

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 **ESM Consulting Engineers**, Planning Case No. **PLCUP20220162** in the manner indicated.

Party	Method of Service
Publication Notice: Tacoma News Tribune Publication Date: December 19, 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 checked="" 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: January 3, 2023 – Materials submitted by Assistant Planner Nabila Comstock

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: 12/28/2022

Case No(s): PLCUP20220162

Project Name: _____

Applicant: Samantha Keimig / ESM Consulting Engineers

Applicant Email: _____

Site Address: 111 5th St SE Puyallup

Parcel No.: 7285000112

Notice of Hearing or

Notice of Application

Attached photo of sign posted (required)

Description of sign location:

Northeast corner of property facing out towards E. Main

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 Dec. 29, 2022 at Puyallup, WA

Date

City

State

[Signature]
Signature

Samantha Keimig
Print Name

Please send Declaration of Sign Posting to:

Nabila Comstock

Planning Technician

(253) 770-3361

ncomstock@puyallupwa.gov

CITY OF PUYALLUP
DEVELOPMENT SERVICES
313 South Revolution
Puyallup, WA 98372
(253) 844-3100

**NOTICE OF LAND USE PERMIT
APPLICATION**



PERMIT TYPE: CONDITIONAL USE PERMIT

PROJECT DESCRIPTION: CONDITIONAL USE PERMIT APPLICATION FOR A LIGHT INDUSTRIAL USE WITHIN THE CG - GENERAL COMMERCIAL ZONE. THE PROPOSED PROJECT IS FOR A 1400 SQUARE FOOT BUILDING DIVIDED INTO FOUR UNITS USED FOR WORKSPACE AND ANCILLARY STORAGE ASSOCIATED WITH THE PRIMARY USE WITHIN THE UNITS.

PROJECT ID: PL/CUP/20220162

LOCATION: 111 5TH ST SE, PUYALLUP, WA 98372, TPN 728500912

ZONING: CG - GENERAL COMMERCIAL

APPLICANT: ESN CONSULTING ENGINEERS

DATE OF APPLICATION: DECEMBER 12, 2022

STATUS OF ENVIRONMENTAL REVIEW: N/A, SEPA NOT REQUIRED

DATE OF PUBLIC HEARING, IF APPLICABLE: HEARING DATE NOT YET SET. A SECONDARY NOTICE WILL BE SENT OUT

CONTACT: NABILA COVERSTOCK, ASSISTANT PLANNER - 253-770-3301, NCOVERSTOCK@PUYALLUP.WA.GOV



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:
IPL0102475

Order Status:
Submitted

Classification:
Legals & Public Notices

Package:
TAC - Legal Ads

Total Savings
(9.85)

Final Cost:
616.62

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
December 15, 2022 6:11:31 PM EST

Amount:
616.62

SCHEDULE FOR AD NUMBER IPL01024750

December 19, 2022
The News Tribune (Tacoma)

PREVIEW FOR AD NUMBER IPL01024750**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. PLCUP20220162:

Applicant: ESM Consulting Engineers
Location: 111 5TH ST SE, PUYALLUP, WA 98372;
TPN 7285000112

Zoning: CG – Commercial General
Request: Conditional use permit application for a light industrial use within the CG - general commercial zone.

Comment Due Date: Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on January 2, 2023
N/A, SEPA not required.

SEPA status:
Environmental mitigation measures under consideration: None identified as of the date of this notice
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. General application information is available for public review at www.cityofpuyallup.org/ActivePermits. 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).

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).

Staff contact: Nabila Comstock, Assistant Planner -
(253) 770-3361 NComstock@PuyallupWA.gov

W00000000
Publication Dates

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



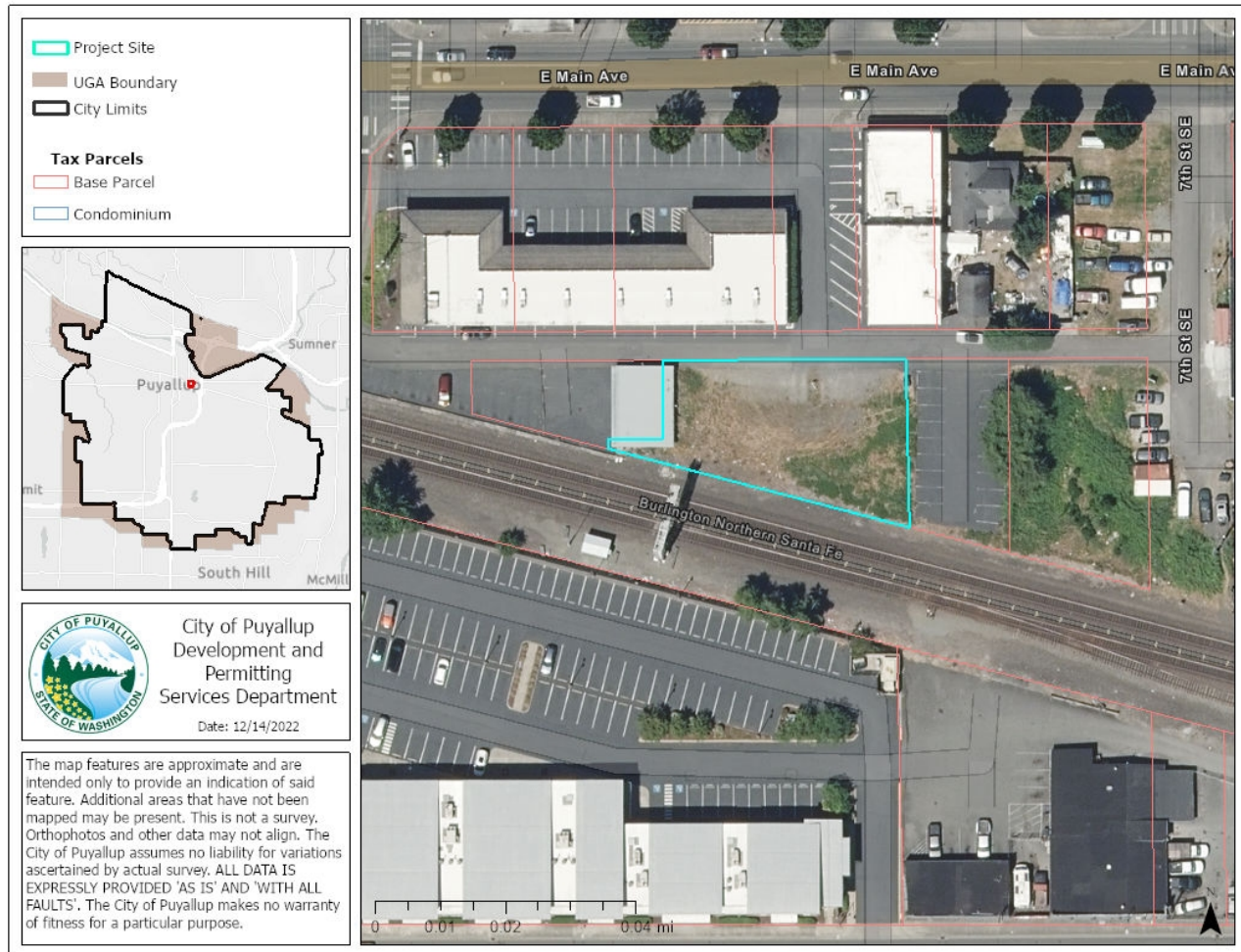
City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

December 19, 2022

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:



Application Information

Case Number: PLCUP20220162
Permit Type: Conditional Use Permit
Proposal: Conditional use permit application for a light industrial use within the CG - general commercial zone. The proposed project is for a 3,150 square foot building divided into four (4) units used for workspace and ancillary storage associated with the primary use within the units.
Applicant(s): ESM Consulting Engineers
Owner(s): Samantha Keimig
Site Address: 111 5TH ST SE, PUYALLUP, WA 98372
Parcel Number: 7285000112
Date of Application: November 11, 2022
Date of complete application determination: December 12, 2022
Date of Public Hearing (if set): Hearing date not yet set, a separate notice will be sent out when a hearing date is determined
Environmental documents/studies required: Traffic scoping worksheet, preliminary storm water calculations, and other reports required by code and other reports as required for review.
Identified critical areas on or adjacent to the site: Vocanic Hazard, Aquifer Recharge Area.

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.

- General application information is available for public review at www.cityofpuyallup.org/ActivePermits.
- 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: January 2, 2023.

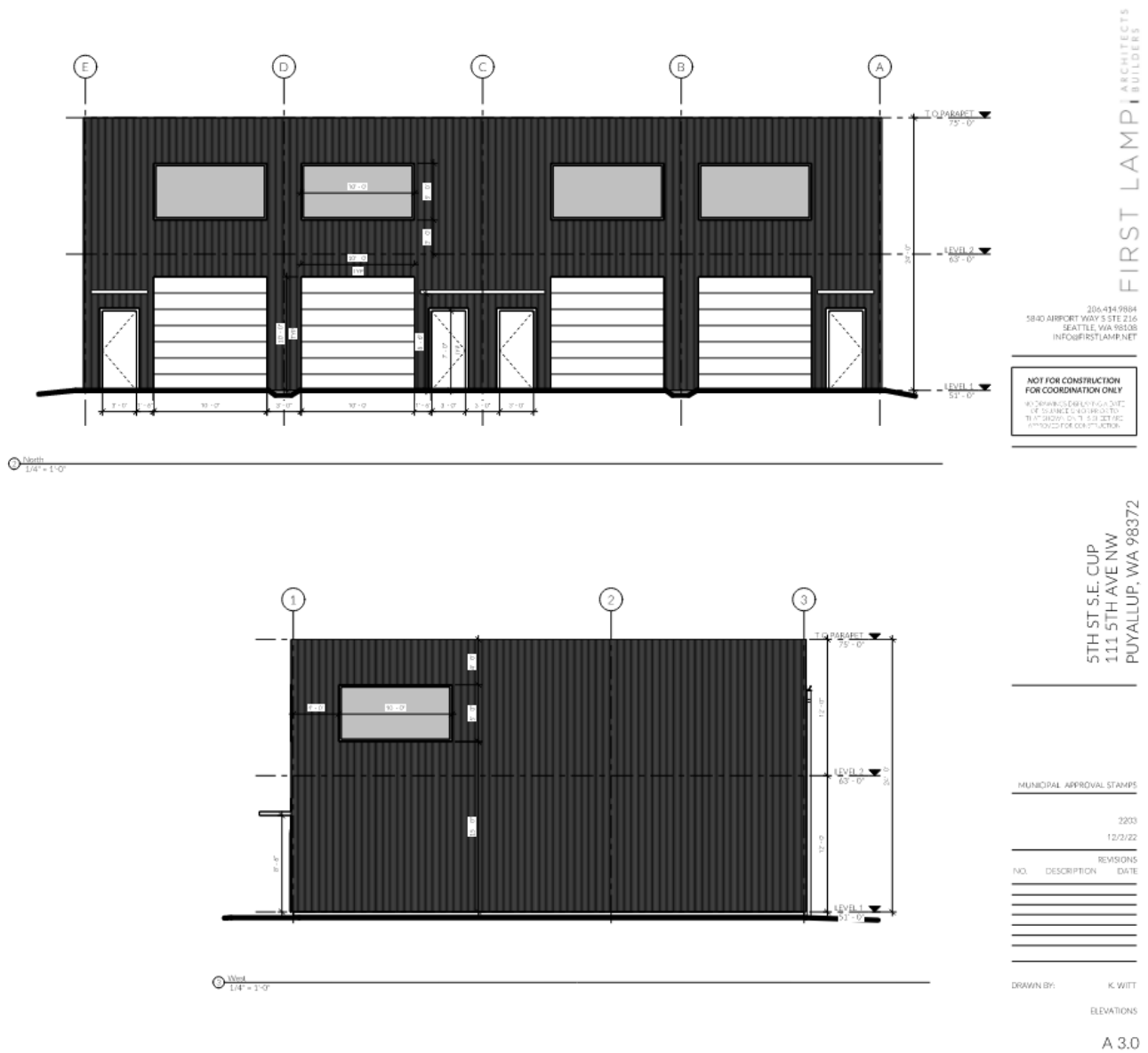
Americans with Disabilities Act (ADA) Information

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).

Staff Contact

If you have any comments, please email them to Nabila Comstock, Assistant Planner at NComstock@PuyallupWA.gov or call (253) 770-3361.

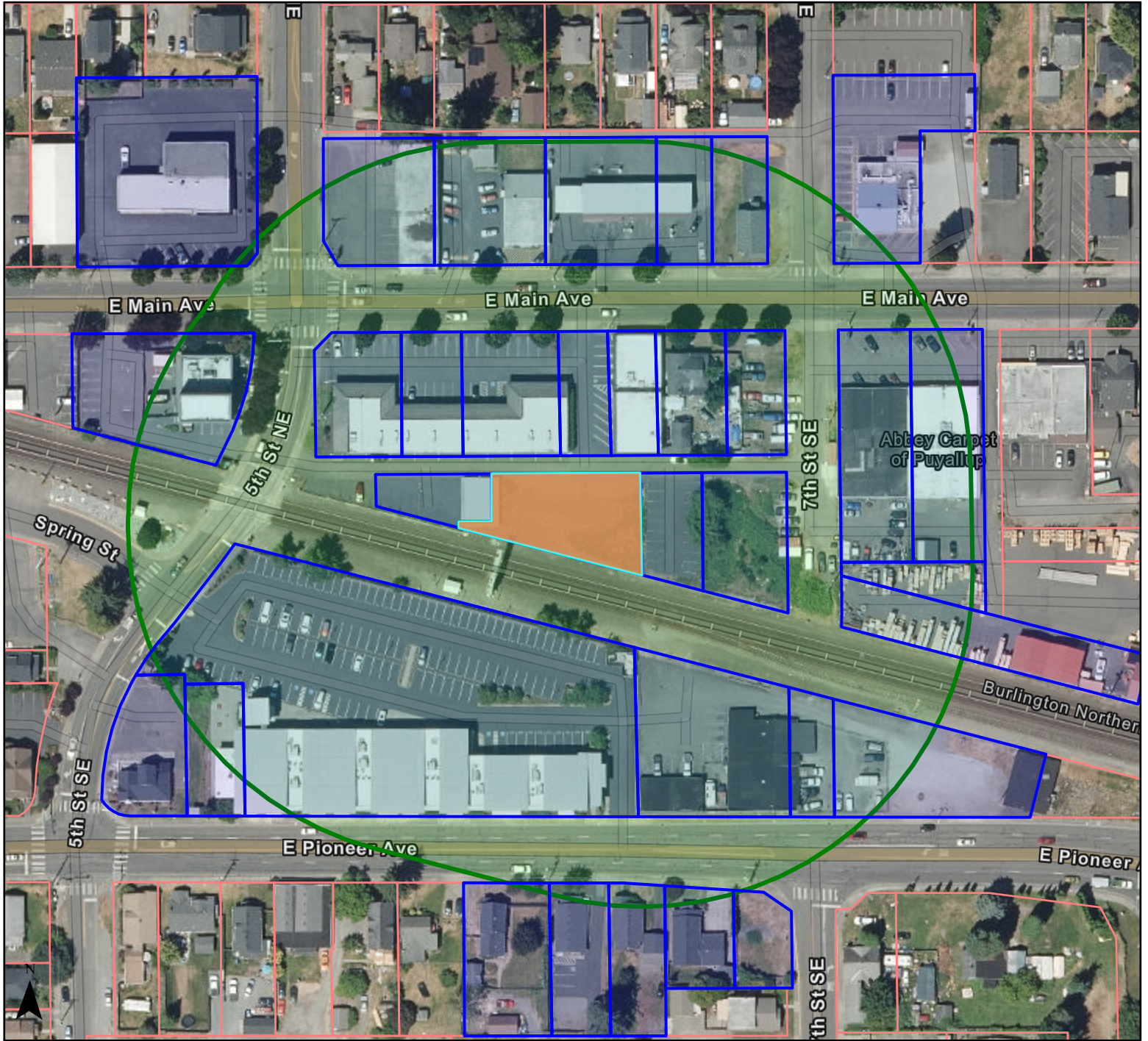
Building Elevations



Site Plan



City of Puyallup Planning Division Mailing Map

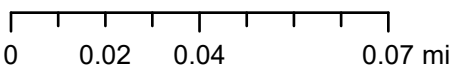
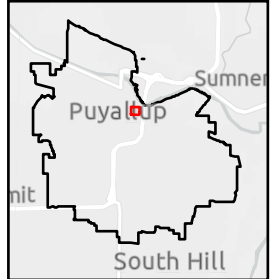


Legend

Tax Parcels

 Base Parcel

 Puyallup City Limits



Scale: 1:2,257

Map produced using City of Puyallup GIS web apps.

Date: 12/19/2022

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.

7285000111
TWETEN TIMOTHY & TWETEN D B & TWETEN J R
2817 HARBORVIEW DR
GIG HARBOR, WA 98335-1908

7285000050
VALLEY VENTURES LLC
PO BOX 609
WAUNA, WA 98395-0609

7285000080
CABIGTING RUBEN R & LOUISITA
9704 36TH ST E
EDGEWOOD, WA 98371-2650

7285000020
EAST MAIN PLAZA I LLC
1422 FIRLAND DR
PUYALLUP, WA 98371-6624

7285000030
EAST MAIN PLAZA I LLC
1422 FIRLAND DR
PUYALLUP, WA 98371-6624

0420273388
DANVITA LLC
PO BOX 65590
UNIVERSITY PLACE, WA 98464

7285000090
LINDGREN BARRY C & WENDY J
PO BOX 837
HOODSPORT, WA 98548

7285000060
VALLEY VENTURES LLC
PO BOX 609
WAUNA, WA 98395-0609

7285000112
KEIMIG SAMANTHA
27316 VILLAGE PL NW
STANWOOD, WA 98292-7400

7285000070
CABIGTING RUBEN R & LOUISITA
9704 36TH ST E
EDGEWOOD, WA 98371-2650

7285000040
EAST MAIN PLAZA I LLC
1422 FIRLAND DR
PUYALLUP, WA 98371-6624

0420273051
MASSA RICHARD L
629 E PIONEER
PUYALLUP, WA 98372-3373

7285000100
VALLEY VENTURES LLC
PO BOX 609
WAUNA, WA 98395-0609

From: [Gabriel Clark](#)
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](#); [Johan Hellman BNSE](#); [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: [Nabila Comstock](#)
Subject: Notice of Complete Land Use Application | PLCUP20220162
Date: Monday, December 19, 2022 1:34:00 PM
Attachments: [Notice of Application Mailer.pdf](#)
[Site Plan.pdf](#)

CITY OF PUYALLUP

Development Services Center

333 S Meridian, Puyallup, WA 98371

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

NOTICE OF COMPLETE LAND USE APPLICATION

BNSF Railway – Johan Hellman
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 – Kevin Berdan
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 Sanchez, 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: PLCUP20220162 - NOTICE OF COMPLETE APPLICATION

Brief Project Description: Conditional use permit application for a light industrial use within the CG - general commercial zone. The proposed project is for a 3,150 square foot building divided into four (4) units used for workspace and ancillary storage associated with the primary use within the units. **SEPA will not be required as a part of this conditional use permit application.**

Please find attached to this email the notice of application and submitted site plan for the above referenced project. Parcel specific information may be found on the attached notice, at www.cityofpuyallup.org/activepermits, or on the [CityView Portal](#).

Please provide comments within 14 days, or January 2, 2023. 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

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.