

CITY OF PUYALLUP

AFFIDAVIT OF NOTICE

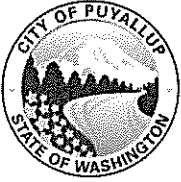
I certify under penalty of perjury under the laws of the State of Washington that on this date I sent true and correct copies of the attached **Notice of Application** to each person listed below, or on the attached mailing list, in the matter of **Betsy Dyer**, Planning Case No. **PLSSP20220108**, in the manner indicated.

Party	Method of Service
Publication Notice: Tacoma News Tribune Publication Date: August 18, 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: August 30, 2022 – Materials submitted by Senior Planner Chris Beale

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: August 23, 2022
Case No(s): PLPSP 20220108
Project Name: Wesley Homes Bradley Park Phase 2
Applicant: Wesley Homes / Kevin Anderson Pres./CEO
Applicant Email: KANDERSON@wesleyhomes.com
Site Address: 707 39th Ave S.E Puyallup WA 98374
Parcel No.: 0419037014

Notice of Hearing or Notice of Application

Attached photo of sign posted (required)

Description of sign location:

The sign is posted at the front entry of the property facing 39th Ave S.E.

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 8/24, 2022 at KENT, WA
Date City State

[Signature]
Signature

Kevin Anderson Anderson
Print Name

Please send Declaration of Sign Posting to:

Nabila Comstock
Planning Technician
(253) 770-3361
ncomstock@puyallupwa.gov





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	306146	Print Legal Ad - IPL0086123		\$552.30	2	50 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. PLPSP20220108:

Applicant: Betsy Dyer - Barghausen Engineering
Location: 707 39TH AVE SE, Unit: A101, PUYALLUP, WA 98374;
Zoning: UCX
Request: Expansion of Wesley Homes campus to include

Comment Due Date: September 1, 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 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:
Public Comments:

None identified as of the date of this notice
 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

***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

IPL0086123
 Aug 18 2022

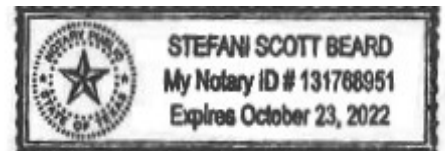
Calandra Daniels, being duly sworn, deposes and says: That he/she is the Principal Clerk of the publication; The News Tribune, printed and published in Tacoma, Pierce County, State of Washington, and having a general circulation therein, and which said newspaper(s) have been continuously and uninterruptedly 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: 1
 Beginning Issue of: 08/18/2022
 Ending Issue of: 08/18/2022

Principal Clerk

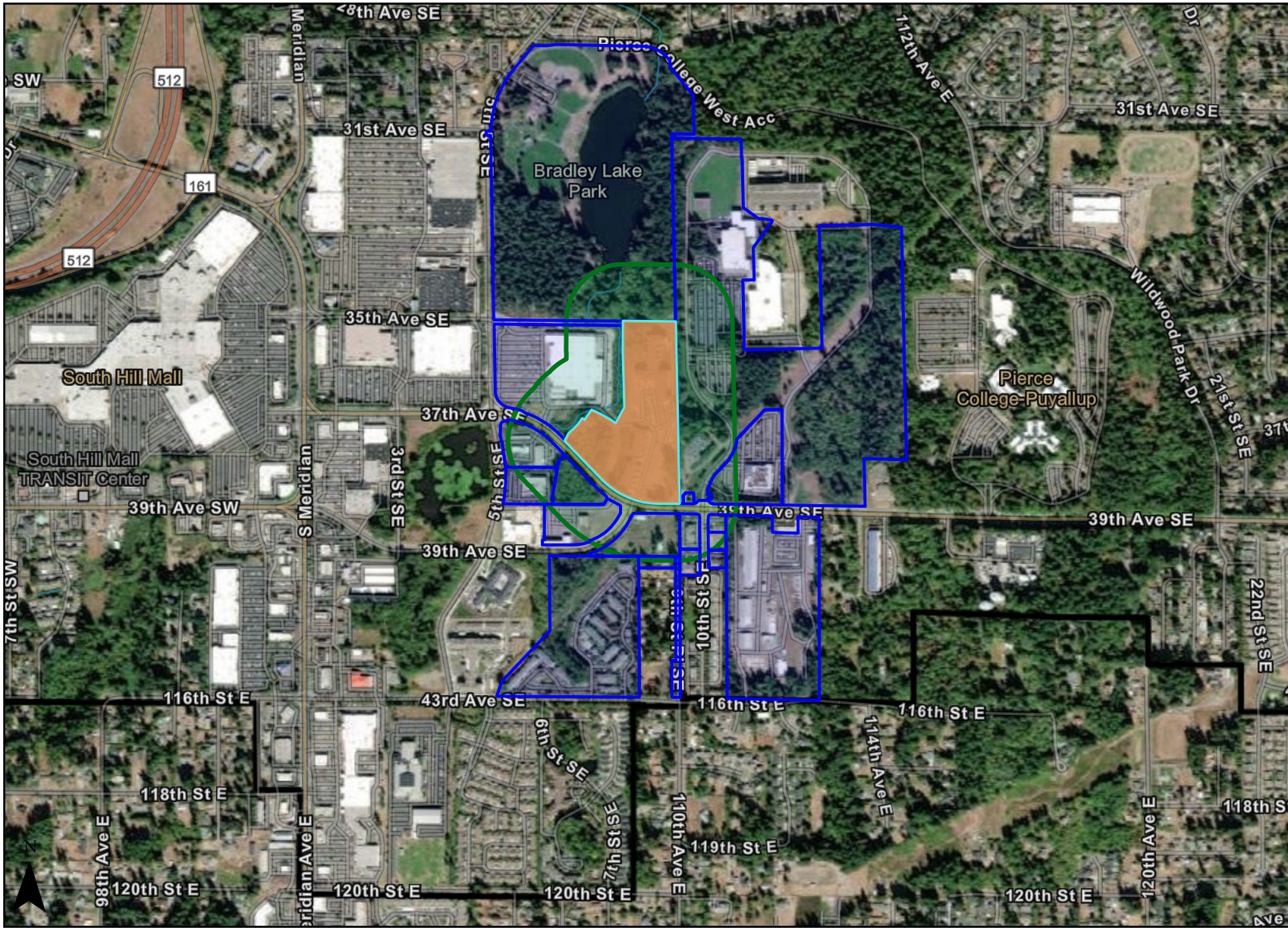
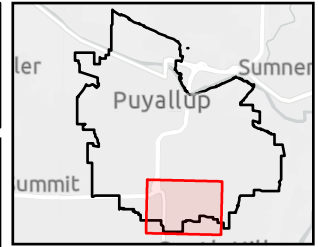
Sworn to and subscribed before me this 18th day of August in the year of 2022 before me, a Notary Public, personally appeared before me Calandra Daniels known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

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



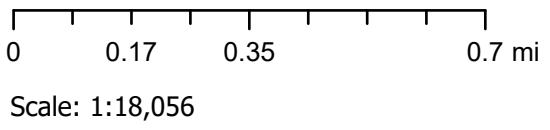
Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

City of Puyallup Planning Division Mailing Map



— Streams

▭ Puyallup City Limits



Map produced using City of Puyallup GIS web apps.
Date: 8/16/2022

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.



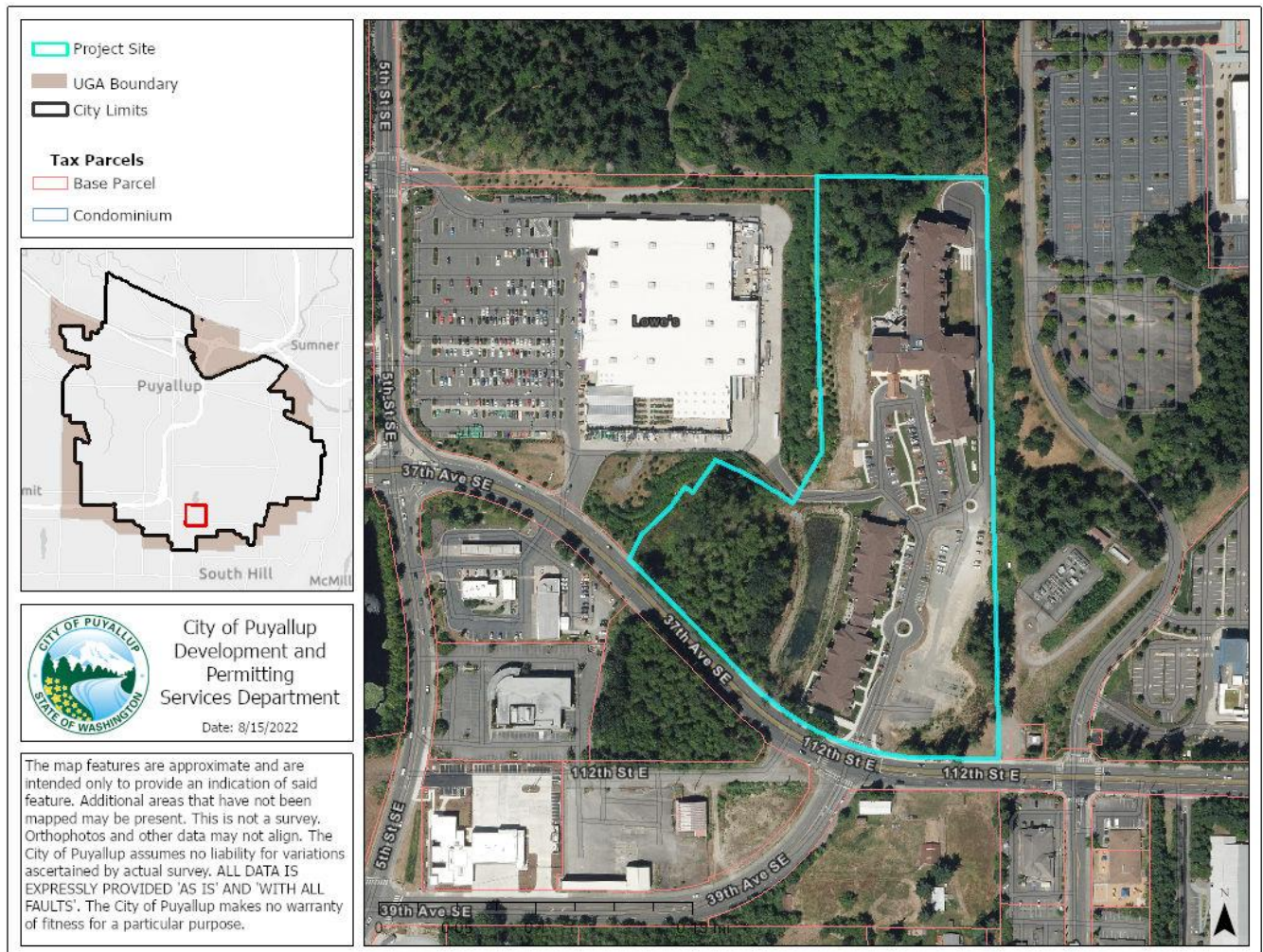
City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

August 18, 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:	PLPSP20220108
Permit Type:	Preliminary Site Plan, SEPA, Mixed-use design review
Proposal:	Expansion of Wesley Homes campus to include 36-unit care center and 44-unit 'Brownstone' units, with associated storm water facility improvements, water and sewer connections, parking area, landscaping and franchise utilities
Applicant(s):	Betsy Dyer – Barghausen Engineering
Owner(s):	WESLEY HOMES BRADLEY PARK LLC
Site Address:	707 39TH AVE SE, PUYALLUP, WA 98374;
Parcel Number:	0419037014;
Date of Application:	August 11, 2022
Date of complete application determination:	August 12, 2022
Date of Public Hearing (if set):	N/A not required
Environmental documents/studies required:	SEPA checklist, storm water report, critical area report, site development plans, Geotech report, traffic report
Identified critical areas on or adjacent to the site:	Potential Stream Buffer, Wetlands, Potential Landslide Hazard, General Habitat, Aquifer Recharge Area

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 at <https://permits.puyallupwa.gov/Portal> by searching the case number or site address.

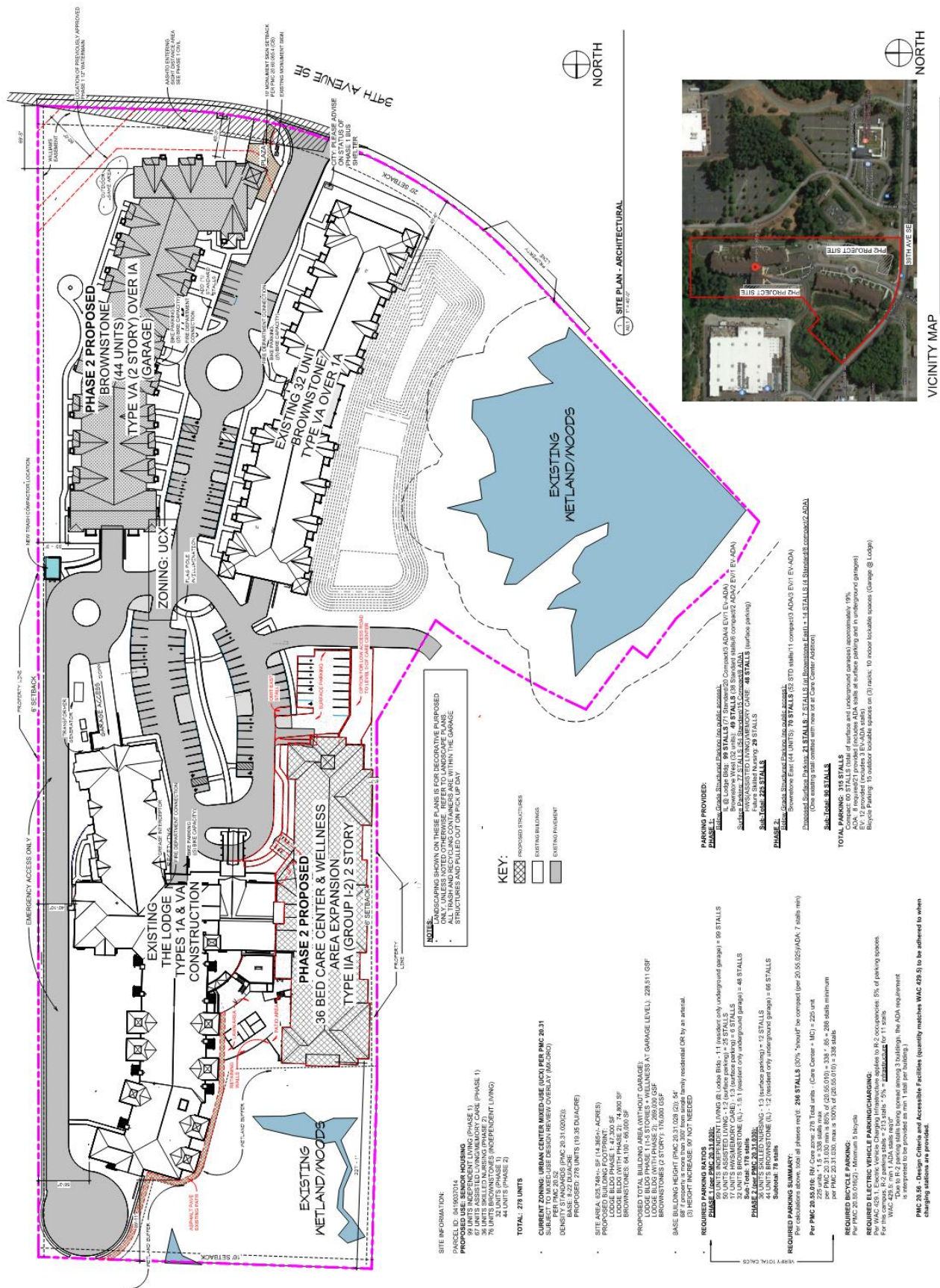
Environmental Review (SEPA)

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: September 1, 2022.

If you have any comments or suggestions, contact Chris Beale at CBeale@PuyallupWA.gov or (253) 841-5418.

Site Plan



PROPERTY LINE
8' SETBACK
EMERGENCY ACCESS ONLY
ADDITIONAL CONSTRUCTION LOCATIONS

PROPERTY LINE
8' SETBACK
EMERGENCY ACCESS ONLY
ADDITIONAL CONSTRUCTION LOCATIONS

NOTES:
LANDSCAPING SHOWN ON THESE PHASES IS FOR DECATUR PURPOSES
ALL TRASH AND RECYCLING CONTAINERS ARE WITHIN THE GARAGE
STRUCTURES AND PULLED OUT ON PICK UP DAY
ADDITIONAL CONSTRUCTION LOCATIONS

- KEY:**
- EXISTING STRUCTURES
 - PROPOSED BUILDING
 - EXISTING PARKING

PROVIDED:
PHASE I:
1. 16' x 8' Storage Units (20 Units)
2. 8' x 8' Storage Units (20 Units)
3. 8' x 8' Storage Units (20 Units)
Sub-Total: 60 STALLS

PHASE II:
1. 16' x 8' Storage Units (20 Units)
2. 8' x 8' Storage Units (20 Units)
3. 8' x 8' Storage Units (20 Units)
Sub-Total: 60 STALLS

PHASE III:
1. 16' x 8' Storage Units (20 Units)
2. 8' x 8' Storage Units (20 Units)
3. 8' x 8' Storage Units (20 Units)
Sub-Total: 60 STALLS

SITE INFORMATION:
PARCEL ID: 641902014
PROPOSED USE: SENIOR HOUSING
76 UNITS ASSISTED LIVING (PHASE 1)
28 UNITS SKILLED NURSING (PHASE 2)
32 UNITS BROWNSTONE (PHASE 3)
44 UNITS (PHASE 4)

TOTAL: 278 UNITS
CURRENT ZONING: URBAN CENTER MIXED USE (UCM) PER PNC 20-31
SUBJECT TO METRO DESIGN REVIEW OVERLAY (MADO)
PER PNC 20-31 (2019) (PHASE 1)
PER PNC 20-31 (2019) (PHASE 2)
PER PNC 20-31 (2019) (PHASE 3)
BASE: 4,227 DU/ACRE
PROPOSED: 270 UNITS (16.35 DU/ACRE)

REQUIRED PARKING RATIOS
PHASE 1: 1.2 (1.2 x 76 UNITS) = 91 STALLS
PHASE 2: 1.2 (1.2 x 28 UNITS) = 34 STALLS
PHASE 3: 1.2 (1.2 x 32 UNITS) = 38 STALLS
PHASE 4: 1.2 (1.2 x 44 UNITS) = 53 STALLS
Sub-Total: 216 STALLS

REQUIRED PARKING SUMMARY:
Per calculations above, total all phases req'd: 298 STALLS (50% "net" req'd to be provided (per 20.55.G25ADA, 7 stalls min)
Per PNC 20.55.010: RV Zone zone: 278 Total units (Care Corner + MC) = 225 unit
225 units x 1.2 = 270 stalls req'd (of 20.55.010) = 334 + 66 = 398 stalls minimum
Per PNC 20.31.020: max @ 100% of (20.55.010) = 398 stalls

REQUIRED BICYCLE PARKING:
Per PNC 20.55.010: Minimum 8 bicycles per 100 units
Per PNC 20.55.010: Minimum 5 bicycles per 100 units
Total bicycles req'd: 278 units x 0.08 = 22 bicycles (rounded up to 25)
For this project, 40 bicycle stalls (20 for PHASE 1, 20 for PHASE 2, 10 for PHASE 3, 10 for PHASE 4)
WAC 429-10-101 ADA stall req't is interpreted to be provided as min 1 stall per building.

PNC 20.56 - Design Criteria and Accessible Facilities (quantity matches WAC 429.5) to be achieved to when charging stations are provided.

REQUIRED ELECTRIC VEHICLE PARKING:
Per WAC 429-10-101 ADA stall req't is interpreted to be provided as min 1 stall per building.

VERT TOTAL CALCS

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 1: 60 STALLS (60 STALLS @ 1.2 STALLS/UNIT)

PHASE 2: 60 STALLS (60 STALLS @ 1.2 STALLS/UNIT)

PHASE 3: 60 STALLS (60 STALLS @ 1.2 STALLS/UNIT)

PHASE 4: 60 STALLS (60 STALLS @ 1.2 STALLS/UNIT)

TOTAL: 278 UNITS

REQUIRED PARKING RATIOS

REQUIRED PARKING SUMMARY

REQUIRED BICYCLE PARKING

REQUIRED ELECTRIC VEHICLE PARKING

REQUIRED PARKING SUMMARY

0419034036
BCC PUYALLUP LLC
18300 CASCADE AVE S STE 220
SEATTLE, WA 98188

0419037009
WESTPAC REALTY FUND XXI LLC
3625 DUFFERIN ST STE 500
DOWNSVIEW, ON M3K IN4

0419037011
PUYALLUP MF LAND LLC
9885 NOVARA LN
CYPRESS, CA 90630

4389000010
R I C LTD
21333 HAGGERTY RD STE 300
NOVI, MI 48375-5537

0419034015
PUYALLUP CITY OF
333 S MERIDIAN
PUYALLUP, WA 98371-5904

4947200070
UNKNOWN CONVERSION PARTY
UNKNOWN PARTY ADDRESS
UNKNOWN CITY, WA

4389000020
R I C LTD
21333 HAGGERTY RD STE 300
NOVI, MI 48375-5537

0419032111
PUYALLUP CITY OF
333 S MERIDIAN
PUYALLUP, WA 98371-5904

4389000211
SFM-APPLE LLC
3908 10TH ST SE
PUYALLUP, WA 98374-2188

0419037010
KAGR RAINIER LLC
800 W MADISON ST STE 400
CHICAGO, IL 60607

0419037013
LOWE'S HIW INC
PO BOX 1000
MOORESVILLE, NC 28115-1000

0419037014
WESLEY HOMES BRADLEY PARK LLC
815 S 216TH ST
DES MOINES, WA 98198-6332

0419102072
GLENBROOKE 301 W MOUNTAIN VIEW DELAWARE LLC & GLENBROOKE FAIR AVE DELAWARE LLC
PO BOX 8608
CALABASAS, CA 91372

0419101108
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

4389000232
SFM-APPLE LLC
3908 10TH ST SE
PUYALLUP, WA 98374-2188

4947200010
JOHNSON MICHAEL D
4002 9TH STREET PL SE
PUYALLUP, WA 98374-5752

4389000030
SFM PROPERTY HOLDING COMPANY LLC
PO BOX 73990
PUYALLUP, WA 98373

0419102123
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP, WA 98371-5904

0419102104
THACKERAY WILLIAM TTEE
810 39TH AVE SE
PUYALLUP, WA 98374-2197

0419034035
KAISER FOUNDATION HEALTH PLAN OF WASHINGTON
1300 27TH ST
RENTON, WA 98057