

**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 **Patrick Hopper**, Planning Case No. **PLPSP20220137**, in the manner indicated.

Party	Method of Service
Publication Notice: Tacoma News Tribune Publication Date: June 13, 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: September 30, 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: 9-29-22  
Case No(s): PLPSP20220137  
Project Name: Valley Avenue Yard  
Applicant: Contour Engineering, LLC CO Patrick Hopper  
Applicant Email: patrick.hopper@contourengineeringllc.com  
Site Address: 1106 & 1042 Valley Avenue NW, Puyallup, WA 98371  
Parcel No.: 0420163040, 0420163041

Notice of Hearing or Notice of Application

Attached photo of sign posted (required)

Description of sign location:

FACING VALLEY AVE IN FRONT OF THE HOUSE  
WITH ADDRESS 1042 VALLEY AVE NW

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 9-30, 2022, at SEATTLE, WA

[Signature]  
Signature

City State  
KERMIT JORGIENSIEN  
Print Name

Please send Declaration of Sign Posting to:

Nabila Comstock  
Planning Technician  
(253) 770-3361  
[ncomstock@puyallupwa.gov](mailto:ncomstock@puyallupwa.gov)



CITY OF PUYALLUP  
DEVELOPMENT SERVICES  
111 South Meridian  
Puyallup, WA 98071  
253.844.4333

**NOTICE OF LAND USE PERMIT  
APPLICATION**

**PERMIT TYPE: PRELIMINARY SITE PLAN**

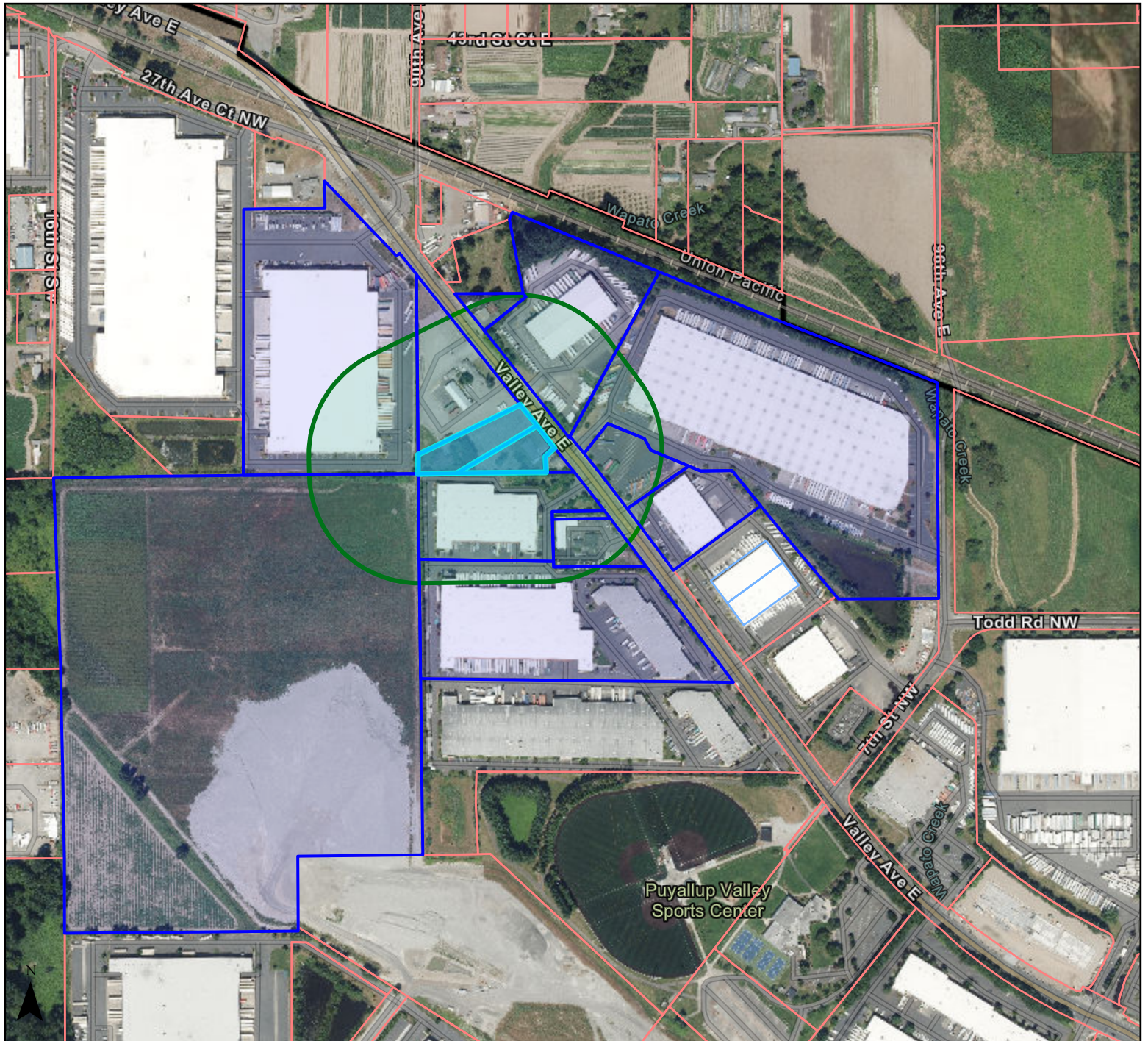
**PROJECT DESCRIPTION: PROPOSED OUTDOOR STORAGE YARD USE  
FOR TRUCKTRAILER PARKING ON A COMBINED 73,937 SQUARE FOOT SITE.  
NO NEW STRUCTURES OR BUILDINGS PROPOSED. PROJECT SITE TO BE  
CLEARED, GRADED, PAVED, IMPROVED, AND LANDSCAPED/SCREENED.**

PERMIT ID #: PLPSP20220137  
SECTION: 1842 VALLEY AVE NW, PUYALLUP, WA 98071 & 1108 VALLEY AVE NW, PUYALLUP, WA 98071  
OWNER: M. LIMITED MANUFACTURING  
APPLICANT: CONTOUR ENGINEERING LLC  
DATE OF APPLICATION: SEPTEMBER 22, 2022  
STATUS OF ENVIRONMENTAL REVIEW: DEPA UNDER REVIEW  
DATE OF PUBLIC HEARING IF APPLICABLE: N/A - PUBLIC HEARING NOT REQUIRED

7/24/2022  
RACHAEL K. BROWN, ASSOCIATE PLANNER | 253-779-1343 | RKBROWN@PUYALLUPWA.GOV



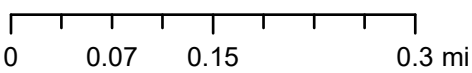
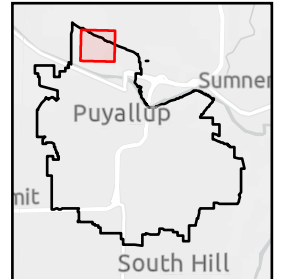
# City of Puyallup Planning Division Notify Owner Map



Legend

## Tax Parcels

- Base Parcel
- Condominium
- Puyallup City Limits



Scale: 1:9,028

Map produced using City of Puyallup GIS web apps.

Date: 9/22/2022

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.

0420163041  
TROLSON NORMAN K  
550 S MICHIGAN ST  
SEATTLE, WA 98108

0420212070  
IAC VABP LLC  
1849 GREEN BAY RD STE 410  
HIGHLAND PARK, IL 60035-3173

0420212068  
STATE OF WASHINGTON DOT  
PO BOX 47440  
OLYMPIA, WA 98504-7440

0420163017  
1124 VALLEY AVE LLC  
550 S MICHIGAN ST  
SEATTLE, WA 98108

0420163014  
OE 1039 VALLEY AVENUE LLC  
1180 PEACHTREE ST NE STE 3380  
ATLANTA, GA 30309

0420163018  
BENDER BRUCE  
1109 VALLEY AVE NW  
PUYALLUP, WA 98371-2598

0420216055  
TERRENO PUYALLUP 917 LLC  
101 MONTGOMERY ST STE 200  
SAN FRANCISCO, CA 94104

0420163073  
WASHINGTON PROPERTY PARTNERS LLC  
1025 VALLEY AVE NW  
PUYALLUP, WA 98371-2515

6026520020  
IAC PORT 167 LLC  
1849 GREEN BAY RD STE 410  
HIGHLAND PARK, IL 60035-3173

0420212001  
GOLDEN OAK PROPERTIES LLC  
702 10TH ST SE  
PUYALLUP, WA 98372-4950

0420212012  
GOLDEN OAK PROPERTIES LLC  
702 10TH ST SE  
PUYALLUP, WA 98372-4950

0420163042  
TROLSON NORMAN K  
550 S MICHIGAN ST  
SEATTLE, WA 98108

0420212069  
IAC VABP LLC  
1849 GREEN BAY RD STE 410  
HIGHLAND PARK, IL 60035-3173

0420163071  
WASHINGTON PROPERTY PARTNERS LLC  
1025 VALLEY AVE NW  
PUYALLUP, WA 98371-2515

0420163040  
TROLSON GERALDINE M  
550 S MICHIGAN ST  
SEATTLE, WA 98108



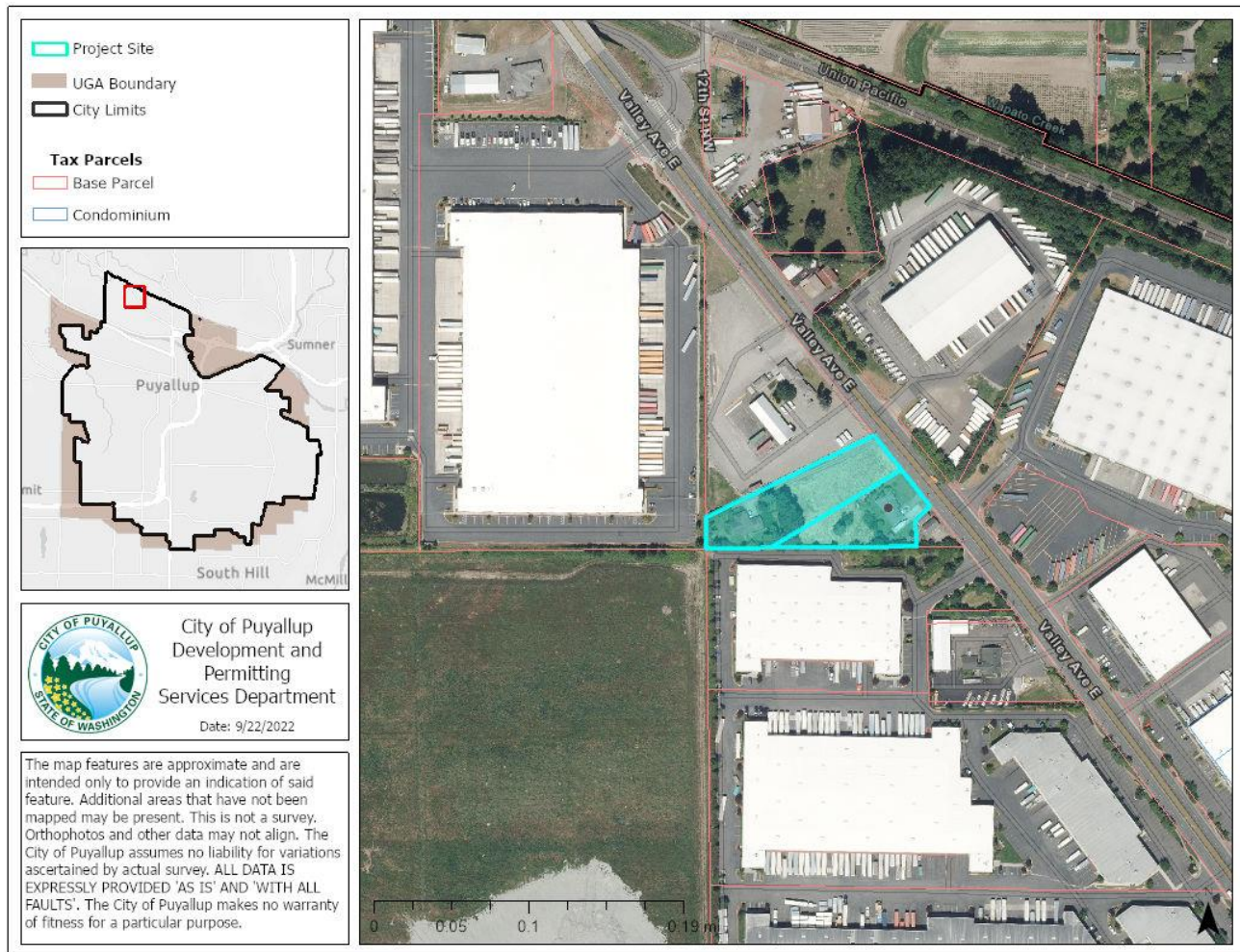
City of Puyallup  
**Planning Division**  
333 S. Meridian, Puyallup, WA 98371  
(253) 864-4165  
www.cityofpuyallup.org

September 22, 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

Case Number: PLPSP20220137  
Permit Type: Preliminary Site Plan, SEPA  
Proposal: Proposed Outdoor Storage Yard use for truck/trailer parking on two (2) adjoining parcels (to be combined via lot combination process). No new structures or buildings proposed. Project site to be cleared, graded, paved, improved and landscaped/screened.  
Applicant(s): Contour Engineering LLC  
Owner(s): TROLSON GERALDINE MTROLSON NORMAN K  
Site Address: 1042 VALLEY AVE NW, PUYALLUP, WA 98371; 1106 VALLEY AVE NW, PUYALLUP, WA 98371;  
Parcel Number: 0420163040; 0420163041;  
Date of Application: August 22, 2022  
Date of complete application determination: September 22, 2022  
Date of Public Hearing (if set): No Hearing will be set for this permit.  
Environmental documents/studies required: SEPA Checklist, Traffic Scoping Worksheet, Storm Water Report, Landscape Plan, and other reports as required for review.  
Identified critical areas on or adjacent to the site: Aquifer Recharge Area, Wellhead Protection Area, Volcanic Hazard 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. 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 Development and Permitting Services Department on or before 3:00PM on: October 10, 2022.

### 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 Michelle Ochs at michelleo@puyallupwa.gov, by calling (253) 253-841-5485, 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).

## **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. Staff reviewing SEPA checklist.

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**

If you have any comments or suggestions, please email them to Rachael N. Brown, Associate Planner

at [RNBrown@PuyallupWA.gov](mailto:RNBrown@PuyallupWA.gov) or call (253) 770-3363.





## Gabriel Clark

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**From:** Gabriel Clark  
**Sent:** Thursday, September 29, 2022 1:36 PM  
**To:** A. Clark - Pierce County SEPA official ; Andy Whitener, Squaxin ; Angela Dillon Puyallup Tribe ; Annette Bullchild, Nisqually; Brad Beach, Nisqually ; Casey Barney; Central Pierce Fire; City of Edgewood; City of Fife (sfriddle@cityoffife.org); City of Sumner Planning ; DAHP ; Dan Krenz - USACE ; David Troutt - Nisqually Natural Resources; Dept of Commerce; Dr. Martin Fox, Muckleshoot; ECY WETLANDS ; Fruitland Mutual Water Co. ; George Walter - Nisqually Environmental; Glen St Amant, Muckleshoot ; Heidi Thomas - Nisqually Transportation; Laura Murphy - Muckleshoot Indian Tribe ; Matthew Herrington, Comcast; MBA Pierce County ; Pierce County Surface Water; Pierce County Traffic - Brian C. ; Pierce Transit ; P-S Chamber of Commerce ; PSCAA; PSE; Puyallup School District - Brian Devereux; Puyallup Tribe - SEPA Review; Randy Tarter, Williams Pipeline; Sean Vance ; Shaun Dinubilo; Tacoma Water; TPCHD; WA Dept of Natural Resources; WDFW Region 6, South Sound; WSDOT ; Yakama Nation  
**Cc:** Rachael N. Brown  
**Subject:** Notice of Complete Land Use Application | PLPSP20220137  
**Attachments:** SEPA Environmental Checklist.pdf; Site Plan.pdf; Notice of Application Mailer.pdf

## CITY OF PUYALLUP

### Development Services Center

333 S Meridian, Puyallup, WA 98371

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

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## NOTICE OF COMPLETE LAND USE APPLICATION

Department of Natural Resources – Review Team

Department of Commerce – Review Team

WSDOT – Review Team

Department of Ecology – Zach Meyer

Department of Fish & Wildlife – Region 6, South Sound

Tacoma Pierce County Health Department – SEPA review

Central Pierce Fire Protection – Guy Overby

Pierce County Planning and Land Services – Adonais Clark

Pierce County Public Works, Traffic – Rory Grindley, Brian Churchill

Pierce County Surface Water – Erick Thompson

City of Sumner – Ryan Windish

City of Fife – Steve Friddle

City of Edgewood – Darren Groth

Puyallup Tribe of Indians – Russ Ladley, Brandon Renyon, Andrew Strobel, Char Naylor, Jeffrey Thomas, Jennifer Keating, Robert Barandon, Carol Ann Hawks, Lisa Anderson, Charlotte Basch, Angela Dillon, Alec Wrolson, Crystal Stone, Lois Boome, Nancy Shippentower, Sam Stiltner, David Winfrey

Muckleshoot Indian Tribe – Glen St. Amant, Laura Murphy, Dr. Martin Fox

Nisqually Tribe – Annette Bullchild, Brad Beach, Heidi Thomas, George Walter, David Troutt

Squaxin Tribe – Shaun Dinubilo, Andy Whitener

Master Builders Association, Pierce County – Jessica Gamble

Yakama Tribe – Elizabeth Sanchey, Kate Valdez

Puyallup School District – Brian Devereaux

Pierce Transit – Tina Vaslet

US Army Corps of Engineers – Dan Krenz

WA State Department of Archaeology & Historic Preservation (DAHP) – SEPA Review

Puget Sound Clean Air – SEPA Review

Puyallup-Sumner Chamber of Commerce – SEPA Review

Comcast – Matthew Herrington

Other public and private utilities: Williams Pipeline, Puget Sound Energy, Fruitland Mutual Water company, Valley Water company, Tacoma Water

**Re: PROJECT ID: PLPSP20220137 - NOTICE OF COMPLETE APPLICATION**

**Brief Project Description:** Proposed Outdoor Storage Yard use for truck/trailer parking on two (2) adjoining parcels (to be combined via lot combination process). No new structures or buildings proposed. Project site to be cleared, graded, paved, improved and landscaped/screened.

Please find attached to this email the notice of application, SEPA checklist and submitted site plan for the above referenced project; the City of Puyallup is the SEPA Lead Agency for this permit(s). Parcel specific information may be found on the attached notice, at [www.cityofpuyallup.org/activepermits](http://www.cityofpuyallup.org/activepermits), or on the [CityView Portal](#).

Additional permit materials may be provided upon request by replying to the Case Planner Rachael Brown via email at [RNBrown@PuyallupWA.gov](mailto:RNBrown@PuyallupWA.gov). The City may issue a determination of non-significance or mitigated determination of non-significance for this proposal under the optional DNS 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 obtain upon request.

Please provide comments within 14 days, or October 12th, 2022. If you'd like to be added to the Party of Record list on the project and receive future review letters and public hearing notices (if applicable), please reply to this email requesting to be placed on the party of record list for this case.

Please reference the case number or the project name in future correspondence or emails.

Thank you,

Gabriel Clark

Planning Technician | City of Puyallup

(253) 770-3330

[gclark@puyallupwa.gov](mailto:gclark@puyallupwa.gov)

*Did you know that you can easily submit for a permit online? Introducing CityView, our new online permitting system. Permit applications will now be accepted through the [CityView Portal](#). For more information on the permit system, go to the [City's website page here](#). Or, scan this QR code with your phone to learn more.*



## 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. PLPSP20220137:

**Applicant:** Contour Engineering LLC  
**Location:** 1042 VALLEY AVE NW, PUYALLUP, WA 98371; 1106 VALLEY AVE NW, PUYALLUP, WA 98371;  
**Zoning:** ML – Limited Manufacturing  
**Request:** Proposed Outdoor Storage Yard use for truck/trailer parking on a combined 73,937 square foot site. No new structures or buildings proposed. Project site to be cleared, graded, paved, improved and landscaped/screened.  
**Comment Due Date:** October 12, 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:** No mitigation is identified at this time. SEPA Checklist, Traffic Scoping Worksheet, Storm Water Report, Landscape Plan, and other reports may be required for 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.**

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**Staff contact:** Rachael N. Brown, Associate Planner - (253) 770-3363 | [RNBrown@PuyallupWA.gov](mailto:RNBrown@PuyallupWA.gov)

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Account No. AP19367

Legal Ad

Contact: Michelle Ochs, (253) 841-5485