

From: [Gabriel Clark](#)
To: [Rachael N. Brown](#)
Subject: Notice of SEPA Threshold Determination - Project PLPSP20220049 PRELIMINARY SITE PLAN, SEPA MDNS - City of Puyallup (Lead Agency)
Date: Wednesday, June 28, 2023 1:52:03 PM
Attachments: [SEPA Determination Notice.pdf](#)

CITY OF PUYALLUP

Development & Permitting Services

333 S Meridian, Puyallup, WA 98371

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

NOTICE OF PRELIMINARY MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

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
Pierce County Surface Water – Erick Thompson
City of Sumner – Ryan Windish
City of Fife – Community Development
City of Edgewood – Community and Economic Development
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 Devereux
Pierce County – Sarah Grice, Kleyton Leingang, & Cassie Moeller
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

Puget Sound Energy – Mary Nicholl & David Brown
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 PLPSP20220049 – NOTICE OF PRELIMINARY DETERMINATION OF NON-SIGNIFICANCE (MDNS)

PROJECT DESCRIPTION:

236-unit Multi-Family project consisting of 8-apartment buildings varying from a 3-story and 3-4story type; One-story Recreation building; One-story Trash Compactor/Recycle enclosure; 7-stand-alone Recycle enclosures; 33- one-story Carports (2 to 8-car types).

COMMENTS:

Consistent with WAC 197-11-355, the Lead Agency issued a Notice of Application on **April 23, 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 comment period for the subject DNS.

APPEALS:

Consistent with WAC 197-11-545 regarding commenting parties and agencies, an appeal the subject MDNS may be filed with the SEPA Responsible Official by applicable parties and agencies within 10 days of the issuance of this MDNS, or by **3:00 pm on Friday, July 7, 2023** . Appeals will be accepted by via the Cityview permit portal only (<https://permits.puyallupwa.gov/Portal>). Please call or email the case planner listed below prior to submission of an appeal, if possible. To file an appeal electronically, please visit <https://permits.puyallupwa.gov/Portal> and select “Apply for a Planning Permit”, selecting “Appeal to Hearing Examiner” from the project/permit type drop down when prompted.

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 or (253) 864-4165 to ask about the appeal procedures, if possible. 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.

PERMIT MATERIALS:

Additional permit materials may be viewed by accessing the Puyallup [CityView Portal](#) or by using the following link to the specific permit: <https://permits.puyallupwa.gov/Portal/Planning/Status?planningId=1786>

Additional questions may be sent to City of Puyallup Planning Division at Planning@puyallupwa.gov.

Thank you,
Gabriel Clark (He/Him)
Planning Technician | City of Puyallup

(253) 770-3330

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.

