

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 Application** to each person listed below, or on the attached mailing list, in the matter of Kyle Oster, Planning Case No. PLPSP20250038, in the manner indicated.

Party	Method of Service
Publication Notice: Tacoma Weekly News Publication Date: September 17, 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: September 12, 2025 – Materials submitted by Assistant Planner Jillian Hulse-Lew.

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: 9/15/25

Case No(s): PLPSP20250038

Project Name: 304 2ND AVE NE MULTI FAMILY

Applicant: Kyle Oster

Applicant Email: permit@revivalarchitects.com

Site Address: 304 2ND AVE NE, PUYALLUP, WA 98372

Parcel No.: 7940100102



Notice of Hearing

or



Notice of Application

Attached photo of sign posted (required)

Description of sign location:

Sign is posted facing 2nd Ave, NE., on the vacant portion of the parcel using posts and wood screws for stability. See provided photos.

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 9/16, 2025, at Olympia, WA

City

State

Signature

Kyle Oster

Print Name

Please send Declaration of Sign Posting to:

Planning@PuyallupWA.gov

CITY OF PUYALLUP
DEVELOPMENT SERVICES
333 South Meridian
Puyallup, WA 98371
(206) 844-4345

**NOTICE OF LAND USE PERMIT
APPLICATION**

PERMIT TYPE: PRELIMINARY SITE PLAN & SEPA

PROJECT DESCRIPTION: PROPOSED 3-STORY MULTIFAMILY BUILDING ON A 0.38 ACRE SITE WITH 14 UNITS AND ASSOCIATED PARKING. THE PROJECT WILL INCLUDE STORM WATER IMPROVEMENTS, LANDSCAPING, AND NEW STREET IMPROVEMENTS. PROJECT IS SUBJECT TO DOWNTOWN DESIGN REVIEW GUIDELINES AND REVIEW AND APPROVAL BY THE CITY DESIGN REVIEW BOARD.

PERMIT NO.: PLPS20250038

LOCATION: 304 2ND AVE NE, PUYALLUP, WA 98372

ZONING: CBD – CENTRAL BUSINESS DISTRICT

APPLICANT: KYLE OSTER, REVIVAL ARCHITECTS

DATE OF APPLICATION: AUGUST 27, 2025

STATUS OF ENVIRONMENTAL REVIEW: PROJECT LOCATED IN DOWNTOWN SEPA PLANNED ACTION AREA

DATE OF PUBLIC HEARING, IF APPLICABLE: N/A

FOR INFORMATION: JILLIAN MUESELER, ASSISTANT PLANNER - (206) 776-3330, JLMUESELER@PUYALLUPWA.GOV

NOTICE OF LAND USE PERMIT APPLICATION

PERMIT TYPE: PRELIMINARY SITE PLAN & SEPA

PROJECT DESCRIPTION: PROPOSED 3-STORY MULTIFAMILY BUILDING ON A 0.34 ACRE SITE WITH 14 UNITS AND ASSOCIATED PARKING. THE PROJECT WILL INCLUDE STORM WATER IMPROVEMENTS, LANDSCAPING, AND NEW STREET IMPROVEMENTS. PROJECT IS SUBJECT TO DOWNTOWN DESIGN REVIEW GUIDELINES AND DESIGN AND APPROVAL BY THE CITY DESIGN REVIEW BOARD.

PROJECT NO.: PLUPSP20220030

ADDRESS: 304 2ND AVE NE, PUYALLUP, WA 98372

DISTRICT: CBD - CENTRAL BUSINESS DISTRICT

DESIGNER: KYLE OSTER, REVIVAL ARCHITECTS

DATE OF PRELIMINARY: AUGUST 27, 2022

OTHER LANDSCAPING/SEPA PROJECT LOCATED IN DOWNTOWN SEPA PLANNED ACTION AREA

DATE OF PRELIMINARY: N/A

DESIGNER: JILLIAN HALLER, ASSISTANT PLANNER - (206) 775-1575, JHALLER@PUYALLUPWA.GOV

AFFORDABLE LEGALS / TACOMA WEEKLY EATONVILLE DISPATCH

Parcel Number: 012101-4023 I. NOTICE IS HEREBY GIVEN that on September 26, 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: SITUATED IN COUNTY OF PIERCE, STATE OF WASHINGTON, TO WIT: THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING 30 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 490 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 85°2055" FOR AN ARC LENGTH OF 313.37 FEET; THENCE NORTH 4°3005" WEST 900 FEET, MORE OR LESS, TO INTERSECT A LINE RUNNING PARALLEL WITH AN 100 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND THE TERMINUS OF SAID LINE, IN PIERCE COUNTY, WASHINGTON. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 60 FEET IN WIDTH THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING 30 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER 490.00 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET; A CENTRAL ANGLE OF 85°2955" FOR AN ARC LENGTH OF 313.37 FEET; THENCE NORTH 04°3005" WEST 900 FEET, MORE OR LESS, TO INTERSECT A LINE RUNNING PARALLEL WITH AND 100 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND THE TERMINUS OF SAID LINE. TERMS AND CONDITIONS: SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED SEPTEMBER 25, 1967 IN FAVOR OF PENINSULA LIGHT COMPANY UNDER AUDITORS FEE NO. 2207824 FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ELECTRIC POWER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT TO FALL AND REMOVE ALL TREES, BRANCHES AND OTHER OBSTRUCTIONS THAT INTERFERE WITH OR MAY ENDANGER SAID LINES AND APPURTENANCES, TO WHICH THE EXACT LOCATION OF SAID LINE IS NOT DISCLOSED OF RECORD. SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED NOVEMBER 16, 1967 UNDER AUDITORS FEE NO. 2215413 FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE EASTERLY 30 FEET OF THE HEREIN DESCRIBED PROPERTY APN: 012101-4023 More commonly known as 8518 58TH AVE NW, GIG HARBOR, WA 98332-8450 which is subject to that certain Deed of Trust dated December 15, 2023, executed by MERLE A. BELLMER, A SINGLE PERSON as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as designated nominee for LONGBRIDGE FINANCIAL, LLC, Beneficiary of the security instrument, its successors and assigns, recorded December 26, 2023 as Instrument No. 202312260230 and the beneficial interest was assigned to LONGBRIDGE FINAN-

CIAL LLC, ITS SUCCESSORS AND ASSIGNS and recorded January 2, 2025 as Instrument Number 202501020004 of official records in the Office of the Recorder of Pierce County, Washington. II. No action commenced by Longbridge Financial, 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 under the Note, and pursuant to paragraph 10 of the Deed of Trust. PRINCIPAL AND INTEREST DUE INFORMATION Principal Balance as of May 31, 2025 \$286,727.65 Interest due through May 31, 2025 \$33,085.55 TOTAL PRINCIPAL BALANCE AND INTEREST DUE: \$319,813.20 PROMISSORY NOTE INFORMATION Note Dated: December 15, 2023 Note Amount: \$1,170,000.00 Interest Paid To: October 17, 2024 Next Due Date: November 17, 2024 Current Beneficiary: Longbridge Financial, 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 \$331,732.31, 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 September 26, 2025. The defaults referred to in Paragraph III must be paid by September 15, 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 September 15, 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 September 15, 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, Longbridge Financial, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS MERLE ALAN BELLMER 8518 58TH AVE NW, GIG HARBOR, WA 98332-8450 MERLE ALAN BELLMER 14923 206TH AVE NE, WOODINVILLE, WA 98077 MERLE ALAN BELLMER C/O LESLIE DENISE SCHLAEGEL, AS ATTORNEY IN FACT, 8518 58TH AVE NW, GIG HARBOR, WA 98332-8450 MERLE A. BELLMER 8518 58TH AVE NW, GIG HARBOR, WA 98332-8450 MERLE A. BELLMER 14923 206TH AVE NE, WOODINVILLE, WA 98077 MERLE A. BELLMER C/O LESLIE DENISE SCHLAEGEL, AS ATTORNEY IN FACT, 8518 58TH AVE NW, GIG HARBOR, WA 98332-8450 ESTATE OF MERLE ALAN BELLMER 8518 58TH AVE NW, GIG HARBOR, WA 98332-8450 MERLE ALAN BELLMER 14923 206TH AVE NE, WOODINVILLE, WA 98077 HEIRS AND DEVEISEES OF MERLE ALAN BELLMER 14923 206TH AVE NE, WOODINVILLE, WA 98077 HEIRS AND DEVEISEES OF MERLE ALAN BELLMER C/O LESLIE DENISE SCHLAEGEL, AS ATTORNEY IN FACT, 8518 58TH AVE NW, GIG HARBOR, WA 98332-8450 OCCUPANT 8518 58TH AVE NW, GIG HARBOR, WA 98332-8450 UNKNOWN SPOUSE OF MERLE A. BELLMER 8518 58TH AVE NW, GIG HARBOR, WA 98332-8450 THE FEDERAL HOUSING COMMISSIONER 451 SEVENTH STREET, S.W., WASHINGTON, DC 20410 LESLIE D BELLMER 14923 206TH AVE NE, WOODINVILLE, WA 98077-7655 by both first class and certified mail on April 9, 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 April 10, 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: May 22, 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 112386, Pub Dates: 08/27/2025, 09/17/2025, EATONVILLE DISPATCH

City of Puyallup

The City of Puyallup (City) is seeking Statements of Qualification (SOQ's) from professional consulting firms to provide architectural design services associated with the construction/remodel of the City's existing municipal jail and construction/remodel of the City's current police station into a police substation. For questions related to this request, please contact Pam Lacipierre, Executive Assistant, City Manager's Office via email PLacipierre@PuyallupWA.gov. RFQ packets are available on the City of Puyallup website at: <https://www.cityofpuyallup.org/bids> The City of Puyallup in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, nondiscrimination in federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined at 49 CFR Part 26 will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award. The City of Puyallup in accordance with Section 504 of the Rehabilitation Act (Section 504) and the Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability, in all of its program's activities. This material can be made available in an alternate format by emailing Dan Vessels at dvsels@puyallupwa.gov. Published in the Tacoma Weekly & Dispatch September 17, 2025.

NOTICE DETERMINATION OF NON-SIGNIFICANCE

The City of Puyallup, as lead agency on the following described project, has issued a Determination of Non-Significance (DNS) under the State Environmental Policy Act Rules (Chapter 197-11 WAC) for the following project: Permit # PLP-SP20230072 Applicant: Imad Bahbah - IHB Architects Location: 1617 S MERIDIAN, PUYALLUP, WA 98371 Staff Contact: Nabila Comstock, Associate Planner, 2537703361, NComstock@PuyallupWA.gov Request: Proposed 6-story, 93,131-square foot medical/professional office building consisting of 2 levels of structured parking and

4 stories of medical office, general offices, commercial space, and event area. The proposed building is located on a 0.79-acre site in the CG general commercial zone. The applicant is proposing 116 associated parking stalls. Project will include storm water improvements, landscaping, and other site improvements are required by code. Project is subject to nonresidential design review standards. Comments Due Date: N/A SEPA Status: SEPA Determination Issued After review of a completed environmental checklist and other information on file, the City of Puyallup has determined this proposal will not have a probable significant adverse impact on the environment. To obtain copies of the DNS, please visit <https://permits.puyallupwa.gov/portal/>, select 'Application Search' from the 'Planning Division' section to navigate to the Planning Division Permit Application Search page. Enter the permit #PLP-SP20230072 into the search field and select the permit number from the search list to navigate to the permit status page for this permit. Scroll to the bottom of the page to view a list of all documents associated with the permit file, including the SEPA DNS. Comments Consistent with WAC 197-11-355, the Lead Agency issued a Notice of Application on August 15, 2023, 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 of the subject DNS may be filed via a written request with the SEPA Responsible Official by applicable parties and agencies within 10 days of the issuance of this DNS, or by 3:00 pm on September 29, 2025. Please call the case planner listed above prior to submission of an appeal to make arrangements for submittal of the appeal documents. Published in the Tacoma Weekly & Dispatch September 17, 2025

NOTICE OF COMPLETE LAND USE APPLICATION(S)

The City of Puyallup Development Center hereby announces that the following complete land use application(s) have been submitted for processing. Planning Case No. PLP-SP20250038: Applicant: Kyle Oster, Revival Architects Location: 304 2ND AVE NE, PUYALLUP, WA 98372; Zoning: CBD - Central Business District Request: Proposed 3-story multifamily building on a 0.36 acre site with 14 units and associated parking. The project will include storm water improvements, landscaping, and new street improvements. Project is subject to Downtown Design Review Guidelines and review and approval by the city Design Review Board. Comment Due Date: Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on October 1, 2025. SEPA status: 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. Environmental mitigation measures under consideration: None identified as of the date of this notice. 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. 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). 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, 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). Staff contact: Jillian Hulse-Lew, Assistant Planner - (253) 770-3330 JHulseLew@PuyallupWA.gov Published in the Tacoma Weekly & Dispatch September 17, 2025

REQUEST FOR PROPOSAL CITY'S HOTEL PROJECT FOR HOMELESS INDIVIDUALS

The City of Puyallup, herein referred to as the City, is seeking proposals from eligible, qualified and interested organizations to submit applications to provide services for the City's Hotel Project for Homeless Individuals. The initial contract award will be from January 1, 2026 - June 30, 2026, with the option for the City to extend the contract pending funding. The full RFP is available on the City of Puyallup's website. You may direct any inquiries regarding this request for proposal to Emergency Management Department, Kirstin Hofmann at khofmann@puyallupwa.gov. The City of Puyallup in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, nondiscrimination in federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined at 49 CFR Part 26 will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award. The City of Puyallup in accordance with Section 504 of the Rehabilitation Act (Section 504) and the Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability, in all of its program's activities. Published in the Tacoma Weekly & Dispatch September 3 & 17, 2025

SUMMARY OF ORDINANCE NO. 3327 City of Puyallup, Washington On the 9th day of September, 2025, the City Council of the City of Puyallup passed Ordinance No. 3327. A summary of the content of said Ordinance, consisting of the title, is provided as follows: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PUYALLUP VACATING A PORTION OF 2NDST SE BETWEEN E. MEEKER AND E. MAIN ST The full text of this Ordinance will be mailed upon request. DAN VESSELS JR. CITY CLERK FILED WITH THE CITY CLERK: September 10, 2025 PASSED BY THE CITY COUNCIL: September 9, 2025 PUBLISHED: September 17, 2025 - Tacoma Weekly & Dispatch EFFECTIVE DATE: January 15, 2026 ORDINANCE NO.: 3327

SUMMARY OF ORDINANCE NO. 3328 City of Puyallup, Washington On the 9th day of September, 2025, the City Council of the City of Puyallup passed Ordinance No. 3328. A summary of the content of said Ordinance, consisting of the title, is provided as follows: AN ORDINANCE OF THE CITY OF PUYALLUP, WASHINGTON, RELATING TO MUNICIPAL FINANCE, AMENDING THE 2025 BUDGET ADOPTED BY ORDINANCE NO. 3310 AND AUTHORIZING CERTAIN EXPENDITURES IN THE AMOUNTS SPECIFIED IN THIS ORDINANCE TO CONFORM WITH PREVIOUS DIRECTION PROVIDED BY THE CITY COUNCIL The full text of this Ordinance will be mailed upon request. DAN VESSELS JR. CITY CLERK FILED WITH THE CITY CLERK: September 10, 2025 PASSED BY THE CITY COUNCIL: September 9, 2025 PUBLISHED: September 17, 2025 Tacoma Weekly & Dispatch EFFECTIVE DATE: September 22, 2025 ORDINANCE NO.: 3328



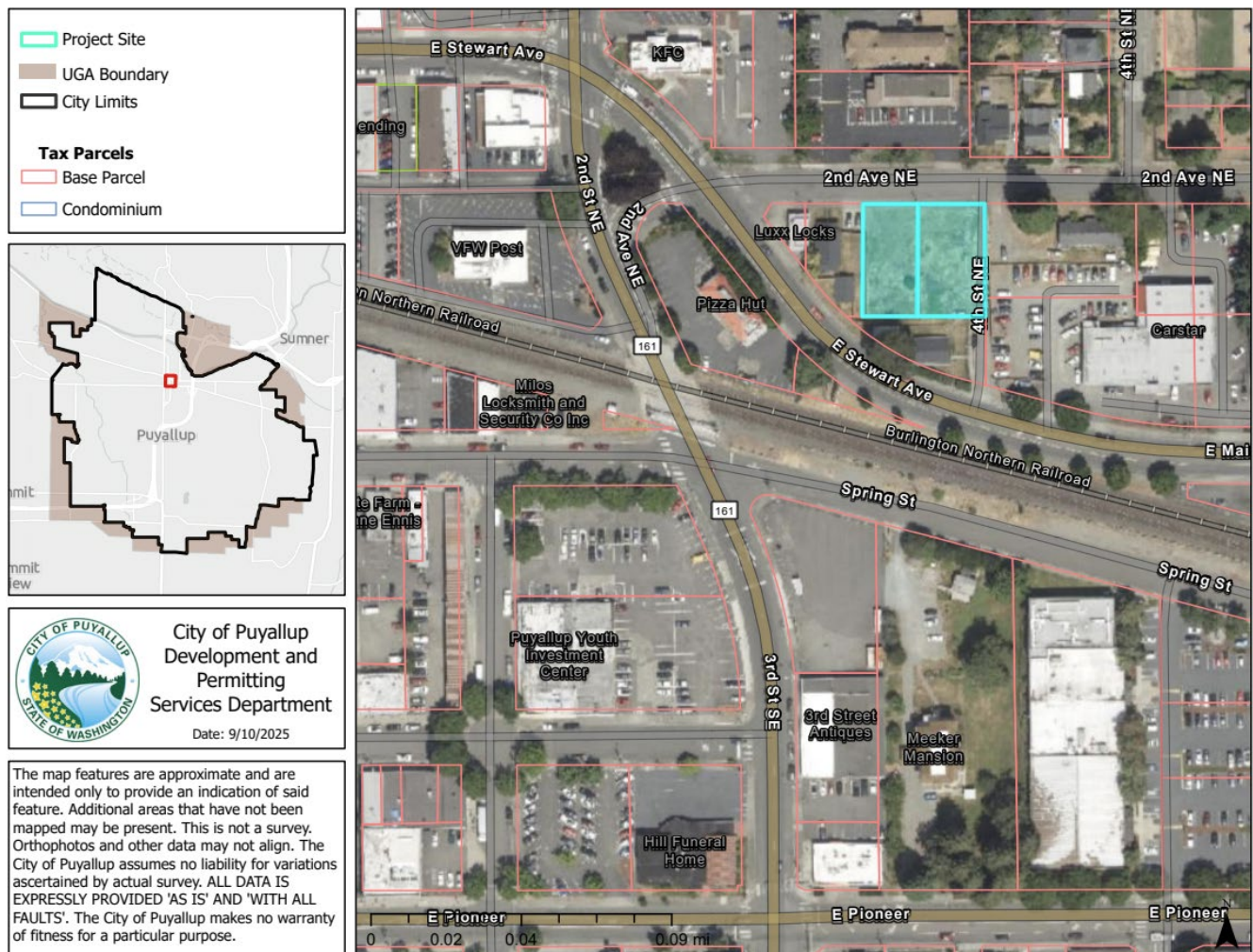
City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

September 17, 2025

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: PLPSP20250038

Permit Type: Preliminary Site Plan & SEPA

Proposal: Proposed 3-story multifamily building on a 0.36 acre site with 14 units and associated parking. The project will include storm water improvements, landscaping, and new street improvements. Project is subject to Downtown Design Review Guidelines and review and approval by the city Design Review Board.

Applicant(s): Kyle Oster, Revival Architects

Owner(s): KURKOV DMITRIY

Site Address: 304 2ND AVE NE, PUYALLUP, WA 98372;

Parcel Number: 7940100102;

Date of Application: May 01, 2025

Date of complete application determination: August 27, 2025

Date of Public Hearing (if set): Public hearing is not required.

Environmental documents/studies required: SEPA checklist, storm water report, traffic scoping report, landscape plan, geotechnical report, and other reports, as required for review.

Identified critical areas on or adjacent to the site: Aquifer Recharge Area, Volcanic Hazard Area

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.

- 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: October 1, 2025.

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, 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).

Downtown Planned Action Environmental Impact Statement Area

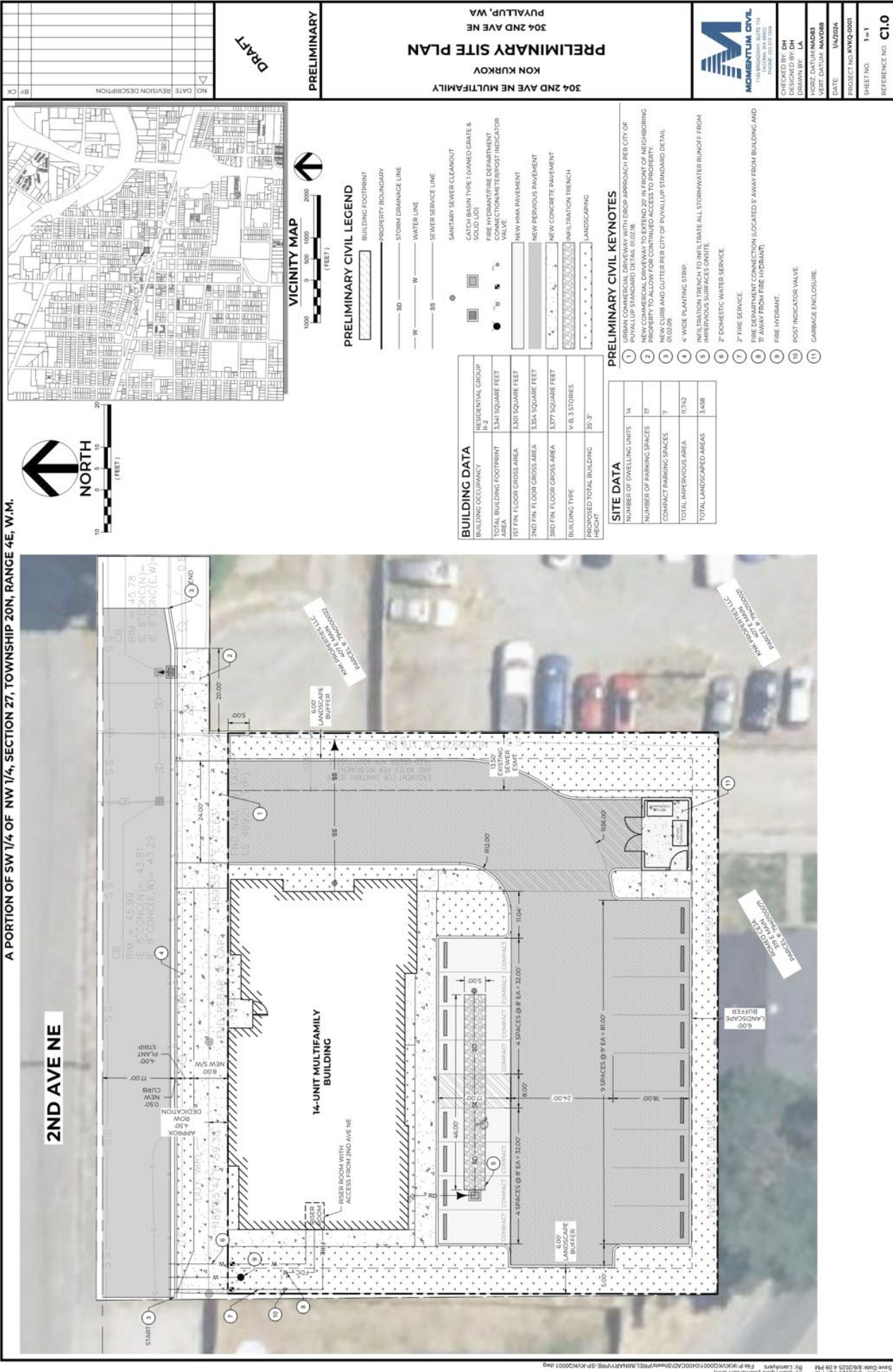
The project is located in the City's Downtown Planned Action Environment Impact Statement (EIS) area. The City's SEPA Responsible Official Anticipates the subject project will qualify as a project covered by the previous environmental review under the Downtown Planned Action SEPA EIS. The Responsible 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.

Staff Contact

If you have any comments, please email them to Jillian Hulse-Lew, Assistant Planner
at JHulseLew@PuyallupWA.gov or call (253) 770-3330.

Site Plan

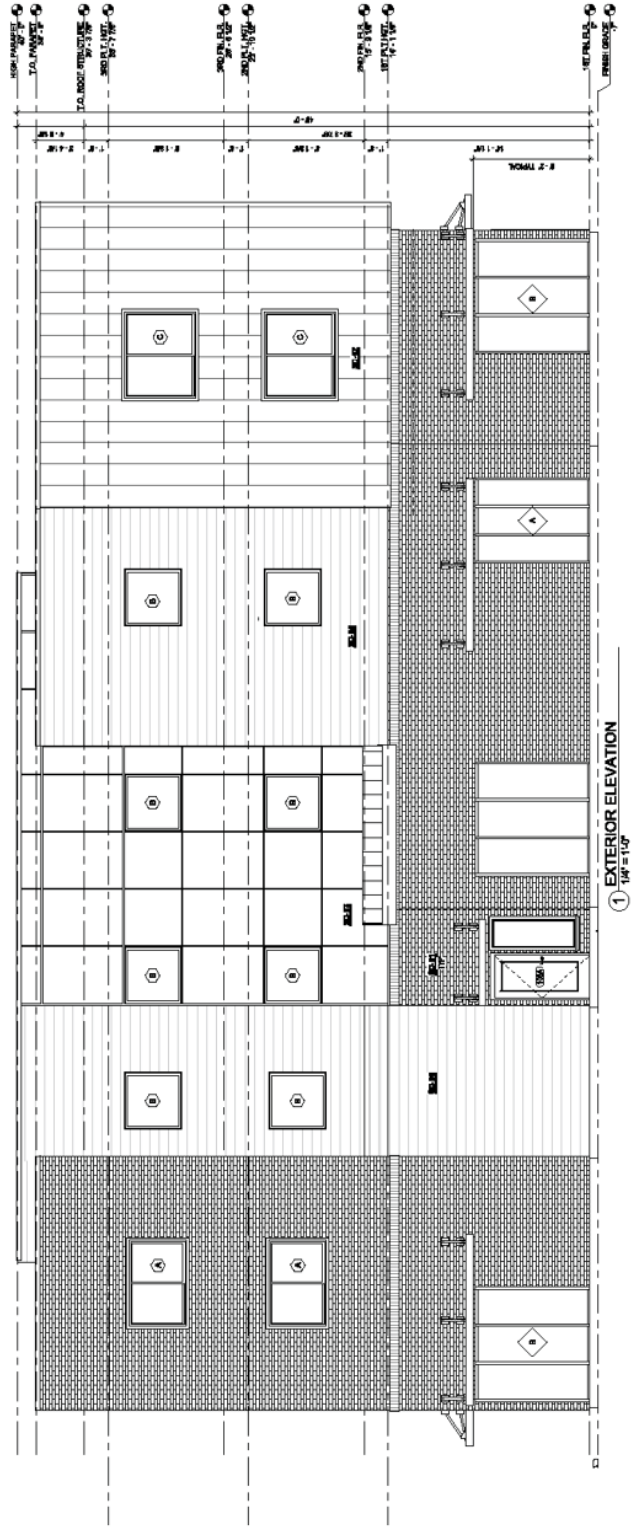
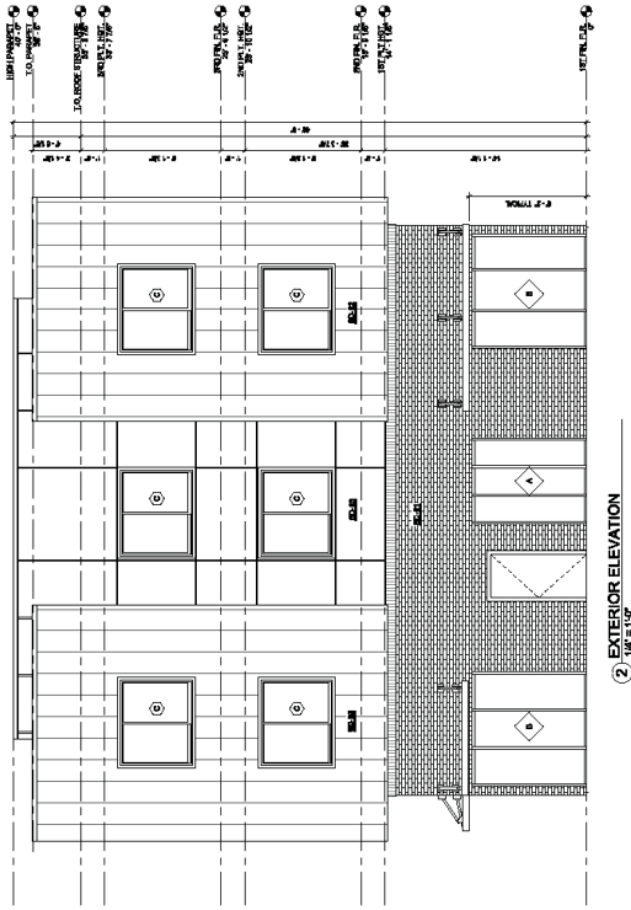
A PORTION OF SW 1/4 OF NW 1/4, SECTION 27, TOWNSHIP 20N, RANGE 4E, W.M.



KEYNOTE	
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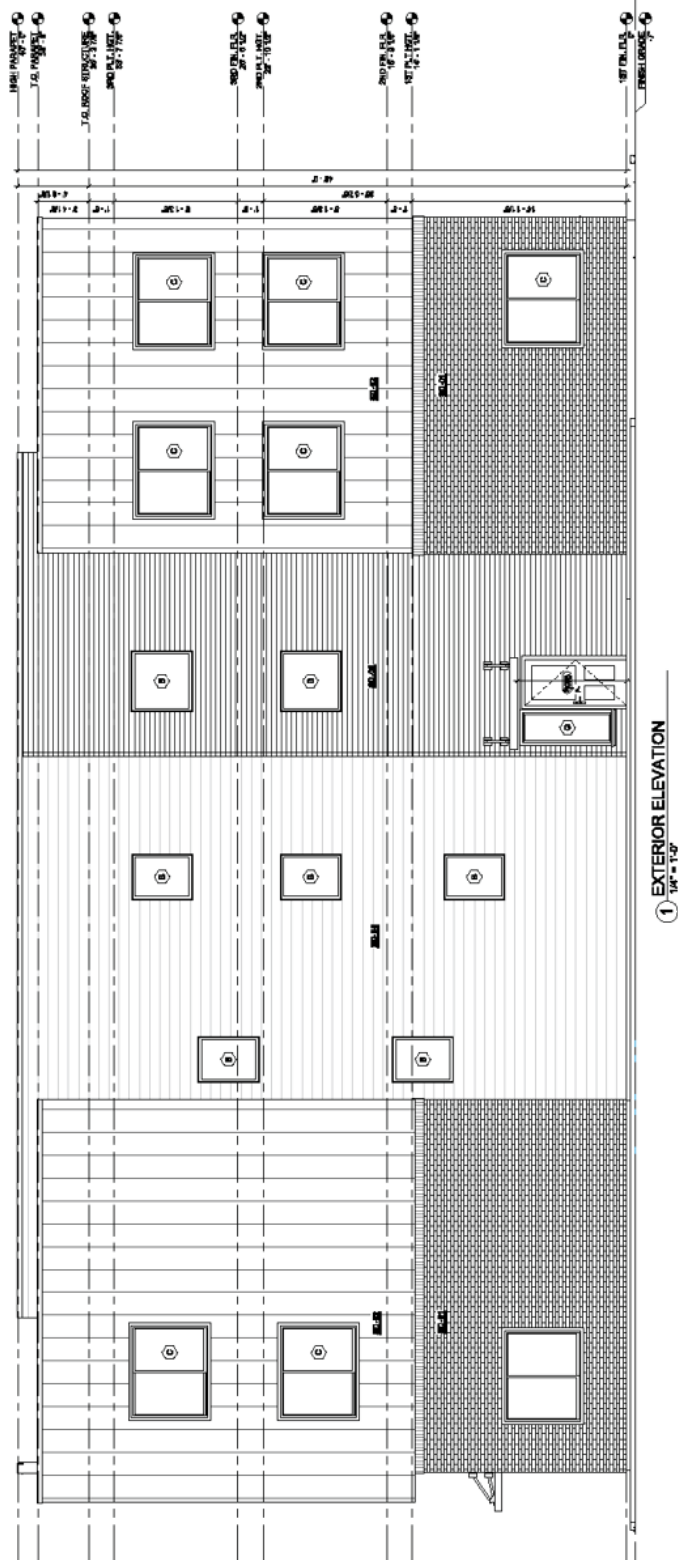
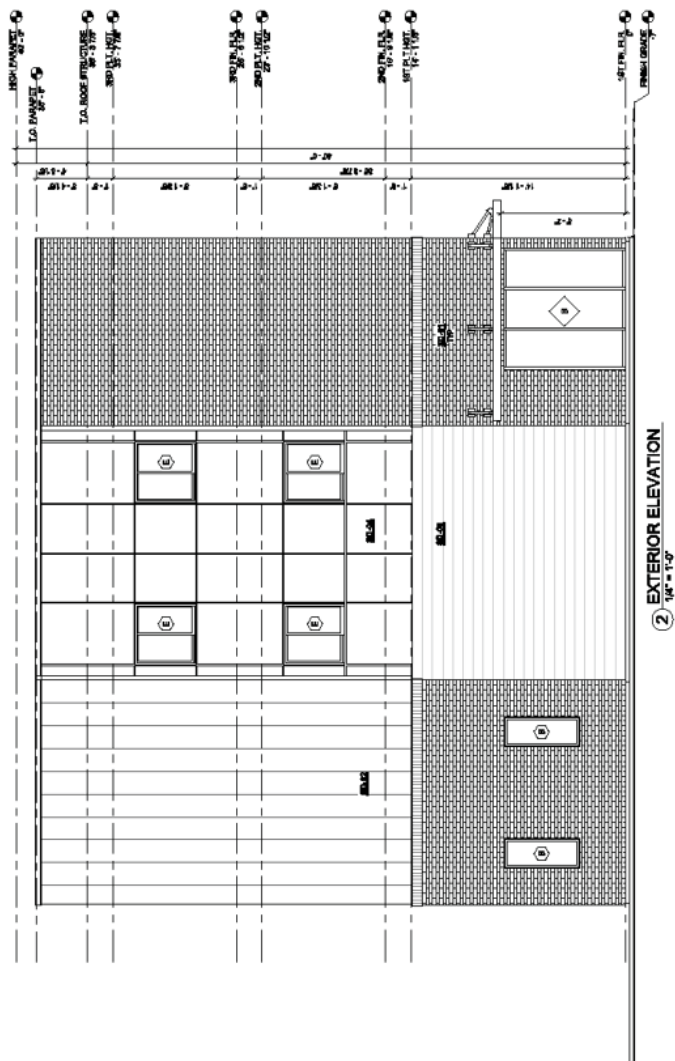


EXTERIOR MATERIALS					
MARK	DESCRIPTION	MFR.	MODEL	INITIAL COMMENTS	DATE
S-01	BRICK VENEER		SLIM BRICK		
S-02	ROCK AND IMITATION		SELECT		
S-03	RETICULAR PANEL		JAMES HARDIE		
S-04	RETICULAR PANEL		JAMES HARDIE		
S-05	RETICULAR PANEL		JAMES HARDIE		
S-06	IMITATION TERRAZZO		SELECT		
S-07	FLAME BROWN		JAMES HARDIE		
S-08	FLAME BROWN		JAMES HARDIE		
S-09	FLAME BROWN		JAMES HARDIE		
S-10	FLAME BROWN		JAMES HARDIE		
S-11	FLAME BROWN		JAMES HARDIE		
S-12	FLAME BROWN		JAMES HARDIE		
S-13	FLAME BROWN		JAMES HARDIE		
S-14	FLAME BROWN		JAMES HARDIE		
S-15	FLAME BROWN		JAMES HARDIE		
S-16	FLAME BROWN		JAMES HARDIE		
S-17	FLAME BROWN		JAMES HARDIE		
S-18	FLAME BROWN		JAMES HARDIE		
S-19	FLAME BROWN		JAMES HARDIE		
S-20	FLAME BROWN		JAMES HARDIE		
S-21	FLAME BROWN		JAMES HARDIE		
S-22	FLAME BROWN		JAMES HARDIE		
S-23	FLAME BROWN		JAMES HARDIE		
S-24	FLAME BROWN		JAMES HARDIE		
S-25	FLAME BROWN		JAMES HARDIE		
S-26	FLAME BROWN		JAMES HARDIE		
S-27	FLAME BROWN		JAMES HARDIE		
S-28	FLAME BROWN		JAMES HARDIE		
S-29	FLAME BROWN		JAMES HARDIE		
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S-32	FLAME BROWN		JAMES HARDIE		
S-33	FLAME BROWN		JAMES HARDIE		
S-34	FLAME BROWN		JAMES HARDIE		
S-35	FLAME BROWN		JAMES HARDIE		
S-36	FLAME BROWN		JAMES HARDIE		
S-37	FLAME BROWN		JAMES HARDIE		
S-38	FLAME BROWN		JAMES HARDIE		
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S-46	FLAME BROWN		JAMES HARDIE		
S-47	FLAME BROWN		JAMES HARDIE		
S-48	FLAME BROWN		JAMES HARDIE		
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S-96	FLAME BROWN		JAMES HARDIE		
S-97	FLAME BROWN		JAMES HARDIE		
S-98	FLAME BROWN		JAMES HARDIE		
S-99	FLAME BROWN		JAMES HARDIE		
S-100	FLAME BROWN		JAMES HARDIE		





EXTERIOR MATERIALS						
MARK	DESCRIPTION	MFR.	MODEL	SLIM PROCK	COLOR: T100	COLOR: T100
50-01	BRICK VENEER	NATURAL		SELECT		
50-02	ROUNDED LANTERN	JAMES HARDIE		SELECT	COLOR: T100	COLOR: T100
50-03	RENDER JAMES HARDIE	JAMES HARDIE		SELECT	COLOR: T100	COLOR: T100
50-04	RENDER JAMES HARDIE	JAMES HARDIE		SELECT	COLOR: T100	COLOR: T100
50-05	RENDER JAMES HARDIE	JAMES HARDIE		SELECT	COLOR: T100	COLOR: T100
50-06	PLANK BRICK	JAMES HARDIE		SELECT	COLOR: T100	COLOR: T100
50-07	PLANK BRICK	JAMES HARDIE		SELECT	COLOR: T100	COLOR: T100
50-08	PLANK BRICK	JAMES HARDIE		SELECT	COLOR: T100	COLOR: T100



2ND AVENUE NE MULTI-FAMILY
304 2ND AVENUE, PLYMOUTH WA

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"
DATE 07/24/2024
DESIGN REVIEW

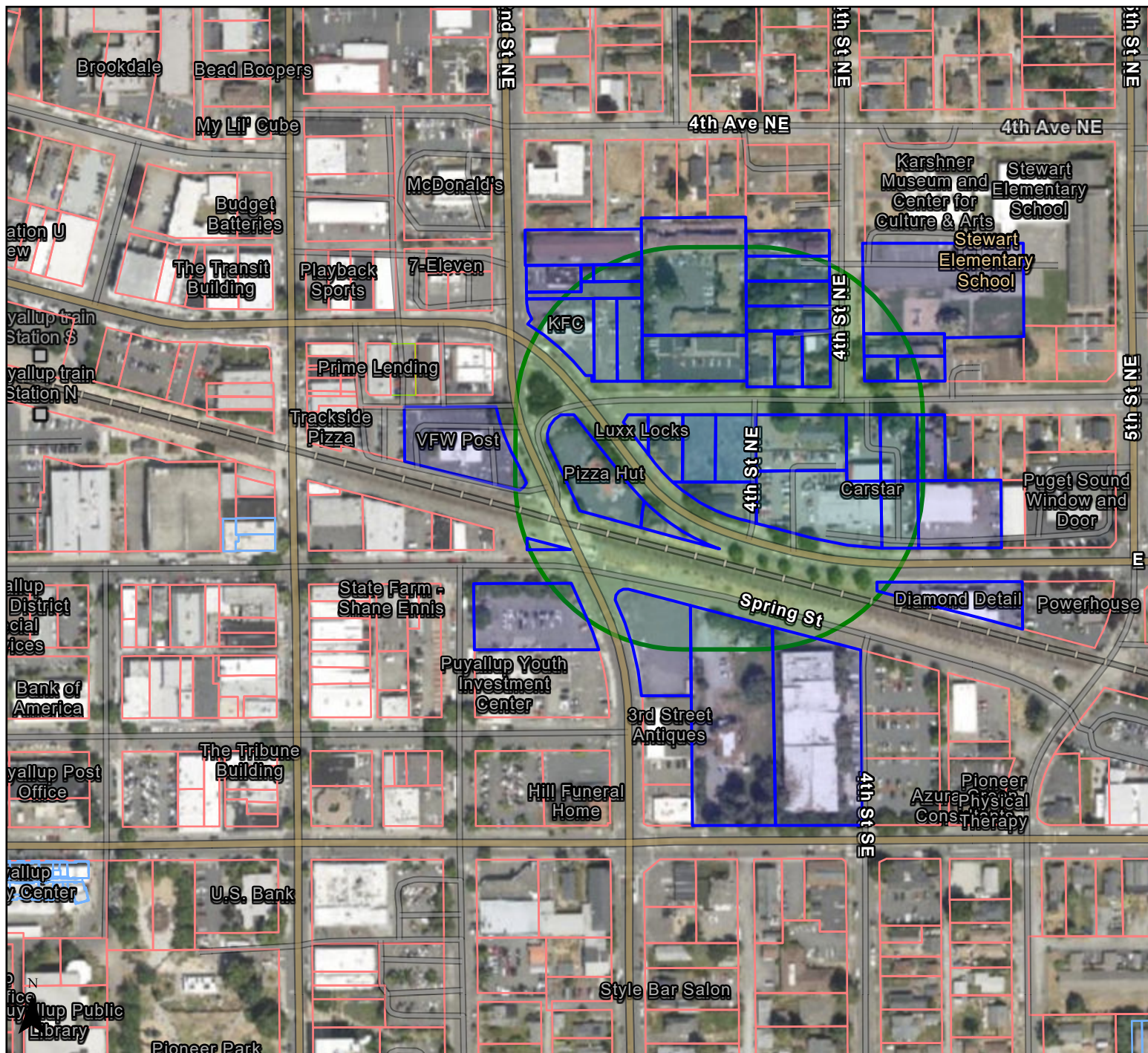
A5.01

PROJECT NO. 24-14



PUYALLUP
WASHINGTON

City of Puyallup Planning Division Owner Notify Map



Legend

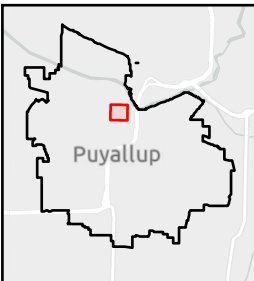
Tax Parcels

- Condominium
- Base Parcel

Condominium

Other

Puyallup City Limits



0 0.04 0.07 0.15 mi

Scale: 1:4,514

Map produced using City of
Puyallup GIS web apps.

Date: 9/10/2025

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.

5765000080
HARMAN MANAGEMENT CORPORATION
595 MILLICH DR STE 106
CAMPBELL, CA 95008

7940100022
KNK PROPERTIES LLC
10516 40TH AVE E
TACOMA, WA 98446-4526

0420272122
YAM JACK & CHAN ORN
305 2ND ST NE
PUYALLUP, WA 98372-3031

5745000090
KEARIN PROPERTIES 412 LLC
11315 ANGELINE RD E
BONNEY LAKE, WA 98391-8091

9865000060
WHITE ROBERT G & GINGER
16726 139TH AVE E
PUYALLUP, WA 98374-8831

7940100072
DAHLKE ROBERT A
607 16TH ST SW
PUYALLUP, WA 98371-5657

7940100124
AFP SIXTY SIX CORP
9 PARK PL FL 4TH
GREAT NECK, NY 11021

7940200041
PUYALLUP SCHOOL DIST #3
PO BOX 370
PUYALLUP, WA 98371-0156

7940100010
KNK PROPERTIES LLC
407 E MAIN
PUYALLUP, WA 98372

7940100071
CEJA JOSE S JR
18101 97TH AVE E
PUYALLUP, WA 98375-6321

0420273371
EZRA MEEKER HISTORICAL SOC
PO BOX 103
PUYALLUP, WA 98371-0011

9865000030
HAHN JERRY M & SUSAN K
315 2ND AVE NE
PUYALLUP, WA 98372-3004

9865000090
PALO JON B & KALEEN T
224 4TH ST NE
PUYALLUP, WA 98372-3059

5765000060
QUARTET CAPITAL LLC
1156 SCARLET OAK LN
MANDEVILLE, LA 70448-6421

7940200020
PUYALLUP SCHOOL DISTRICT #3
323 12TH ST NW
PUYALLUP, WA 98371-5291

9865000020
WHITE ROBERT G & GINGER
64 TATAHATSO POINT ST
HENDERSON, NV 89011

7940100050
KNK PROPERTIES LLC
10516 40TH AVE E
TACOMA, WA 98446-4526

7940100102
KURKOV DMITRIY
13107 109TH AVENUE CT E
PUYALLUP, WA 98374-3033

0420272029
HARMAN MANAGEMENT CORPORATION
595 MILLICH DR STE 106
CAMPBELL, CA 95008

0420272086
HARMAN MANAGEMENT CORP
PO BOX 572530
SALT LAKE CITY, UT 84157-2530

7940100021
KNK PROPERTIES LLC
407 E MAIN
PUYALLUP, WA 98372

7940200010
PUYALLUP SCHOOL DISTRICT #3
323 12TH ST NW
PUYALLUP, WA 98371-5291

3330000220
PUYALLUP VALLEY POST #2224
120 2ND ST NE
PUYALLUP, WA 98372-3026

9865000070
BURTON JAKE
214 4TH ST NE
PUYALLUP, WA 98372-3059

7060000020
PUYALLUP CITY OF
333 S MERIDIAN
PUYALLUP, WA 98371-5904

0420273133
EZRA MEEKER HISTORICAL SOCIETY
PO BOX 103
PUYALLUP, WA 98371-0011

7495000030
BLALOCK BRENDA G
422 2ND AVE NE
PUYALLUP, WA 98372-3005

7940100101
ROUNDS KALEN L & SAMANTHA L
220 2ND AVE NE
PUYALLUP, WA 98372

0420272027
HARMAN MANAGEMENT CORPORATION
595 MILLICH DR STE 106
CAMPBELL, CA 95008

0420272198
REDWOOD ASSOCIATES LLC
310 29TH ST NE STE 100
PUYALLUP, WA 98372

0420272028
HARMAN MANAGEMENT CORP
PO BOX 572530
SALT LAKE CITY, UT 84157-2530

7495000041
SUSS CINDY L & BADGLEY DEBRA A
301 N 7TH AVE SPC 85
SEQUIM, WA 98382-3202

7940100090
SHARP ADAM
4554 W 160TH ST
LAWNDALE, CA 90260

9865000080
HAMILTON DEAN E & DIANNA S
218 4TH ST NE
PUYALLUP, WA 98372-3059

9865000010
KOLISCH RYAN & LEWIS DELANEY
311 2ND AVE NE
PUYALLUP, WA 98372

0420272026
PUYALLUP CITY OF
333 S MERIDIAN
PUYALLUP, WA 98371-5904

0420272199
WHALEN 2 LLC
2727 LBJ FREEWAY STE 806
DALLAS, TX 75234

9865000051
HAHN JERRY
315 2ND AVE NE
PUYALLUP, WA 98372-3004

7940200030
FRIDLUND PAUL R
207 4TH ST NE
PUYALLUP, WA 98372-3060

7940100103
KURKOV DMITRIY
13107 109TH AVENUE CT E
PUYALLUP, WA 98374-3033

0420273003
MULTICARE HEALTH SYSTEM
14400 METCALF AVE
OVERLAND PARK, KS 66223-2989

5765000070
YAM JACK & CHAN ORN
305 2ND ST NE
PUYALLUP, WA 98372-3031

7940100060
KNK PROPERTIES LLC
407 E MAIN
PUYALLUP, WA 98372

From: [Robin Loewen](#)
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 "](#); ["TPCHD"](#); ["WA Dept of Natural Resources"](#); ["WDFW Region 6, South Sound"](#); ["WSDOT "](#); ["Yakama Nation"](#); ["Yakama Nation - Cultural Resources "](#)
Cc: [Jillian Hulse-Lew](#)
Subject: Notice of Complete Application - Project # PLPSP20250038 - Preliminary Site Plan & SEPA - City of Puyallup
Date: Monday, September 15, 2025 9:06:00 AM
Attachments: [Notice of Application.pdf](#)
[SEPA Checklist.pdf](#)
[Site Plan.pdf](#)
[image003.png](#)

Development Services Center

333 S Meridian, Puyallup, WA 98371

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

NOTICE OF COMPLETE LAND USE APPLICATION

Re: PROJECT ID: PLPSP20250038 - NOTICE OF COMPLETE APPLICATION

Brief Project Description: Proposed 3-story multifamily building on a 0.36 acre site with 14 units and associated parking. The project will include storm water improvements, landscaping, and new street improvements. Project is subject to Downtown Design Review Guidelines and review and approval by the city Design Review Board.

Please find attached to this email the notice of application, SEPA checklist and submitted site plan for the above referenced project; the City of Puyallup is the SEPA Lead Agency for this permit(s).

Where to find permit materials: Permit specific information may be found on the attached notice and on the [Cityview Portal](#).

Submitting comments/questions: Please provide comments by **10/1/2025, 3:00pm**. If you'd like to be added to the Party of Record list on the project and receive future review letters and public hearing notices (if applicable), please reply to this email requesting to be placed on the party of record list for this case. Please reference the case number or the project name in future correspondence or emails. Comments may be provided by replying to the Case Planner Jillian Hulse-Lew via email at JHulseLew@PuyallupWA.gov.

SEPA Planned Action: 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.

Thank you,

Robin Loewen
DPS Support Specialist
City of Puyallup
333 S Meridian
Puyallup, WA 98371
253-841-5439

To apply for a permit, click here to access the [City's Permit Portal](#). Or scan this QR code with your phone to learn more.

