



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

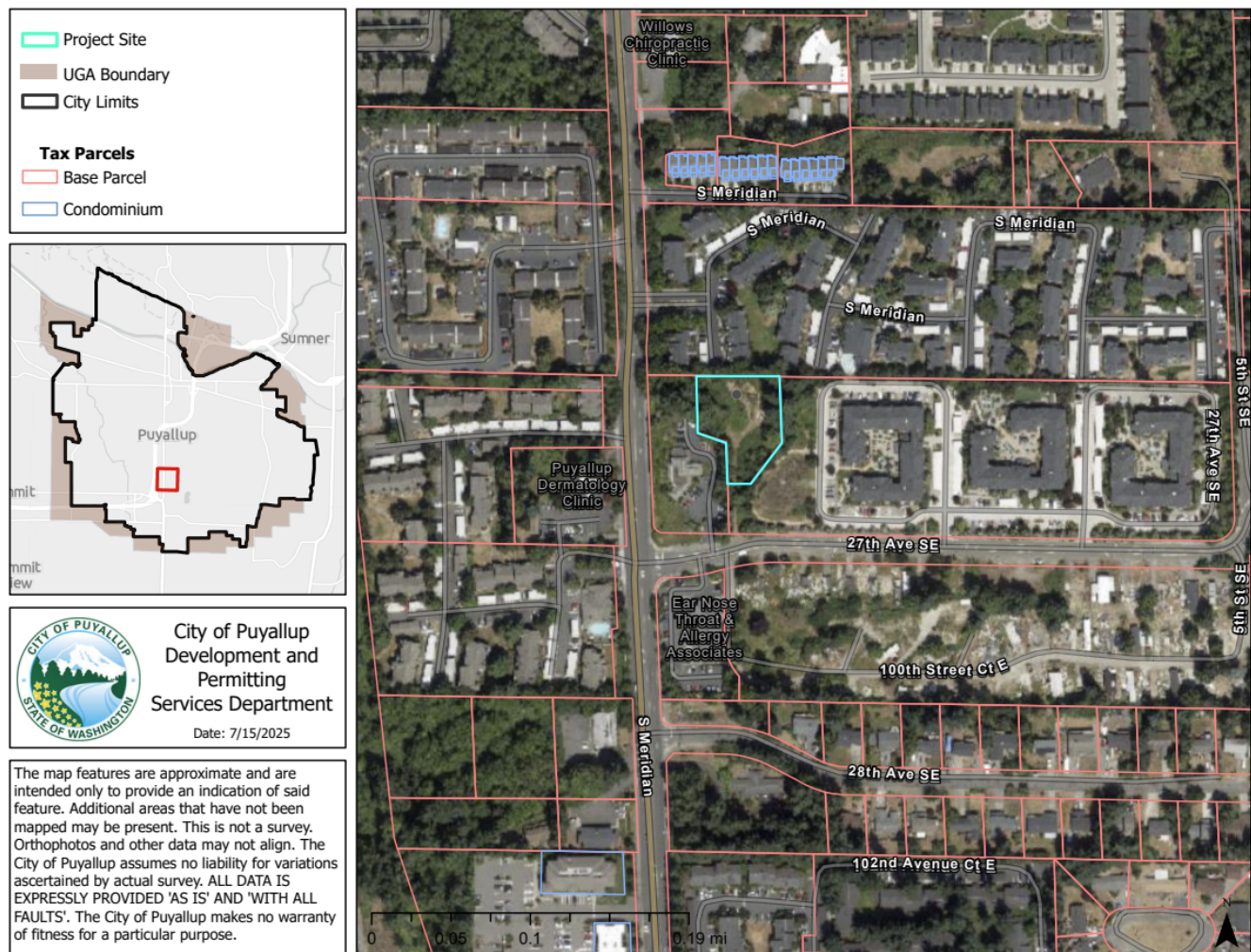
www.cityofpuyallup.org

July 23, 2025

## 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:	PLPSP20250051
Permit Type:	Preliminary Site Plan & SEPA
Proposal:	12-unit townhome development with associated access drive, utilities, and landscaping improvements
Applicant(s):	CES NW Inc.
Owner(s):	KIERNEY PHILLIP C
Site Address:	113 27TH AVE SE, PUYALLUP, WA 98374;
Parcel Number:	0419032099;
Date of Application:	June 09, 2025
Date of complete application determination:	July 07, 2025
Date of Public Hearing (if set):	No Hearing will be set for this permit.
Environmental documents/studies required:	SEPA Checklist, Storm water report, traffic scoping report, landscape plan, geotechnical report (including landslide hazard area critical area report), and other reports, as required for review.
Identified critical areas on or adjacent to the site:	Potential Landslide Hazard Area, Aquifer Recharge Area, Wellhead Protection 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.

- 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: August 6, 2025.

## **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, please email them to Rachael N. Brown, Associate Planner at RNBrown@PuyallupWA.gov or call (253) 770-3363.



# 27TH AVENUE TOWNHOMES

PUYALLUP, WASHINGTON



BUILDING A - FRONT



BUILDING B - FRONT



BUILDING A - BACK



BUILDING B - BACK

**PROJECT TEAM**

**OWNER**  
 WATTENBERG ARCHITECTS, INC.  
 31407 PACIFIC HWY. S.  
 SUITE 200  
 BELLEVUE, WA 98005  
 PHONE: (206) 874-4422  
 WWW.WATTENBERGARCHITECTS.COM  
 CONTRACT: RICHARD WILSON

**ARCHITECT**  
 40 LAKE BELLEVUE DR., SUITE 300  
 PUYALLUP, WA 98446  
 PHONE: (253) 844-2222  
 WWW.WATTENBERGARCHITECTS.COM  
 CONTRACT: TRAVIS KORNICKO, AIA

**CIVIL ENGINEER**  
 4237 11TH ST. SUITE D  
 PUYALLUP, WA 98446  
 PHONE: (253) 844-2222  
 WWW.WATTENBERGARCHITECTS.COM  
 CONTRACT: CHRIS DEWERN

SHEET NO.	SHEET NAME	ISSUE DATE
01	COVER	06/03/25
02	BUILDING A - FLOOR PLANS	06/03/25
03	BUILDING B - FLOOR PLANS	06/03/25
04	BUILDING A - ELEVATIONS	06/03/25
05	BUILDING B - ELEVATIONS	06/03/25

**SHEET INDEX**

**PROJECT METRICS**

BUILDING	UNIT TYPE	UNIT COUNT	TOTAL UNITS	COND. SQ. FT.	GROSS SQ. FT.
BUILDING A	2 UNIT 'C'	12	12	1,726 SQ. FT.	2,108 SQ. FT.
	3 BED 'Z' 2.5 BATH	3	3	1,726 SQ. FT.	2,108 SQ. FT.
BUILDING B	2 UNIT 'C'	12	12	1,726 SQ. FT.	2,108 SQ. FT.
	3 BED 'Z' 2.5 BATH	3	3	1,726 SQ. FT.	2,108 SQ. FT.

COVER

27TH AVE TOWNHOMES

Puyallup, Washington  
 Lloyd Enterprises



JOB NO.:	23911
PROJECT DATE:	6/3/2025 2:32:38 PM
DATE:	06/03/25
DRAWN:	JM
CHECKED:	TM
GENERAL SHEETS:	
SHEET NO.:	A0