



CITY OF PUYALLUP

Development Services Department

333 South Meridian
Puyallup, WA 98371
253.841.5418 voice - 253.840.6678 fax
cbeale@ci.puyallup.wa.us

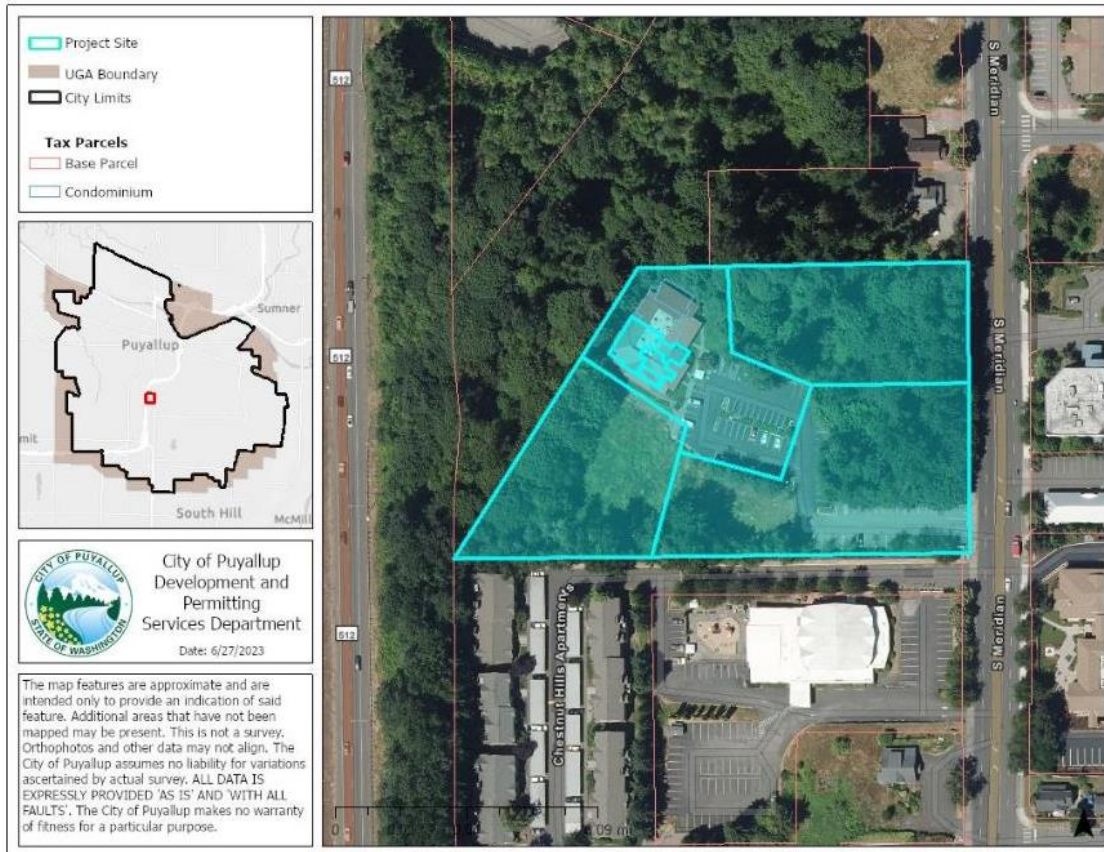
September 13, 2023 (Public hearing date October 6, 2023 10am)

TO: HEARING EXAMINER

FROM: Chris Beale, Senior Planner, AICP

RE: **CASE NO. PLRZ20230064:** "Rezone Foskey 1706 S Meridian Rezone" - A request to rezone four (4) contiguous parcels from Professional Office (OP) to the Limited Mixed Use (LMX) zoning district. The request does not require a Comprehensive Plan amendment.

Site Map



Case Information

Case No. PLRZ20230064
Application type: Rezone (No Comprehensive Plan Map amendment)
Applicant: Natalie Foskey
Location: XXX SR512 HWY E (parcel # 0420334186)
1700 S MERIDIAN (parcel # 0420334188)
XXX S MERIDIAN (parcel # 0420334189)
1726 S MERIDIAN ST (parcel # 0420334197)
Site size: 177,289 square feet (4.07 acres)
Current zoning: Office Professional (PO)
Requested zoning: Limited Mixed Use (LMX)
Comp plan land use: Limited Commercial (CL)
SEPA Status: N/A

Background:

Property characteristics/surrounding land uses and zoning:

The four (4) subject parcels are contiguous parcels owned by Willows Development LLC. Tax parcel 0420334197 contains an existing office building and associated parking. The existing office building comprises of four condominium units (9002690010, 9002690020, 9002690030, and 9002690040). The office building was constructed in 1985 and been historically used for medical offices. Tax parcel 0420334189 provides additional vehicle parking and access to S. Meridian. Tax parcels 0420334186 and 0420334188 are mostly undevelopment parcels with dense tree and shrub coverage. All four (4) subject parcels include steep slopes, wildlife habitat areas, wetlands, and critical aquifer recharge area or associated buffers. Outside of the access, parking, and building footprint, the properties include dense vegetation.

The surrounding land uses include the following:

Location	Zoning	Current land use
North	General Commercial (CG) and Public Facilities (PF)	Open space/critical area and single-family residence
West	Public Facilities (PF)	Open space/critical area and SR-512
East	Office Professional (OP)	Medical Offices
South	High Density Multiple-Family Residential (RM-20)	Multifamily and private early learning center

Proposal:

The applicant is proposing a rezone of tax parcels 0420334186, 0420334188, 0420334189, and 042033419, which are contiguous parcels owned by Willows Development LLC, from Office Professional (PO) to Limited Mixed Use (LMX) zoning district. The existing comprehensive plan

land use designation would remain Limited Commercial (CL), therefore, a comprehensive plan map amendment is not required. The applicant is not proposing any development on the subject properties at this time. The applicant has indicated that they might pursue a veterinarian office use, however the specific land use(s) will be established at the time of development applications on the subject properties subsequent to this request.

SEPA Determination:

Per WAC 197-11-800 (6), the proposed rezone action is exempt from SEPA Environmental review. Any project specific development proposal for the use of the property will be reviewed for SEPA compliance on a case-by-case basis.

Community Comments Received:

The city did not receive any written public comments from those contacted during the notice of application or notice of public hearing process (as of the date of this staff report).

Rezone Request Procedures and Findings:

Per section 20.90.025 (PMC), the Hearing Examiner is the decision authority for rezone requests. In order to approve the rezone request, the Hearing Examiner must make the rezone findings provided in PMC 20.90.015. Below is the rezone required findings followed by *staff analysis*:

PMC 20.90.015 Rezone Findings

- (1) That the proposed amendment to the zoning map is consistent with the goals, objectives, and policies of the comprehensive plan.

Staff Analysis: The comprehensive plan designates the subject properties future land use as Limited Commercial (CL) (Exhibit 7). Per the Comprehensive Plan, the CL designation is to provide lower intensity retail, commercial, and professional office development in areas which are less suitable for more intensive commercial development due to traffic generation and other characteristics. This designation may serve as a transitional area between intense commercial areas and residential neighborhoods. The CL implementing zoning districts are Limited Commercial (CL), Professional Office (OP), and Limited Mixed Use (LMX). The proposed rezone from OP to LMX is a change within the contemplated Limited Commercial (CL) comprehensive plan land use classifications and will not require a Comprehensive Plan Amendment to change the land use designation. The proposed rezone will continue to comply with the CL land use designation purpose and intent.

In addition, the rezone will provide greater land use flexibility and limited residential potential that will continue to buffer the high-density residential zoning south of the subject properties with the commercial / medical properties to the north. The proposed rezone will provide more flexible land uses on the subject property that will further the following comprehensive plan goals and policies:

- *LU - 2: Provide sufficient mix of land uses in a compact built environment that promote walking, biking, and using transit to access goods, services, education, employment, and recreation.*
- *LU - 2.4: Support easily accessible, compact commercial nodes within proximity to residential neighborhoods.*
LU – 2.4.b: Locate a mix of uses (housing, sale of household goods and services, general retail, and professional offices) within the Regional Growth Centers and other commercial areas as appropriate.
- *LU – 3: Ensure that adequate land areas are provided to accommodate projected growth and provide opportunities for economic development activities, while protecting open space and natural resources.*
- *LU - 3.1: Designate sufficient land area at a variety of densities for residential uses to accommodate a projected city population of 50,000 in 2030.*
- *LU – 16: Maintain and enhance a well-distributed system of commercial land uses that serve the needs of residential neighborhoods, workplaces, and the greater Puyallup community.*
- *LU - 17.2: Buffer general commercial uses from residential neighborhoods with extensive screening and landscaping.*
- *LU - 18: Allow mixed-use developments in all commercial designations and design these developments to achieve compatibility among the uses and with adjacent uses.*
- *LU – 30: Ensure that sufficient land is designated for medical uses to maintain the City’s position as a regional provider of medical services.*

Staff finds that the proposed rezone appears consistent with the goals, objectives, and policies of the comprehensive plan.

- (2) That the proposed amendment to the zoning map is consistent with the scope and purpose of this title and the description and purpose of the zone classification applied for.

Staff Analysis: Per PMC 20.31.005, the proposed LMX zone is intended to emphasize mixed-use, multi-story residential and office development and accommodate smaller-scale stand-alone retail development.

As stated in above, the subject parcels contain an existing condominium office building (tax parcel 0420334197), parking area and access drive (tax parcel 0420334189) and is undeveloped land (tax parcels 0420334186 and 0420334188). All subject parcels are contiguous and owned by Willows Development LLC. The existing approximately 8,000 square foot office building and associated medical office land uses are permitted in the LMX zoning district (Exhibit 9: LMX Zoning District Conditional and Prohibited Land Uses). City staff will review all future development for compliance with permitted and conditionally permitted land uses. The main differences between OP zoning district and the LMX zoning district is that the LMX zoning district allows limited residential uses, allows more commercial uses with a maximum area 50,000 square feet per building (example: veterinary clinics), and all future development would be subject to subsequent LMX design review at the time of application.

Table 1: Zoning District Development Standards Comparison provides a brief summary of the differences between the OP and LMX development standards. It appears that there are no on-site conflicts with the LMX zoning district development standards that could create a nonconformity. All future development of the subject parcels will be consistent with PMC 20.31.

Table 1: Zoning District Development Standards Comparison:

Standard	OP Zoning District Standard	LMX Zoning District Stand	Change in Standard
Front yard setback	12-feet to 20-feet	12-feet to 20-feet	No Change
Interior side yard setback	5-feet	6-feet	+1 Foot
Rear yard setback	20-feet	10-feet	-10 feet
Maximum building height	36-feet	40-feet	+ 5-feet
Maximum lot coverage	50%	50%	No Change
Maximum commercial floor space	N/A	20,000 square feet	New Standard
Min. Residential Density (units per net acre)	N/A	8	New Standard
Max. Residential Density (units per net acre)	N/A	12	New Standard
Private open space (Ground floor dwelling unit)	N/A	200 square feet	New Standard
Private open space (Upper floor dwelling unit)	n/A	10-feet by 8-feet	New Standard
Minimum landscape area	20%	N/A	Standard Removed

Staff finds that the proposed rezone appears consistent with the description and purpose of the LMX zoning district.

- (3) That there are changed conditions since the previous zoning became effective to warrant the proposed amendment to the zoning map.

Staff Analysis: The city rezoned the subject properties in 1999 from RM-20 to OP zoning district. In the twenty-four (24) years since the subject properties were last rezoned, the city has seen meaningful change in conditions in commercial development and an increase in housing availability issues. As indicated in the 1998 Project Vicinity Map (Exhibit 5) and the 2021 Project Vicinity Map (Exhibit 6), there has been significant commercial and office development north of the subject properties between 1998 and 2021 that coincides with expansion of the nearby hospital (MultiCare Good Samaritan Hospital). The rezone would provide additional land uses that would allow greater site flexibility to ensure that the subject properties continue to be a buffer between the residential properties to the south and the more intense commercial properties to the north.

Regarding ongoing housing issues, the city adopted the Puyallup Housing Action Plan (Housing Plan) in September 2021 to review and address the ongoing housing issues within the city. Per the Housing Plan, Puyallup needs a total of 7,853 additional housing units between 2019 and 2035 to meet projected population growth. The average annual production of housing units

in Puyallup from 2010 to 2019 was 151 units per year. Puyallup needs an average of 491 units per year to meet the projected household growth by 2035. One of the Housing Plan high priority strategies is to rezone properties to facilitate higher residential densities and housing types. The proposed rezone would assist in implementing this strategy. The changes in development patterns since 1998, the change in city demographics, and the increase housing availability and affordability issues constitute a change in conditions that would necessitate the subject rezone request.

- (4) That the proposed amendment to the zoning map will be in the interest of furtherance of the public health, safety, comfort, convenience, and general welfare, and will not adversely affect the surrounding neighborhood, nor be injurious to other properties in the vicinity in which the subject property is located.

Staff Analysis: As detailed above, the proposed rezone does not require a Comprehensive Plan amendment and will meet the intent and purpose of the CL land use designation. The proposed rezone will allow a mixture of commercial uses (like veterinary clinic) and limited residential uses. This would allow the city to increase residential density and housing types that help implement the Housing Plan strategies while also providing greater land use flexibility that promote a pedestrian-oriented environment along city transit corridor. If rezoned, the subject properties would be subject to the LMX zoning district provisions and all applicable codes, such as architecture design standards, traffic, landscaping, parking, significant tree preservation, critical area protections, etc., which are the current adopted ordinances that implement the Comprehensive Plan. Therefore, staff finds that the proposed rezone is not anticipated to have any noteworthy adverse effects to public health, safety, and general welfare relative to the current zoning designation and could in fact have positive impacts to neighboring properties and housing demands.

Recommendation

Subject to the findings pursuant to Section 20.90.015 of the Puyallup Municipal Code, staff recommends that the Hearing Examiner **approve** the subject rezone application (PLRZ20230064). Staff does not recommend addition conditions of approval at this time.



Rezone Application

CITY OF PUYALLUP

Development Services
333 S. Meridian
Puyallup, WA 98371
Phone: 253-864-4165
Fax: 253-840-6678
www.cityofpuyallup.org

Submittal Checklist:

- Application is signed and dated
- 8 Copies of completed application
- 8 Copies of location map indicating location of property in relation to adjacent properties and major streets, no larger than 8 1/2" x 11"
- 8 Copies of 8 1/2" x 11" site plan showing boundaries of the proposed rezone, structures, driveway etc.
- Application Fee: **\$1,080.00**
- 1 (one) CD of complete submittal package

Date Received: _____

Staff Initials: _____

Office Use Only:

Submittal Date: ____/____/____ Case No: ____-____-____ Related Case No: ____-____

When preparing this application, please print or type the reply to each question. If you have any questions, please contact the Development Services Center at (253) 864-4165. The following plans, specifications and other documents pertaining to the application shall be submitted at the time of filing. Please note that incomplete application packets may cause a delay in reviewing your application.

To help you understand City standards and the Rezone process, a pre-application meeting is strongly encouraged. This pre-application meeting can be scheduled within a short period of time (e.g. 3-5 days) and is free of charge. This meeting could consist of staff representatives from planning, engineering and building divisions, as warranted.

Application Information

Applicant Information:

Name: Natalie Foskey, Manager of Auburn Court LLC

Company: Key Choice Commercial Real Estate, Trade Name for Bradley Commercial Real Estate

Address: 6116 211th St SW Ste 203

City: Lynnwood State: WA Zip: 98036

Tel: 425-343-7176

Email: natalie@key-cc.com

NATURE OF REQUEST (Please Be Specific)

Auburn Court LLC and Willows Development LLC request to rezone 4 parcels of contiguous land on S. Meridian St. from OP (Professional Office) to LMX (Limited Mix Use) The parcels are owned by Auburn Court LLC and Willows Development LLC The rezone to LMX is consistent with the City's Comprehensive Plan Future Use and will meet the City's growing need for expansion.

Site Information

1. Site Address: 1706 S. Meridian St Parcel No: 042033-4197
Existing Zoning: Professional Office Proposed Zoning: Limited Mix Use
Property Owner: Auburn Court LLC
Mailing Address: 6116 211th St SW #203 Lynnwood WA 98036
Square Footage of Property: 37230 Sq. Ft.
Legal Description:

PARCELS A,B,C,AND D WOODCREEK MEDICAL/DENTAL CONDO 9909085003

2. Site Address: XXX SR512 Hwy E Parcel No: 042033-4186
Existing Zoning: Professional Office Proposed Zoning: Limited Mix Use
Property Owner: Willows Development LLC
Mailing Address: 11711 136th Ave E Puyallup WA 98374
Square Footage of Property: 46,173 Sq. ft.
Legal Description:

Section 33 Township 20 Range 04 Quarter 41 : BEG AT PT "B" WHICH IS THE NW COR OF P CO SHORT PLAT 80-10-13-0305 TH N 33 DEG 37 MIN 20 SEC E 297.84 FT TH S 56 DEG 33 MIN 40 SEC E 155.12 FT TH S 17 DEG 07 MIN 54 SEC W 166.23 FT TH S 89 DEG 14 MIN 10 SEC W 245.14 FT TO POB OUT OF 4-151 & POR 4-152 SEG T-0668 NF ES (DCJRES4-18-84)

3. Site Address: 1700 S Meridian St Parcel No: 042033-4188
Existing Zoning: Professional Office Proposed Zoning: Limited Mix Use
Property Owner: Willows Development LLC
Mailing Address: 11711 136th Ave E Puyallup WA 98374
Square Footage of Property: 30,492 Sq. Ft.
Legal Description:

Section 33 Township 20 Range 04 Quarter 41 : COM AT PT "A" AS DESC IN SURVEY 83-06-07-0287 WHICH PT LIES ON N LI OF N 1/2 OF SE OF NE OF SE TH E 115 FT TO POB TH CONT ALG SD N LI E 294 FT TO A PT OF W R/W LI MERIDIAN ST TH S 135 FT TH W 197.15 FT TH N 72 DEG 25 MIN 23 SEC W 101.59 FT TH N 103.06 FT TO POB OUT OF 4-069 SEG T-0668 NF ES

4. Site Address: XXX S Meridian St Parcel No: 042033-4189
Existing Zoning: Professional Office Proposed Zoning: Limited Mix
Property Owner: Willows Development LLC
Mailing Address: 11711 136th Ave E Puyallup WA 98374
Square Footage of Property: 52,272 Sq. Ft.
Legal Description:

Section 33 Township 20 Range 04 Quarter 41 : COM AT PT "B" WHICH IS THE NW COR OF P CO SHORT PLAT 80-10-13-0305 TH E 245.14 FT TO POB TH CONT E 394.12 FT TO A PT ON THE W R/W LI MERIDIAN ST TH N 208.07 FT TH W 197.15 FT TH S 17 DEG 34 MIN 37 SEC W 127 FT TH N 72 DEG 25 MIN 23 SEC W 125.19 FT TH S 17 DEG 07 MIN 54 SEC W 133.42 FT TO POB OUT OF 4-022 & POR 4-069 SEG T-0668 NF ES

5. CRITERIA:

Each determination granting a rezone shall be supported by written findings showing specifically wherein all of the following conditions exist:

- 5.1 That the proposed amendment to the zoning map is consistent with the goals, objectives and policies of the comprehensive plan.

The city of Puyallup's Comprehensive Plan Future Land Use Map has designated the subject parcels as potential rezoning to accommodate the growing needs of the city.

- 5.2 That the proposed amendment to the zoning map is consistent with the scope and purpose of Title 20 of the Puyallup Municipal Code and the description and purpose of the zone classification applied for.

The rezone of the subject parcels complies with purpose of PMC 20.31(5)(6) with the purpose of promoting positive growth in this area. The anticipated growth of the subject parcels includes the potential for a Veterinary Clinic, a Day Care Facility and Possible medical offices.

This complies with allowable uses under Limited Mix Use Zone

- 5.3 That there are changed conditions since the previous zoning became effective to warrant the proposed amendment to the zoning map.

The subject parcels were in a zoning area restricting the potential growth in the area by limiting the use. The surrounding area has expanded, and in need of a more diverse zone for these parcels.

- 5.4 That the proposed amendment to the zoning map will be in the interest of furtherance of the public health, safety, comfort, convenience and general welfare, and will not adversely affect the surrounding neighborhood, nor be injurious to other properties in the vicinity in which the subject property is located.

The subject parcels are contiguous and surrounded by a more diverse neighborhood and will benefit from the additional allowable growth in these parcels. The health, safety, comfort, convenience and general welfare of the public will not be adversely affected and will not cause injury to any of the properties in the surrounding neighborhood.

6. CERTIFICATION

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and in exhibits attached hereto are true and correct to the best of my knowledge and belief. I understand that the processing of this application may require additional supporting material upon request of City staff.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and its agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Applicant: Natalie Foskey
Date: June 12, 2023

Signature of Agent: Natalie Foskey
Date: June 12, 2023

Signature of Owner(s): Natalie Foskey Date: June 12, 2023

Natalie Foskey

(Print Name)

Ray Dally

Ray Dally (Jun 13, 2023 13:30 PDT)

Date: Jun 13, 2023

Ray Dally

(Print Name)

Date: _____

(Print Name)

Date: _____

(Print Name)

Submittal Requirements for a Rezone

1. A completed application form. Please print or type.
2. A vicinity map indicating the location of the property in relation to adjacent and major streets.
3. An 8-1/2" x 11" site plan, dimensioned, drawn to scale and including the following items:
 - 3.1. the boundaries of the proposed rezone; and
 - 3.2. all existing and proposed improvements that are located on the property, including buildings, parking areas, landscaping areas, etc.
4. **Submit eight (8) copies of the entire application packet.**
5. Application fee due at time of submittal.
6. Major issues discussed during the Pre-Application meeting:

Impact to the area Need for Rezoning

1Rezone application form

Final Audit Report

2023-06-13

Created:	2023-06-13
By:	Natalie Foskey (natalie@key-cc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAANLjzhwWqmG2U2KlbP86Awl0XvJAhvuPA

"1Rezone application form" History



Document created by Natalie Foskey (natalie@key-cc.com)

2023-06-13 - 5:24:04 PM GMT- IP address: 73.42.203.42



Document emailed to ray@raydally.com for signature

2023-06-13 - 5:24:41 PM GMT



Email viewed by ray@raydally.com

2023-06-13 - 8:17:04 PM GMT- IP address: 76.104.187.132



Signer ray@raydally.com entered name at signing as Ray Dally

2023-06-13 - 8:30:06 PM GMT- IP address: 76.104.187.132



Document e-signed by Ray Dally (ray@raydally.com)

Signature Date: 2023-06-13 - 8:30:08 PM GMT - Time Source: server- IP address: 76.104.187.132



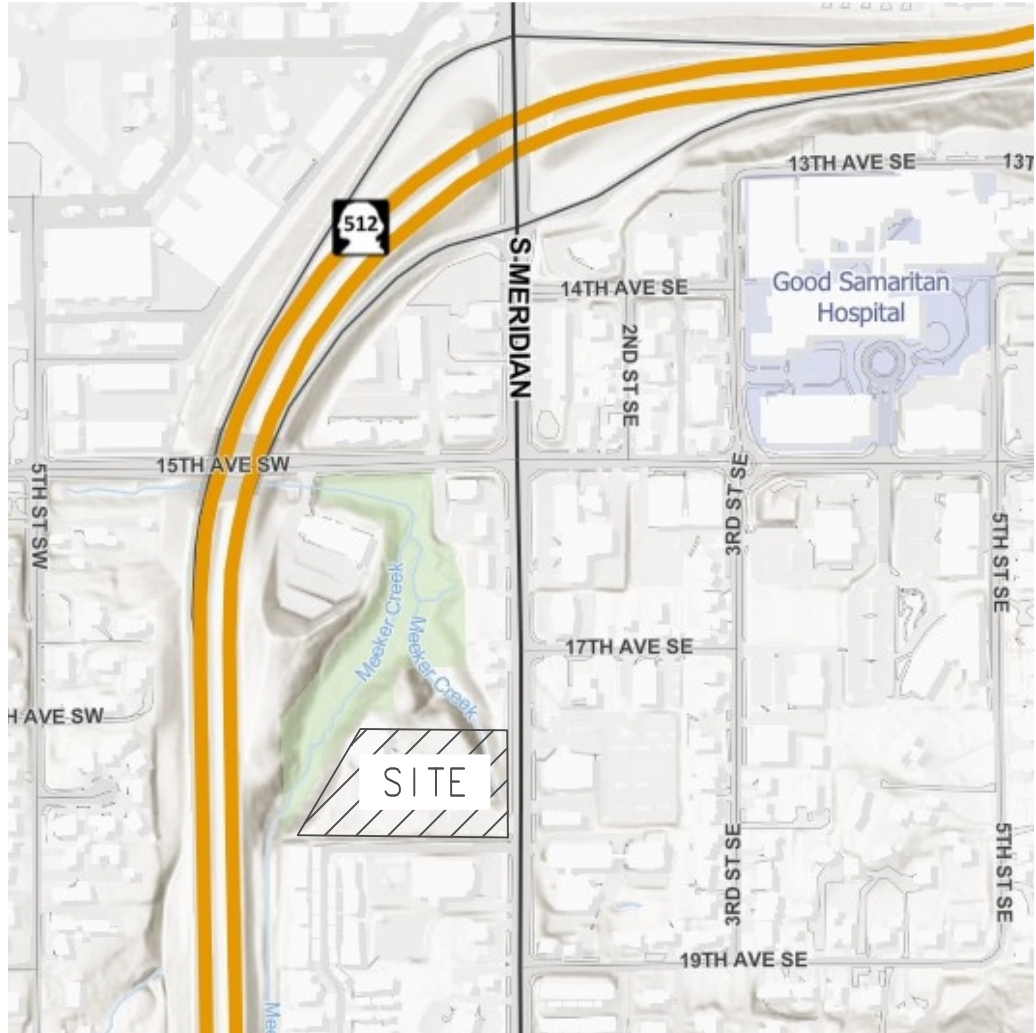
Agreement completed.

2023-06-13 - 8:30:08 PM GMT



Adobe Acrobat Sign

VICINITY MAP



NOT TO SCALE

CITY OF PUYALLUP
REZONE APPLICATION

ORIGINAL ZONE
OP—PROFESIONAL OFFICE

PROPOSED ZONE
LMX —LIMITED MIXED USE

DATE
6/12/2023

SHEET
1 OF 1

WOODCREEK LAND PARTNERSHIP

IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 33 TOWNSHIP 20 NORTH RANGE 4 EAST WILLAMETTE MERIDIAN
CITY OF PUYALLUP PIERCE COUNTY WASHINGTON

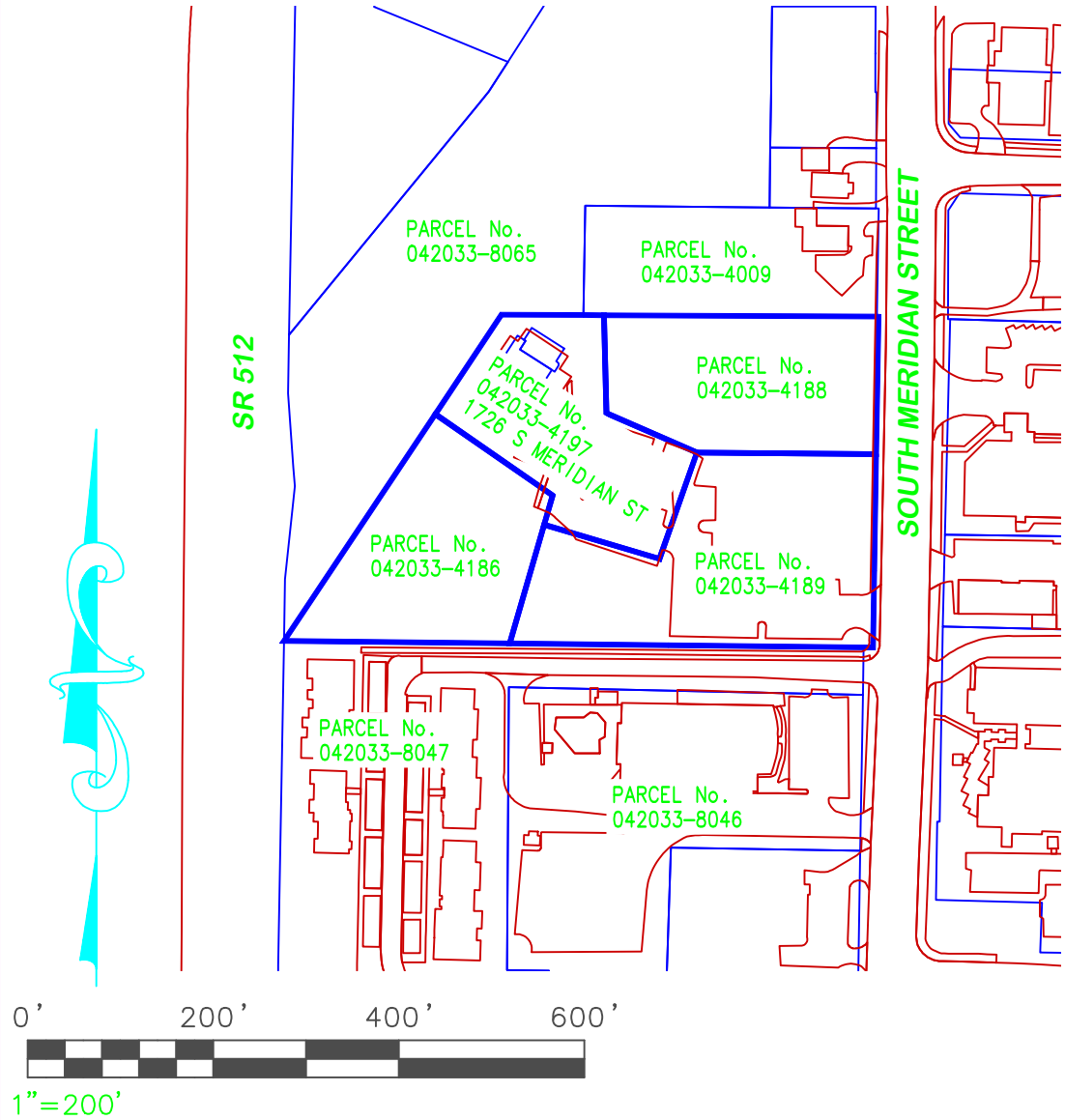
PIERCE COUNTY TAX PARCEL NUMBERS:
042033-4197 AUBURN COURT LLC SITE ADDRESS: 1706 SOUTH MERIDIAN STREET
WOODCREEK MEDICAL/DENTAL CONDO UNITS A,B,C, AND D

042033-4186 WILLOWS DEVELOPMENT LLC VACANT LAND

042033-4189 WILLOWS DEVELOPMENT LLC VACANT LAND

042033-4188 WILLOWS DEVELOPMENT LLC VACANT LAND

SITE PLAN MAP



CITY OF PUYALLUP <i>REZONE APPLICATION</i>
ORIGINAL ZONE <i>OP-PROFESIONAL OFFICE</i>
PROPOSED ZONE <i>LMX-LIMITED MIXED USE</i>
DATE <i>6/12/2023</i>
SHEET <i>1 OF 1</i>

WOODCREEK LAND PARTNERSHIP
 IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
 SECTION 33 TOWNSHIP 20 NORTH RANGE 4 EAST WILLAMETTE MERIDIAN
 CITY OF PUYALLUP PIERCE COUNTY WASHINGTON

PARCELS APPLYING FOR A REZONE

*042033-4197 AUBURN COURT LLC SITE ADDRESS: 1706 SOUTH MERIDIAN STREET
 WOODCREEK MEDICAL/DENTAL CONDO UNITS A,B,C, AND D*

042033-4186 WILLOWS DEVELOPMENT LLC VACANT LAND

042033-4189 WILLOWS DEVELOPMENT LLC VACANT LAND

042033-4188 WILLOWS DEVELOPMENT LLC VACANT LAND

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 **Natalie Foskey**, Planning Case No. **PLRZ20230064** in the manner indicated.

Party	Method of Service
Publication Notice: Tacoma News Tribune Publication Date: June 27, 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: July 31, 2023 – Materials submitted by Senior Planner Chris Beale

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: July 26, 2023
Case No(s): PLRZ20230064
Project Name: Rezone Foskey 1706 S Meridian, Puyallup
Applicant: Natalie Foskey on behalf of Auburn Court LLC and WILLOWS DEVELOPMENT LLC
Applicant Email: natalie@key-cc.com
Site Address: 1706 S Meridian, Puyallup, WA
Parcel No.: 0420334186, 0420334188, 0420334189, 0420334197

Notice of Hearing or **Notice of Application**

Attached photo of sign posted (required)

Description of sign location:

Attached to the railing that runs North and South along the sidewalk along S Meridian. On the West side of the street, boarding the affected property.

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 July 26, 2023 at Lynnwood, WA

Natalie Foskey
Signature

Natalie Foskey
Print Name

Please send Declaration of Sign Posting to:

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



NOTICE OF LAND USE PERMIT APPLICATION

CITY OF PUYALLUP
DEVELOPMENT SERVICES
333 South Meridian
Puyallup, WA 98371
(253) 841-4165

PERMIT TYPE: REZONE

PROJECT DESCRIPTION: A REQUEST TO REZONE FOUR (4) PARCELS OF CONTIGUOUS LAND ON S. MERIDIAN ST. FROM OP (PROFESSIONAL OFFICE) TO LMX (LIMITED MIX USE). ALL PARCELS SHARE THE SAME FUTURE LAND USE DESIGNATION IN THE COMPREHENSIVE PLAN (LIMITED COMMERCIAL). THE REZONE TO LMX WOULD ALLOW A BROADER SET OF COMMERCIAL USES ON SITE AS WELL AS RESIDENTIAL LAND USES. THE REZONE IS NOT RELATED TO A SPECIFIC DEVELOPMENT PROPOSAL.

PERMIT CASE #: PLRZ20230064

LOCATION: 1726 S MERIDIAN ST, PUYALLUP WA

ZONING: OP - OFFICE PARK

APPLICANT: NATALIE FOSKEY

DATE OF APPLICATION: JUNE 16, 2023

*STATUS OF ENVIRONMENTAL REVIEW: SEPA NOT REQUIRED

DATE OF PUBLIC HEARING, IF APPLICABLE: *SET DATE NOT SET. ADDITIONAL MAILER WILL BE SENT WHEN DATE IS DETERMINED.

City Staff Contact: CHRIS BEALE, AICP - SENIOR PLANNER - CBEALE@PUYALLUPWA.GOV OR (253) 841-3416



NOTICE OF LAND USE PERMIT APPLICATION

City of Raleigh
Department of Planning
100 S. Salisbury Street
Raleigh, NC 27601
919.977.1000

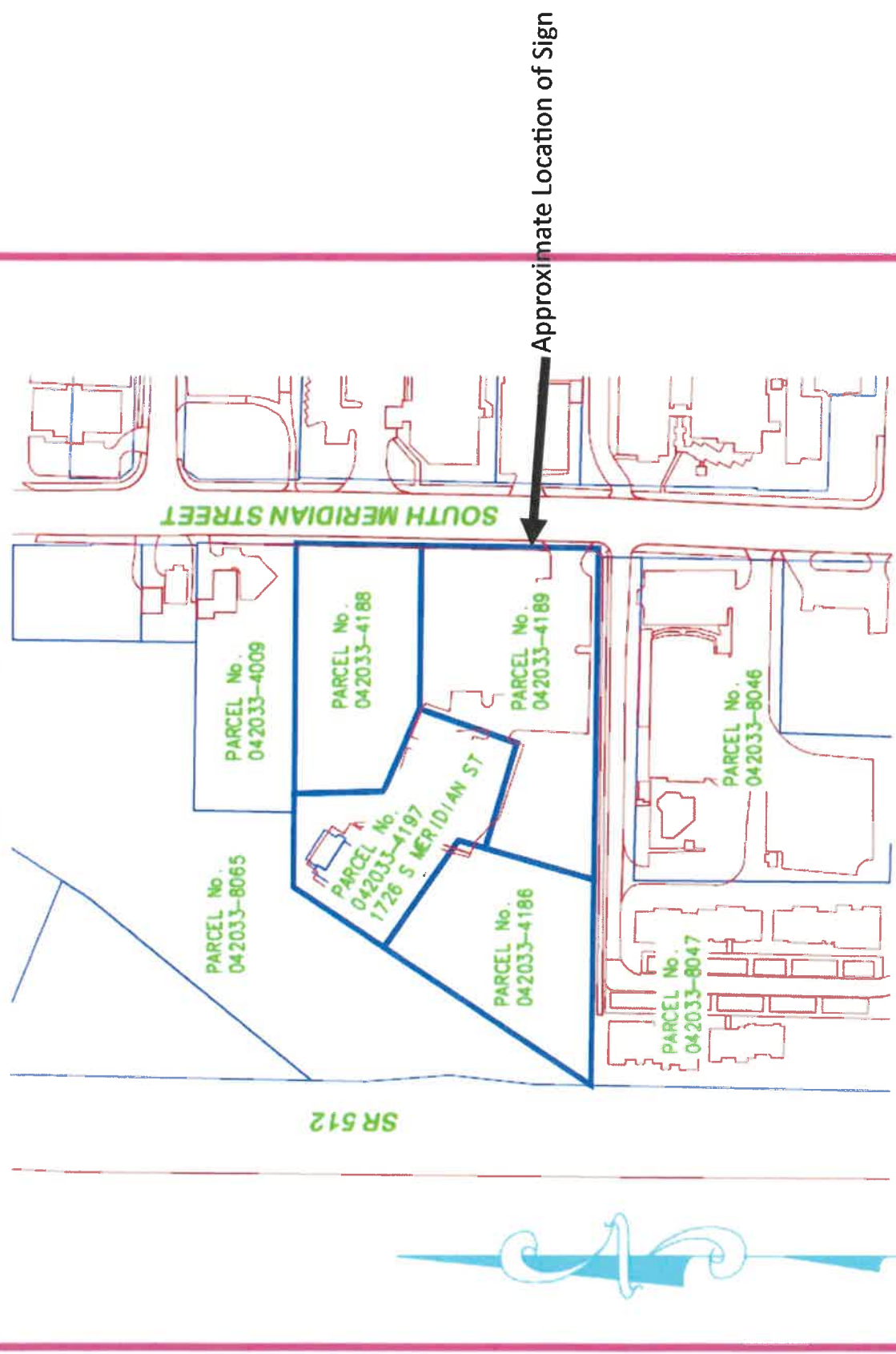
PERMIT TYPE: REZONE

PROJECT DESCRIPTION: A REQUEST TO REZONE FROM AN UNDESIRABLE TO AN OFFICE PARK DISTRICT. THE PROJECT IS LOCATED AT THE CORNER OF W. HARRIS STREET AND S. HARRIS STREET. THE PROPOSED DEVELOPMENT IS A 100,000 SQ. FT. OFFICE PARK. THE PROPOSED DEVELOPMENT IS A 100,000 SQ. FT. OFFICE PARK. THE PROPOSED DEVELOPMENT IS A 100,000 SQ. FT. OFFICE PARK.

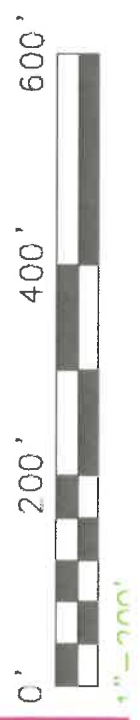
PROJECT ADDRESS: 178 S. WENDOVER ST. RAYALLUP VA
PROJECT NAME: OFFICE PARK
PROJECT CONTACT: MARTHA FORNEY
PROJECT PHONE: 919.977.1000
PROJECT DATE: JUNE 18, 2023

FOR MORE INFORMATION, PLEASE CONTACT THE CITY OF RALEIGH DEPARTMENT OF PLANNING AT 919.977.1000. A PERMIT FEE IS REQUIRED FOR THIS APPLICATION. THE PERMIT FEE IS \$1,000.00. THE PERMIT FEE IS \$1,000.00.

SITE PLAN MAP



Approximate Location of Sign





Approximate Location of Sign

S Meridian

S Meridian

S Meridian

S Meridian

Search this area

Google

All layers

Layers

0420334188
WILLOWS DEVELOPMENT LLC
11711 136TH AVE E
PUYALLUP, WA 98374

9002230040
AARON RONDA J
108 19TH AVE SE UNIT 23
PUYALLUP, WA 98372-4500

9002690020
AUBURN COURT LLC
6116 211TH ST SW # 203
LYNNWOOD, WA 98036-7526

6022020030
MARTIN JASON JAMES ROBERT & KRISTY L
401 17TH AVENUE CT SW
PUYALLUP, WA 98371-7869

7790000232

9002230070
PACE SHELLY R & HOYIT G
108 19TH AVE SE UNIT 26
PUYALLUP, WA 98372-4535

7790000130
EVERGREEN RENTALS LLC
208 17TH AVE SE
PUYALLUP, WA 98372-4515

9002230100
STUCK AMBER M
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7790000111
STARK GALEN P & L M ARTHUR
1702 3RD ST SE
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9002690040
AUBURN COURT LLC
6116 211TH ST SW # 203
LYNNWOOD, WA 98036-7526

7925000055
BUFFELEN DAVID S & ROBIN L
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7790000220
RAGLIN MICHAEL
1829 S MERIDIAN
PUYALLUP, WA 98371-7513

7790000140
PFHC PUYALLUP LLC
14200 NE 12TH PL
BELLEVUE, WA 98007

0420334033
RUSSELL DON R & BARBARA A
603 N AINSWORTH AVE
TACOMA, WA 98403-1121

9002690010
AUBURN COURT LLC
6116 211TH ST SW # 203
LYNNWOOD, WA 98036-7526

6022020060
KALISTA STANLEY E & SHERI D
418 17TH AVENUE CT SW
PUYALLUP, WA 98371-7592

0420334197
REFERENCE
UNKNOWN PARTY ADDRESS
UNKNOWN CITY, WA 00000

0420334046
RUPE NICHOLAS & NELSON BRITTANY
1612 S MERIDIAN
PUYALLUP, WA 98371

9002230030
ALGER JANIS W
108 19TH AVE SE UNIT 22
PUYALLUP, WA 98372-4500

7790000192
1703 MERIDIAN LLC
PO BOX 398
ENUMCLAW, WA 98022

0420334184
PICCOLO KRIS L & VANESSA
PO BOX 1093
PUYALLUP, WA 98371-0223

0420334009
CRESPO ALISHA D & HOUCHIIN SETH J
1616 S MERIDIAN
PUYALLUP, WA 98373

9002230050
SYRON ALISON J
108 19TH AVE SE UNIT 24
PUYALLUP, WA 98372

0420338065
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

7790000248
UNKNOWN CONVERSION PARTY
UNKNOWN PARTY ADDRESS
UNKNOWN CITY, WA 00000

0420338020
RAINIER INTERNAL MEDICINE LLC
9720 S TACOMA WAY
LAKEWOOD, WA 98499-4456

7790000231
WATENE JOHN NJANE
1800 3RD ST SE
PUYALLUP, WA 98372-4507

0420334170
ZEIGER KARL
1902 S MERIDIAN
PUYALLUP, WA 98371-7512

7790000080
RECTOR TIMOTHY A
PO BOX 398
ENUMCLAW, WA 98022

6022020040
LUDWIG NATHANIEL & CHHET SREILY
402 17TH AVENUE CT SW
PUYALLUP, WA 98371-7592

9002230020
BEHEN DELFINA B & STEVEN R ETAL
17839 ASHWORTH AVE N
SHORELINE, WA 98133-5018

7790000193
GARCIA PATRICIO & IRIS A
1716 3RD ST SE
PUYALLUP, WA 98372-4505

0420338046
CASCADE CHRISTIAN SCHOOLS
815 21ST ST SE
PUYALLUP, WA 98372-4760

7790000120
SINGH SANDEEP & KAUR GURPREET
119 17TH AVE SE
PUYALLUP, WA 98372

9002230060
MORALES GONZALEZ ROSA A
108 19TH AVE SE UNIT 25
PUYALLUP, WA 98372-4535

0420338066
DAMAC LLC
16925 SE 224TH ST
KENT, WA 98042

0420334186
WILLOWS DEVELOPMENT LLC
11711 136TH AVE E
PUYALLUP, WA 98374

0420334189
WILLOWS DEVELOPMENT LLC
11711 136TH AVE E
PUYALLUP, WA 98374

9002230090
SWENSRUD DENISE H
108 19TH AVE SE UNIT 28
PUYALLUP, WA 98372-4535

9002230050
SYRON ALISON J
108 19TH AVE SE UNIT 24
PUYALLUP, WA 98372

9002230030
ALGER JANIS W
108 19TH AVE SE UNIT 22
PUYALLUP, WA 98372-4500

6026420010
PUYALLUP 15TH AVENUE LLC
119 N COMMERCIAL ST STE 165
BELLINGHAM, WA 98225-4452

6022020050
RICCA JON J & KARREN M
410 17TH AVENUE CT SW
PUYALLUP, WA 98371-7592

7790000113

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TRAP - 222 BUILDING LLC
1304 FAWCETT AVE STE 100
TACOMA, WA 98402-1900

0420338047
GEP X CHESTNUT HILLS LLC
750 BERING DR STE 300
HOUSTON, TX 77057-2132

9002230100
STUCK AMBER M
108 19TH AVE SE UNIT 29
PUYALLUP, WA 98372-4535

7242020020
PADILLA DANIEL R
211 19TH AVE SE
PUYALLUP, WA 98372-4523

9002230090
SWENSRUD DENISE H
108 19TH AVE SE UNIT 28
PUYALLUP, WA 98372-4535

7790000090
MCQUISTIN - SMITH S H & LESLIE
PO BOX 5299
TACOMA, WA 98415-0299

0420334144
WU LIMEI
21204 103RD AVE SE
KENT, WA 98031

0420338035
THOUSAND SUMMER INC
1502 S MERIDIAN
PUYALLUP, WA 98371-7528

7925000061
ANDERSEN JEFFREY S
1819 5TH ST SW
PUYALLUP, WA 98371-7443

0420334205
DAMAC LLC
16925 SE 224TH ST
KENT, WA 98042

7242020030
ROBERTS JAMES & TERESA E
2725 DELUNA WAY
MILTON, FL 32583-5606

7790000194
VASHCHENKO PAUL
1720 3RD ST SE
PUYALLUP, WA 98372-4505

9002230080
ST JOHN MICKY
108 19TH AVE SE UNIT 27
PUYALLUP, WA 98372-4535

9002230060
MORALES GONZALEZ ROSA A
108 19TH AVE SE UNIT 25
PUYALLUP, WA 98372-4535

7790000185
PUYALLUP ALC LLC
2731 77TH AVE SE STE 203
MERCER ISLAND, WA 98040-2800

9002230020
BEHEN DELFINA B & STEVEN R ETAL
17839 ASHWORTH AVE N
SHORELINE, WA 98133-5018

9002690030
AUBURN COURT LLC
6116 211TH ST SW # 203
LYNNWOOD, WA 98036-7526

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BELLINGHAM, WA 98225-4452

6022020020
DORN DAVID A & JEINISE L
409 17TH AVENUE CT SW
PUYALLUP, WA 98371-7869

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GALLATIN MARJORIE
1808 3RD ST SE
PUYALLUP, WA 98372-4507

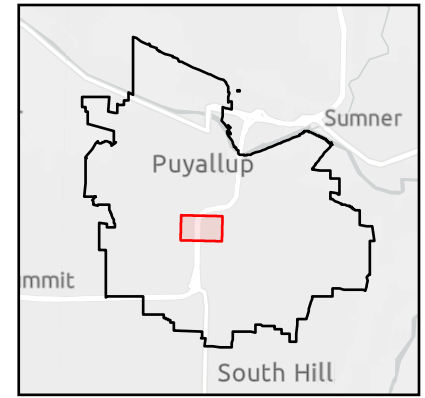
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PFHC-PUYALLUP LLC
14200 NE 12TH PL
BELLEVUE, WA 98007-4032

7925000071
KENT ANTHONY & MCKENZI
1823 5TH ST SW
PUYALLUP, WA 98371-7443

7790000100
MCQUISTIN - SMITH S H & LESLIE
PO BOX 5299
TACOMA, WA 98415-0299

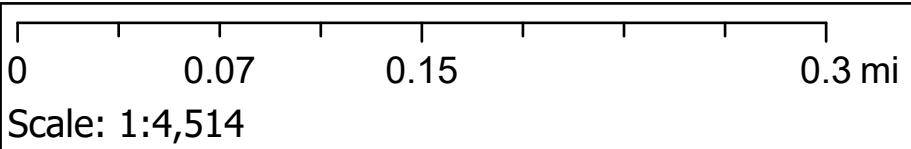
City of Puyallup Planning Division

Mailing Map



Tax Parcels

- Base Parcel
- Condominium
- Other
- Puyallup City Limits



Map produced using City of Puyallup
GIS web apps.
Date: 6/27/2023

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.



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

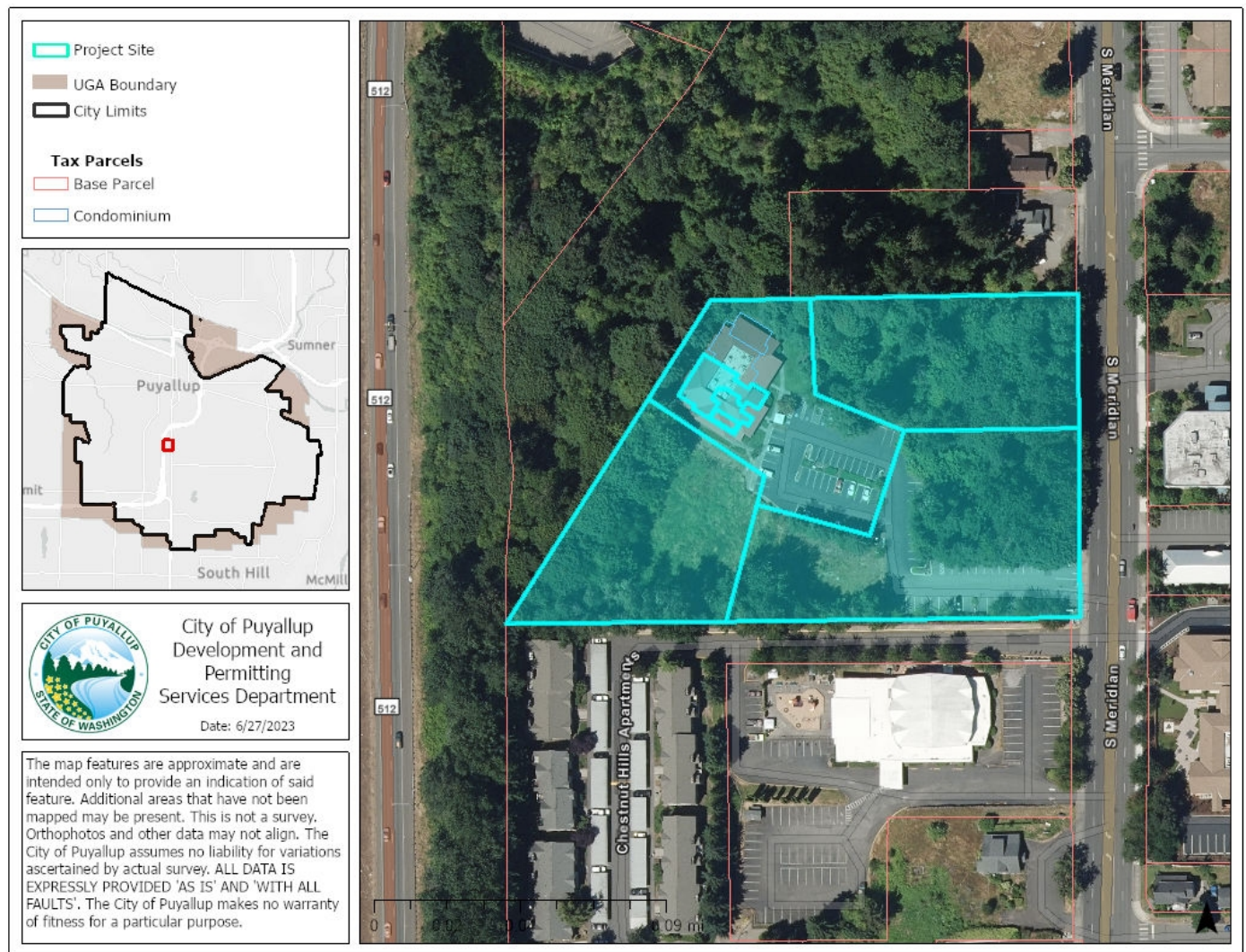
www.cityofpuyallup.org

June 27, 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:	PLRZ20230064
Permit Type:	Rezone
Proposal:	A request to rezone four (4) parcels of contiguous land on S. Meridian St. from OP (Professional Office) to LMX (Limited Mix Use). All parcels share the same Future Land Use designation in the Comprehensive Plan (Limited Commercial). The rezone to LMX would allow a broader set of commercial uses on site as well as residential land uses. The rezone is not related to a specific development proposal.
Applicant(s):	Natalie Foskey
Owner(s):	REFERENCEWILLOWS DEVELOPMENT LLC
Site Address:	1726 S MERIDIAN ST, Puyallup WA
Parcel Number:	0420334186; 0420334188; 0420334189; 0420334197;
Date of Application:	June 13, 2023
Date of complete application determination:	June 16, 2023
Date of Public Hearing (if set):	Date of public hearing not yet set. Additional mailer will be sent out once scheduled. A public hearing is required for the proposal.
Environmental documents/studies required:	Nor specific environmental documents or studies are required for a rezone application as no development is proposed associated with this request. All future development of the land would be required to provide studies and reports, as necessary/required.
Identified critical areas on or adjacent to the site:	Streams, Stream Review area, Stream Buffer, Landslide Hazard, Wetland Review 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: **July 11, 2023**.

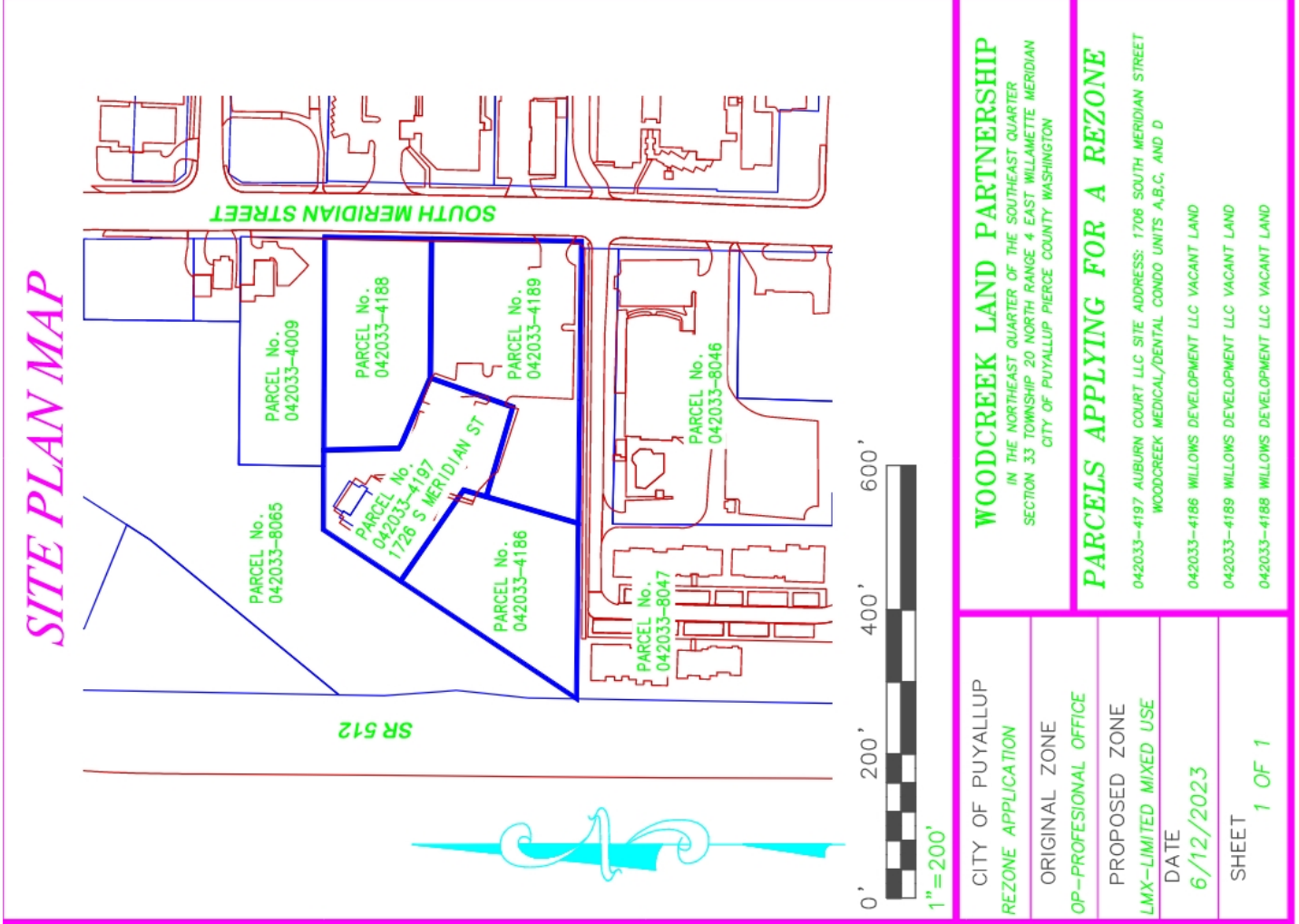
Americans with Disabilities Act (ADA) Information

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).

Staff Contact

If you have any comments, please email them to Chris Beale, Senior Planner at CBeale@PuyallupWA.gov or call (253) 841-5418.

Site Plan



WOODCREEK LAND PARTNERSHIP

IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 33 TOWNSHIP 20 NORTH RANGE 4 EAST WILLAMETTE MERIDIAN
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

PARCELS APPLYING FOR A REZONE

042033-4197 AUBURN COURT LLC SITE ADDRESS: 1706 SOUTH MERIDIAN STREET
WOODCREEK MEDICAL/DENTAL CONDO UNITS A,B,C, AND D

042033-4186 WILLOWS DEVELOPMENT LLC VACANT LAND

042033-4189 WILLOWS DEVELOPMENT LLC VACANT LAND

042033-4188 WILLOWS DEVELOPMENT LLC VACANT LAND

CITY OF PUYALLUP
REZONE APPLICATION

ORIGINAL ZONE
OP-PROFESSIONAL OFFICE

PROPOSED ZONE
LMX-LIMITED MIXED USE

DATE
6/12/2023

SHEET
1 OF 1

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:
IPL0129206
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
TAC - Legal Ads
Final Cost:
647.91
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
June 27, 2023 3:00:30 PM EDT
Amount:
647.91

SCHEDULE FOR AD NUMBER IPL01292060

June 29, 2023
The News Tribune (Tacoma)

PREVIEW FOR AD NUMBER IPL01292060**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. PLRZ20230064:

Applicant: Natalie Foskey
Location: 1726 S MERIDIAN ST, Puyallup Wa, 98373
Zoning: OP – Office Park
Request: A request to rezone four (4) parcels of contiguous land on S. Meridian St. from OP (Professional Office) to LMX (Limited Mix Use). All parcels share the same Future Land Use designation in the Comprehensive Plan (Limited Commercial). The rezone to LMX would allow a broader set of commercial uses on site as well as residential land uses. The rezone is not related to a specific development proposal.

Comment Due Date: Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on **July 11, 2023**
SEPA status: SEPA not Required

Environmental mitigation measures under consideration:
Public Comments:

None identified as of the date of this notice. 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).

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Staff contact: Chris Beale, Senior Planner - (253) 841-5418
CBeale@PuyallupWA.gov

W00000000
Publication Dates

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

1998 Project Vicinity Map



Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.

2021 Project Vicinity Map



*Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present.
Pierce County assumes no liability for variations ascertained by formal survey.*

Date: 8/1/2023 01:16 PM

DESIGNATION	DESCRIPTION	DESIGNATION CRITERIA	DEVELOPMENT STANDARDS (if applicable)
<p>Pedestrian Oriented Commercial</p> <p><i>Implementing Zone(s):</i> CBD CBD-CORE</p>	<p>Identify and enhance pedestrian oriented areas within and surrounding the historic commercial core, which form a unique commercial district and focal point for the community. This designation is also intended to include residential and mixed use structures.</p>	<ul style="list-style-type: none"> • Areas comprised of the nucleus historic commercial structures of the downtown core as well as surrounding properties which contribute to the vitality of this commercial use • Areas downtown with a node of uses that benefit from close proximity and are readily pedestrian accessible • Not applicable to properties physically separated from the nucleus of historic commercial buildings by large interruptions in the streetscape massing, including expansive parking lots, or heavily trafficked arterials 	<ol style="list-style-type: none"> Preserve and enhance the pedestrian scale and character of development within the historic commercial core area. Encourage commercial and mixed use projects. Design review may be required for modifications to existing properties and to new development located within the Pedestrian Oriented Commercial category. Development standards for this designation are discussed more specifically in the Downtown Neighborhood Plan.
<p>Auto Oriented Commercial</p> <p><i>Implementing Zone(s):</i> CG CB CMX</p>	<p>Areas for retailing and other commercial services that serve the local community and surrounding market area.</p>	<ul style="list-style-type: none"> • Areas which are highly accessible to automobiles at the intersections of and along heavily trafficked arterials • Nodal development of new commercial development and redevelopment is preferred • Discouraged for strip commercial areas without a focus • An intervening transitional land use or extensive buffer should separate high intensity commercial areas from single-family residential neighborhoods 	<ol style="list-style-type: none"> Encourage more efficient and intensive utilization of commercial land through mixed use development and shared parking; Encourage parking to be located behind or beside buildings within the CB zone; Encourage articulation and modulation of building forms; Encourage integration of pedestrian amenities into commercial projects including plazas, courtyards, and piazzas; Require that parking areas and property frontages be landscaped, including street trees; Encourage provision of mass transit transportation amenities including turn-outs for buses and shelters; and Encourage interconnected parking lots and pedestrian paths between commercial complexes.
<p>Limited Commercial</p> <p><i>Implementing Zone(s):</i> CL OP LMX</p>	<p>Lower intensity retail, commercial and professional office development in areas which are less suitable for more intensive commercial development due to traffic generation and other characteristics.</p>	<ul style="list-style-type: none"> • Should be applied to areas accessible by arterials or collectors • May serve as a transitional area between intense commercial areas and residential neighborhoods • In some instances this designation may be applied to areas of medical, clinical, and professional offices which benefit from proximity to one another • Limited commercial development is not intended to be "strip" or full service in character and size 	<ol style="list-style-type: none"> Limited residential uses allowed in the LMX zone only.



EXHIBIT 8**20.31.014 Conditionally permitted uses.**

The following uses are conditionally permitted uses in the MX zones specified. A conditional use permit pursuant to Chapter 20.80 PMC, or administrative conditional use permit pursuant to Chapter 20.81 PMC, where specified, shall be required and in full force and effect in order to establish said uses.

- (1) Public service uses proposed as a stand-alone project (all MX zones).
- (2) Major commercial recreational uses (CCX).
- (3) Congregate emergency shelters and congregate emergency housing, (all MX zones) subject to the standards and criteria of Chapter 20.72 PMC.
- (4) Also refer to PMC 20.31.018 for other conditionally permitted uses in the MX zone districts. (Ord. 3275 § 5, 2023; Ord. 3132 § 1 (Exh. D), 2017; Ord. 3073 § 19, 2014).

20.31.015 Prohibited uses.

Since appropriate commercial uses to be allowed for future development in most of the MX zones are those that promote a pedestrian-oriented environment that minimizes the dependency on the automobile and encourages pedestrian accessibility by clustering a mix of uses that are accessible on foot, the following are prohibited uses:

- (1) Motor vehicle sales, rental, storage, service and/or repair, body shops, gasoline or diesel service stations and recreational vehicle parks (prohibited in all MX zone districts, except that indoor vehicle displays or showrooms or an outdoor area for a limited number of vehicles used for car-share purposes (i.e., Zipcar) are permitted in the CCX zone);
- (2) Any business with a drive-through window, including limited-service restaurants (prohibited in RMX, CMX, and LMX);
- (3) Limited manufacturing/light industrial uses and warehousing/distribution (prohibited in all MX zones);
- (4) Commercial retail with associated outdoor storage components (prohibited in RMX, CMX, and LMX);
- (5) Major commercial recreational uses (prohibited in CMX, UCX, and LMX);

(6) Adult uses (prohibited in all MX zones);

(7) A use not listed here that the director determines, per the procedures outlined in Chapter 20.87 PMC, to be similar in nature to an otherwise prohibited use within the zone district (all MX zones). (Ord. 3132 § 1 (Exh. D), 2017; Ord. 2993 § 3 (Exh. G), 2011; Ord. 2943 § 1 (Exh. A), 2009).

20.31.017 Permitted residential uses.

Subject to the requirements of PMC 20.31.018, the following residential uses are permitted in the MX zone districts, subject to the minimum and maximum density requirements of PMC 20.31.020, where applicable:

(1) Apartments, either as a single stand-alone structure on a mixed-use development site or located within a single mixed-use structure as an upper floor use;

(2) Townhouse structures with a minimum of three attached units or more on a mixed-use development site; and

(3) Retirement apartments or senior housing complexes as either a stand-alone or mixed-use development proposal. (Ord. 3132 § 1 (Exh. D), 2017; Ord. 3044 § 5, 2013; Ord. 2993 § 3 (Exh. G), 2011).



City of Puyallup

Development and Permitting Services

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Public Hearing Notice

All interested parties are invited to attend

Hearing Date and time:	Friday, October 06, 2023 at 10am
Hearing Location:	Puyallup City Hall 333 South Meridian 5th Floor, Council Chambers
Project Name:	Rezone Foskey 1706 S Meridian, Puyallup
Case #:	PLRZ20230064
Permit Type:	Rezone
Applicant(s):	Natalie Foskey
Project Location:	(TPN 0420334186; 0420334188; 0420334189; 0420334197;)
Project Description:	A request to rezone four (4) parcels of contiguous land on S. Meridian St. from OP (Professional Office) to LMX (Limited Mix Use). All parcels share the same Future Land Use designation in the Comprehensive Plan (Limited Commercial). The rezone to LMX would allow a broader set of commercial uses on site as well as residential land uses. The rezone is not related to a specific development proposal.
Staff Contact:	Chris Beale Senior Planner (253) 841-5418 CBeale@PuyallupWA.gov

You are receiving this notice because our records indicate that you own property within a specified radius of the subject property or your agency may be affected by the proposal.

PUBLIC COMMENTS

Written and verbal testimony will be accepted. Written testimony may be submitted to the case planner at CBeale@PuyallupWA.gov or 333 S. Meridian Attn: Chris Beale by 3:00 pm the business day prior to the hearing to be made part of the public hearing record. Verbal testimony will be accepted during the Public Hearing. Persons who would like to participate in the hearing that require auxiliary aids/services, or other disability or language accommodation services, please contact Michelle Ochs at least 48 hours prior to the meeting. Michelle Ochs may be reached at MichelleO@puyallupwa.gov or (253) 841-5485.

PARTY OF RECORD

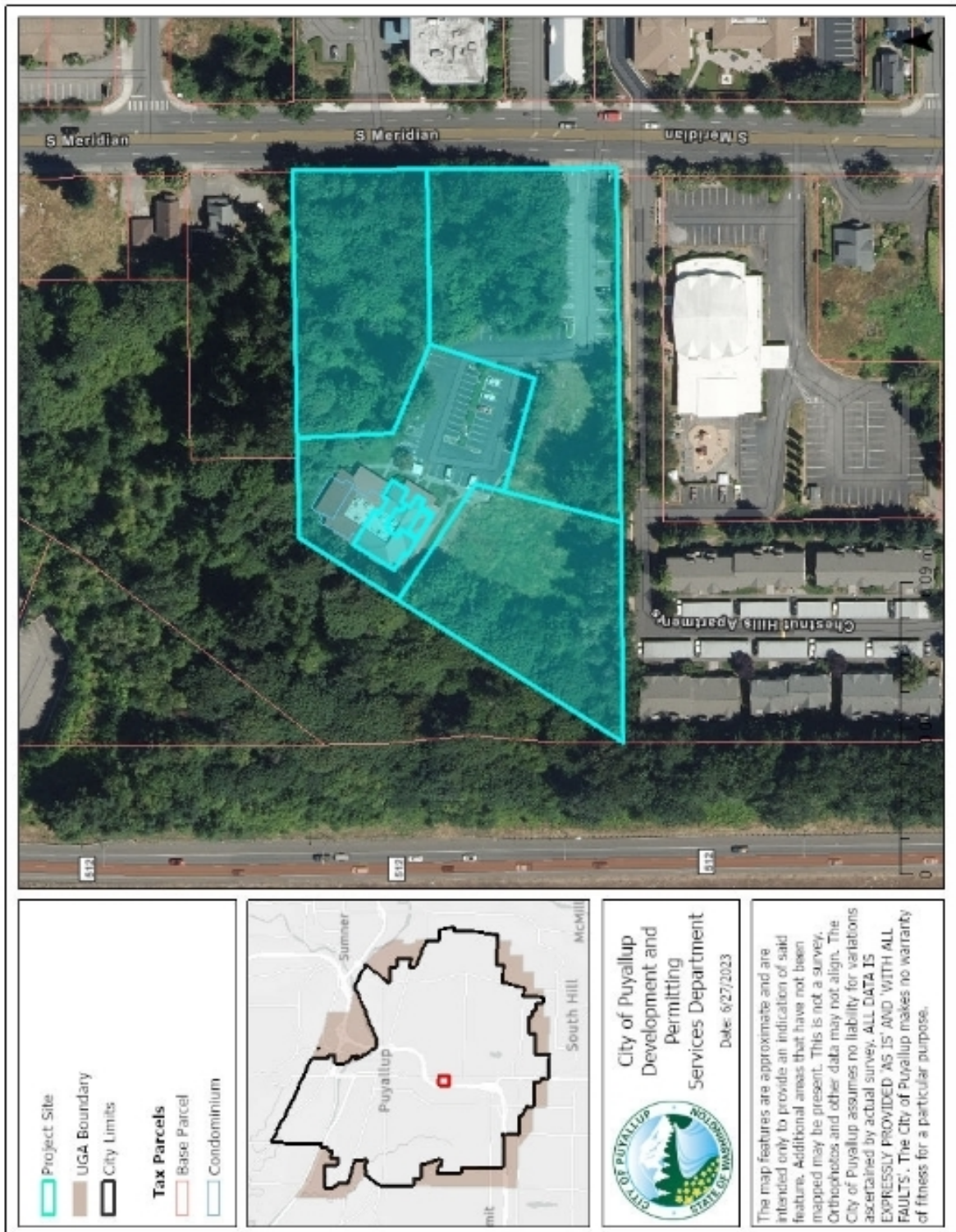
If you wish to become a party of record for the subject application, please contact the case planner at CBeale@PuyallupWA.gov or (253) 841-5418. All parties of record will receive notice of the final decision.

MORE INFORMATION

Should you desire additional information, you may contact the City of Puyallup Planning Staff using the

staff contact information listed above. The permit project file can be reviewed at City Hall during regular business hours or on the City's web site at <https://permits.puyallupwa.gov/Portal/Planning/StatusReference?referenceNumber=PLRZ20230064> by searching the case # or project address.

VICINITY MAP



0420334188
WILLOWS DEVELOPMENT LLC
11711 136TH AVE E
PUYALLUP, WA 98374

9002230040
AARON RONDA J
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BELLEVUE, WA 98007

0420334033
RUSSELL DON R & BARBARA A
603 N AINSWORTH AVE
TACOMA, WA 98403-1121

9002690010
AUBURN COURT LLC
6116 211TH ST SW # 203
LYNNWOOD, WA 98036-7526

6022020060
KALISTA STANLEY E & SHERI D
418 17TH AVENUE CT SW
PUYALLUP, WA 98371-7592

0420334197
REFERENCE
UNKNOWN PARTY ADDRESS
UNKNOWN CITY, WA 00000

0420334046
RUPE NICHOLAS & NELSON BRITTANY
1612 S MERIDIAN
PUYALLUP, WA 98371

9002230030
ALGER JANIS W
108 19TH AVE SE UNIT 22
PUYALLUP, WA 98372-4500

7790000192
1703 MERIDIAN LLC
PO BOX 398
ENUMCLAW, WA 98022

0420334184
PICCOLO KRIS L & VANESSA
PO BOX 1093
PUYALLUP, WA 98371-0223

0420334009
CRESPO ALISHA D & HOUCHIIN SETH J
1616 S MERIDIAN
PUYALLUP, WA 98373

9002230050
SYRON ALISON J
108 19TH AVE SE UNIT 24
PUYALLUP, WA 98372

0420338065
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

7790000248
UNKNOWN CONVERSION PARTY
UNKNOWN PARTY ADDRESS
UNKNOWN CITY, WA 00000

0420338020
RAINIER INTERNAL MEDICINE LLC
9720 S TACOMA WAY
LAKEWOOD, WA 98499-4456

7790000231
WATENE JOHN NJANE
1800 3RD ST SE
PUYALLUP, WA 98372-4507

0420334170
ZEIGER KARL
1902 S MERIDIAN
PUYALLUP, WA 98371-7512

7790000080
RECTOR TIMOTHY A
PO BOX 398
ENUMCLAW, WA 98022

6022020040
LUDWIG NATHANIEL & CHHET SREILY
402 17TH AVENUE CT SW
PUYALLUP, WA 98371-7592

9002230020
BEHEN DELFINA B & STEVEN R ETAL
17839 ASHWORTH AVE N
SHORELINE, WA 98133-5018

7790000193
GARCIA PATRICIO & IRIS A
1716 3RD ST SE
PUYALLUP, WA 98372-4505

0420338046
CASCADE CHRISTIAN SCHOOLS
815 21ST ST SE
PUYALLUP, WA 98372-4760

7790000120
SINGH SANDEEP & KAUR GURPREET
119 17TH AVE SE
PUYALLUP, WA 98372

9002230060
MORALES GONZALEZ ROSA A
108 19TH AVE SE UNIT 25
PUYALLUP, WA 98372-4535

0420338066
DAMAC LLC
16925 SE 224TH ST
KENT, WA 98042

0420334186
WILLOWS DEVELOPMENT LLC
11711 136TH AVE E
PUYALLUP, WA 98374

0420334189
WILLOWS DEVELOPMENT LLC
11711 136TH AVE E
PUYALLUP, WA 98374

9002230090
SWENSRUD DENISE H
108 19TH AVE SE UNIT 28
PUYALLUP, WA 98372-4535

9002230050
SYRON ALISON J
108 19TH AVE SE UNIT 24
PUYALLUP, WA 98372

9002230030
ALGER JANIS W
108 19TH AVE SE UNIT 22
PUYALLUP, WA 98372-4500

6026420010
PUYALLUP 15TH AVENUE LLC
119 N COMMERCIAL ST STE 165
BELLINGHAM, WA 98225-4452

6022020050
RICCA JON J & KARREN M
410 17TH AVENUE CT SW
PUYALLUP, WA 98371-7592

7790000113

7790000045
TRAP - 222 BUILDING LLC
1304 FAWCETT AVE STE 100
TACOMA, WA 98402-1900

0420338047
GEP X CHESTNUT HILLS LLC
750 BERING DR STE 300
HOUSTON, TX 77057-2132

9002230100
STUCK AMBER M
108 19TH AVE SE UNIT 29
PUYALLUP, WA 98372-4535

7242020020
PADILLA DANIEL R
211 19TH AVE SE
PUYALLUP, WA 98372-4523

9002230090
SWENSRUD DENISE H
108 19TH AVE SE UNIT 28
PUYALLUP, WA 98372-4535

7790000090
MCQUISTIN - SMITH S H & LESLIE
PO BOX 5299
TACOMA, WA 98415-0299

0420334144
WU LIMEI
21204 103RD AVE SE
KENT, WA 98031

0420338035
THOUSAND SUMMER INC
1502 S MERIDIAN
PUYALLUP, WA 98371-7528

7925000061
ANDERSEN JEFFREY S
1819 5TH ST SW
PUYALLUP, WA 98371-7443

0420334205
DAMAC LLC
16925 SE 224TH ST
KENT, WA 98042

7242020030
ROBERTS JAMES & TERESA E
2725 DELUNA WAY
MILTON, FL 32583-5606

7790000194
VASHCHENKO PAUL
1720 3RD ST SE
PUYALLUP, WA 98372-4505

9002230080
ST JOHN MICKY
108 19TH AVE SE UNIT 27
PUYALLUP, WA 98372-4535

9002230060
MORALES GONZALEZ ROSA A
108 19TH AVE SE UNIT 25
PUYALLUP, WA 98372-4535

7790000185
PUYALLUP ALC LLC
2731 77TH AVE SE STE 203
MERCER ISLAND, WA 98040-2800

9002230020
BEHEN DELFINA B & STEVEN R ETAL
17839 ASHWORTH AVE N
SHORELINE, WA 98133-5018

9002690030
AUBURN COURT LLC
6116 211TH ST SW # 203
LYNNWOOD, WA 98036-7526

6026420020
PUYALLUP 15TH AVENUE LLC
119 N COMMERCIAL ST STE 165
BELLINGHAM, WA 98225-4452

6022020020
DORN DAVID A & JEINISE L
409 17TH AVENUE CT SW
PUYALLUP, WA 98371-7869

7790000234
GALLATIN MARJORIE
1808 3RD ST SE
PUYALLUP, WA 98372-4507

7790000024
PFHC-PUYALLUP LLC
14200 NE 12TH PL
BELLEVUE, WA 98007-4032

7925000071
KENT ANTHONY & MCKENZI
1823 5TH ST SW
PUYALLUP, WA 98371-7443

7790000100
MCQUISTIN - SMITH S H & LESLIE
PO BOX 5299
TACOMA, WA 98415-0299

From: Jeannesha Frazier <JFrazier@PuyallupWA.gov>
Sent: Thursday, September 21, 2023 3:02 PM
To: Chris Beale <CBeale@PuyallupWA.gov>
Subject: RE: Notice of Hearing mailer PLRZ20230064

The updated mailing for the 10/06 hearing went out on the 3 pm mail

JEANNESHA

"Coming together is a beginning; Keeping together is progress; Working together is Success!!"

Please send permit inquiries to permitcenter@puyallupwa.gov

Ph: 253.864.4165

|



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
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 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
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 San Luis Obispo Tribune
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
19367	470608	Print Legal Ad-IPL01409470 - IPL0140947		\$455.09	1	69 L

Attention: Ms. Michelle Ochs

CITY OF PUYALLUP DEVELOPMENT SERVICE
 333 S MERIDIAN
 PUYALLUP, WA 983715913

MichelleO@puyallupwa.gov

NOTICE OF PUBLIC HEARING
City of Puyallup

NOTICE is hereby given that the City of Puyallup Hearing Examiner will conduct a hearing on the following:

1. Case Type: Rezone

Case No:
 PLRZ20230064
 Applicant:
 Natalie Foskey
 Location:
 1706 South Meridian – TPNs
 0420334186; 0420334188;
 0420334189; 0420334197;
 Project:
 A request to rezone four (4) parcels of contiguous land on S. Meridian St. from OP (Professional Office) to LMX (Limited Mix Use). All parcels share the same Future Land Use designation in the Comprehensive Plan (Limited Commercial). The rezone to LMX would allow a broader set of commercial uses on site as well as residential land uses. The rezone is not related to a specific development proposal.
 Staff Contact:
 Chris Beale, Senior Planner
 (253) 841-5418 | CBeale@Puyallup-WA.gov

This meeting will be held

Location: Puyallup City Hall, 333 South Meridian, 5th Floor, Council Chambers
Hearing Date and time: Friday, October 06, 2023, at 10:00 AM

For information and questions on how to participate in the hearing, please contact Michelle Ochs at michelleo@puyallupwa.gov or at (253) 841-5485.

Written comments may be submitted to the City of Puyallup at 333 S. Meridian Puyallup, WA 98371 (attn: Michelle Ochs) or via email to planning@puyallupwa.gov in advance of the hearing by 3:00 pm the day before the listed hearing date.

The Hearing Examiner give equal weight to submitted written comments and spoken testimony. Any person may attend the public hearing and offer oral or written testimony regarding this case, which will become part of the public hearing record. Copies of the staff report that will be considered by the Hearing Examiner at the public hearing can be viewed at <https://permits.puyallupwa.gov/Portal/> - search for the case number listed above.
 IPL0140947
 Sep 24 2023

Stefani Beard, being duly sworn, deposes and says: That he/she is the Principal Clerk of the publication; The News Tribune, printed and published in Tacoma, Pierce County, State of Washington, and having a general circulation therein, and which said newspaper(s) have been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The News Tribune, as amended, for:

1 insertion(s) published on:
 09/24/23

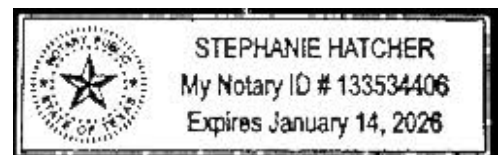
Stefani Beard

Principal Clerk

Sworn to and subscribed before me this 25th day of September in the year of 2023 before me, a Notary Public, personally appeared before me Stefani Beard known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



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: Saturday, 9/9/2023

Site posting updated 09/26/23 - see image on next page

Case No(s): PLRZ20230064

Project Name: Rezone Foskey 1706 S Meridian, Puyallup

Applicant: Natalie Foskey, on behalf of Auburn Court LLC and Willows Developp

Applicant Email: natalie@key-cc.com

Site Address: 1706 S Meridian, Puyallup, WA

Parcel No.: 0420334186, 0420334188, 0420334189, 0420334197

Notice of Hearing or Notice of Application

Attached photo of sign posted (required)

Description of sign location:

Attached to the railing that runs North and South along the sidewalk along S Meridian. On the West side on the street, bordering the affected property.

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 September 12, 2023, at Lynnwood, WA


Signature

Natalie Foskey
Print Name

Please send Declaration of Sign Posting to:

Planning@PuyallupWA.gov

PUBLIC NOTICE

PROJECT: PLRZ20230064

PUBLIC HEARING/MEETING: FRIDAY, OCTOBER 06, 2023, AT 12:00 AM
PUYALLUP CITY HALL, 333 SOUTH MERIDIAN, 5TH FLOOR, COUNCIL CHAMBERS

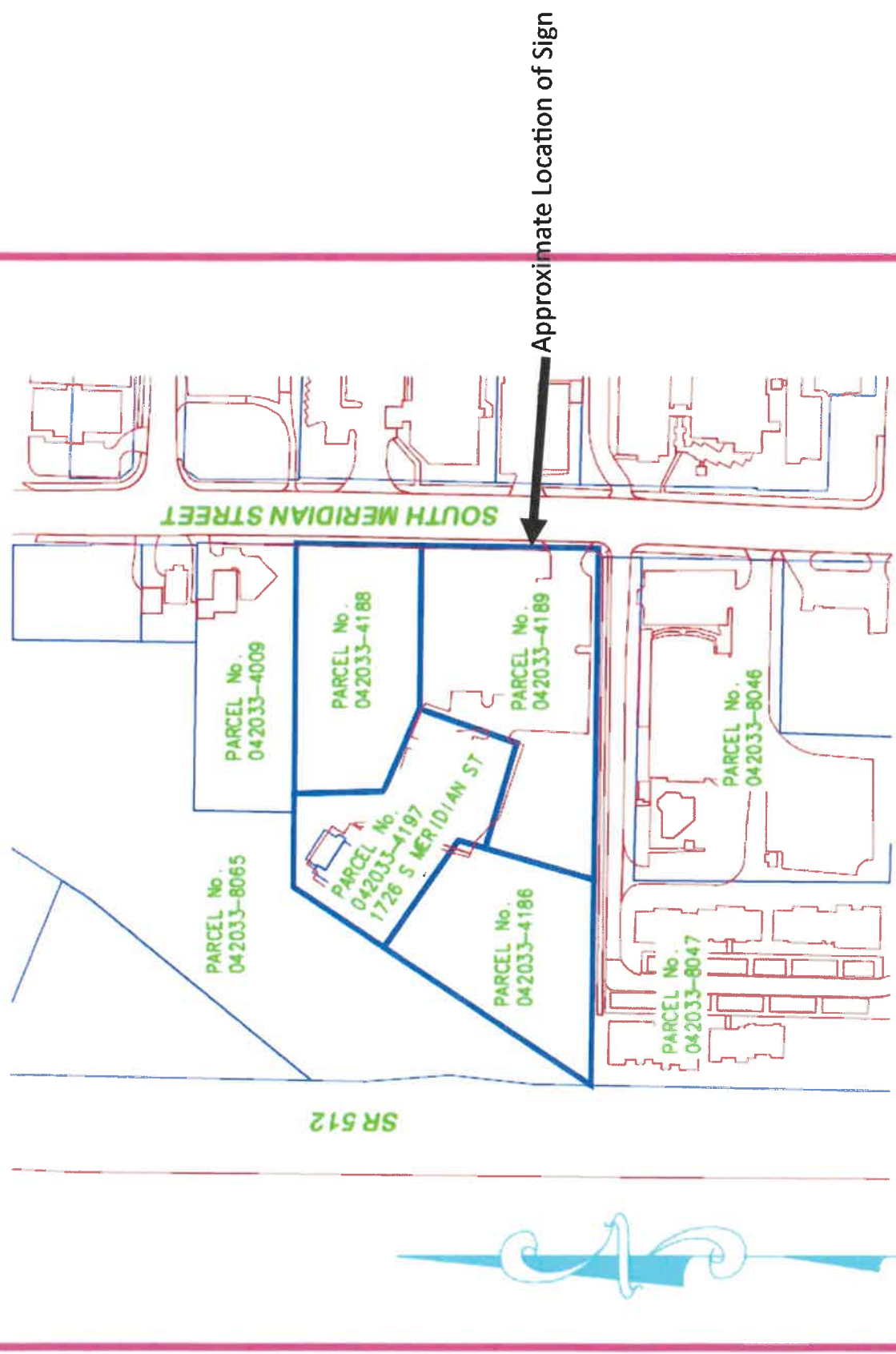
PROPOSAL: A REQUEST TO REZONE FOUR (4) PARCELS OF CONTIGUOUS LAND ON S. MERIDIAN ST. FROM OP (PROFESSIONAL OFFICE) TO LMX (LIMITED MIX USE). ALL PARCELS SHARE THE SAME FUTURE LAND USE DESIGNATION IN THE COMPREHENSIVE PLAN (LIMITED COMMERCIAL). THE REZONE TO LMX WOULD ALLOW A BROADER SET OF COMMERCIAL USES ON SITE AS WELL AS RESIDENTIAL LAND USES. THE REZONE IS NOT RELATED TO A SPECIFIC DEVELOPMENT PROPOSAL.

STAFF CONTACT: CHRIS BEALE, AICP, SENIOR PLANNER
(253) 841.5418 OR CBEALE@PUYALLUPWA.GOV
Puyallup Development Services Dept.
333 S. Meridian, Puyallup WA 98371
www.cityofpuyallup.org

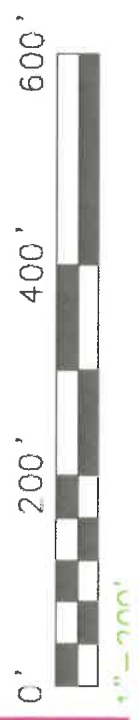


PHONE (253) 864-4165

SITE PLAN MAP



Approximate Location of Sign







**PUBLIC HEARING
CITY OF PUYALLUP HEARING EXAMINER
SEPTEMBER 21, 2023 | 10AM**

Application to be reviewed during public hearing:

Rezone application

Case ID: PLRZ20230064

PLRZ20230064 – Rezone

Proposal:

The applicant is proposing a rezone of tax parcels 0420334186, 0420334188, 0420334189, and 042033419, which are contiguous parcels owned by Willows Development LLC, from Office Professional (PO) to Limited Mixed Use (LMX) zoning district.



PLRZ20230064 – Rezone vicinity map



Site Map



PLRZ20230064 – Rezone



Key application information:

- **Applicant:** Natalie Foskey (owner representative)
- **Site:** 1726 S MERIDIAN
- **Zoning:** Professional Office (OP)
- **Land Use designation:** Limited Commercial (LC)
- **Proposed zone:** Limited Mixed Use (LMX)

PLRZ20230064 – Rezone



Key application timeline

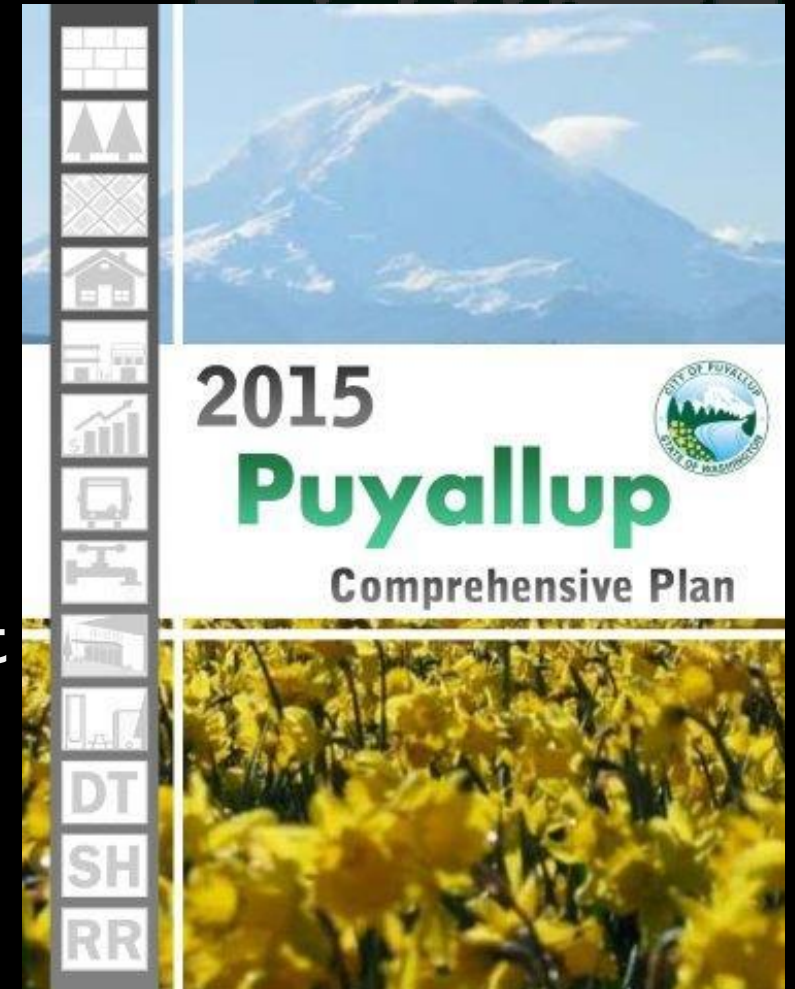
- Proposal submitted: June 14, 2023
- Notice of application: June 27, 2023
- Development Review: N/A no proposed project
- Environmental review decision (SEPA) issued: Exempt
- Notice of Hearing: Sept. 21, 2023 (notice mailed)

PLRZ20230064 – Rezone

PMC 20.90.015 Rezone Findings

(1) That the proposed amendment to the zoning map is consistent with the goals, objectives, and policies of the comprehensive plan.

- Nine (9) different policy areas identified in analysis – staff found no inconsistencies
- Appears consistent with pattern of development in area
- Provides additional flexibility in future land uses to meet Comp Plan goals and policies



PLRZ20230064 – Rezone

PMC 20.90.015 Rezone Findings

(2) That the proposed amendment to the zoning map is consistent with the scope and purpose of this title and the description and purpose of the zone classification applied for.

- LMX implements the LC land use designation and is consistent with Comp Plan
- Site appears to further the purpose of the LMX zoning requested
- All future development of the subject parcels will be consistent with PMC 20.3 I



PLRZ20230064 – Rezone

PMC 20.90.015 Rezone Findings

(3) That there are changed conditions since the previous zoning became effective to warrant the proposed amendment to the zoning map.

- Zoning for site area last implemented in 1999, rezoning from multi-family to OP
- In that time, meaningful change in conditions in commercial development and an increase in housing availability issues have occurred
- Rezone would provide additional land uses that would allow greater site flexibility to address housing needs in community



PLRZ20230064 – Rezone

PMC 20.90.015 Rezone Findings

(4) That the proposed amendment to the zoning map will be in the interest of furtherance of the public health, safety, comfort, convenience, and general welfare, and will not adversely affect the surrounding neighborhood, nor be injurious to other properties in the vicinity in which the subject property is located.

- Proposed rezone does not require a Comprehensive Plan
- Assist to increase residential density that help implement the Housing Plan strategies while also providing greater land use flexibility that promote a pedestrian-oriented environment along city transit corridor.
- Staff finds that the proposed rezone is not anticipated to have any noteworthy adverse effects to public health, safety, and general welfare relative to the current zoning designation and could in fact have positive impacts to neighboring properties and housing demands.

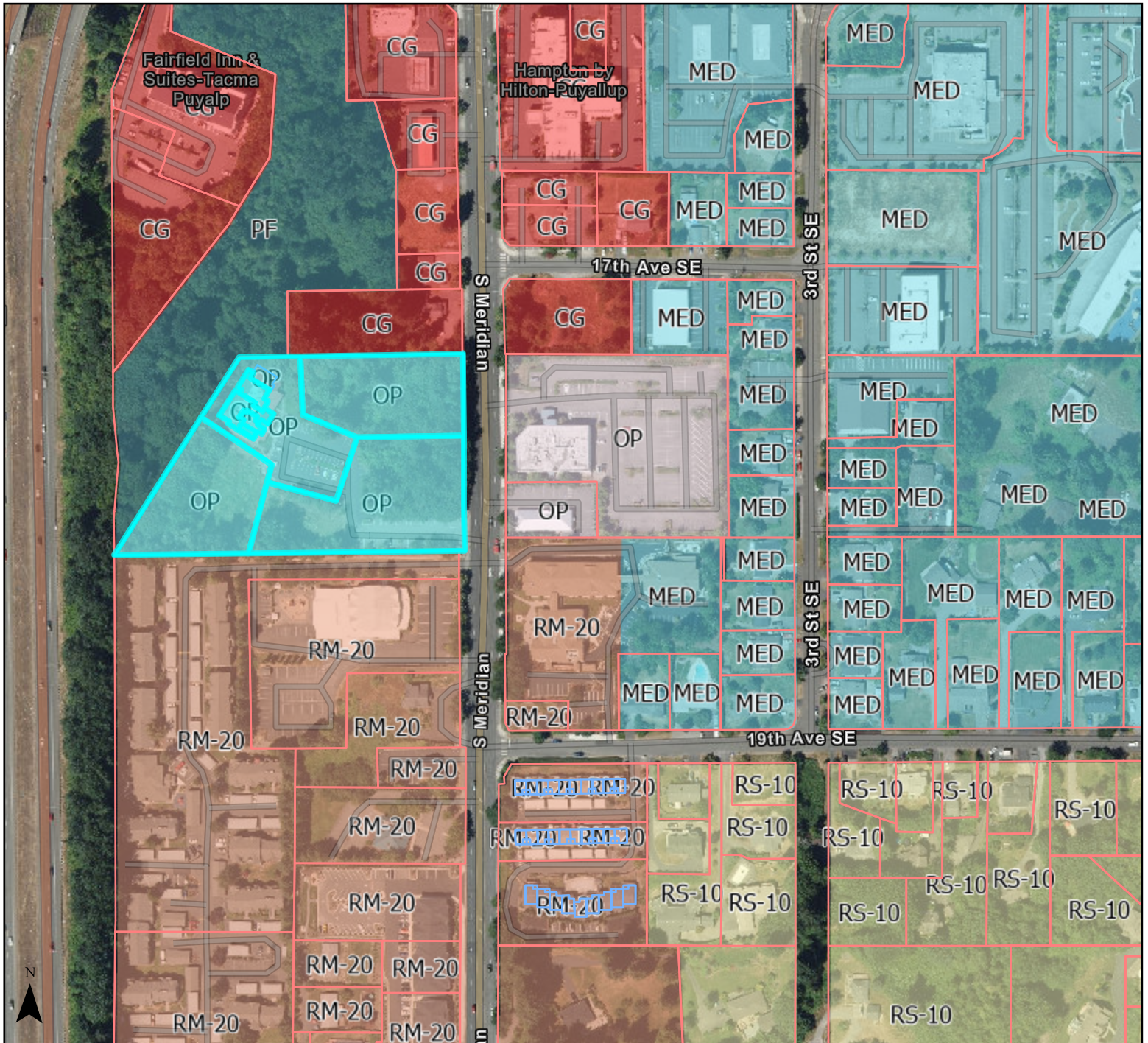


PLRZ20230064 – Rezone

Recommendation:

- Staff recommends approval with no additional conditions





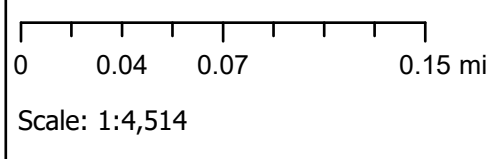
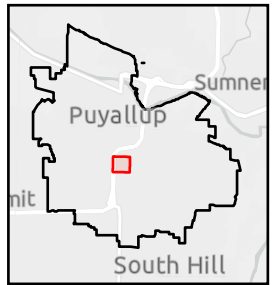
Legend

Tax Parcels

- Base Parcel (Red outline)
- Condominium (Blue outline)

Zoning

- CG - General Commercial (Red)
- MED - Medical (Cyan)
- OP - Professional Office (Light Blue)
- PF - Public Facilities (Dark Blue)
- RM-20 - High Density Multiple-Family Residential (Brown)
- RS-10 - Low Urban Density Single-Family Residential (Yellow)
- Puyallup City Limits (Black outline)



Map produced using City of Puyallup GIS web apps.

Date: 10/6/2023

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.