

Chris Beale

From: Chris Beale
Sent: Monday, December 8, 2025 11:12 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'; 'Erick Thompson, PC surface water'; 'Fruitland Mutual Water Co.'; 'George Walter - Nisqually Environmental'; 'Greta Holmstrom, PC Stormwater planning'; '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 - PLCTA20250096 (non-project code amendments)
Attachments: SEPA CHECKLIST TITLE 19 2025.pdf; SEPA Determination PLCTA20250096 120825.pdf; PMC TITLE 19 - PC HEARING DRAFT CODE (3).pdf; PMC TITLE 20.11 20.15 - PC HEARING DRAFT CODE.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 [PLCTA20250096](#) – NOTICE OF PRELIMINARY DETERMINATION OF NON-SIGNIFICANCE (DNS)

Brief Project Description: Proposed update to PMC Title 19 – Plats and Subdivisions, which regulates the division and adjustment of land for development. The update aligns local regulations with recent state legislation, the Comprehensive Plan, and the Housing Action Plan while improving clarity, consistency, and processing efficiency. More detailed info can be found on the [project webpage](#).

Where to find permit materials: Permit specific information may be found at [PLCTA20250096](#)

SEPA comments: Comments on this preliminary DNS must be submitted within 14 days or by 5:00 p.m. on **December 22, 2025** (14 days from issuance date) to the Responsible Official at City of Puyallup Development

Services Center. Comments will be accepted by mail, or (preferably) by email. Please mail to: Development Services Department, Attn: Michelle Ochs, 333 S Meridian, Puyallup, WA 98371.

To submit comments electronically, please send via E-mail to: Planning@PuyallupWA.gov; or contact the case planner. Chris Beale, Senior Planner at (253) 841-5418 or CBeale@PuyallupWA.gov

Appeal timeline: Due January 05, 2026.

Submitting appeals: Appeals will be accepted by via the Cityview 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.

Chris Beale, AICP (He/Him)

Senior Planner

253.841.5418

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