



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

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

DATE: May 13, 2025

**APPLICANT INFORMATION**

Applicant Name:	Nicole Williams
Property Location/Address:	3901 5TH ST SE, PUYALLUP, WA 98374;
Tax Parcel Number(s):	0419102126;

**RE: Zoning Verification Request PLZV20250039**

Thank you for applying for a zoning verification letter for the property listed above. Staff has reviewed information available from public records for the subject site. As received on your zoning verification application form, the following selected items include the information you requested:

<input checked="" type="checkbox"/>	<b>Certificate(s) of Occupancy:</b>	None available at this time.
<input checked="" type="checkbox"/>	<b>Current zoning:</b>	UCX, Urban Center Mixed-Use; MX-DRO, Mixed-Use Design Review Overlay
<input checked="" type="checkbox"/>	<b>Current land use designation:</b>	MUC
<input checked="" type="checkbox"/>	<b>Is the current use of the property in compliance with the existing zoning?</b>	Yes, the use of this property is permitted in the UCX zone.
<input checked="" type="checkbox"/>	<b>Are there any known legal non-conforming uses occurring on the site?</b>	None known at this time.
<input checked="" type="checkbox"/>	<b>In case of fire, earthquake, or other natural calamity, can the structure be rebuilt?</b>	<p>Per PMC 20.65.037, a legally established nonconforming use may be reestablished regardless of the extent of damage to any structure.</p> <p>Per PMC 20.65.035, a building or structure that is nonconforming to property development standards (setbacks, height, etc.) of the applicable zone, and has been damaged, restoration of the building or structure is permitted if the extent of the damage is less than 75% of the current replacement cost.</p>

		If the damage of the nonconforming building or structure exceeds 75% of the replacement cost, the nonconforming building or structure may be restored or rebuilt only to the extent which complies fully with the property development and performance standards of the applicable zone.
<input checked="" type="checkbox"/>	<b>Are there any known unresolved zoning/building code violations on record?</b>	None known at this time.
<input checked="" type="checkbox"/>	<b>Zoning of the abutting properties surrounding the site:</b>	North: LMX, Limited Mixed-Use Zone; UCX, Urban Center Mixed-Use Zone South: UCX, Urban Center Mixed-Use Zone East: UCX, Urban Center Mixed-Use Zone; RM-CORE, Regional Growth Center Oriented Multi-Family Residential West: UCX, Urban Center Mixed-Use Zone
<input checked="" type="checkbox"/>	<b>Have any use permits or variances been granted for the subject site?</b>	None known at this time.
<input type="checkbox"/>	<b>Applicable building setbacks:</b>	
<input type="checkbox"/>	<b>Allowable building height:</b>	
<input type="checkbox"/>	<b>Allowable lot coverage:</b>	
<input type="checkbox"/>	<b>Applicable parking ratio:</b>	
<input type="checkbox"/>	<b>Other:</b>	

Note: The Puyallup Municipal Code (PMC) may be viewed online at [www.codepublishing.com/wa/puyallup/](http://www.codepublishing.com/wa/puyallup/)

The information listed information was researched on May 13, 2025, by the undersigned, per request. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

Jillian Hulse-Lew  
Assistant Planner  
(253) 770-3330  
JHulseLew@PuyallupWA.gov