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 **Matt Cyr**, Planning Case No. **PLPSP20220085 & PLDDG20220086**, in the manner indicated.

Party	Method of Service
Publication Notice: Tacoma News Tribune	U.S. First Class Mail, postage prepaid
Publication Date: June 13, 2022	☐ Inter-office Mail
	⊠ E-mail
	☐ Fax
	Hand Delivery
	Legal Messenger
(Attached mailing list)	U.S. First Class Mail, postage prepaid
Puyallup Tribe of Indians	☐ Inter-office Mail
Puyallup School District	E-mail
	☐ Fax
	☐ Hand Delivery
	Legal Messenger
	U.S. First Class Mail, postage prepaid
	☐ Inter-office Mail
	E-mail
	☐ Fax
	☐ Hand Delivery
	Legal Messenger

Dated: June 22, 2022 – Materials submitted by Associate Planner Rachael Brown

Gabriel Clark

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: June 17, 2022						
Case No(s): PLPSP20220085 PLDDG 20220086						
Project Name: The EZRA at Pioneer Park						
Applicant: Matt CYR and Puyallup AOB Development ,LLC						
Applicant Email: Mattc@mcconstruction.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:						
the North East Corner of Pioneer and 3rd Street SW Puya	llup,WA. 98371					
I certify (or declare) under penalty of perjury under the laws of t correct:	he State of Washington that	the foregoing is true and				
Signed on 17 day of June, 2022, at Puyallup, Date Date	, \	Washington				
Date 0:1	City	State				
William Riley	William J. Riley Print Name					
Signature						

Please send Declaration of Sign Posting to:

Nabila Comstock Planning Technician (253) 770-3361

ncomstock@puyallupwa.gov

CAT OF PUVALUE OF

CITY OF PUYALLUP

Development Services Center

333 S Meridian, Puyallup, WA 98371 (253) 864-4165 | Fax (253) 840-6678

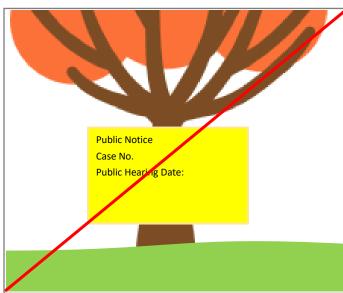
SIGN POSTING INSTRUCTIONS

- 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







Beaufort Gazette Belleville News-Democrat Bellingham Herald Bradenton Herald Centre Daily Times Charlotte Observer Columbus Ledger-Enquirer Fresno Bee

The Herald - Rock Hill Herald Sun - Durham Idaho Statesman Island Packet Kansas City Star Lexington Herald-Leader Merced Sun-Star Miami Herald

el Nuevo Herald - Miami Modesto Bee Raleigh News & Observer The Olympian Sacramento Bee Fort Worth Star-Telegram The State - Columbia Sun Herald - Biloxi

Sun News - Myrtle Beach The News Tribune Tacoma The Telegraph - Macon San Luis Obispo Tribune Tri-City Herald Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
19367	277484	Print Legal Ad - IPL0077454		\$733.67	2	66 L

Attention: Nabila Comstock

CITY OF PUYALLUP DEVELOPMENT SERVICE

333 S MERIDIAN

PUYALLUP, WA 983715913

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. PLPSP20220085 & PLDDG20220086:

Matt Cvr Applicant:

330 3rd St SW Puyallup, WA 98371 Location: Parcel # 5745001371

Zonina: CBD-CORE (Central Business District - Core) Request:

Redevelopment of an existing 1.11-acre surface parking lot into a mixed-use structure containing between 67-83 multifamily units, amenity space for residents, approximately 1200 sf of ground floor commercial space, and both structured and surface parking. The site will be improved with landscaping, storm-water infrastructure, and frontage parking improvements. Site will be developed with a single structure approximately 92,831 sq ft in size, and 4 stories (45 ft) tall. Preliminary site plan permit & SEPA, downtown architectural design review (with public meeting with Design Review and Historic Preservation Board), civil construction permit, and building permits will be required for this project. Preliminary Architectural Design Review meeting is scheduled for July 7th, 2022, at 4pm at Puyallup City Hall, 5th Floor Council Chambers. This is a preliminary design review meeting only; no decision will be issued concerning the architecture of the proposal at this meeting. Subsequent meetings will be held for official

architectural review. SEPA status:

Comment Due Date: July 1, 2022

The project is located in the city's Downtown Planned Action Environmental 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. The application file is available for public review at www.cityofpuyallup.org/activepermits

Environmental mitigation measures under Consideration:

SEPA Under Review Project is in the Downtown SEPA Planned Action area; mitigation measures listed in the Downtown Planned action EIS are being Evaluated for applicability of this project. A cop of the final EIS can be found at

Public Comments:

https://www.cityofpuyallup.org/1642/downtown-planned-action-eis 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

Staff contact: Rachael N. Brown, Associate Planner - (253) 770-3363

RNBrown@PuyallupWA.gov

IPI 0077454 Jun 16 2022 Calandra Daniels, being duly sworn, deposes and says: That he/she is the Principal Clerk of the publication; The News Tribune, printed and published in Tacoma, Pierce County, State of Washington, and having a general circulation therein, and which said newspaper(s) have been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The News Tribune, as amended, for:

No. of Insertions:

Beginning Issue of: 06/16/2022

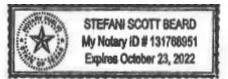
Ending Issue of: 06/16/2022

Principal Clerk

Sworn to and subscribed before me this 16th day of June in the year of 2022 before me, a Notary Public, personally appeared before me Calandra Daniels known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

Stefani Beard

Notary Public in and for the state of Texas, residing in **Dallas County**



Extra charge for lost or duplicate affidavits. Legal document please do not destroy!

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City of Puyallup

Planning Division

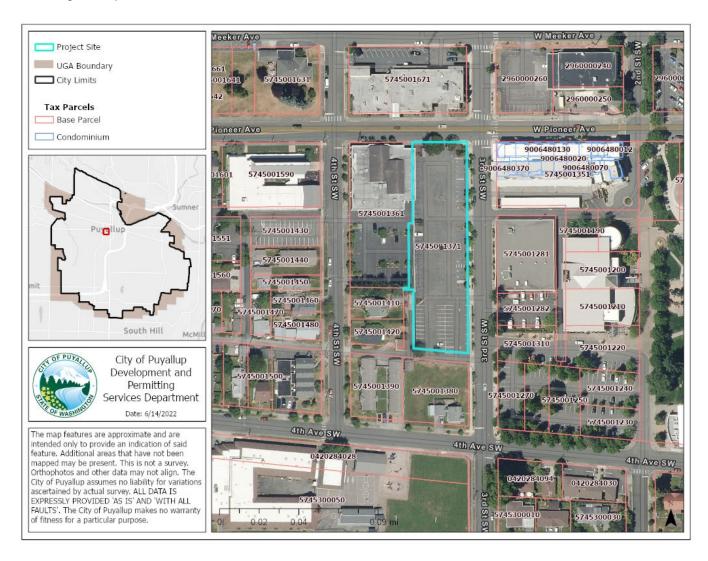
333 S. Meridian, Puyallup, WA 98371 (253) 864-4165 www.cityofpuyallup.org

June 14, 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

PLPSP20220085 & PLDDG20220086 Preliminary Site Plan & Downtown

The following information is provided regarding this application:

Case Number:

Permit Type:

	Design Review
Proposal:	Redevelopment of an existing 1.11 acre surface parking lot into a mixed use structure containing between 67-83 multifamily units, amenity space for residents, approximately 1200 sf of ground floor commercial space, and both structured and surface parking. The site will be improved with landscaping, storm-water infrastructure, and frontage parking improvements. Site will be developed with a single structure approximately 92,831 sq ft in size, and 4 stories (45 ft) tall. Preliminary site plan permit & SEPA, Downtown architectural design review (with public meeting with Design Review and Historic Preservation Board), civil construction permit, and building permits will be required for this project. Preliminary Architectural Design Review meeting is scheduled for July 7th, 2022 at 4pm at Puyallup City Hall, 5th Floor Council Chambers. This is a preliminary design review meeting only, no decision will be issued concerning the architecture of the proposal at this meeting. Subsequent meetings will be held for official architectural review.
Applicant(s):	Matt Cyr
Owner(s):	CITY OF PUYALLUP
Site Address:	330 3 rd St Sw, Puyallup, WA 98371
Parcel Number:	5745001371
Date of Application:	May 27, 2022
Date of complete application determination:	June 7, 2022
Date of Design Review Meeting:	July 7 ^{th,} 2022 at 4pm

Environmental documents/studies required: SEPA Checklist, Traffic Analysis, Storm

Water Report, Preliminary Utility Plan, Preliminary Development Plans/Architectural Volcanic Hazard, Underground Storage, Aquifer Recharge

Identified critical areas on or adjacent to the site:

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 by searching https://permits.puyallupwa.gov/Portal/Planning/Status?planningId=1839 and entering case number or site address.

Environmental Review (SEPA)

The project is located in the city's Downtown Planned Action Environmental 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 mav be found here: http://www.cityofpuyallup.org/1462/Downtown-Planned-Action-EIS

Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on: July 1, 2022.

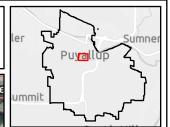
If you have any comments or suggestions, please email them to Rachael N. Brown at RNBrown@PuyallupWA.gov or call (253) 770-3363.



City of Puyallup Planning Division

5745001371 Notify Owner





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.

5th Ave SW

Date: 6/23/2022

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.

Puyallup Ace

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5745001390 315 TO 317 4TH AVE SW PO BOX 1442 GRAHAM, WA 98338-1442

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9006480350 210 W PIONEER UNIT 319 6320 90TH STREET CT E PUYALLUP, WA 98371

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 PUYALLUP, WA 98371-5576
 PUYALLUP, WA 98371

9006480350 9006480310 210 W PIONEER UNIT 319 210 W PIONEER UNIT 315 6320 90TH STREET CT E 210 W PIONEER UNIT 315 PUYALLUP, WA 98371 PUYALLUP, WA 98371-5325 PUYALLUP, WA 98371-5323 5745001240 342 2ND ST SW 333 S MERIDIAN PUYALLUP, WA 98371-5904

210 W PIONEER UNIT 211 210 W PIONEER UNIT 211

9006480330 210 W PIONEER UNIT 317 210 W PIONEER AVE UNIT 317 PUYALLUP, WA 98371 9006480080 5745001480 9006480110 210 W PIONEER UNIT 210 330 4TH ST SW 210 W PIONEER UNIT 213 210 W PIONEER UNIT 210 330 4TH ST SW 210 W PIONEER UNIT 213 PUYALLUP. WA 98371-5323 PUYALLUP. WA 98371-5850 PUYALLUP. WA 98371 9006480290 9006480050 5745001490 210 W PIONEER UNIT 313 210 W PIONEER UNIT 207 334 TO 340 4TH ST SW 210 W PIONEER UNIT 313 210 W PIONEER AVE UNIT 207 3614 DEER ISLAND DR E PUYALLUP, WA 98371-5325 PUYALLUP, WA 98371 LAKE TAPPS, WA 98391 5745001230 9006480270 5745001210 344 2ND ST SW 210 W PIONEER UNIT 311 328 2ND ST SW 210 W PIONEER AVE UNIT 311 333 S MERIDIAN 333 S MERIDIAN PUYALLUP, WA 98371-5904 PUYALLUP. WA 98371 PUYALLUP, WA 98371-5904 9006480020 5745001260 5745001430 210 W PIONEER UNIT 102 215 4TH AVE SW XXX Undetermined Situs 333 S MERIDIAN 333 S MERIDIAN 412 W PIONEER PUYALLUP, WA 98371-5904 PUYALLUP, WA 98371-5368 PUYALLUP, WA 98371-5904 2960000250 5745001420 9006480330 203 W PIONEER 327 4TH ST SW 210 W PIONEER UNIT 317 PO BOX 315 PO BOX 74 210 W PIONEER AVE UNIT 317 PUYALLUP, WA 98371-0033 PUYALLUP, WA 98371-0008 PUYALLUP, WA 98371 5745001450 0420284028 2960000220 320 4TH ST SW 409 5TH ST SW 205 W MEEKER 101 N TRYON ST NC1-001-03-81 320 4TH ST SW PO BOX 370 PUYALLUP, WA 98371-0156 PUYALLUP, WA 98371-5850 CHARLOTTE. NC 28255-0001 9006480340 9006480360 5745001282 210 W PIONEER UNIT 320 210 W PIONEER UNIT 318 333 3RD ST SW 2448 LEISURE WORLD 1012 17TH ST NW 931 14TH ST STE 103 PUYALLUP. WA 98371-3968 MESA. AZ 85206 DENVER, CO 80202-2994 9006480200 9006480380 9006480190 210 W PIONEER UNIT 322 210 W PIONEER UNIT 221 210 W PIONEER UNIT 222 210 W PIONEER UNIT 322 210 W PIONEER UNIT 221 210 W PIONEER UNIT 222 PUYALLUP. WA 98371-5325 PUYALLUP. WA 98371-5323 PUYALLUP. WA 98371-5323 9006480220 9006480250 9006480370 210 W PIONEER UNIT 306 210 W PIONEER UNIT 309 210 W PIONEER UNIT 321 11611 138TH AVENUE CT E 1101 CRESO RD 210 W PIONEER AVE UNIT 321

SPANAWAY. WA 98387-8991

5745001200 5745001671 322 2ND ST SW 311 W PIONEER 333 S MERIDIAN 333 S MERIDIAN PUYALLUP, WA 98371-5904 PUYALLUP, WA 98371-5904

PUYALLUP. WA 98374-2481

9006480011 210 W PIONEER UNIT 101 22608 SE 47TH PL SAMMAMISH, WA 98075

PUYALLUP. WA 98371

2960000240 204 2ND ST SW 204 2ND ST SW PUYALLUP. WA 98371-5576

5745001440 318 4TH ST SW PO BOX 1741 SUMNER, WA 98390

5745001310 333 3RD ST SW 333 S MERIDIAN PUYALLUP, WA 98371-5904

5745001371 330 3RD ST SW 333 S MERIDIAN PUYALLUP, WA 98371-5904

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

5745001590 412 W PIONEER WY 412 W PIONEER PUYALLUP. WA 98371-5368

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

9006480100 210 W PIONEER UNIT 212 1701 18TH STREET PL SE PUYALLUP, WA 98372-7103

9006480300 210 W PIONEER UNIT 314 210 W PIONEER UNIT 314 PUYALLUP, WA 98371-5325

5745300010 409 TO 411 3RD ST SW 9610 122ND ST E PUYALLUP, WA 98373-5073 5745001470 330 1/2 4TH ST SW 330 1/2 4TH ST SW PUYALLUP, WA 98371

5745001190 316 2ND ST SW 333 S MERIDIAN PUYALLUP, WA 98371-5904

9006480040 210 W PIONEER UNIT 206 210 W PIONEER UNIT 206 PUYALLUP, WA 98371-5323

9006480260 210 W PIONEER UNIT 310 210 W PIONEER AVE UNIT 310 PUYALLUP, WA 98371

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5745001380 340 3RD ST SW PO BOX 74 PUYALLUP, WA 98371-0008

5745001351 REFERENCE REFERENCE TACOMA, WA

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

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

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

5745001220 328 2ND ST SW 333 S MERIDIAN PUYALLUP, WA 98371-5904

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

5745001281 317 3RD ST SW 931 14TH ST STE 103 DENVER, CO 80202-2994

9006480320 210 W PIONEER UNIT 316 5312 MONTA VISTA DR E EDGEWOOD, WA 98372-9249

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

9006480012 210 W PIONEER UNIT 103 5413 SOUTH TACOMA WAY TACOMA, WA 98409

7060000230 313 W MEEKER 333 S MERIDIAN PUYALLUP, WA 98371-5904

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