

**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 **Katherine Rupert**, Planning Case No. **PLPSP20220054**, in the manner indicated.

Party	Method of Service
Publication Notice: Tacoma News Tribune Publication Date: May 17, 2022	<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) Puyallup Tribe of Indians Puyallup School District	<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: May 17, 2022 – Materials submitted by Senior Planner Chris Beale

Gabriel Clark  
Planning Technician



# 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: \_\_\_\_\_

Case No(s): \_\_\_\_\_

Project Name: \_\_\_\_\_

Applicant: \_\_\_\_\_

Applicant Email: \_\_\_\_\_

Site Address: \_\_\_\_\_

Parcel No.: \_\_\_\_\_

Notice of Hearing or Notice of Application

Attached photo of sign posted (required)

Description of sign location:

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 \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_

Date

City

State

\_\_\_\_\_  
*Kathleen Fox*

Signature

\_\_\_\_\_

Print Name

Please send Declaration of Sign Posting to:

Nabila Comstock

Planning Technician

(253) 770-3361

[ncomstock@ci.puyallup.wa.us](mailto:ncomstock@ci.puyallup.wa.us)





# CITY OF PUYALLUP

Development Services Center

333 S Meridian, Puyallup, WA 98371

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

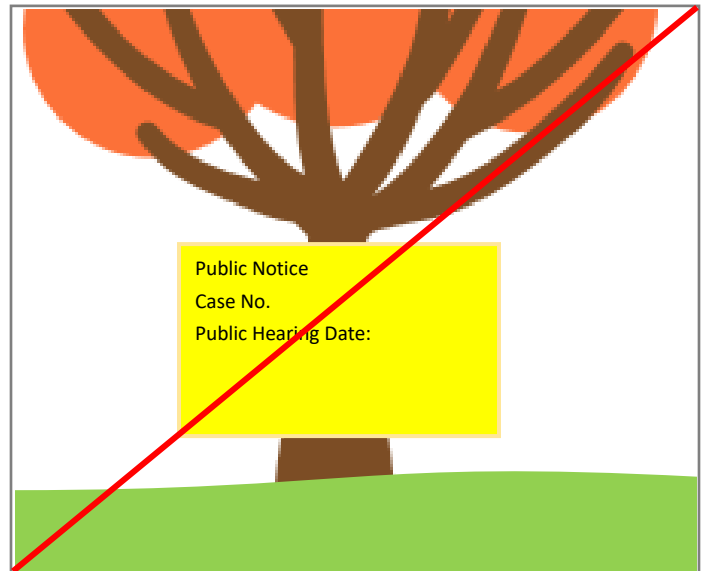
## **SIGN POSTING INSTRUCTIONS**

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





CITY OF PUYALLUP  
DEVELOPMENT SERVICES  
333 South Meridian  
Puyallup, WA 98371  
(253) 864-4165

## NOTICE OF LAND USE PERMIT APPLICATION



PERMIT TYPE: PRELIMINARY SITE PLAN, SEPA, DESIGN REVIEW

PROJECT DESCRIPTION: PROPOSED DEVELOPMENT OF TWO (2) PARCELS, TOTALING .36 ACRES, INTO 16 MULTIPLE FAMILY DWELLING UNITS WITH 16 OFF-STREET PARKING STALLS. PROJECT WILL INCLUDE LANDSCAPING, STORM WATER CONTROLS, STREET IMPROVEMENTS, AND UTILITIES. PROJECT IS ZONED CENTRAL BUSINESS DISTRICT (CBD) AND IS SUBJECT TO ARCHITECTURAL DESIGN REVIEW BY THE CITY'S DESIGN REVIEW BOARD. PROJECT IS WITHIN THE DOWNTOWN PLANNED ACTION AREA.

PERMIT CASE #: **PLPSP20220054**

LOCATION: **304 & 312 2ND AVE NE, PUYALLUP, WA 98372**

ZONING: **CBD CENTRAL BUSINESS DISTRICT**

APPLICANT: **KATHERINE RUPERT**

DATE OF APPLICATION: **APRIL 12, 2022**

STATUS OF ENVIRONMENTAL REVIEW: **SEPA UNDER REVIEW**

DATE OF PUBLIC HEARING, IF APPLICABLE: **N/A NOT REQUIRED**

City Staff Contact: **CHRIS BEALE, AICP, SENIOR PLANNER - CBEALE@PUYALLUPWA.GOV OR (253) 841-5418**



CITY OF PUYALLUP  
DEVELOPMENT SERVICES  
333 South Meridian  
Puyallup, WA 98371  
(253) 864-4165

## NOTICE OF LAND USE PERMIT APPLICATION



PERMIT TYPE: PRELIMINARY SITE PLAN, SEPA, DESIGN REVIEW

PROJECT DESCRIPTION: PROPOSED DEVELOPMENT OF TWO (2) PARCELS,  
TOTALING 36 ACRES INTO 18 MULTIPLE FAMILY DWELLING UNITS WITH 16 OFF-STREET  
PARKING STALLS. PROJECT WILL INCLUDE LANDSCAPING, STORM WATER CONTROLS, STREET  
IMPROVEMENTS AND UTILITIES. PROJECT IS ZONED CENTRAL BUSINESS DISTRICT (CBD) AND  
IS SUBJECT TO ARCHITECTURAL DESIGN REVIEW BY THE CITY'S DESIGN REVIEW BOARD.  
PROJECT IS WITHIN THE DOWNTOWN PLANNED ACTION AREA.

PERMIT CASE #: PLPSP20220054

LOCATION: 304 & 312 2ND AVE NE, PUYALLUP, WA 98372

ZONING: CBD CENTRAL BUSINESS DISTRICT

APPLICANT: KATHERINE RUPERT

DATE OF APPLICATION: APRIL 12, 2022

STATUS OF ENVIRONMENTAL REVIEW: SEPA UNDER REVIEW

DATE OF PUBLIC HEARING, IF APPLICABLE: N/A NOT REQUIRED

City Staff Contact: CHRIS BEALE, AICP, SENIOR PLANNER - CBEL@PUYALLUPWA.GOV OR (253) 861-5418





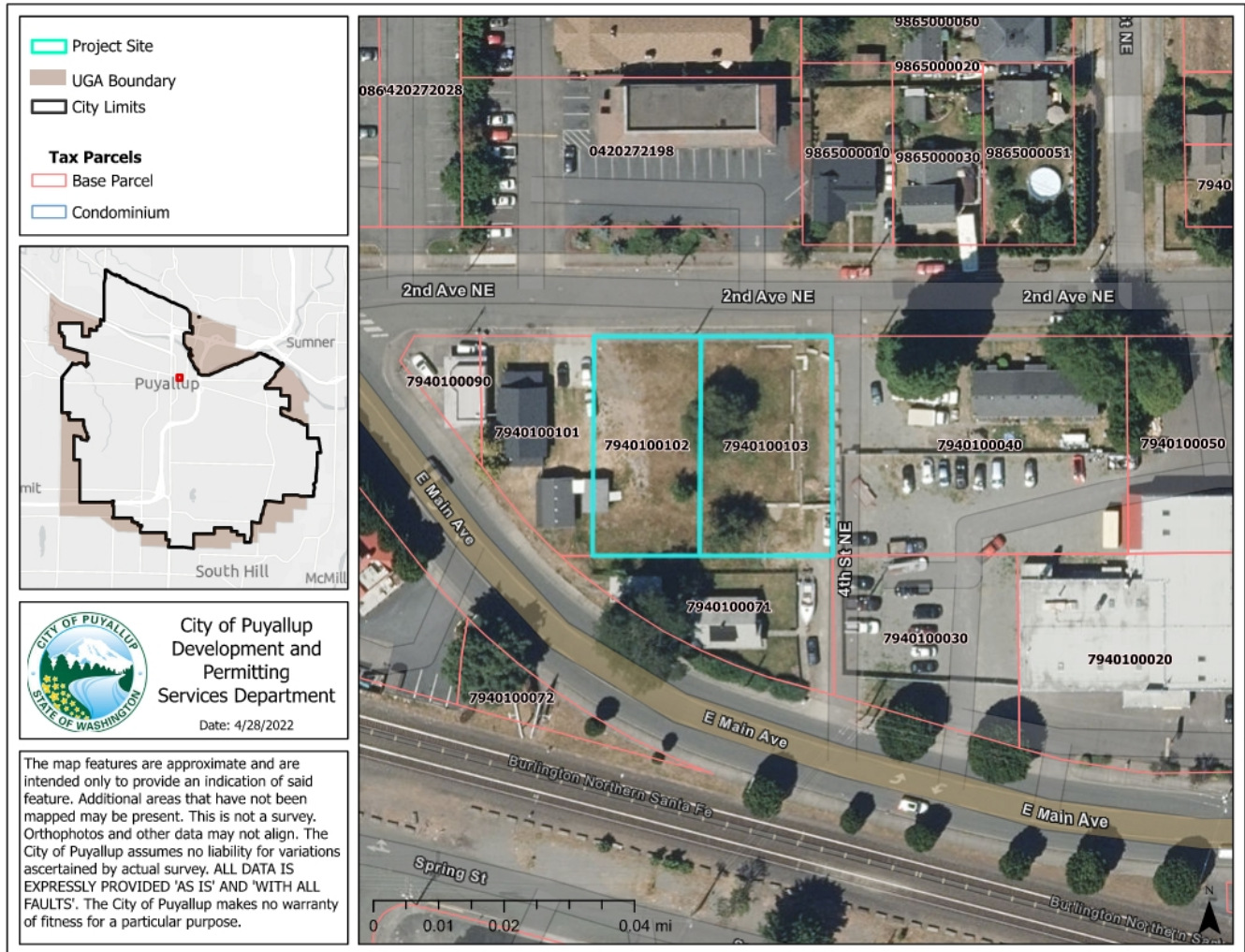
City of Puyallup  
**Planning Division**  
333 S. Meridian, Puyallup, WA 98371  
(253) 864-4165  
www.cityofpuyallup.org

May 12, 2022

## NOTICE OF COMPLETE LAND USE PERMIT APPLICATION

The following land use permit application has been 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

The following information is provided regarding this application:

Case Number:	PLPSP20220054
Permit Type:	Preliminary Site Plan, SEPA, Design Review
Proposal:	Proposed development of two (2) parcels, totaling .36 acres, into 16 multiple family dwelling units with 16 off street parking stalls. Project will include landscaping, storm water controls, street improvements, and utilities. Project is zoned Central Business District (CBD) and is subject to architectural design review by the city's Design Review Board Project is within the Downtown Planned Action Area.
Applicant(s):	Katherine Rupert
Owner(s):	KON DMITRIY
Site Address:	304 2ND AVE NE, PUYALLUP, WA 98372; 312 2ND AVE NE, PUYALLUP, WA 98372;
Parcel Number:	7940100102; 7940100103;
Date of Application:	04/12/2022
Date of complete application determination:	April 28, 2022
Date of Public Hearing (if set):	N/A Not Required
Environmental documents/studies required:	SEPA checklist, traffic analysis, storm water report, preliminary utility plan, preliminary development plans/architectural
Identified critical areas on or adjacent to the site:	Aquifer Recharge Area, Volcanic Hazards

## Public Comments

Please be advised that any response to this letter will become a matter of Public Record. Recipients of this notice, 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 on the CityView portal click [here](#) to learn more. Or by visiting <https://permits.puyallupwa.gov/Portal> and searching for the permit number or address.

## Environmental Review (SEPA)

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. Environmental mitigation measures under consideration: None identified as of the date of this mailer.

Written comments will be accepted if filed with the Development and Permitting Services Department

on or before 3:00PM on: May 30, 2022.

If you have any comments or suggestions, please email them to Chris Beale at [CBeale@PuyallupWA.gov](mailto:CBeale@PuyallupWA.gov) or call (253) 841-5418.

# Site Plan



SITE PLAN

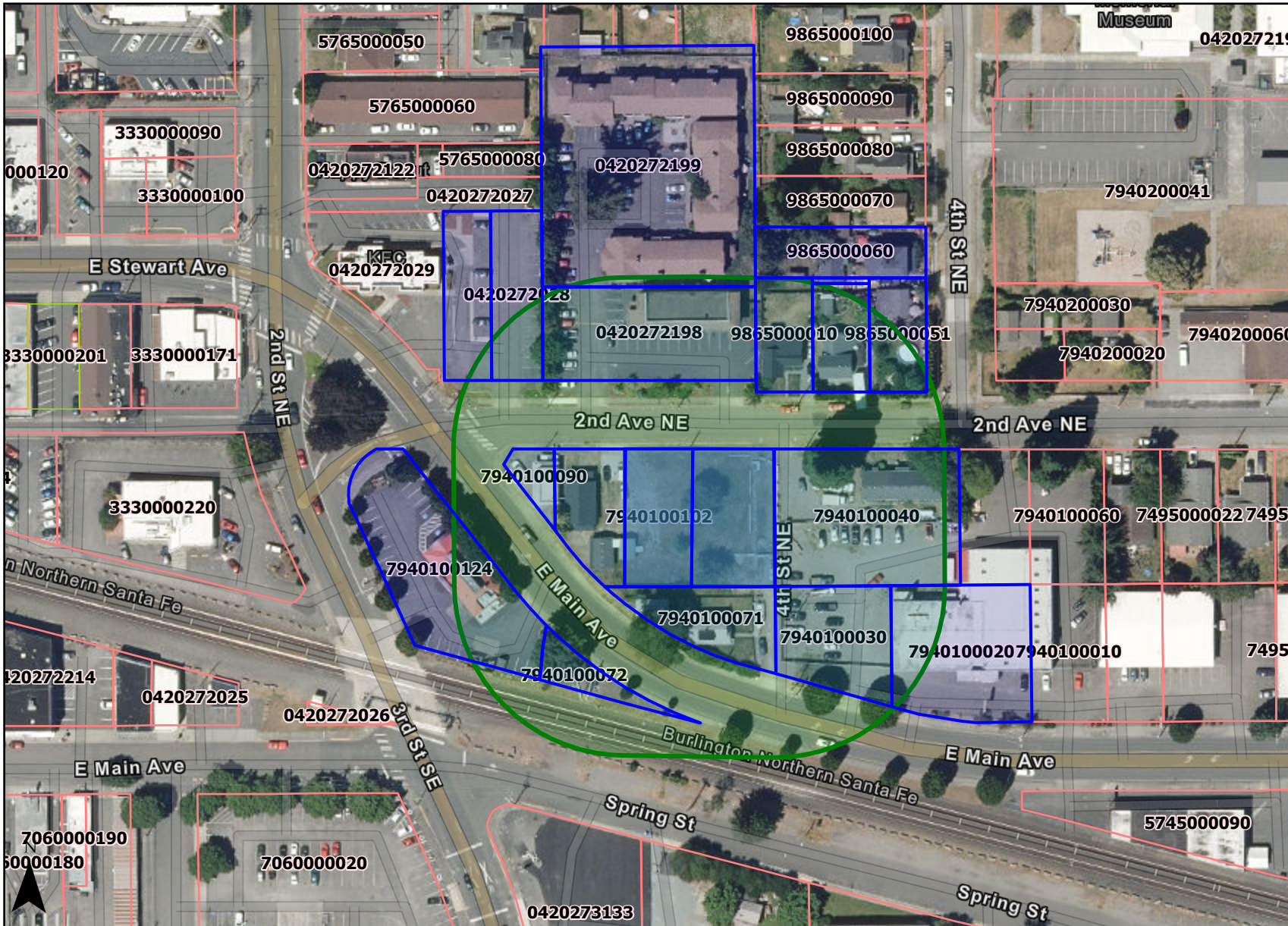
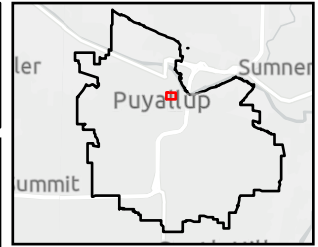


**304/312 2ND AVE NE  
MULTIFAMILY**

304 / 312 2ND AVENUE NE  
PUYALLUP, WA  
03.07.2022

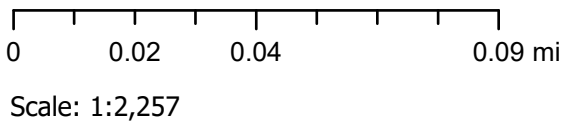


# City of Puyallup Planning Division NOA Mailing Map



**Tax Parcels**

- Base Parcel
- Other
- Puyallup City Limits



Map produced using City of Puyallup GIS web apps.

Date: 5/27/2022

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.



0420204165  
BADGER MICHAEL L & SHEILA M  
1305 18TH ST NW  
PUYALLUP, WA 98371-3996

2217500060  
MWANGI WALTER M & MBUGUA LYDIA  
1726 13TH AVENUE CT NW  
PUYALLUP, WA 98371-3867

2217500030  
MCCOY FRED J & B FRANCES  
1725 13TH AVENUE CT NW  
PUYALLUP, WA 98371-3866

0420208066  
R H INNOVATIONS INC  
1720 RIVER RD  
PUYALLUP, WA 98371-3879

6023660090  
MUSE WILLIAM M  
1603 12TH AVE NW  
PUYALLUP, WA 98371-3987

0420204287  
HUCKINS ANNELE  
1529 13TH AVE NW  
PUYALLUP, WA 98371-3870

4920000960  
HICKEY JUSTIN & LONGE-KENT LISA  
1618 13TH AVE NW  
PUYALLUP, WA 98371-3869

4920000864  
BLISS ELIZABETH A & JAIME D  
1220 15TH ST NW  
PUYALLUP, WA 98371-4054

4920000882  
GHORLEY BRANDON & ALLISON & GHORLEY K  
1322 15TH ST NW  
PUYALLUP, WA 98371-4052

0420208040  
RJ1408 LLC  
7815 S TACOMA WAY  
TACOMA, WA 98409

0420204072  
KLEINHUIZEN TIMOTHY L & SHERRIE E  
1401 18TH ST NW  
PUYALLUP, WA 98371-3821

0420208027  
RJ1404 LLC  
7815 SOUTH TACOMA WAY  
TACOMA, WA 98409-3836

**THANK YOU for your legal submission!**

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

**ORDER DETAILS****Order Number:**

IPL0072968

**Order Status:**

Submitted

**Classification:**

Legals &amp; Public Notices

**Package:**

TAC - Legal Ads

**Total Savings**

(9.85)

**Final Cost:**

407.98

**Promotional Code:**

TACAffidavit

**Payment Type:**

Account Billed

**User ID:**

IPL0019819

**ACCOUNT INFORMATION**

CITY OF PUYALLUP DEVELOPMENT SERVICE IP  
333 S MERIDIAN  
PUYALLUP, WA 98371-5913  
253-841-5479  
Sharon@ci.puyallup.wa.us  
CITY OF PUYALLUP DEVELOPMENT SERVICE

**TRANSACTION REPORT****Date**

May 11, 2022 6:00:39 PM EDT

**Amount:**

407.98

**SCHEDULE FOR AD NUMBER IPL00729680**

May 16, 2022

The News Tribune (Tacoma)

**PREVIEW FOR AD NUMBER IPL00729680****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. PLPSP20220054:

**Applicant:** Katherine Rupert – Graves and Associates

**Location:** 304 & 312 2ND AVE NE, PUYALLUP, WA 98372;

**Zoning:** CBD – Central Business District

**Request:** Proposed development of two (2) parcels, totaling .36 acres, into 16 multiple family dwelling units with 16 off street parking stalls. Project will include landscaping, storm water controls, street improvements, and utilities. Project is zoned Central Business District (CBD) and is subject to architectural design review by the city's Design Review Board. Project is within the Downtown Planned Action Area.

**Comment Due Date:** May 30, 2022

**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 mea-

incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtain upon request.

**Environmental  
mitigation  
measures under**

**consideration:** SEPA Under Review

**Public Comments:** 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 public review at [www.cityofpuyallup.org/ActivePermits](http://www.cityofpuyallup.org/ActivePermits)

**\*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.**

**Staff contact:** Chris Beale, Senior Planner - (253) 841-5418  
CBeale@PuyallupWA.gov  
W00000000  
Publication Dates

[<< Click here to print a printer friendly version >>](#)