

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 Nathan Miller, Planning Case No. PLPSP20250080, in the manner indicated.

Party	Method of Service
Publication Notice: Tacoma Weekly News Publication Date: November 5, 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: October 31, 2025 – Materials submitted by Senior Planner Chris Beale

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: 11/04/2025

Case No(s): PLPSP20250080

Project Name: AOB Project

Applicant: Urban Puyallup Mixed Use, LLC

Applicant Email: amaya@urbanolympia.com

Site Address: 330 3rd Street SW Puyallup, WA 98371

Parcel No.: 5745001371



Notice of Hearing

or



Notice of Application

Attached photo of sign posted (required)

Description of sign location:

Posted on the Pioneer frontage and the 3rd St. frontage meeting posting guidelines

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 11/4/2025, 20 , at Puyallup, WA

Date

City

State

Amaya John

Digitally signed by Amaya John
Date: 2025.11.04 10:19:08 -08'00'

Amaya John

Signature

Print Name

Please send Declaration of Sign Posting to:

Planning@PuyallupWA.gov



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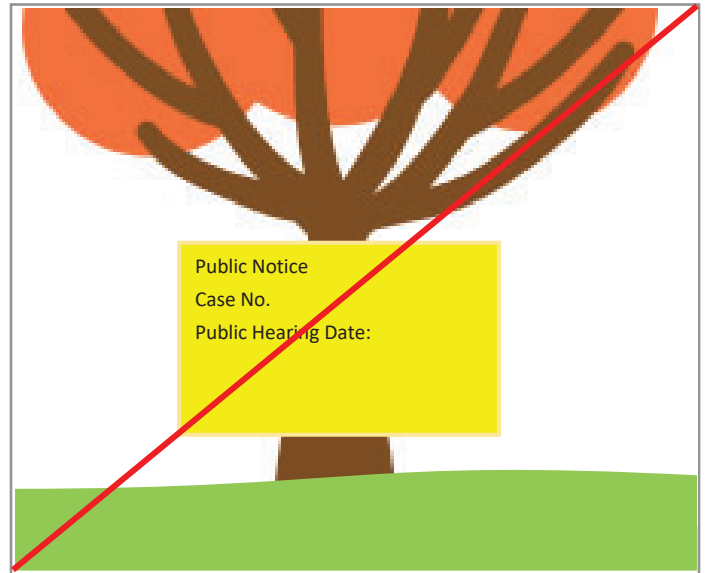
SIGN POSTING INSTRUCTIONS

1. Place the sign on the site in a prominent and visible location so it can be easily seen by the public from the city right of way. Signs shall be placed on the property near the street and securely fastened to 4"X4" pressure treated wood post(s) fastened with 2.5" wood screws.
2. All signs must be posted by a specific date, typically 14 calendar days prior to the hearing/meeting, unless specified otherwise, if not posted by the specified date, the processing of application and/or meeting date will be suspended and any associated public hearing/meeting will be postponed.
3. The applicant is responsible to ensure the notice is firmly attached, legible, and remains in good condition throughout the entire posting period.
4. After the completion of all public hearings, appeals, and other actions, the sign(s) shall be removed within 15 calendar days following final action. Signs may be retained by the applicant or returned to the Development Services Department for recycling. If the sign is not removed within the 15 day period, the City may remove and retain it.
5. Should Development Services staff find that such notice is not posted, the processing of your application and/or scheduled meeting will be suspended and any public hearing postponed.

THIS IS ACCEPTABLE



UNACCEPTABLE







AFFORDABLE LEGALS / TACOMA WEEKLY EATONVILLE DISPATCH

and payment to the Consultant by regular monthly payments for time and materials furnished will be by City check. The city reserves the right to award other applicable phases of the project to the selected consultant.

BACKGROUND:

The City of Puyallup tracks its pavement conditions and at the time of this Federal Grant application process (for construction), the Overall Condition Index (OCI), for Valley Ave NW, was 7.1/7.7. The City is proposing a grind and overlay of this pavement section of Valley Ave NW, between the main entrance of the Valley Ave Business Park and to the approach to the overpass, just west of 27th Ave CI NW. This would extend the pavement life beyond the current 3-year useful life projection. Any sidewalks and curb ramps deemed to be ADA deficient during design will be improved as part of the project. Determination of ROW and easements shall also be included in the project. The consultant tasks are expected to include: preliminary survey, geotechnical investigations, NEPA environmental planning and permitting, cultural resources review and permitting, preparation of preliminary and final engineering plans and specifications including bid documents, construction cost estimates, preliminary ROW plan preparation and estimating, utility accommodation and planning, stormwater mitigation design meeting 2019 Dept of Ecology Stormwater Management Manual for Western Washington, and other related project tasks.

The Preliminary Engineering (PE) phase is anticipated to begin January 2026 and is desired to be completed no later than December 2026.

No federal funding is involved in the design phase; however, the construction phase is partially federally funded, so the project must follow the WSDOT LAG Manual. The Consultant will be held to the ADA and Civil Rights language of the City of Puyallup.

All work shall comply with current City Standards, as well as State and Federal Regulations. Current City Standards are available for review on the City of Puyallup website at:

<http://www.cityofpuyallup.org/464/Public-Works-Engineering-Construction-Start>

ANTICIPATED SELECTION SCHEDULE:
The anticipated schedule for consultant selection, contract execution, and work is shown below:

November 5, 2025-Advertise RFQ (1st Ad Date)

November 12, 2025-Advertise RFQ (2nd Ad Date)

November 25, 2025-Statements of Qualifications Due

December 8, 2025-City Review of SQ Submissions

December 9, 2025-Notify Selected Consultants of Interview

December 16, 2025-City Interviews Selected Consultants

December 17, 2025-Final Selection

January 15, 2026-Final Scope and Contract Negotiations Completed

TBD, 2026-City Council Authorizes Contract

December 31, 2026-Design Complete/Bid Package Complete

RESPONSE TO THE REQUEST FOR QUALIFICATIONS:

At a minimum, your response to the RFQ must include the following information:

1. General qualifications of the firm to perform the work as described in this RFQ.

2. Representative List of Projects-list a minimum of four previous, successfully completed, roadway overlay design projects, including the firm's project team members, their assignments, and year of the project.

3. Include references for each project listed above identifying the owner, contact person's name, title, address, and telephone number.

4. Provide the name, phone number, and office address of the project manager who will direct the work for your firm.

5. Describe the project manager's experience with developing and/or managing projects and their commitment to this project.

6. Identification of proposed team members for the City's project with organizational chart and qualifications of the project manager, project engineer, and all key personnel proposed for this project. Identify similar projects on which the proposed team members have jointly worked and discuss their availability to work on the City's project.

7. Describe your firm's experience with federally funded projects and use of the WSDOT LAG Manual. Discuss your firm's approach to project management and documentation on federally funded projects.

8. Ability to obligate staff and meet the project schedule, and ability to perform services for subsequent phases if necessary.

9. Discuss and quantify your firm's past performance regarding contract change orders, both design and construction, in terms of the number and dollar amount on similar projects.

SUBMITTAL DEADLINE:

Interested firms must submit one (1) electronic copy (PDF) of their Statements of Qualifications in an email titled "Consultant Name - Valley Ave NW Overlay Phase 3 Project SQ" to RRutkosky@PuyallupWA.gov.

and MGeHring@PuyallupWA.gov. Statements of Qualifications should be limited to ten (10) 8 1/2 x 11" single-sided pages, including cover letter and resumes. The Statement of Qualifications must be

delivered, as stated above, to the City of Puyallup no later than 2:00 PM (PST) on November 25, 2025, to be considered. Submittals received after this date and time will automatically be rejected and will not receive further consideration by the City.

For specific questions, please contact Ryan M. Rutkosky, P.E. at (253) 841-5473 or email at RRutkosky@PuyallupWA.gov.

EVALUATION OF SUBMITTALS:

1. A City evaluation committee will review the responses to the RFQ for the purpose of identifying and recommending those firms offering, in total, the highest qualifications and experience with this type of project.

2. The City will evaluate the RFQ submissions based on the criteria in Items 1 - 9 above. All submittals will be reviewed and ranked according to competence and professional qualifications as well as a demonstrated ability to perform the work.

3. On the basis of the information submitted, the City will select a shortlist of firms for (virtual) interviews. The lead members of the project team will be expected to attend any (virtual) interviews scheduled with the City.

4. Final selection of a consultant will be based on submitted materials, the interview, and responses from references.

5. The selection of a consultant and the execution of a contract, while anticipated, are not guaranteed by the City. The City reserves the right to determine the award of the contract on the basis of the best and most qualified firm in the City's best interest and to award the contract on that basis, to reject any and all submittals, waive any irregularities of any submittal, and negotiate with any potential consultant if such is deemed to be in the best interest of the City. The City makes no commitment to any respondent to this request for Statements of Qualifications beyond consideration of the written response to this request. Preparation of materials in response to this RFQ are totally the responsibility of the consultant. The City of Puyallup is an equal opportunity employer and encourages disadvantaged, minority, and women-owned consultant firms to respond. Americans with Disabilities Act (ADA) Information 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 programs and activities. This material can be made available in an alternate format by emailing Dan Vessels at dvsessels@puyallupwa.gov or by calling collect (253) 841-5480.

Title VI Statement The City of Puyallup, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award. Published in the Tacoma Weekly (TW) & Dispatch and the Daily Journal of Commerce (DJC) November 5, 2025 and November 12, 2025

IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON (RCW 46.55.130), BURNS TOWING #5143 WILL SELL TO THE HIGHEST BIDDER THE FOLLOWING VEHICLES ON November 11, 2025 AT 11:00 a.m. PRIOR INSPECTION WILL BE FROM 8:00 a.m. UNTIL 11:00 a.m. THIS COMPANY CAN BE CONTACTED AT 253-472-4496 FOR QUESTIONS REGARDING THIS AUCTION. THE SALE LOCATION IS: 7401 McKinley Ave E Tacoma Published in the Tacoma Weekly & Dispatch November 5, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF PIERCE In re the Estate of: DEAN MAX WEHR, Deceased. NO. 25-4-02524-4 NOTICE TO CREDITORS

The person named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time such claim would be barred by any otherwise applicable statute of limitations, present the claim as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing of the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of (1) Thirty days after the Personal Representative served or mailed this notice to the creditor as provided by RCW 11.40.010(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time, then the claim is forever barred, except as provided in RCW 11.40.051 and 11.40.060. This bar is effective against all claims against both the Decedent's probate assets and non-probate assets. DATE OF FIRST PUBLICATION: October 29, 2025 PERSONAL REPRESENTATIVE: Dean Max Wehr, 11 MCCARTHY LAW OFFICE, PLLC By /s/ Conor E. McCarthy WSBA No 35497 1109 Tacoma Ave. South Tacoma, WA 98402 Phone: 253-484-0142 Fax: 253-572-8957 conormccarthy@puyallupwa.gov Attorney for Personal Representative Address for Mailing or Service: 1109 Tacoma Ave. South Tacoma, WA 98402 Published in the Tacoma Weekly & Dispatch October 29, November 5 & 12, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF PIERCE In re the Estate of: ROY EDWARD HARTING, Deceased. NO. 25-4-02560-1 NOTICE TO CREDITORS

The person named below has been appointed as Personal Representative of this estate. Any person having a claim against the Decedent must, before the time such claim would be barred by any otherwise applicable statute of limitations, present the claim as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below, a copy of the claim and filing of the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of (1) Thirty days after the Personal Representative served or mailed this notice to the creditor as provided by RCW 11.40.010(1)(c); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time, then the claim is forever barred, except as provided in RCW 11.40.051 and 11.40.060. This bar is effective against all claims against both the Decedent's probate assets and non-probate assets. DATE OF FIRST PUBLICATION: October 29, 2025 PERSONAL REPRESENTATIVE: Dean Max Wehr, 11 MCCARTHY LAW OFFICE, PLLC By /s/ Conor E. McCarthy WSBA No 35497 1109 Tacoma Ave. South Tacoma, WA 98402 Phone: 253-484-0142 Fax: 253-572-8957 conormccarthy@puyallupwa.gov Attorney for Personal Representative Address for Mailing or Service: 1109 Tacoma Ave. South Tacoma, WA 98402 Published in the Tacoma Weekly & Dispatch October 29, November 5 & 12, 2025

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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-SP20250001: Applicant: Tracy Taylor, Elevation Home Designs Location: 600 39TH AVE SW, PUYALLUP, WA 98373. Zoning: LMX - Limited Mixed-Use Request: Proposed 1,637 square foot basement and 2,397 square foot main floor addition to an existing 1,422 square foot dentist office. Project includes additional associated parking, landscaping, utilities, and storm water. Comment Due Date: Written comments will be accepted if filed with the Development and Permitting Services Center on or before 3:00PM on November 19, 2025. SEPA status: The City may issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) for this proposal under the optional DNS SEPA process, provided in WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request. Consistent with WAC 197-11-545 regarding consulted agencies, other agencies and the public, comments must be received on this notice to retain future rights to appeal the subject Determination. Environmental mitigation measures under consideration. New comments as of the date of this mailing staff reviewing SEPA checklist. 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: Chris Beale, Senior Planner - (253) 841-5418 | CBeale@PuyallupWA.gov Published in the Tacoma Weekly & Dispatch November 5, 2025

SK & B HOLDINGS LLC, BENNY KIM, is seeking coverage under the Washington State Department of Ecology's Construction Stormwater NPDES and State Waste Discharge General Permit. The proposed project, Tacoma Holiday Express and Candlewood Suites - Phase 1, is located at 2801 S C St in Tacoma in Pierce county. This project involves 2.5 acres of soil disturbance for commercial construction activities. The receiving waterbody is THEA FOSS BAY. Any persons desiring to present their views to the Washington State Department of Ecology regarding this Application, or interested in Ecology's action on this Application, may notify Ecology in writing no later than 30 days of the last date of publication of this notice. Ecology reviews public comments and considers whether discharges from this project would cause a measurable change in receiving water quality, and if so, whether the project is necessary and in the overriding public interest according to Tier I anti-degradation requirements under WAC 173-201A-320. Comments can be submitted to: ecyreqwiano@ecy.wa.gov, or ATTN: Water Quality Program, Construction Stormwater Washington State Department of Ecology P.O. Box 47696 Olympia, WA 98504-7696 Published in the Tacoma Weekly & Dispatch November 5 & 12, 2025

SUPERIOR COURT OF WASHINGTON FOR PIERCE COUNTY TERRACOTTA EIGHT, LLC, a Delaware limited liability company, Plaintiff, v. PURPLE PEACOCK, LLC, a Washington limited liability company; ASHLEIGH DAVID, an individual, and the marital community of ASHLEIGH DAVID and JOHN/JANE DOE; and MARCUS PHARES, an individual and the marital community of MARCUS PHARES and JOHN/JANE DOE. Defendants. NO. 25-2-10485-5. SUMMONS (60 DAYS) THE STATE OF WASHINGTON TO THE SAID PURPLE PEACOCK, LLC. You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 5th day of November, 2025, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff, TerraCotta Eight, LLC, and serve a copy of your answer upon the undersigned attorneys for Plaintiff at their office below stated; and in case of your failure to do so, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. This action involves a lease agreement concerning commercial real property located in Building 18, Tacoma, Washington 98407. Plaintiff has asserted causes of action for breach of contract

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. PLPSP20250080: Applicant: Nathan L Miller, CZK Architecture, Inc. Location: 330 3RD ST SW, Puyallup WA 98371 Zoning: CBD-CORE Request: Proposed development of city-owned property; the property is located at the SW corner of West Pioneer and 3rd St SW (currently a public surface parking lot). The development proposal consists of a five-story multifamily building containing 140 residential units. The project includes 99 parking spaces

within a ground-floor parking garage, approximately 2,300 square feet of leasable retail space, and a fitness gym for resident use on the ground floor. The structure will be approximately 163,000 square feet in size and 63 feet in height. Design elements consistent with the Downtown Design Guidelines will be incorporated. Comment Due Date: Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on November 19, 2025.

SEPA status: The project is located in the City's Downtown Planning 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 mailing; staff reviewing SEPA checklist. 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: Chris Beale, Senior Planner - (253) 841-5418 | CBeale@PuyallupWA.gov Published in the Tacoma Weekly & Dispatch November 5, 2025

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SUPERIOR COURT OF WASHINGTON FOR PIERCE COUNTY TERRACOTTA EIGHT, LLC, a Delaware limited liability company, Plaintiff, v. PURPLE PEACOCK, LLC, a Washington limited liability company; ASHLEIGH DAVID, an individual, and the marital community of ASHLEIGH DAVID and JOHN/JANE DOE; and MARCUS PHARES, an individual and the marital community of MARCUS PHARES and JOHN/JANE DOE. Defendants. NO. 25-2-10485-5. SUMMONS (60 DAYS) THE STATE OF WASHINGTON TO THE SAID PURPLE PEACOCK, LLC. You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 5th day of November, 2025, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff, TerraCotta Eight, LLC, and serve a copy of your answer upon the undersigned attorneys for Plaintiff at their office below stated; and in case of your failure to do so, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. This action involves a lease agreement concerning commercial real property located in Building 18, Tacoma, Washington 98407. Plaintiff has asserted causes of action for breach of contract

and declaratory judgment. Plaintiff's Attorneys: Binah B. Yeung, WSBA No. 44065 E-mail: byeung@caimcross.com Joshua R. M. Rosenberg, WSBA No. 58365 E-mail: jrosenberg@caimcross.com Caimcross & Hempelmann, P.S. 524 Second Avenue, Suite 500 Seattle, WA 98104-2323 Telephone: (206) 587-0700 Facsimile: (206) 587-2308 Published in the Tacoma Weekly & Dispatch November 5, 12, 19, 26, December 3 & 10, 2025

SUPERIOR COURT OF WASHINGTON FOR PIERCE COUNTY WASHINGTON WATER SERVICE COMPANY, a Washington profit corporation, Plaintiff, v. TRINITY RIDGE LLC, a Washington limited liability company; JDBJ TRINITY INVESTMENTS LLC, a Washington limited liability company; JOHN DOES 1-20, individually and in their marital communities; and all other persons or parties unknown claiming any right, title, estate, lien, or interest in the real estate described in the complaint herein, Defendants. NO. 25-2-10156-3 SUMMONS (60 DAYS) THE STATE OF WASHINGTON TO THE SAID: TRINITY RIDGE LLC and JDBJ TRINITY INVESTMENTS LLC. You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 29th day of October, 2025, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff Washington Water Service Company, and serve a copy of your answer upon the undersigned attorneys for Plaintiff, at their office below stated; and in case of your failure to do so, judgment will be rendered against you according to the demand of the Complaint, which has been filed with the clerk of said court. The object of this action is to quiet title of real property located in Pierce County, WA, and more particularly described in Plaintiff's Complaint. CAIRN-CROSS & HEMPELMANN, P.S. Ana-Maria Popp, WSBA No. 39614 E-mail: apopp@caimcross.com Zofia H. Rubens, WSBA No. 59540 E-mail: zrubens@caimcross.com 524 Second Avenue, Suite 500 Seattle, WA 98104-2323 Telephone: (206) 587-0700 Facsimile: (206) 587-2308 Attorneys for Plaintiff Published in the Tacoma Weekly & Dispatch October 29, November 5, 12, 19, 26 & December 3, 2025

Superior Court of Washington, County of Pierce In re the Guardianship of: Brandon Boring Gwen Boring Sebastian Boring No. 25-4-01011-5 Summons Served by Publication (SMPB) Summons Served by Publication To: John Doe, unknown biological father of SEBASTIAN E. BORING; DOB: 11/28/2018; Cause No. 25-4-01011-5. I have started a court case by filing a petition. The name of the Petition is: Minor Guardianship Petition filed April 18, 2025 A Court Review Hearing will be held on November 21, 2025 at 9:00 a.m. at Pierce County Superior Court, 930 Tacoma Ave. S., Tacoma, WA 98402, Rm. 2-B. You are summoned to appear at the hearing on the date, time, and place set forth above. You must respond by writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this Summons is published: October 8, 2025. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [x] GDN M 304, Parent's Consent to Minor Guardianship [x] GDN M 301, Objection to Minor Guardianship [x] GDN M 302, Objection to Minor Guardianship You can get the Response form and other forms you may need at: • The Washington State Courts' website: www.courts.wa.gov/forms • Washington LawHelp: www.washingtonlawhelp.org, or • The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, Pierce County County-City Building, 930 Tacoma Ave. S., Rm 110 Tacoma, WA, 98402 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons lists out below: /s/ Cheryl Murphy Date 10/2/2025 /s/ George Murphy Date 10/2/2025 I agree to accept legal papers for this case at the following address: 14621 Washington Ave. Lakewood, WA 98498 (If this address changes before the case ends, you must notify all parties and the court in writing. You may use the Notice of Address Change form (FL All Family 120). You must also update your Confidential Information Form (FL All Family 001) if this case involves parentage or child support.) Note: You and the other parties may agree to accept legal papers by email under Superior Court Civil Rule 5 and local court rules. This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the state of Washington. Published in the Tacoma Weekly & Dispatch October 8, 15, 22, 29, November 5 & 12, 2025



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

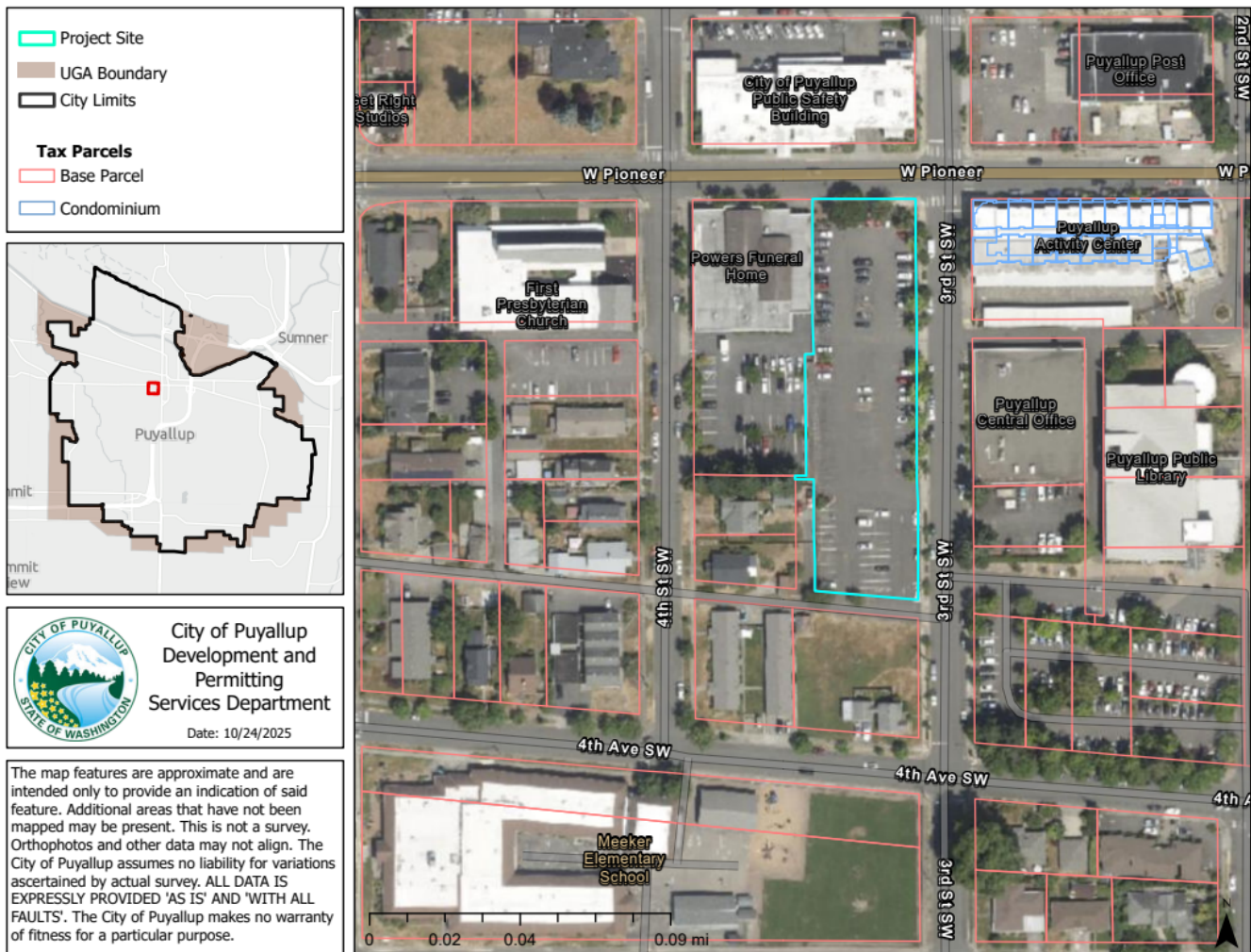
www.cityofpuyallup.org

November 5, 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:	PLPSP20250080
Permit Type:	Preliminary Site Plan & SEPA
Proposal:	Proposed development of city-owned property; the property is located at the SW corner of West Pioneer and 3rd St SW (currently a public surface parking lot). The development proposal consists of a five-story multifamily building containing 140 residential units. The project includes 99 parking spaces within a ground-floor parking garage, approximately 2,300 square feet of leasable retail space, and a fitness gym for resident use on the ground floor. The structure will be approximately 163,000 square feet in size and 63 feet in height. Design elements consistent with the Downtown Design Guidelines will be incorporated.
Applicant(s):	Nathan L Miller, C2K Architecture, Inc.
Owner(s):	CITY OF PUYALLUP
Site Address:	330 3 rd St SW, Puyallup, WA 98371
Parcel Number:	5745001371;
Date of Application:	October 17, 2025
Date of complete application determination:	October 22, 2025
Date of Public Hearing (if set):	Public Hearing is not required.
Environmental documents/studies required:	SEPA Checklist, Storm water report, traffic scoping report, critical areas report, landscape plan, geotechnical report, and other reports, as required for review.
Identified critical areas on or adjacent to the site:	Volcanic Hazards (Lahar), Aquifer Recharge 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: November 19, 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 Chris Beale, Senior Planner at CBeale@PuyallupWA.gov or call (253) 841-5418.

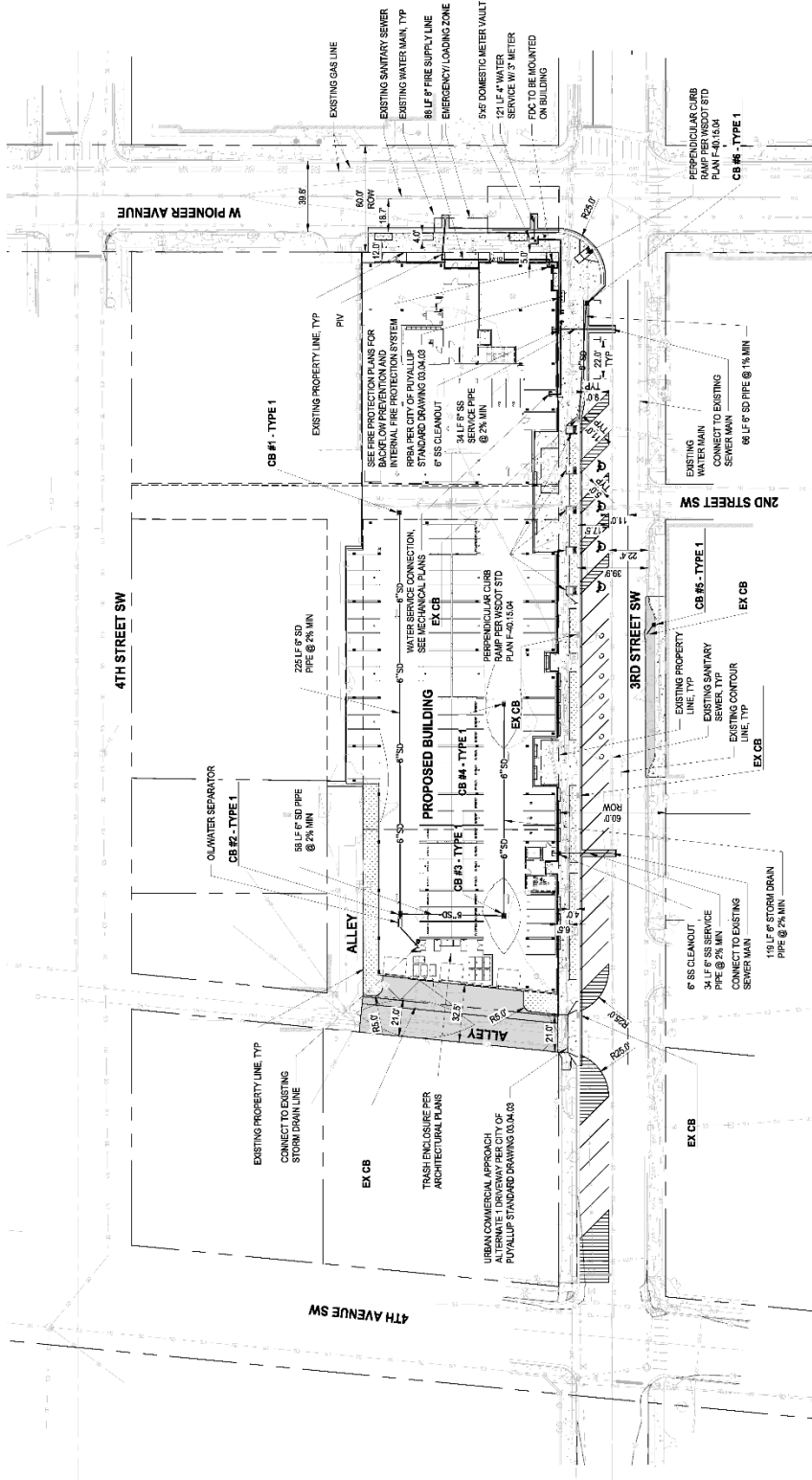
Site Plan

GENERAL SITE INFO

ADDRESS: 300 3RD STREET SW PUYALLUP, WA 98371
PARCEL NUMBER: 574601371
SECTION: 28
TOWNSHIP: 23N
RANGE: 4E
ZONING: CBD
SITE AREA: 1.11 ACRES
HOUSING UNITS: 140
DENSITY: 126 DU/ACRE
EXISTING SITE AREA: 48,145 SF
TOTAL SITE AREA: 48,145 SF
IMPERVIOUS SURFACE AREA: 44,744 SF
PROPOSED SITE AREA: 48,145 SF
TOTAL SITE AREA: 48,145 SF
IMPERVIOUS SURFACE AREA: 44,744 SF
ON-SITE SIDEWALK: 3,131 SF
ON-SITE PAVING: 508 SF
LANDSCAPE AREA: 768 SF
IMPERVIOUS SURFACE: 47,600 SF

PARKING SUMMARY

OFF STREET PARKING PROVIDED =
98 SPACES (TOTAL)
2 SPACES
EV CHARGING =
10 SPACES
EV CHARGING =
25 SPACES
EV CHARGING =
25 SPACES



Know what's below.
Call before you dig.

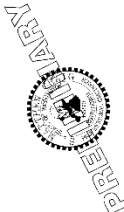
LAND USE REVIEW SUBMITTAL
NOT FOR CONSTRUCTION

REVISION #1
1 OF 2
C1

SITE PLAN

PUYALLUP AOB MIXED USE
PUYALLUP MIXED USE, LLC
PUYALLUP, WASHINGTON

Parametrix
10000 1st Avenue NE, Suite 200 • Puyallup, WA 98371
PH: 253.844.4000

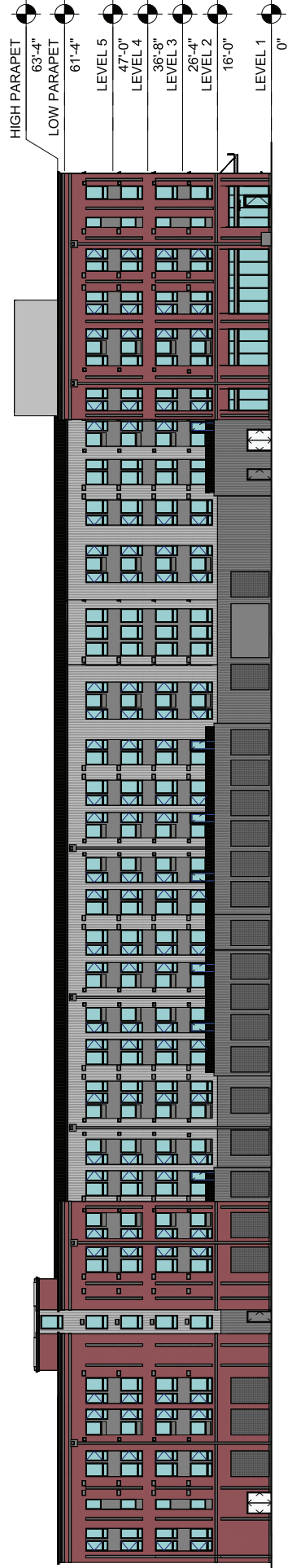


ONE INCH AT FULL SCALE
DATE: 10/1/2023
BY: RJS
CHECKED: JLS
DATE: 10/1/2023

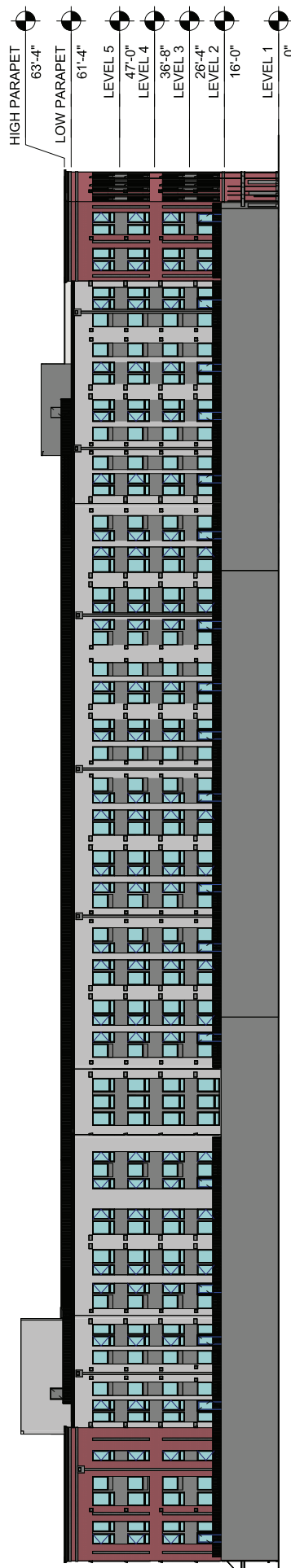
Building Elevations

AOB - 330 3rd St. SW / Puyallup, WA

Elevations

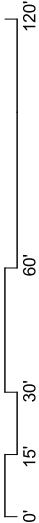
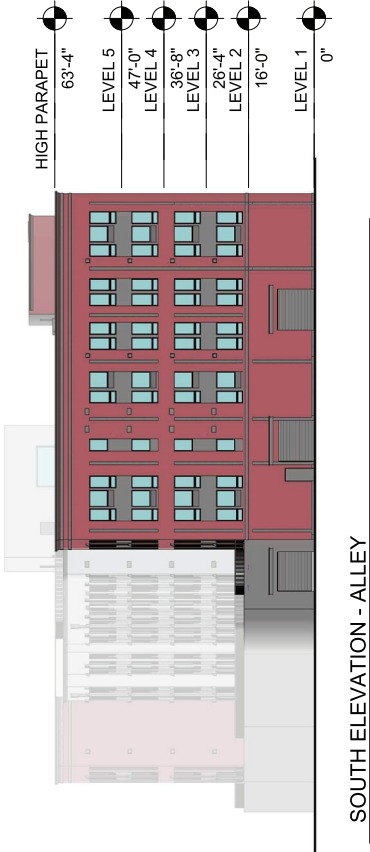


EAST ELEVATION - 3RD ST SW



WEST ELEVATION



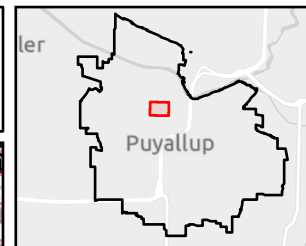




PUYALLUP
WASHINGTON

City of Puyallup Planning Division

Owner Notify Map

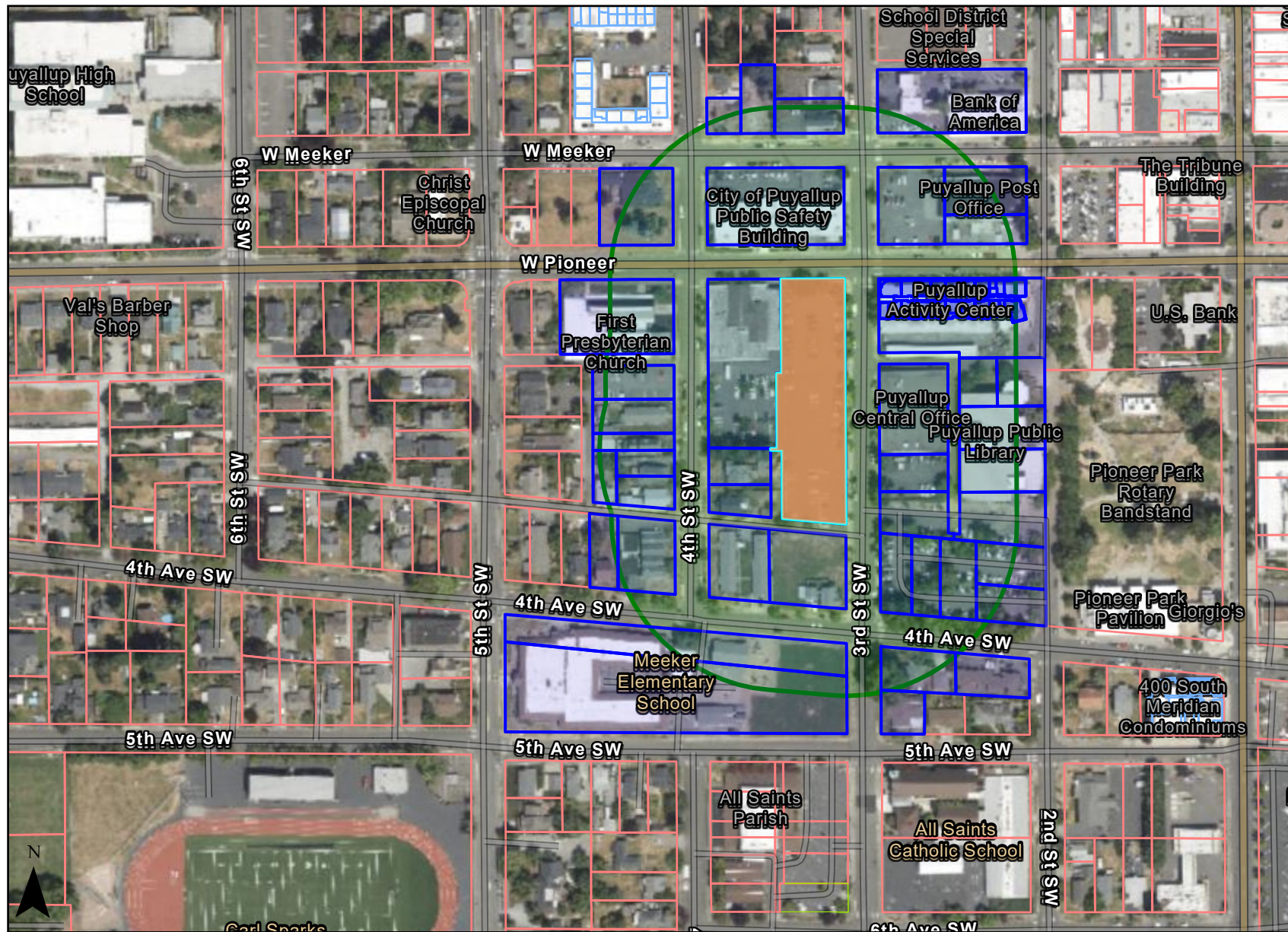


Owner Notification

Tax Parcels

- Base Parcel
- Condominium
- Other

Puyallup City Limits



0 0.05 0.1 0.19 mi

Scale: 1:4,514

Map produced using City of
Puyallup GIS web apps.

Date: 11/10/2025

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.

5745001361
GAFFNEY PROPERTIES LLC
1002 YAKIMA AVE
TACOMA, WA 98405-4829

9006480070
GREEN
210 W PIONEER AVE UNIT 209
PUYALLUP, WA 98371

9006480250
MUNSON
210 W PIONEER UNIT 309
PUYALLUP, WA 98371

9006480230
KISSNER
1203 115TH STREET CT NW
GIG HARBOR, WA 98332-9638

5745001371
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

5745001380
COENEN JOHN
1721 7TH AVE SW
PUYALLUP, WA 98371-5615

9006480012
210 W
5413 SOUTH TACOMA WAY
TACOMA, WA 98409

5745001200
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

2960000240
UNITED STATES OF AMERICA
204 2ND ST SW
PUYALLUP, WA 98371-5576

5745001631
BELL PLACE LLC
409 E PIONEER
PUYALLUP, WA 98372-3267

9006480210
DELAQUIN
210 W PIONEER AVE UNIT 305
PUYALLUP, WA 98371

9006480100
GORDON
210 W PIONEER AVE UNIT 212
PUYALLUP, WA 98371

0420284030
ETHAN LARSON INVESTMENTS LLC
2212 E ARIS DR
GILBERT, AZ 85298-1205

5745001351
REFERENCE
REFERENCE
PIERCE COUNTY, WA

9006480290
HAMEL
210 W PIONEER UNIT 313
PUYALLUP, WA 98371

5745001230
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

9006480240
GORHAM
210 W PIONEER AVE UNIT 308
PUYALLUP, WA 98371

9006480260
KOVAL
1508 W PIONEER
PUYALLUP, WA 98371-5276

9006480360
TILLMAN
1012 17TH ST NW
PUYALLUP, WA 98371-3968

9006480130
KACOROSKI
210 W PIONEER UNIT 215
PUYALLUP, WA 98371-5323

9006480160
SADLO
210 W PIONEER UNIT 218
PUYALLUP, WA 98371-5323

9006480340
BRADY
2448 LEISURE WORLD
MESA, AZ 85206

9006480040
GREEN
210 W PIONEER UNIT 205
PUYALLUP, WA 98371-5323

9006480330
COLEMAN
210 W PIONEER AVE UNIT 317
PUYALLUP, WA 98371

5745300050
PUYALLUP SCH DIST #3
PO BOX 370
PUYALLUP, WA 98371-0156

5745001410
CIZEK PATRICK J & VICKI L
323 4TH ST SW
PUYALLUP, WA 98371-5849

9006480050
JESS
210 W PIONEER AVE UNIT 207
PUYALLUP, WA 98371

5745001590
1ST UNITED PRESBY CHURCH
412 W PIONEER
PUYALLUP, WA 98371-5368

9006480350
STINSON
6320 90TH STREET CT E
PUYALLUP, WA 98371

5745001430
1ST UNITED PRESBY CHURCH
412 W PIONEER
PUYALLUP, WA 98371-5368

9006480270
SPRATT
210 W PIONEER UNIT 311
PUYALLUP, WA 98371-5325

5745001440
BRITTON-STUART SHANDON D
PO BOX 1741
SUMNER, WA 98390

5745001420
COENEN JOHN
1721 7TH AVE SW
PUYALLUP, WA 98371

2960000250
MANLEY SHAWN J
708 14TH AVENUE CT SE
PUYALLUP, WA 98372-4642

9006480270
SPRATT
210 W PIONEER UNIT 311
PUYALLUP, WA 98371-5325

9006480110
KING
7615 200TH ST E
SPANAWAY, WA 98387

5745001260
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

9006480220
PIONEER PARK
11611 138TH AVENUE CT E
PUYALLUP, WA 98374-2481

9006480290
HAMEL
210 W PIONEER UNIT 313
PUYALLUP, WA 98371

9006480380
KAYAOGLU
1625 LARIMER ST #2108
DENVER, CO 80202

9006480200
BAUMGART
210 W PIONEER AVE STE 222
PUYALLUP, WA 98371

5745001490
4TH STREET COTTAGES LLC
3614 DEER ISLAND DR E
LAKE TAPPS, WA 98391

9006480190
HEDLUND
210 W PIONEER UNIT 221
PUYALLUP, WA 98371-5323

5745001210
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

7060000220
CITY OF PUYALLUP FEDERAL CREDIT UN
303 W MEEKER
PUYALLUP, WA 98371-5377

5745001180
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

9006480140
BRANDON
14503 MERIDIAN AVE E APT 403
PUYALLUP, WA 98375-5010

5745001310
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

9006480020
PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

5745300010
MARCOE VIOLA
9610 122ND ST E
PUYALLUP, WA 98373-5073

9006480170
GORDON
210 W PIONEER AVE UNIT 212
PUYALLUP, WA 98371

5745001250
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

9006480370
HILL
210 W PIONEER AVE UNIT 321
PUYALLUP, WA 98371

2960000220
SEATTLE FIRST NAT'L BANK
PO BOX 32547
CHARLOTTE, NC 28232-2547

9006480310
ADLER
210 W PIONEER UNIT 315
PUYALLUP, WA 98371-5325

9006480330
COLEMAN
210 W PIONEER AVE UNIT 317
PUYALLUP, WA 98371

5745001390
HELLE GREG & CYNDI
PO BOX 1442
GRAHAM, WA 98338-1442

9006480080
SHARICK
210 W PIONEER UNIT 210
PUYALLUP, WA 98371-5323

9006480030
GREEN
210 W PIONEER UNIT 205
PUYALLUP, WA 98371-5323

5745001240
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

9006480011
C3PO
1037 NE 65TH ST STE 81601
SEATTLE, WA 98115

5745001460
MCCOY ROBERT A & KRISTIN E
326 4TH ST SW
PUYALLUP, WA 98371-5850

9006480150
JESS
210 W PIONEER UNIT 217
PUYALLUP, WA 98371-5323

2960000260
UNITED STATES OF AMERICA
204 2ND ST SW
PUYALLUP, WA 98371-5576

9006480370
HILL
210 W PIONEER AVE UNIT 321
PUYALLUP, WA 98371

5745001450
INDERBITZIN JACOB & REGEN
320 4TH ST SW
PUYALLUP, WA 98371-5850

9006480280
ROGERS
210 W PIONEER AVE UNIT 312
PUYALLUP, WA 98371

0420284094
MATZ LEONA M
220 4TH AVE SW
PUYALLUP, WA 98371-5863

0420284028
PUYALLUP SCH DIST #3
PO BOX 370
PUYALLUP, WA 98371-0156

5745001270
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

9006480090
WARR
210 W PIONEER UNIT 211
PUYALLUP, WA 98371-5323

9006480320
ASAHARA
5312 MONTA VISTA DR E
EDGEWOOD, WA 98372-9249

9006480250
MUNSON
210 W PIONEER UNIT 309
PUYALLUP, WA 98371

9006480310
ADLER
210 W PIONEER UNIT 315
PUYALLUP, WA 98371-5325

9006480060
MUNN
210 W PIONEER UNIT 208
PUYALLUP, WA 98371-5323

5745001282
QWEST CORPORATION
931 14TH ST STE 103
DENVER, CO 80202-2994

9006480390
VENABLES
210 W PIONEER AVE UNIT 404
PUYALLUP, WA 98371

9006480120
LO
13534 174TH STREET CT E
PUYALLUP, WA 98374-6803

7060000230
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

5745001480
GILLIAM RICHARD L
330 4TH ST SW
PUYALLUP, WA 98371-5850

9006480300
LARSEN
17418 N COUNTRY CLUB DR
SUN CITY, AZ 85373

5745001500
KUCHNSKY KIMBERLY I
415 4TH AVE SW
PUYALLUP, WA 98371-5844

9006480350
STINSON
6320 90TH STREET CT E
PUYALLUP, WA 98371

7060000242
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

9006480180
BONDY
210 PIONEER AVE W UNIT 220
PUYALLUP, WA 98371

5745001220
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

5745001671
PUYALLUP CITY OF
333 S MERIDIAN
PUYALLUP, WA 98371-5904

5745001190
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

5745001470
HILTS ROBERT M & HILTS ROBERT G
330 1/2 4TH ST SW
PUYALLUP, WA 98371

5745001281
QWEST CORPORATION
931 14TH ST STE 103
DENVER, CO 80202-2994

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: [Chris Beale](#)
Subject: Notice of Complete Application - Project # PLPSP20250080 - Preliminary Site Plan & SEPA - City of Puyallup
Date: Tuesday, October 28, 2025 11:43:00 AM
Attachments: [Notice of Application.pdf](#)
[image001.png](#)
[SEPA Checklist.pdf](#)
[Site Plan.pdf](#)

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: PLPSP20250080 - NOTICE OF COMPLETE APPLICATION

Brief Project Description: Proposed development of city-owned property; the property is located at the SW corner of West Pioneer and 3rd St SW (currently a public surface parking lot). The development proposal consists of a five-story multifamily building containing 140 residential units. The project includes 99 parking spaces within a ground-floor parking garage, approximately 2,300 square feet of leasable retail space, and a fitness gym for resident use on the ground floor. The structure will be approximately 163,000 square feet in size and 63 feet in height. Design elements consistent with the Downtown Design Guidelines will be incorporated.

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 within by **November 19, 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 Chris Beale via email at CBeale@PuyallupWA.gov.

SEPA Planned Action: The project is located in the City's Downtown Planned Action Environmental Impact Statement 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.

