



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

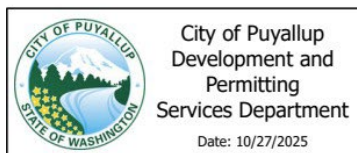
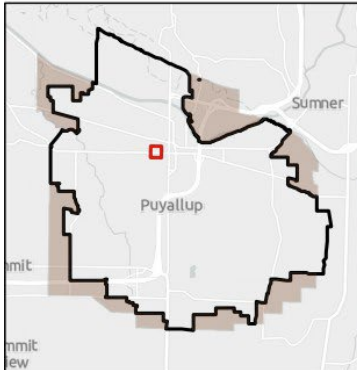
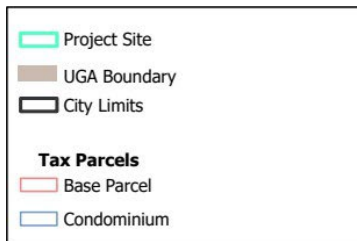
www.cityofpuyallup.org

December 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:



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



Application Information

Case Number:	PLPSP20250082
Permit Type:	Preliminary Site Plan & SEPA
Proposal:	Proposed construction of a five-story multifamily building containing 100 residential units. The project includes 70 parking spaces within a ground-floor parking garage, a lobby and leasing office on Level 1, and an amenity deck and dog run on Level 2. The structure will be approximately 114,000 square feet in size and 55 feet in height. Design elements consistent with the Downtown Design Guidelines have been incorporated.
Applicant(s):	Nathan L Miller, C2K Architecture, Inc.
Owner(s):	URBAN PUYALLUP MIXED USE LLC
Site Address:	204 4TH ST SW, PUYALLUP, WA 98371;
Parcel Number:	5745001631; 5745001632; 5745001641;
Date of Application:	October 17, 2025
Date of complete application determination:	December 10, 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:	None identified as of the date of this mailer; 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.

- 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: December 31, 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 Dan Vessels Jr. at DVessels@PuyallupWA.gov, by calling (253) 841-5480, 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).

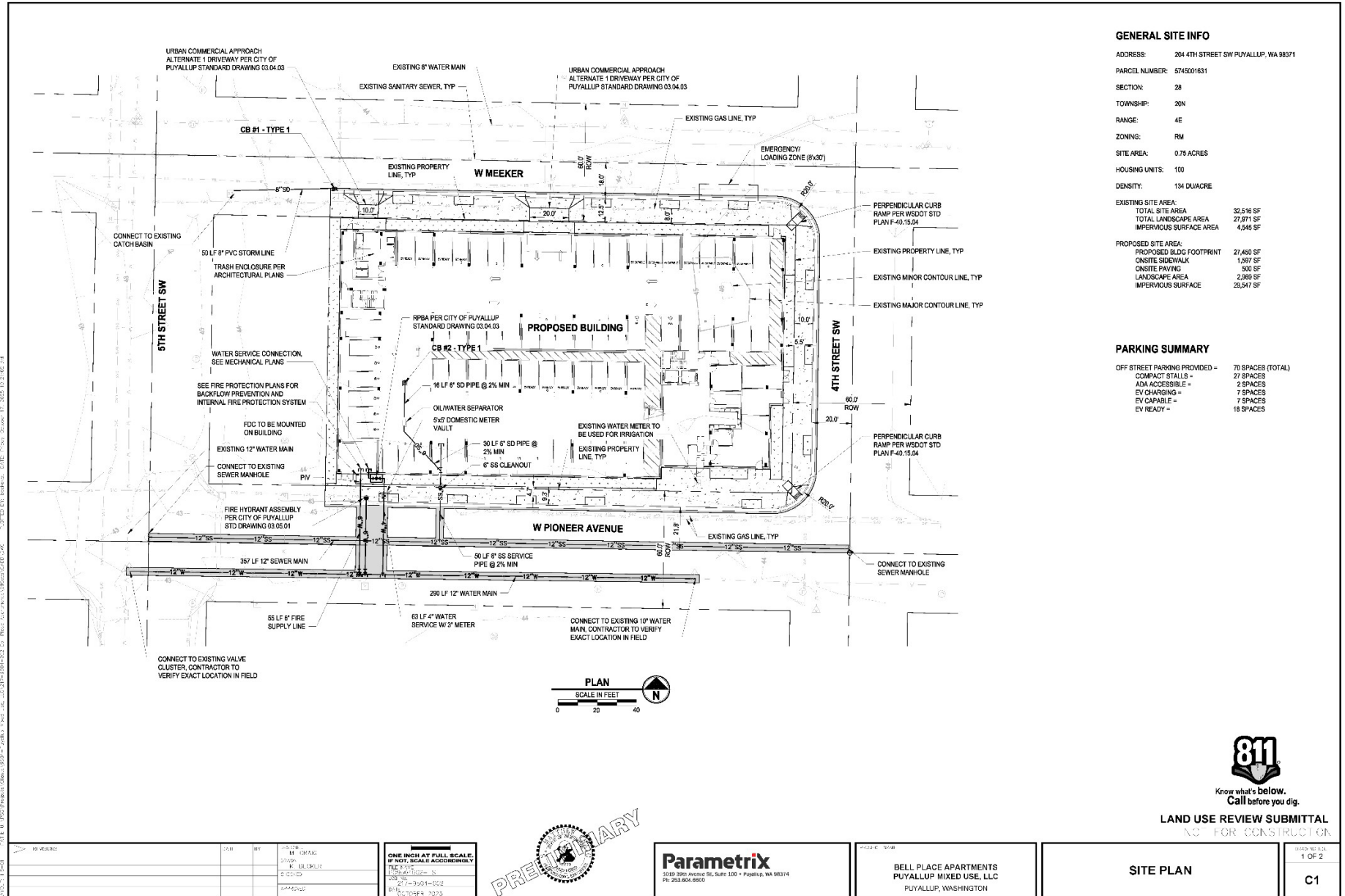
Downtown Planned Action Environmental Impact Statement Area

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



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