



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

**NOTICE OF PRELIMINARY DETERMINATION  
OF NON-SIGNIFICANCE (DNS)**

**Date of Issuance:** October 02, 2023

**Application Number:** PLPSP20220155

**Property Address:** 240 15TH ST SE, PUYALLUP, WA 98372

**Parcel Number:** 0420274126

**Applicant(s):** Michael Chen

**Owner(s):** CREF3 PUYALLUP OWNER LLC

**Proposal:** Construct an approximately 135,900 square foot warehouse with truck loading bays and associated parking. Scope of work includes the demolition of the existing/remaining structures onsite. Project is required to go through industrial administrative design review and will include landscaping, storm water controls, utilities, and other site improvements as required.

**Case Planner:** Nabila Comstock  
Assistant Planner  
(253) 770-3361  
[NComstock@PuyallupWA.gov](mailto:NComstock@PuyallupWA.gov)

**Lead Agency  
Responsible Official:** Katie Baker, AICP  
City of Puyallup Planning Division  
333 S. Meridian  
Puyallup, WA 98371  
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**Additional Information:** The preliminary SEPA determination, SEPA Checklist, and the proposed site plan are attached to this letter. Additional permit materials may be viewed online or may be provided upon request by contacting the City of Puyallup Planning Division at [planning@puyallupwa.gov](mailto:planning@puyallupwa.gov).

## COMMENTS

Consistent with WAC 197-11-355, the Lead Agency issued a Notice of Application on November 02, 2022 with a single integrated comment period to obtain comments on the notice of application and the likely threshold determination for the proposal. Therefore, consistent with the optional DNS process outlined in WAC 197-11-355, there is no further comment period for the subject Determination.

## APPEALS

Consistent with WAC 197-11-545 regarding commenting parties and agencies, an appeal of the subject DNS may be filed via a written request with the SEPA Responsible Official by applicable parties and agencies within within 10 days of the issuance of this DNS, or by 3:00 pm on Thursday, October 12, 2023. Please call the case planner listed above prior to submission of an appeal to make arrangements for submittal of the appeal documents.

Prior to submittal and payment of the \$650.00 appeal fee, consult PMC 21.04.205 regarding SEPA Appeals or contact the SEPA Responsible Official at [Planning@puyallupwa.gov](mailto:Planning@puyallupwa.gov) or (253) 864-4165 to ask about the appeal procedures. Be prepared to make specific factual reasons, rationale, and/or the basis for the appeal. **This determination will become final if no formal appeals are filed and/or reconsideration requests are made by the expiration date listed above.**