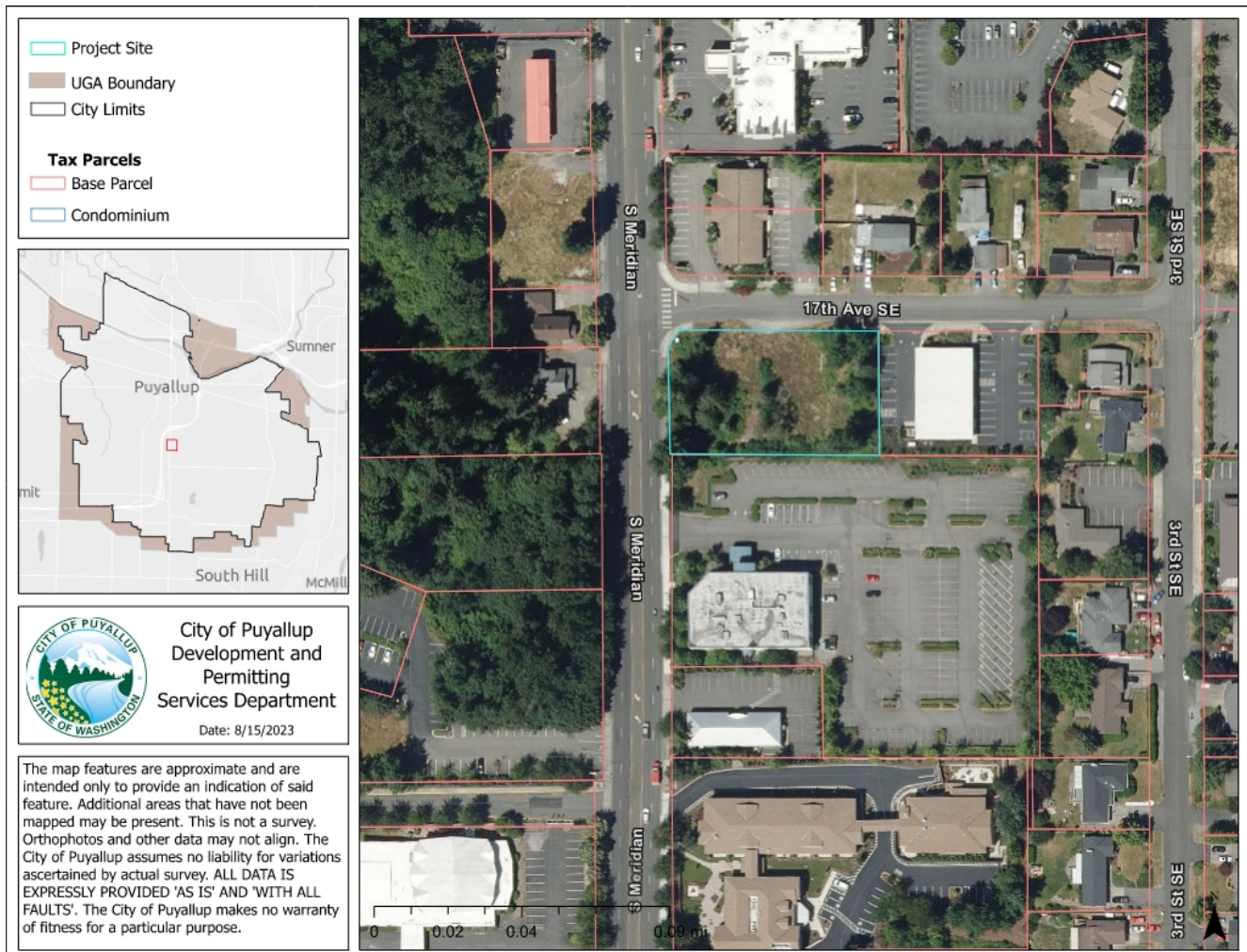
City of Puyallup  
**Planning Division**  
333 S. Meridian, Puyallup, WA 98371  
(253) 864-4165  
www.cityofpuyallup.org

August 15, 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: PLPSP20230072  
Permit Type: Preliminary Site Plan & SEPA Checklist

Proposal: Proposed 6-story medical/professional office building consisting of 2 levels of structured parking and 4 stories of offices. Building includes an event space for community gathering, retail space, and a day spa. The proposed building is located on a 0.79 acre site in the CG - general commercial zone. The applicant is proposing 110 parking stalls and a rooftop deck. Project will include storm water improvements, landscaping, and other site improvements are required by code. Project is subject to nonresidential design review standards.

Applicant(s): Imad Bahbah  
Owner(s): PFHC PUYALLUP LLC  
Site Address: 1617 S MERIDIAN, PUYALLUP, WA 98371  
Parcel Number: 7790000140  
Date of Application: June 25, 2023  
Date of complete application determination: August 14, 2023  
Date of Public Hearing (if set): No Hearing will be set for this permit  
Environmental documents/studies required: SEPA Checklist, Traffic Scoping Worksheet, Storm Water Report, Landscape Plan, Architectural Elevations, Wetland Report, Stream Report, and other reports as required for review.  
Identified critical areas on or adjacent to the site: Streams, Wetlands, Wetland buffer, Stream Buffer, 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](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: **August 31, 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.

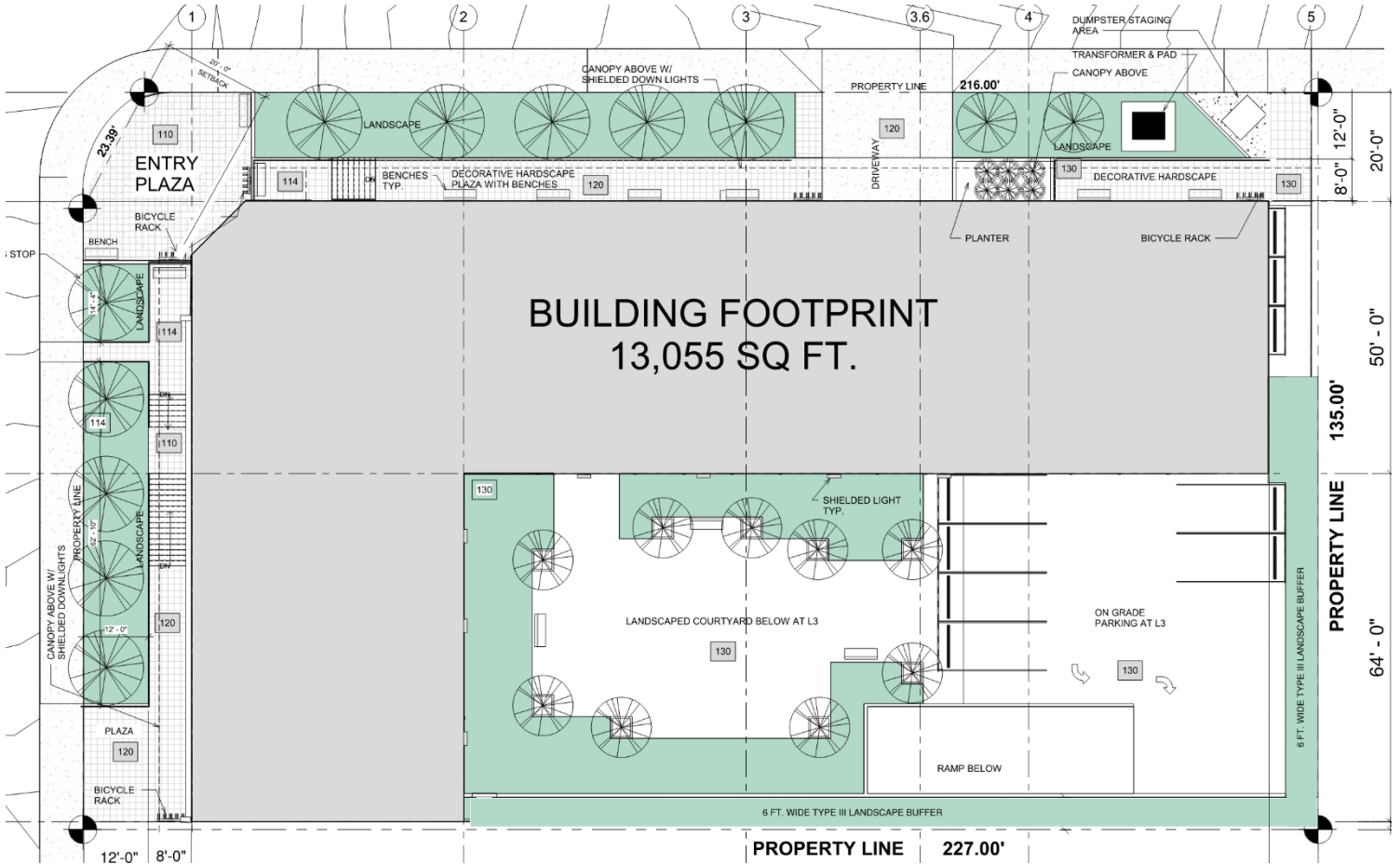
Environmental mitigation measures under consideration: None identified as of the date of this mailer. Staff reviewing SEPA checklist.

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 Nabila Comstock, Assistant Planner at [NComstock@PuyallupWA.gov](mailto:NComstock@PuyallupWA.gov) or call (253) 770-3361.

# Site Plan & Building Elevations



AERIAL VIEW OF ENTRY AT NORTHWEST CORNER



STREET VIEW ALONG 17TH AVE. SE (NORTHEAST)



VIEW AT CORNER OF S MERIDIAN AND 17TH AVE. SE



VIEW FROM S MERIDIAN (WEST)

