

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 Hearing** to each person listed below, or on the attached mailing list, in the matter of **Joleen Jones**, Planning Case No. **PLCUV20240004**, in the manner indicated.

| Party | Method of Service |
|--|---|
| Publication Notice: Tacoma Weekly Publication Date: June 25, 2025 | <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) | <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: June 20, 2025 – Materials submitted by Planning Technician Nabila Comstock

Robin Loewen

Robin Loewen
DPS Support Specialist



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: 6-25-25

Case No(s): PLCUV20240004

Project Name: CUP with Variance Todd Rd

Applicant: Ernest J Fernandez

Applicant Email: ej@auuinc.com

Site Address: 320 Todd Rd N.E. Puyallup

Parcel No.: 0420222005



Notice of Hearing

or



Notice of Application

Attached photo of sign posted (required)

Description of sign location:

Front N.W Corner of 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 6/25, 2025, at Puyallup, WA

Date

City

State

Ernest J Fernandez
Signature

Ernest J Fernandez
Print Name

Please send Declaration of Sign Posting to:

Planning@PuyallupWA.gov

PUBLIC NOTICE

CASE NO.: PLCUV20240004; PERMIT TYPE: CUP WITH VARIANCE

PUBLIC HEARING/MEETING: JULY 9, 2025 AT TRIAL: PUBLIC HEARINGS WILL BE HYBRID
ATTEND IN PERSON OR ON ZOOM. IN PERSON: PUYALLUP CITY HALL, 5TH FLOOR (CITY COUNCIL CHAMBERS),
333 S MERIDIAN PUYALLUP, WA 98371. ZOOM CALL IN #: 253 216 8782, ZOOM WEBINAR ID: 882 6541 8782, PASSCODE: 865933

PROPOSAL: CONDITIONAL USE PERMIT APPLICATION FOR THE CONVERSION OF AN EXISTING SINGLE-FAMILY RESIDENCE TO A PROFESSIONAL OFFICE IN THE RM-20 ZONE AND INCLUDES A 900 SF ADDITION TO THE REAR OF THE STRUCTURE. EXISTING GARAGE ON SITE WILL REMAIN. THIS PROJECT ALSO INCLUDES A VARIANCE APPLICATION TO REDUCE THE REQUIRED SIDE YARD LANDSCAPING REQUIREMENTS DUE TO THE PROXIMITY TO AN EXISTING CRITICAL AREA BUFFER. NO STRUCTURES ARE PROPOSED WITHIN THE REDUCED LANDSCAPE AREA. PROJECT WILL INCLUDE LANDSCAPING, STORM WATER CONTROLS, UTILITIES, AND OTHER SITE IMPROVEMENTS AS REQUIRED.

TO SUBMIT COMMENTS OR
OBTAIN INFORMATION, CONTACT: NABILA COMSTOCK (253) 770-3361;
NCOMSTOCK@PUYALLUPWA.GOV



Planning Division
333 S. Meridian, Puyallup WA 98371
www.cityofpuyallup.org

PHONE (253) 864-4165



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: 7/9/2025
Hearing Time: 10:00AM
Hearing Location: In Person & Virtual Hearing
Puyallup City Hall, 5th Floor (City Council Chambers), 333 South Meridian, Puyallup, WA 98371
Zoom Meeting ID: 882 6541 9700
Zoom Passcode: 065793
Zoom Phone Call-In #: +1 253 215 8782

Project Name: 320 Todd Road NE
Case #: PLCUV20240004
Permit Type: CUP With Variance
Applicant(s): Joleen Jones - JMJ TEAM
Project Location: 320 TODD RD NE, PUYALLUP, WA 98372; (TPN 0420222005)
Project Description: Conditional use permit application for the conversion of an existing single-family residence to a professional office in the RM-20 zone and includes a 900sf addition to the rear of the structure. Existing garage on site will remain. This project also includes a variance application to reduce the required side yard landscaping requirements due to the proximity to an existing critical area buffer. No structures are proposed within the reduced landscape area. Project will include landscaping, storm water controls, utilities, and other site improvements as required.
A vicinity map showing the location of the property is attached to this notice.

Case Planner/ Staff: Nabila Comstock
Contact: Associate Planner
(253) 770-3361
NComstock@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 NComstock@PuyallupWA.gov or 333 S. Meridian Attn: Nabila Comstock by 3:00 pm the business day prior to the hearing to be made part of the public hearing record. Verbal

Project Site

UGA Boundary

City Limits

Tax Parcels

Base Parcel

Condominium

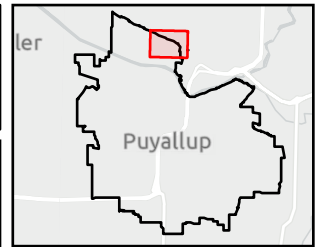
City of Puyallup
Development and Permitting Services Department
Date: 6/18/2025

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The City of Puyallup assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The City of Puyallup makes no warranty of fitness for a particular purpose.




Dechaux Rd E
Union Pacific Railroad
Todd Rd NE
Spencer Rd
N Meridian
HomeTowne Studios Tacoma - Puyallup
Valley Ave NE
Valley Avenue
0 0.05 0.1 0.19 mi

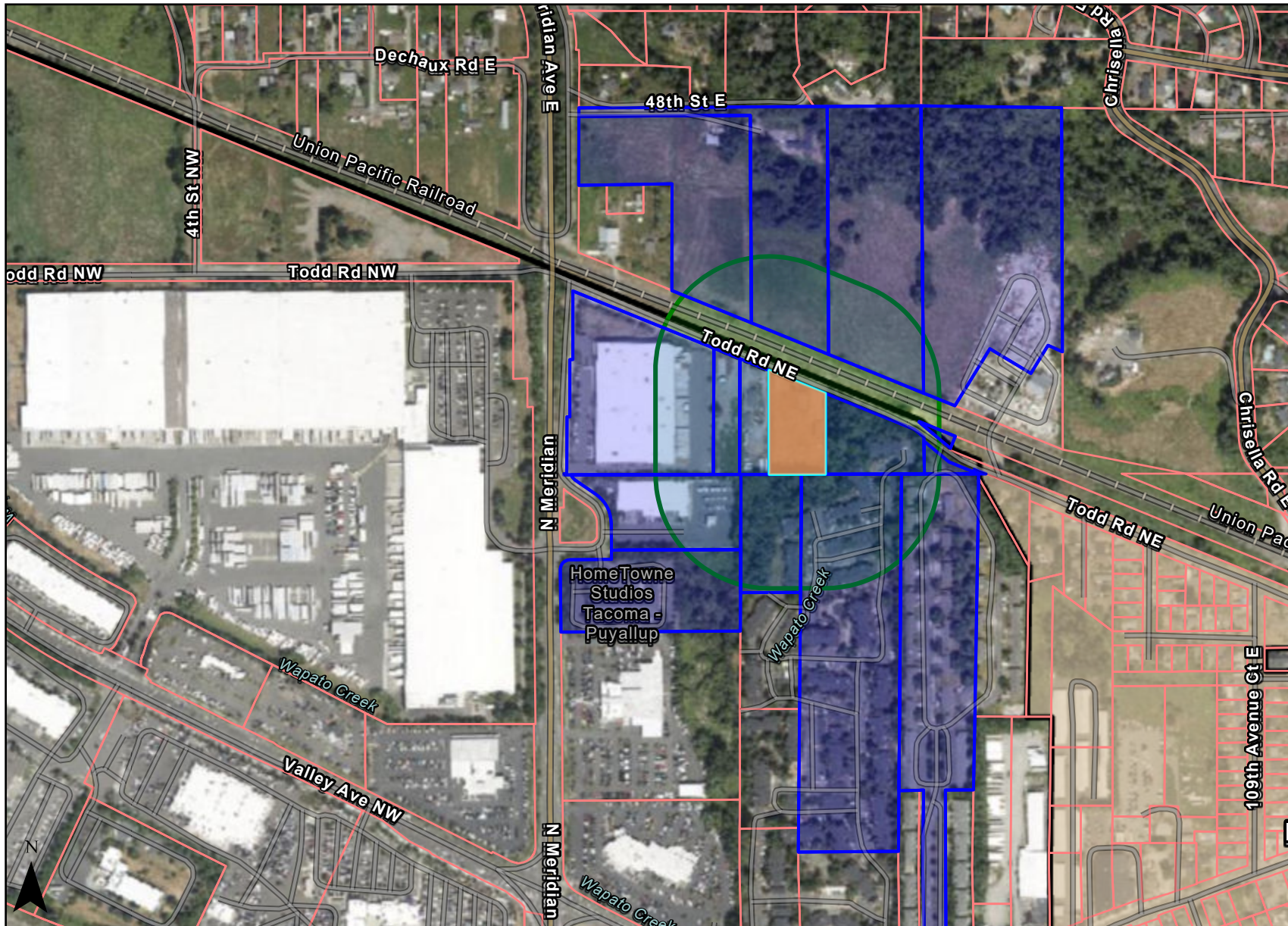
City of Puyallup Planning Division

Owner Notify Map



Tax Parcels

-  Base Parcel
-  Urban Growth Area
-  Puyallup City Limits



0 0.07 0.15 0.3 mi

Scale: 1:9,028

Map produced using City of
Puyallup GIS web apps.

Date: 7/2/2025

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.

0420222701
10416 48TH STREET CT E
EDGEWOOD, WA 98372-2535

0420222081
TRACER ENTERPRISES LLC
PO BOX 92129
SOUTHLAKE, TX 76092

0420222050
13000 LAKEHOLME RD SW
LAKEWOOD, WA 98498-4231

0420222016
TA VALLEY FEE OWNER LLC
333 S GRAND AVE FL 28TH
LOS ANGELES, CA 90071

0420222070
13000 LAKEHOLME RD SW
LAKEWOOD, WA 98498-4231

0420222074
2702 S 42ND ST STE 109
TACOMA, WA 98409-7322

0420222038
10416 48TH STREET CT E
EDGEWOOD, WA 98372-2535

0420222005
FERNANDEZ ERNEST J
PO BOX 309
SUMNER, WA 98390-0060

0420222051
MERIDIAN POINTE APARTMENTS LLC
2711 W VALLEY HWY N STE 200
AUBURN, WA 98001

0420222055
MERIDIAN POINTE APARTMENTS LLC
2711 W VALLEY HWY N STE 200
AUBURN, WA 98001

0420226025
DW CL IV LLC
5847 SAN FELIPE STE 4650
HOUSTON, TX 77057

0420226026
LAWRENCE B STONE PROPERTIES #07 LLC
PO BOX 3949
SPOKANE, WA 99220-3949

0420226016
MERIDIAN POINTE APARTMENTS LLC
2711 W VALLEY HWY N STE 200
AUBURN, WA 98001

0420222008
AMERICAN PRIDE LENDING LLC
PO BOX 1226
KENT, WA 98033-1226

0420222028
FERNANDEZ ERNEST & FERNANDEZ CATHERINE
5526 218TH AVE E
LAKE TAPPS, WA 98391

0420222020
TA VALLEY FEE OWNER LLC
333 S GRAND AVE FL 28TH
LOS ANGELES, CA 90071

Nabila Comstock

From: NoReply@ecy.wa.gov
Sent: Monday, June 23, 2025 2:33 PM
To: Nabila Comstock
Subject: SEPA record published

CAUTION: This is an External Email. Do not click links or open attachments unless you are expecting them.

The SEPA admin reviewed and published [SEPA record number 202502625, "Todd Road Storage Yard"](#).
Lead Agency File Number: PLCUV20240004.
It will now be available to the public.

From: Joe Thomas
Email: separegister@ecy.wa.gov
Phone number: (360) 407-6300

Nabila Comstock

From: Nabila Comstock
Sent: Tuesday, June 24, 2025 8:13 AM
To: Andrew Annanie ; Andy Whitener, Squaxin ; Angela Angove, PC surface water; Annette Bullchild, Nisqually; Brad Beach, Nisqually ; Cassie Moeller; City of Edgewood; City of Fife; City of Sumner Planning ; Claudia Henry Pierce County ; Clay Gustaves Williams Pipeline; DAHP ; Dan Krenz - USACE ; David Troutt - Nisqually Natural Resources; Dept of Commerce; Dr. Martin Fox, Muckleshoot; Elizabeth Weldin, PC surface water; Erick Thompson, PC surface water ; Fruitland Mutual Water Co. ; George Walter - Nisqually Environmental; Hannah Elwell; Heidi Thomas - Nisqually Transportation; KBelin TWD; Laura Murphy - Muckleshoot Indian Tribe ; Mary Nicholl; Matthew Herrington, Comcast; MBA Pierce County ; Mike Burger; PALS - Pierce County; Pierce County Permit Center; Pierce County Surface Water; Pierce Transit; Planning; P-S Chamber of Commerce ; PSCAA; Puyallup Planning; Puyallup School District - Brian Devereux; Puyallup Tribe - SEPA Review; Sandy Leek - South Region Municipal Liaison Manager; Sarah Grice ; Sean Vance ; Shaun Dinubilo; Shelley Shaffer; Tacoma Water ; Tim Susee, Central Pierce Fire ; TPCPD; WA Dept of Natural Resources; WDFW Region 6, South Sound; WSDOT ; Yakama Nation; Yakama Nation - Cultural Resources
Subject: Notice of SEPA Threshold Determination - Project #PLCUV20240004** Conditional Use Permit, Variance, SEPA Checklist**, SEPA DNS - City of Puyallup (Lead Agency)
Attachments: PLCUV20240004 - SEPA DNS 06242025.pdf; 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 DETERMINATION OF NON-SIGNIFICANCE (DNS)

Re: PROJECT ID PLCUP20240037– NOTICE OF PRELIMINARY DETERMINATION OF NON-SIGNIFICANCE (DNS)

Brief Project Description: Conditional use permit application for the conversion of an existing single-family residence to a professional office in the RM-20 zone and includes a 900sf addition to the rear of the structure. Existing garage on site will remain. This project also includes a variance application to reduce the required side yard landscaping requirements due to the proximity to an existing critical area buffer. No structures are proposed within the reduced landscape area. Project will include landscaping, storm water controls, utilities, and other site improvements as required.

Where to find permit materials: Permit specific information may be found on the attached notice and on the [CityView 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.

SEPA optional DNS process: Consistent with WAC 197-11-355, the Lead Agency issued a Notice of Application on January 17, 2024 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.

Appeal timeline: Consistent with WAC 197-11-545 regarding commenting parties and agencies, an appeal the subject DNS may be filed with the SEPA Responsible Official by applicable parties and agencies within 10 days of the issuance of this DNS, or by **5:00 pm on Monday, July 7, 2025**.

Submitting appeals: Appeals will be accepted via the permit Portal only (<https://permits.puyallupwa.gov/Portal>). Please 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, ext. 3, 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.

Additional questions may be sent to the Case Planner Nabila Comstock via email at ncomstock@PuyallupWA.gov.