

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, WASH

Date

City

State

Ernest J Fernandez

Signature

Ernest J Fernandez

Print Name

Please send Declaration of Sign Posting to:

Planning@PuyallupWA.gov



AFFORDABLE LEGALS / TACOMA WEEKLY EATONVILLE DISPATCH

STATE OF WASHINGTON. APN: 2540000200 AKA 254000-020-0 More commonly known as 4508 N CHEYENNE STREET, TACOMA, WA 98407 which is subject to that certain Deed of Trust dated October 11, 2017, executed by JAMES F. MCAFEE AND JUDY A. MCAFEE, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for HIGTECHLENDING INC., Beneficiary of the security instrument, its successors and assigns, recorded October 16, 2017 as Instrument No. 201710160496 and the beneficial interest was assigned to CARRINGTON MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS and recorded January 29, 2024 as Instrument Number 202401290150 of official records in the Office of the Recorder of Pierce County, Washington. II. No action commenced by Carrington Mortgage Services, LLC, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failed to pay the principal balance which became all due and payable based upon the death of all mortgagors, pursuant to paragraph 7(A)(I) under the Note, and pursuant to paragraph 10(A)(I) of the Deed of Trust. PRINCIPAL AND INTEREST DUE INFORMATION Principal Balance as of September 20, 2024 \$259,360.00 Interest due through March 18, 2025 \$100,964.94 TOTAL PRINCIPAL BALANCE AND INTEREST DUE: \$360,324.94 PROMISSORY NOTE INFORMATION Note Dated: October 11, 2017 Note Amount:\$600,000.00 Interest Paid To: August 20, 2024 Next Due Date: September 20, 2024 Current Beneficiary: Carrington Mortgage Services, LLC Contact Phone No: 866-446-0026 Address: 3900 Capital City Blvd, Lansing, MI 48906 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$259,360.00, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on July 25, 2025. The defaults referred to in Paragraph III must be paid by July 14, 2025, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before July 14, 2025 (11 days before the sale) the default as set forth in Paragraph III is paid and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the July 14, 2025 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Carrington Mortgage Services, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS ESTATE OF JAMES F. MCAFEE AKA JAMES FRANKLIN MCAFEE 4508 N CHEYENNE STREET, TACOMA, WA 98407 ESTATE OF JUDY A. MCAFEE AKA JUDY ANN MCAFEE 4508 N CHEYENNE STREET, TACOMA, WA 98407 HEIRS AND DEVISEES OF JAMES F. MCAFEE AKA JAMES FRANKLIN MCAFEE 4508 N CHEYENNE STREET, TACOMA, WA 98407 HEIRS AND DEVISEES OF JUDY A. MCAFEE AKA JUDY ANN MCAFEE 4508 N CHEYENNE STREET, TACOMA, WA 98407 JACQUELINE R MCAFEE 1756 106TH ST S APT 303, TACOMA, WA 98444-8827 JEANINE MCAFEE 4508 N CHEYENNE STREET, TACOMA, WA 98407 JULIE E MCAFEE 4508 N CHEYENNE STREET, TACOMA, WA 98405 JULIE E MCAFEE 15114 NE 8TH ST, VANCOUVER, WA 98684-8708 by both first class and certified mail on January 23, 2025, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted January 23, 2025 in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Dated: March 21, 2025 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 110720, Pub Dates: 06/25/2025, 07/16/2025, EATONVILLE DISPATCH

purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Dated: March 18, 2025 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 110637, Pub Dates: 06/25/2025, 07/16/2025, EATONVILLE DISPATCH

TS No WA08000137-24-1 TO No 240597810-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET SEQ. Grantor: ARNOLD R. JOHNSON, JR. AND BARBARA E. JOHNSON, HUSBAND AND WIFE Current Beneficiary of the Deed of Trust: Federal Home Loan Mortgage Corporation as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-2 Original Trustee of the Deed of Trust: RAINIER TITLE COMPANY, A WASHINGTON CORPORATION Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Select Portfolio Servicing, Inc. Reference Number of the Deed of Trust: as Instrument Number 9402230646 3393 Parcel Number: 5870300390 I. NOTICE IS HEREBY GIVEN that on July 25, 2025, 10:00 AM, at the Second Floor Entry Plaza Outside Pierce County Courthouse, 930 Tacoma Ave South, Tacoma, WA, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Pierce, State of Washington, to-wit: LOT 14, BLOCK 33, ALLEN J MILLERS THIRD ADDITION TO THE TOWN OF PUYALLUP, WASHINGTON TERRITORY, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 99, RECORDS OF PIERCE COUNTY, SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON. APN: 5870300390 More commonly known as 602 8TH STREET NW, PUYALLUP, WA 98371 which is subject to that certain Deed of Trust dated February 9, 1994, executed by ARNOLD R. JOHNSON, JR. AND BARBARA E. JOHNSON, HUSBAND AND WIFE as Trustor(s), to secure obligations in favor of WASHINGTON MUTUAL SAVINGS BANK as original Beneficiary recorded February 23, 1994 as Instrument No. 9402230646 in Book 1993, on Page 3393 and the beneficial interest was assigned to Federal Home Loan Mortgage Corporation as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-2 and recorded December 12, 2024 as Instrument Number 202412120341 of official records in the Office of the Recorder of Pierce County, Washington. II. No action commenced by Federal Home Loan Mortgage Corporation as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-2, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: The secured loan obligation has matured, pursuant to paragraph 7 under the Note, and pursuant to paragraph 5 of the Deed of Trust. PRINCIPAL AND INTEREST DUE INFORMATION Principal Balance as of August 1, 2023 \$3,023.71 Interest due through March 21, 2025 \$59.83 TOTAL PRINCIPAL BALANCE AND INTEREST DUE: \$3,083.54 PROMISSORY NOTE INFORMATION Note Dated: February 23, 1994 Note Amount:\$76,700.00 Interest Paid To: July 1, 2023 Next Due Date: August 1, 2023 Current Beneficiary: Federal Home Loan Mortgage Corporation as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-2 Contact Phone No: (888) 349-8955 Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$3,023.71, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on July 25, 2025. The defaults referred to in Paragraph III must be paid by July 14, 2025, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before the July 14, 2025 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Federal Home Loan Mortgage Corporation as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-2 or Trustee to the Borrower and Grantor at the following address(es): ADDRESS ESTATE OF JAMES F. MCAFEE AKA JAMES FRANKLIN MCAFEE 4508 N CHEYENNE STREET, TACOMA, WA 98407 ESTATE OF JUDY A. MCAFEE AKA JUDY ANN MCAFEE 4508 N CHEYENNE STREET, TACOMA, WA 98407 HEIRS AND DEVISEES OF JAMES F. MCAFEE AKA JAMES FRANKLIN MCAFEE 4508 N CHEYENNE STREET, TACOMA, WA 98407 JACQUELINE R MCAFEE 1756 106TH ST S APT 303, TACOMA, WA 98444-8827 JEANINE MCAFEE 4508 N CHEYENNE STREET, TACOMA, WA 98407 JULIE E MCAFEE 4508 N CHEYENNE STREET, TACOMA, WA 98405 JULIE E MCAFEE 15114 NE 8TH ST, VANCOUVER, WA 98684-8708 by both first class and certified mail on January 23, 2025, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted January 23, 2025 in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the

dress(es): ADDRESS ARNOLD R. JOHNSON JR. 602 8TH STREET NW, PUYALLUP, WA 98371 ARNOLD R. JOHNSON JR. 1418 20TH AVE SW, PUYALLUP, WA 98371 ARNOLD R. JOHNSON JR. 6702 N PARKVIEW LN, TACOMA, WA 98407-1367 OCCUPANT 602 8TH STREET NW, PUYALLUP, WA 98371 CITY OF PUYALLUPMUNICIPAL ADMINISTRATION BUILDING 333 S MERIDIAN, PUYALLUP, WA 98371 STATE OF WASHINGTON C/O JASON L WOELER ATTORNEY AT LAW, 15127 NE 24TH ST #403, REDMOND, WA 98052-5544 HEIRS AND DEVISEES OF THE ESTATE OF BARBARA ANN JOHNSON 602 8TH STREET NW, PUYALLUP, WA 98371 HOLLY A HITES 602 8TH ST NW, PUYALLUP, WA 98371-4212 ARNOLD R. JOHNSON 1418 20TH AVE SW, PUYALLUP, WA 98371 ARNOLD R. JOHNSON 602 8TH STREET NW, PUYALLUP, WA 98371 ARNOLD R. JOHNSON 6702 N PARKVIEW LN, TACOMA, WA 98407-1367 ARNOLD R. JOHNSON PO BOX 116, PUYALLUP, WA 98371-0012 JULI A JOHNSON 13618 68TH AVENUE CT E, PUYALLUP, WA 98373-8704 MICHAEL RAYMOND JOHNSON 1418 20TH AVE SW, PUYALLUP, WA 98371-7302 TAMARA TAORMINA PO BOX 4463, SPANAWAY, WA 98387 PAMELA JEAN TEIGE 216 PUYALLUP AVE # 112, TACOMA, WA 98421-1114 THE ESTATE OF BARBARA ANN JOHNSON 602 8TH STREET NW, PUYALLUP, WA 98371 by both first class and certified mail on February 14, 2025, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted February 13, 2025 in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the

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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

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 Hannah at least 48 hours prior to the meeting. Michelle Hannah may be reached at MichelleO@puyallupwa.gov or (253) 841-5485.

PARTY OF RECORD

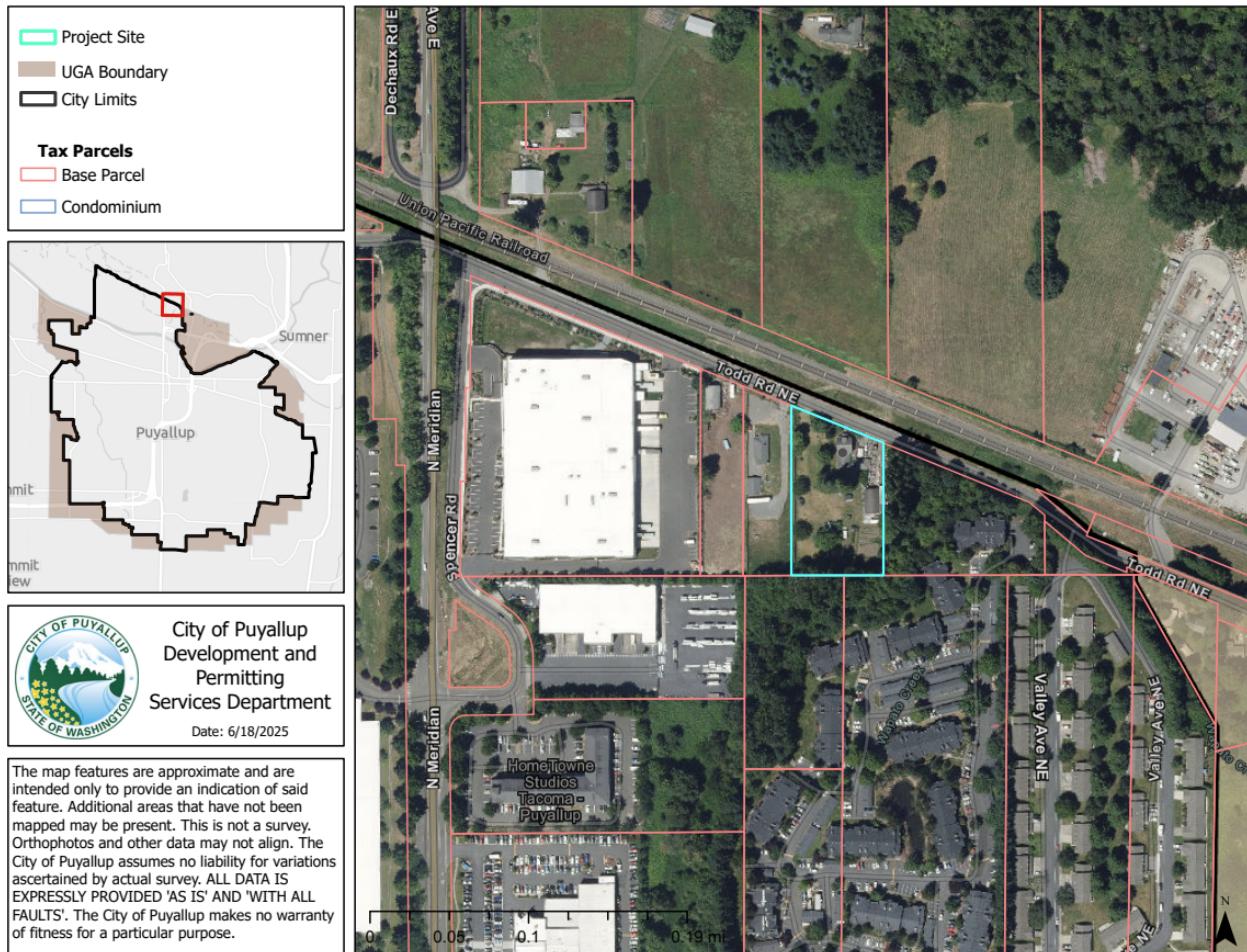
If you wish to become a party of record for the subject application, please contact the case planner at NComstock@PuyallupWA.gov or (253) 770-3361. All parties of record will receive notice of the final decision.

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 the [City Permit Portal](#) by searching the case # or project address.

Permit Portal: <https://permits.puyallupwa.gov/Portal>

VICINITY MAP

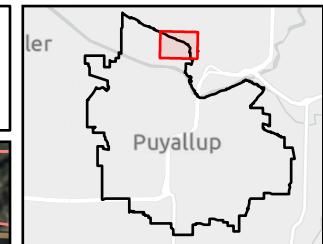




PUYALLUP
WASHINGTON

City of Puyallup Planning Division

Owner Notify Map



Tax Parcels

- Base Parcel (Red outline)
- Urban Growth Area (Light Brown)
- Puyallup City Limits (White line)

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 Weldon, 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 ; TPCHD; 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.