



City of Puyallup

---

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

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

December 19, 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: PLSSP20230129

Permit Type: SEPA Standalone

Proposal: SEPA review for a proposal including a new entry plaza at the Fairgrounds Gold Gate (SW corner of South Meridian and 9th Ave SW), including new pavers, concrete surfaces and a fabric structure to create a new main entry to the fairgrounds and signage identify the campus. Vendors hook-ups will be provided as well as a new water feature.

Applicant(s): Joleen Jones

Owner(s): WESTERN WASHINGTON FAIR ASSOCIATION

Site Address: 110 9TH AVE SW, Unit: 10, PUYALLUP, WA 98371;

Parcel Number: 0420331121;

Date of Application: December 14, 2023

Date of complete application determination: December 18, 2023

Date of Public Hearing (if set): No Hearing will be set for this permit OR Hearing date not yet set, a separate notice will be sent out when a hearing date is determined

Environmental documents/studies required: SEPA Checklist, Traffic Scoping Worksheet, Storm Water Report, Landscape Plan, Architectural Elevations, Traffic Impact Analysis, Habitat Assessment for Floodplain, Wetland Report, Geotech report for potential Landslide Hazard Area, Stream Report, Habitat Report, Critical Area Report, Preliminary Utility Plans, and other reports as required for review.

Streams, Potential Landslide Hazard Area

Identified critical areas on or adjacent to the site: Streams, Wetlands, Wetland buffer, Stream Buffer, Floodplain, Potential Landslide Hazard Area, Aquifer Recharge Area, Wellhead Protection Area, Contaminated Site, Underground Storage Tank, Volcanic Hazard Area, General Habitat Area, PHS Sensitive Habitats

## 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: **January 02, 2024**.

## **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

## **Downtown Planned Action Environmental Impact Statement Area**

The project is located in the City's Downtown Planned Action Environment Impact Statement (EIS) area. The City's SEPA Responsible Official Anticipates the subject project will qualify as a project covered by the previous environmental review under the Downtown Planned Action SEPA EIS. The Responsible Official is presently evaluating the project and submitted SEPA checklist. If the project is consistent with and qualifies under the planned action EIS, no new SEPA Threshold Determination will be made for this project. More information may be found here: [www.cityofpuyallup.org/1462/Downtown-Planned-Action-EIS](http://www.cityofpuyallup.org/1462/Downtown-Planned-Action-EIS)

## **Staff Contact**

If you have any comments, please email them to Chris Beale, Senior Planner

at [CBeale@PuyallupWA.gov](mailto:CBeale@PuyallupWA.gov) or call (253) 841-5418.

**Site Plan**  
**Building Elevations**