

**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 Chris Davidson – JCR Collective, Planning Case No. PLPSP20250105, in the manner indicated.

Party	Method of Service
Publication Notice: Tacoma Weekly News Publication Date: January 14, 2026	<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)	<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: January 9, 2026 – Materials submitted by Associate Planner Nabila Comstock.

Robin Loewen

Robin Loewen  
DPS Support Specialist



# 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:** 1/14/2026

**Case No(s):** PLPSP20250105

**Project Name:** Seasons on Meeker Townhomes & Market Hall

**Applicant:** Chris Davidson, JCR Collective

**Applicant Email:** Chris@JCRCollective.com

**Site Address:** 115 2ND ST SE, PUYALLUP, WA 98372

**Parcel No.:** 7060000030



Notice of Hearing

or



Notice of Application

**Attached photo of sign posted (required)**

**Description of sign location:**

Two signs have been posted at the site, both facing the right of way. One sign is at the southeast corner of the site facing 3rd St. SE. The other sign is at the northwest corner of the site facing E Main Ave.

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 01/14, 2026, at Portland, OR

Date

City

State

**Nate Erwin**

Digitally signed by Nate Erwin  
DN: C=US, E=nnerwin@palindromecreates.com,  
CN=Nate Erwin  
Date: 2026.01.14 14:49:31-08'00'

**Nate Erwin**

Signature

Print Name

**Please send Declaration of Sign Posting to:**

Planning@PuyallupWA.gov



SE Corner of site (3rd and Meeker)



SE Corner of site (3rd and Meeker)



NW Corner of site (2nd and Main)



NW Corner of site (2nd and Main)

day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might be eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Washington State Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) Website: <https://www.homeownership-wa.org/> The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 Website: [https://answers.hud.gov/housingcounseling/s/?language=en\\_US](https://answers.hud.gov/housingcounseling/s/?language=en_US) The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Toll-free: 1-800-606-4819 Website: <https://nwjustice.org/home> Dated: October 8, 2025 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 118057, Pub Dates: 01/14/2026, 02/04/2026, EATONVILLE DISPATCH

TS No WA06000043-25-2S TO NO 250418392-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: JOSEPH ONTIVEROS AND JENAE ONTIVEROS, A MARRIED COUPLE Current Beneficiary of the Deed of Trust: CrossCountry Mortgage, LLC Original Trustee of the Deed of Trust: COMMONWEALTH LAND TITLE INSURANCE COMPANY Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: NATIONSTAR MORTGAGE LLC Reference Number of the Deed of Trust: Instrument No. 202206300412 Parcel Number: 7145250170 I. NOTICE IS HEREBY GIVEN that on January 9, 2026, 10:00 AM \*\*\*THE SALE WAS POSTPONED TO 02/13/2026 @ 10:00AM\*\*\*. The 2nd floor entry plaza outside the County Courthouse, 930 Tacoma Avenue South, Tacoma, WA 98402, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Pierce, State of Washington, to-wit: LOT 17, REBEKAH GLENN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 50 OF PLATS AT PAGES 10, 11 AND 12, RECORDS OF PIERCE COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON. APN: 7145250170 More commonly known as 4016 206TH STREET CT E, SPANAWAY, WA 98387 which is subject to that certain Deed of Trust dated June 29, 2022, executed by JOSEPH ONTIVEROS AND JENAE ONTIVEROS, A MARRIED COUPLE as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for CROSS-COUNTRY MORTGAGE, LLC, Beneficiary of the security instrument, its successors and assigns, recorded June 30, 2022 as Instrument No. 202206300412 and that said Deed of Trust was modified by Modification Agreement and recorded August 1, 2024 as Instrument Number 202408010325 and the beneficial interest was assigned to CrossCountry Mortgage, LLC and recorded March 14, 2025 as Instrument Number 202503140011 of official records in the Office of the Recorder of Pierce County, Washington. II. No action commenced by CrossCountry Mortgage, LLC, the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From August 1, 2024 To August 26, 2025 Number of Payments 13 Total \$57,325.96 LATE CHARGE INFORMATION August 1, 2024 August 26, 2025 \$595.28 \$595.28 PROMISSORY NOTE INFORMATION Note Dated: June 29, 2022 Note Amount \$495,000.00 Interest Paid To: July 1, 2024 Next Due Date: August 1, 2024 Current Beneficiary: CrossCountry Mortgage, LLC Contact Phone No: 800-306-9027 Address: 8950 Cypress Waters Blvd., Coppell, TX 75019 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$521,910.13, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on January 9, 2026. The defaults referred to in Paragraph III must be cured by December 29, 2025, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before December 29, 2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the December 29, 2025 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, CrossCountry Mortgage, LLC or Trustee to the Borrower and Grantor at the following address(es): ADDRESS JENAE ONTIVEROS 4016 206TH STREET CT E, SPANAWAY, WA 98387 JOSEPH ONTIVEROS 4016 206TH STREET CT E, SPANAWAY, WA 98387 BRITNEY A ONTIVEROS

1205 BISMARCK LN SE APT F201, LACEY, WA 98503-1393 ESTATE OF OF JOSEPH ONTIVEROS 4016 206TH STREET CT E, SPANAWAY, WA 98387 HEIRS AND DEVISEES OF JOSEPH ONTIVEROS 4016 206TH STREET CT E, SPANAWAY, WA 98387 KAREN M ONTIVEROS 8116 70TH AVENUE CT SW, LAKEWOOD, WA 98499-2014 RUBEN M ONTIVEROS 8116 70TH AVENUE CT SW, LAKEWOOD, WA 98499-2014 by both first class and certified mail on July 23, 2025, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place July 22, 2025 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might be eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Washington State Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) Website: <https://www.homeownership-wa.org/> The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 Website: [https://answers.hud.gov/housingcounseling/s/?language=en\\_US](https://answers.hud.gov/housingcounseling/s/?language=en_US) The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Toll-free: 1-800-606-4819 Website: <https://nwjustice.org/home> Dated: August 27, 2025 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Financial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 119902, Pub Dates: 01/14/2026, 02/04/2026, EATONVILLE DISPATCH

TS No WA07000114-25-1 TO NO 250188619-WA-MSI NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ. Grantor: STEPHANIE BARNES AND ZACHARY OBRIEN, BOTH UNMARRIED PERSONS Current Beneficiary of the Deed of Trust: Idaho Housing and Finance Association (which also dba HomeLoanServ) Original Trustee of the Deed of Trust: FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC. Current Trustee of the Deed of Trust: MTC Financial Inc. dba Trustee Corps Current Mortgage Servicer of the Deed of Trust: Idaho Housing and Finance Association dba HomeLoanServ Reference Number of the Deed of Trust: Instrument No. 202304260440 Parcel Number: 9380000325 | 938000-032-5 I. NOTICE IS HEREBY GIVEN that on February 13, 2026, 09:00 AM, 2nd Floor Entry Plaza Outside the County Courthouse, Pierce County Superior Court-house, 930 Tacoma Avenue South, Tacoma WA 98402, MTC Financial Inc. dba Trustee Corps, the undersigned Trustee, will sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of Pierce, State of Washington, to-wit: LOTS 1, 2 AND 3, BLOCK 7, WASHINGTON PARK ADDITION TO THE CITY OF TACOMA, WASHINGTON TERRITORY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 134, IN PIERCE COUNTY, WASHINGTON. APN: 9380000325 | 938000-032-5 More commonly known as 10604 13TH AVENUE CT S, TACOMA, WA 98444 which is subject to that certain Deed of Trust dated April 26, 2023, executed by STEPHANIE BARNES AND ZACHARY OBRIEN, BOTH UNMARRIED PERSONS as Trustor(s), to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for AMERICAN PACIFIC MORTGAGE CORPORATION, Beneficiary of the security instrument, its successors and assigns, recorded April 26, 2023 as Instrument No. 202304260440 and the beneficial interest was assigned to Idaho Housing and Finance Association (which also dba HomeLoanServ) and recorded July 28, 2025 as Instrument Number 202507280409 of official records in the Office of the Recorder of Pierce County, Washington. II. No action commenced by Idaho Housing and Finance Association (which also dba HomeLoanServ), the current Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrowers' or Grantors' default on the obliga-

tion secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: FAILURE TO PAY WHEN DUE THE FOLLOWING AMOUNTS WHICH ARE NOW IN ARREARS: DELINQUENT PAYMENT INFORMATION From November 1, 2024 To October 9, 2025 Number of Payments 1 \$32,104.00 Total \$32,104.00 LATE CHARGE INFORMATION November 1, 2024 October 9, 2025 \$1,000.32 \$1,000.32 PROMISSORY NOTE INFORMATION Note Dated: April 26, 2023 Note Amount \$347,588.00 Interest Paid To: October 1, 2024 Next Due Date: November 1, 2024 Current Beneficiary: Idaho Housing and Finance Association (which also dba HomeLoanServ) Contact Phone No: (800) 526-7145 Address: 565 W Myrtle St., Boise, ID 83702 IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$341,195.38, together with interest as provided in the Note or other instrument secured, and such other costs and fees as are due under the Note or other instrument secured, and as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on February 13, 2026. The defaults referred to in Paragraph III must be cured by February 2, 2026, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before February 2, 2026 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustees' fees and costs are paid. Payment must be in cash or with cashiers' or certified checks from a State or federally chartered bank. The sale may be terminated any time after the February 2, 2026 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the current Beneficiary, Idaho Housing and Finance Association (which also dba HomeLoanServ) or Trustee to the Borrower and Grantor at the following address(es): ADDRESS STEPHANIE BARNES 10604 13TH AVENUE CT S, TACOMA, WA 98444 ZACHARY OBRIEN 10604 13TH AVENUE CT S, TACOMA, WA 98444 ZACHARY OBRIEN 1002 9TH ST SE C/O 102, PUYALLUP, WA 98372 ZACHARY OBRIEN C/O WASHINGTON STATE SUPPORT REGISTRY, PO BOX 45868, OLYMPIA, WA 98504 UNKNOWN SPOUSE OF STEPHANIE BARNES 10604 13TH AVENUE CT S, TACOMA, WA 98444 UNKNOWN SPOUSE OF ZACHARY OBRIEN 10604 13TH AVENUE CT S, TACOMA, WA 98444 STATE OF WASHINGTON DEPARTMENT OF SOCIAL AND HEALTH SERVICES/DIVISION OF CHILD SUPPORT (DCS) PO BOX 11520, TACOMA, WA 98411-5520 OCCUPANT 10604 13TH AVENUE CT S, TACOMA, WA 98444 THE WASHINGTON STATE HOUSING FINANCE COMMISSION 1000 2ND AVENUE, SUITE 2700, SEATTLE, WA 98104-3601 THE WASHINGTON STATE HOUSING FINANCE COMMISSION C/O FIRST AMERICAN MORTGAGE SOLUTIONS C/O AMERICAN PACIFIC MORTGAGE ATTN: FINANCIAL DOCUMENT DEPARTMENT, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402 by both first class and certified mail on August 7, 2025, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place August 6, 2025 on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustees' Sale. X. Notice to Occupants or Tenants. The purchaser at the Trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. Notice to Borrower(s) who received a letter under RCW 61.24.031: THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. Mediation MUST be requested between the time you receive the Notice of Default and no later than 90 calendar days BEFORE the date of sale listed in the Notice of Trustee Sale. If an amended Notice of Trustee Sale is recorded providing a 45-day notice of the sale, mediation must be requested no later than 25 calendar days BEFORE the date of sale listed in the amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you might be eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Washington State Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) Website: <https://www.homeownership-wa.org/> The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 Website: [https://answers.hud.gov/housingcounseling/s/?language=en\\_US](https://answers.hud.gov/housingcounseling/s/?language=en_US) The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Toll-free: 1-800-606-4819 Website: <https://nwjustice.org/home> Dated: October 15, 2025 MTC Financial Inc. dba Trustee Corps, as Duly Appointed Successor Trustee By: Alan Burton, Vice President MTC Finan-

cial Inc. dba Trustee Corps 606 W. Gowe Street Kent, WA 98032 Toll Free Number: (844) 367-8456 TDD: 711 949.252.8300 For Reinstatement/Pay Off Quotes, contact MTC Financial Inc. DBA Trustee Corps Order Number 117900, Pub Dates: 01/14/2026, 02/04/2026, EATONVILLE DISPATCH

IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON (RCW 46.55.130), BURNS TOWING #5143 WILL SELL TO THE HIGHEST BIDDER THE FOLLOWING VEHICLES ON 01/20/2026 AT 11:00 am. PRIOR INSPECTION WILL BE FROM 8:00 am UNTIL 11:00 am. THIS COMPANY CAN BE CONTACTED AT 253-472-4496 FOR QUESTIONS REGARDING THIS AUCTION. THE SALE LOCATION IS: 7401 McKinley Ave E Tacoma  
 LOT # YEAR MAKE MODEL LICENSE PLATE / VIN  
 4 2007 DODGE CHARGER CPN1803/2B3KK53H07H655493  
 1 2014 MERCEDES-BENZ E-CLASS CLM4740/WDDHF8J85EA990604  
 1 2008 VOLVO S40 AMS4273/YV1MS382482375905  
 1 2001 LEXUS ES 300 CRV1936/JT8B-F28G515112297  
 4 2007 FORD EDGE CTY6793/2FMDK36C97B849770  
 1 1998 PONTIAC SUNFIRE WAJ394/1G2JB1240W7504170  
 1 2006 NISSAN MURANO CED2331/JN8AZ-08T06W403222  
 1 2020 TOYOTA PRIUS CPY1974/JTDKAR-FUJ1L3115116  
 1 2011 SUBARU IMPREZA BZV9977/JF1GE-6A60BH509019  
 1 2006 HONDA CIVIC HYBRID TEMP/JHM-FA36236S002693  
 1 2002 MAZDA PROTEGE BWK4417/JM-1BJ225921619445  
 1 2001 TOYOTA HIGHLANDER BKV6607/JTE-HF21A710029836  
 4 1994 LINGCH CARRIER NO PLATE/UNKNOW  
 1 2012 BMW 5-SERIES GRAN TURISMO CRC4008/WBASNC25XC202244  
 4 2006 LEXUS RX 400H CRU9441/JTJH-W31U962000111  
 1 1994 MERCURY GRAND MARQUIS 225575C/2MELM75W2RX701241  
 1 2013 FORD MUSTANG CCB2728/1ZVBP8EM2D5219417  
 1 2008 INFINITI G35 IA463GB/JNK-BV61E58M225332  
 4 2013 CHRYSLER TOWN & COUNTRY 622HNM / 2C4RC1BG9DR689062  
 4 2000 HONDA ODYSSEY -/2HKRL185XYH555170  
 1 2007 GMC ENVOY NO PLATES/1GKDT13S472251439  
 1 2006 FORD FREESTYLE BRZ1314/1FMZK02136GA56193  
 4 1998 JEEP GRAND CHEROKEE CKT7390/1J4GZ78SXCW139430  
 1 2005 MERCEDES-BENZ E-CLASS CJW2855/WDBUF65J6A660354  
 4 2002 HONDA ACCORD CMJ7517/1HGCG32772A028235  
 4 2003 KIA SEDONA BWB6164/KND-UP131136409990  
 4 2003 FORD EXPLORER NO PLATE/1FMDU73K73ZA08393  
 1 2007 MERCURY MARINER HYBRID BDE7126/4M2CU39HX7KJ03138  
 1 2010 GMC TERRAIN NO PLATES/2CTFLJEY9A6400321  
 1 2013 MERCEDES-BENZ E-CLASS CNS6904/WDDHF8J85DA694416  
 4 1995 DODGE DAKOTA D31394B/1B7GL23X8SW942968  
 4 2012 MAZDA SPEED BAS0559/JM-1BL1L43C1626709  
 4 2011 HONDA INSIGHT CFG8513/JHMZE2H-71BS0002268  
 4 2004 FORD ECONOLINE D80939E/1FTNS24L64HB19209  
 4 2001 FORD EXPEDITION CJN8721/1FMFU18LX1LA19671  
 1 2004 CHEVROLET SILVERADO 1500 D73519E/1GCCE14T34Z301872  
 1 2000 INFINITI I30463WQI/JNKCA31A8YT206968  
 1 2007 VOLKSWAGEN NEW BEETLE BYP3426/3VWPF31Y27M402481  
 4 1998 CHEVROLET ASTRO CFJ5959/1GNDM19W4WB194345  
 4 1986 DODGE D350 C7326R/1B7MD34W4GS138340  
 1 2012 NISSAN VERSA AGZ4162/3N1CN7AP5CL858500  
 1 2010 HONDA ODYSSEY CLR5841/5FNRL3H67AB093983  
 1 2012 JEEP LIBERTY CMJ3880/1C4PJMAK5CW161867  
 1 2003 HYUNDAI ACCENT BPH0594/KMHC-G35C13U247548  
 4 2005 FORD FOCUS CTE4613/1FAFP34N85W207856  
 4 2016 DODGE DART CKT2501/1C3CDFBA5GD629562  
 1 2007 LAND ROVER RANGE ROVER SPORT CKF2976/SALSH23487A106205  
 4 2006 CHRYSLER TOWN & COUNTRY BYP2793/1A4GP44R76B753185  
 1 1987 ISUZU PICKUP D97570E/JAABL14XH0739761  
 1 2009 DODGE GRAND CARAVAN CPE4764/2D8HN54199R662197  
 4 2007 DODGE NITRO CRE7928/1D8GU58637W725173  
 1 2000 FORD MUSTANG ASK9049/1FAFP4449YF246523  
 1 2021 KIA FORTE F71BKBS/3KPP24ADOME404751  
 4 2007 HONDA ACCORD BNH7464/1HGCM56747A164408  
 1 2010 KIA FORTE NO PLATE/KNA-FU423A5050561  
 1 2014 CHEVROLET CRUZE CML9770/1G1PC5SB9E7103815  
 1 2009 SUZUKI SX4 SPORT CTB0807/JS2YC414096202128  
 1 1999 PORSCHE BOXSTER BUW4023/WP-0CA2981XU621944  
 1 1995 FORD RANGER C52791V/1FTCR14A8SPA66754  
 4 2007 JEEP COMPASS BSH4683/1J8FF47W37D257675  
 4 2005 CADILLAC ESCALADE CSD3914/1GYEK63N75R177880  
 1 2016 VOLKSWAGEN JETTA BRN0233/3VW267AJXGM399611  
 4 2012 HYUNDAI GENESIS BRN02033/KMHC4D-6DCU169846

Published in the Tacoma Weekly & Dispatch January 14, 2026

#### 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. PLPSP20250105: Applicant: Chris Davidson, JCR Collective Location: 115 2ND ST SE, PUYALLUP, WA 98372; Zoning: CBD-Core - Central Business District-Core Request: Proposed development of city-owned property at 115 2nd St SE. The project consists of a mix of new construction and adaptive reuse of an existing building. Phase I consists of eight (8) for-sale townhomes, a 7,500 square foot commercial market hall that will reuse most of the existing building onsite and create a new microbrewery and restaurant pods. The project includes 52 parking stalls, landscaping, and utilities. Phase II is for a 5-story, 115-apartment unit multi-family building and will be reviewed under a separate permit application. Comment Due Date: Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on January 28, 2026.

SEPA status: The project is located in the City's Downtown Planned Action Environment 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 may be found here: [www.cityofpuyallup.org/1462/Downtown-Planned-Action-EIS](http://www.cityofpuyallup.org/1462/Downtown-Planned-Action-EIS) Environmental mitigation measures under consideration: None identified as of the date of this mailer; staff reviewing SEPA checklist.

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](http://www.cityofpuyallup.org/ActivePermits). The application file is available for review at <https://permits.puyallup.wa.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 Dan Vessels Jr. at [DVessels@PuyallupWA.gov](mailto:DVessels@PuyallupWA.gov), by calling (253) 841-5480, 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, Associate Planner - (253) 770-3361 | [NComstock@PuyallupWA.gov](mailto:NComstock@PuyallupWA.gov) Published in the Tacoma Weekly & Dispatch January 14, 2026

Superior Court of Washington, County of Pierce In re: Petitioner(s) (person/s) who started this case): Priscilla Kifi And Respondent(s) (other party/parties): John Doe No. 25-4-02720-4 Summons Served by Publication (SMPB) Summons Served by Publication To (other party's name/s): John Doe I have started a court case by filing a petition. The name of the Petition is: Minor Guardianship You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date this Summons is published: December 24, 2025. If you do not file and serve your Response or a Notice of Appearance by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form (check the Response that matches the Petition): [x] FL Non-Parent 415, Response to Non-Parent Custody Petition. You can get the Response form and other forms you may need at: • The Washington State Courts' website: [www.courts.wa.gov/forms](http://www.courts.wa.gov/forms) • Washington LawHelp: [www.washingtonlawhelp.org](http://www.washingtonlawhelp.org), or • The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, Pierce County 930 Tacoma Ave S, room 110 WA 98402 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his/her lawyer fills out below: Priscilla Kifi Date 12/02/25 I agree to accept legal papers for this case at (check one): [x] the following address (this does not have to be your home address): 623 Polk St S, Tacoma WA. 98444 (If this address changes before the case ends, you must notify all parties and the court in writing. You may use the Notice of Address Change form (FL All Family 120). You must also update your Confidential Information Form (FL All Family 001) if this case involves parentage or child support.) Note: You and the other party/ies may agree to accept legal papers by email under Superior Court Civil Rule 5 and local court rules. This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the state of Washington. Published in the Tacoma Weekly & Dispatch December 24, 31, 2025, January 7, 14, 21 & 28, 2026



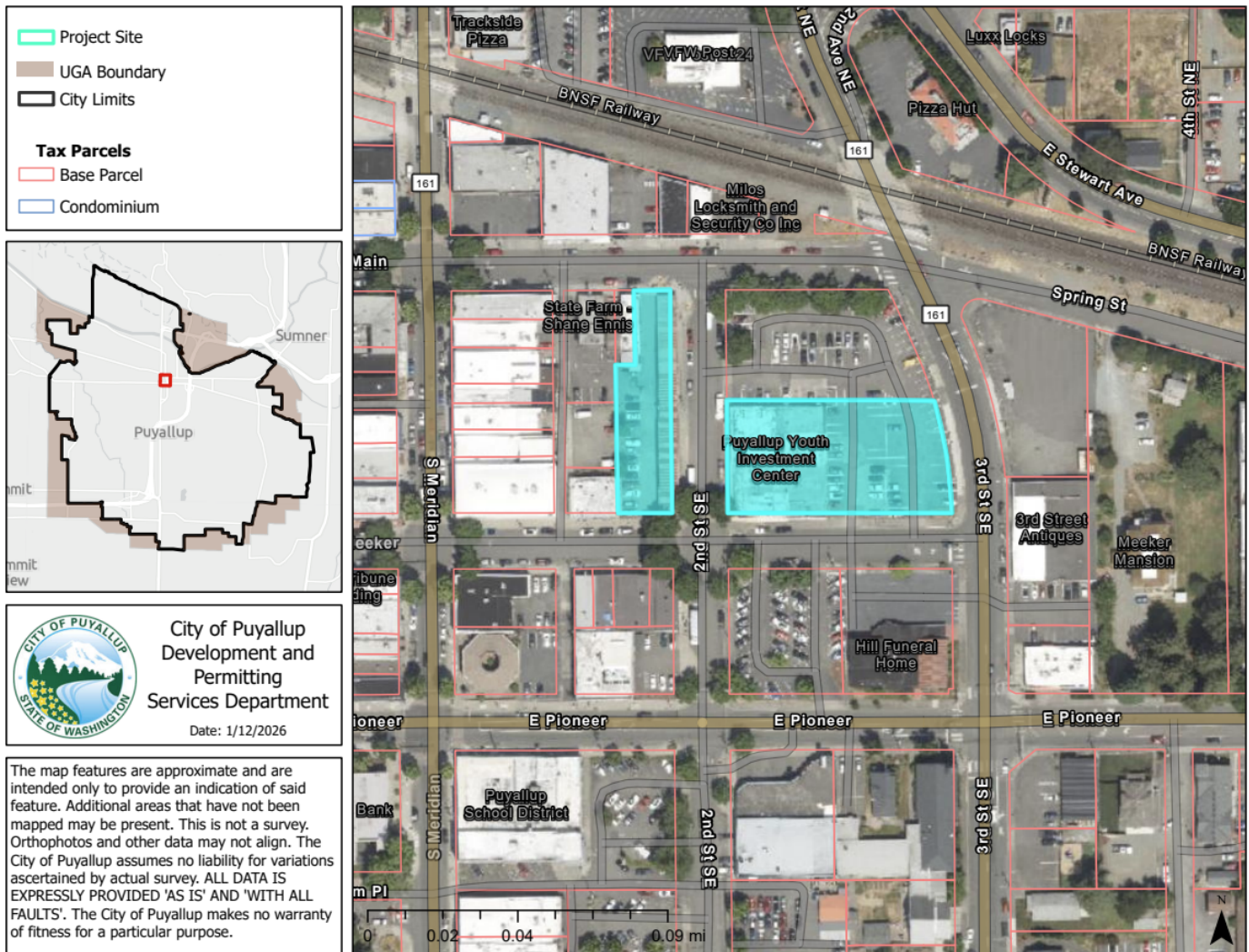
City of Puyallup  
Planning Division  
333 S. Meridian, Puyallup, WA 98371  
(253) 864-4165  
www.cityofpuyallup.org

January 14, 2026

## 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:	PLPSP20250105
Permit Type:	Preliminary Site Plan & SEPA
Proposal:	Proposed development of city-owned property at 115 2nd St SE. The project consists of a mix of new construction and adaptive reuse of an existing building. Phase I consists of eight (8) for-sale townhomes, a 7,500 square foot commercial market hall that will reuse most of the existing building onsite and create a new microbrewery and restaurant pods. The project includes 52 parking stalls, landscaping, and utilities. Phase II is for a 5-story, 115-apartment unit multi-family building and will be reviewed under a separate permit application.
Applicant(s):	Chris Davidson – JCR Collective
Owner(s):	CITY OF PUYALLUP
Site Address:	115 2ND ST SE, PUYALLUP, WA 98372;
Parcel Number:	7060000030; <b>7060000070</b>
Date of Application:	December 19, 2025
Date of complete application determination:	January 06, 2026
Date of Public Hearing (if set):	Public hearing is not required.
Environmental documents/studies required:	SEPA Checklist, contaminated media management plan, storm water report, traffic scoping worksheet, landscape plan, and other report, as required for review
Identified critical areas on or adjacent to the site:	Volcanic hazard area, Aquifer Recharge Area, Contaminated site (Cornforth Campbell Motors Inc. Main Facility)

## 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: January 28, 2026.

### **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 Dan Vessels Jr. at [DVessels@PuyallupWA.gov](mailto:DVessels@PuyallupWA.gov), by calling (253) 841-5480, 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).

### **Downtown Planned Action Environmental Impact Statement Area**

The project is located in the City's Downtown Planned Action Environment 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 may be found here: [www.cityofpuyallup.org/1462/Downtown-Planned-Action-EIS](http://www.cityofpuyallup.org/1462/Downtown-Planned-Action-EIS)

### **Staff Contact**

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

**SITE INFORMATION:**

PROPERTY OWNER:  
 CITY OF PUYALLUP  
 SITE ADDRESS:  
 115 2ND STREET SE  
 PUYALLUP, WA 98372  
 PARCEL NUMBER:  
 706000030

LEGAL DESCRIPTION:  
 LOCATED IN THE SW 1/4 OF SECTION 27, TOWNSHIP 20 NORTH, RANGE  
 4 EAST, WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY,  
 WASHINGTON

SITE AREA:  
 65,340 SF (1.5 ACRES)  
 ZONING REQUIREMENTS:  
 ZONE: CBD-CORE - CENTRAL BUSINESS DISTRICT CORE

\*NOTE - CBD CORE ZONING SURROUNDS PROJECT SITE ON THE  
 NORTH, WEST, AND SOUTH. ACROSS 3RD ST SE ZONING CHANGES TO  
 CBD.

MIN LOT AREA: N/A  
 MIN STREET FRONTAGE: 30'-0"  
 MIN LOT WIDTH: 30'-0"  
 MIN LOT DEPTH: 70'-0"  
 MAX LOT COVERAGE: 100%  
 BASE BUILDING HEIGHT: 40'-0"  
 MAX BUILDING HEIGHT: 65'-0"  
 MIN STREET SETBACK: 0'-0"  
 MIN REAR SETBACK: 0'-0"  
 MIN INTERIOR SETBACK: 0'-0"  
 MAX FLOOR AREA RATIO: 2.75:1

CRITICAL AREAS ON SITE:  
 - CRITICAL AQUIFER RECHARGE AREA  
 - VOLCANIC HAZARD AREA  
 - SEISMIC HAZARD AREA  
 - ONGOING CONTAMINATION MONITORING

\*NOTE LISTED CRITICAL AREAS ENCOMPASS ENTIRE SITE AND  
 SURROUNDING AREAS

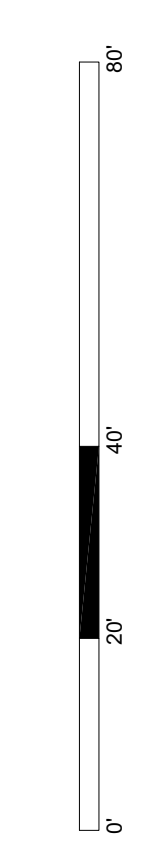
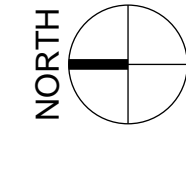
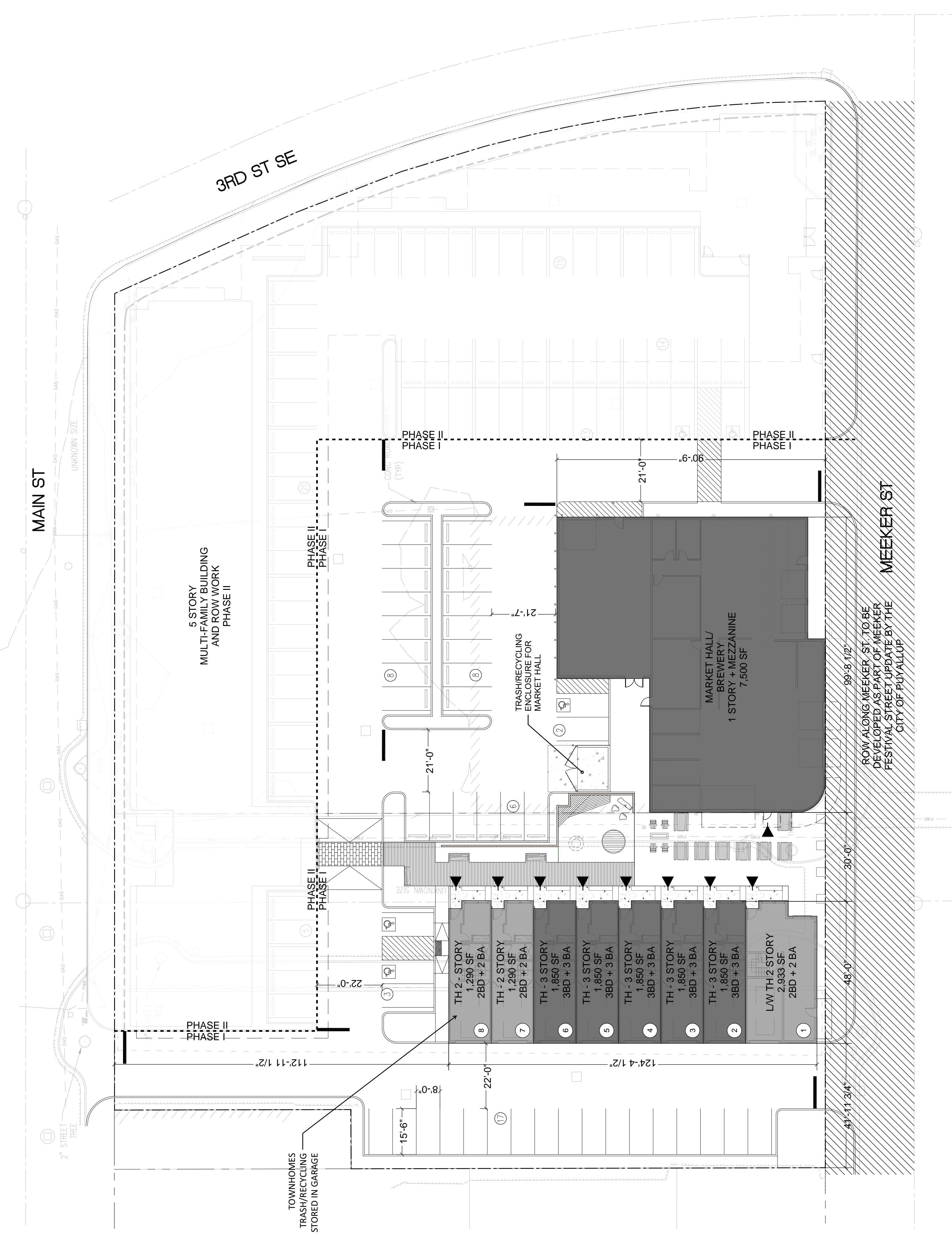
**BUILDING DATA:**

OCCUPANCY CLASSIFICATION  
 TOWNHOMES - R2 (RESIDENTIAL)  
 MARKET HALL - A2 (ASSEMBLY)  
 BUILDING AREA (PHASE I)  
 TOWNHOMES - 15,000 sf  
 MARKET HALL - 7,500 sf  
 TOTAL - 22,500 SF

CONSTRUCTION TYPE  
 TOWNHOMES - VB  
 MARKET HALL - VB

**SITE DATA:**

NUMBER OF DWELLING UNITS - 8 TOWNHOMES  
 PARKING SPACES (PHASE I)  
 COVERED (TOWNHOME GARAGES) - 8 STALLS  
 SURFACE PARKING - 44 STALLS  
 TOTAL - 52 STALLS



1 SITE PLAN  
 SCALE = 1" = 20'-0"

© COPYRIGHT 2025

ISSUED FOR: DATE:  
 PRELIMINARY SITE PLAN 11/15/25

PLAN APPROVAL

DRAWN BY: CD  
 CHECKED BY: CD

SHEET CONTENTS

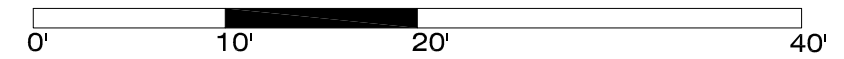
SITE  
 PLAN

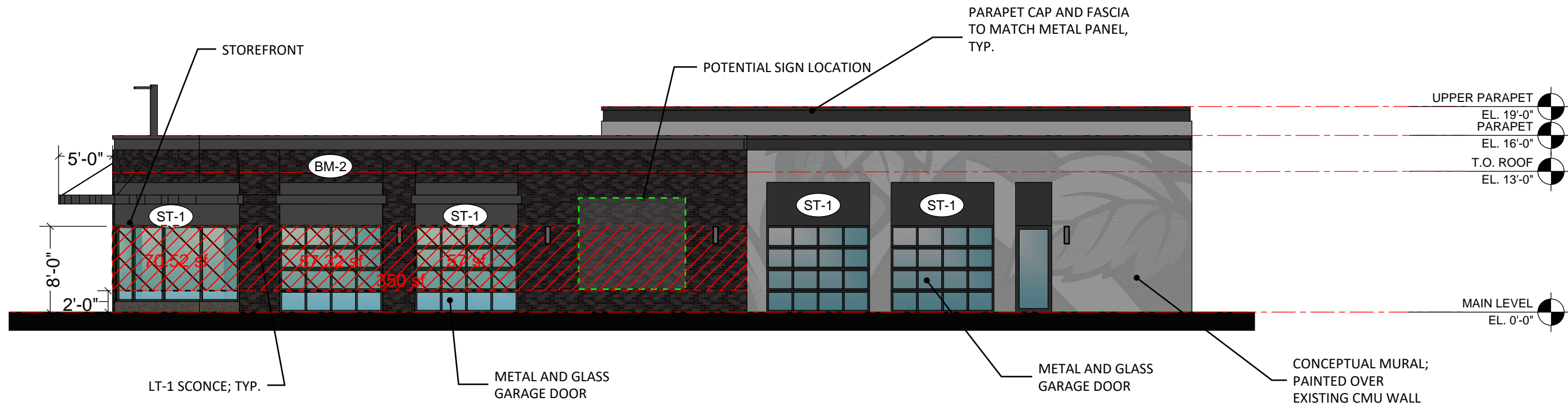
SHEET NUMBER

AS-101

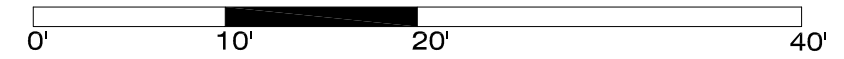


**A** EAST ELEVATION  
SCALE = 1"=10'-0"





**A** SOUTH ELEVATION  
SCALE = 1"=10'-0"



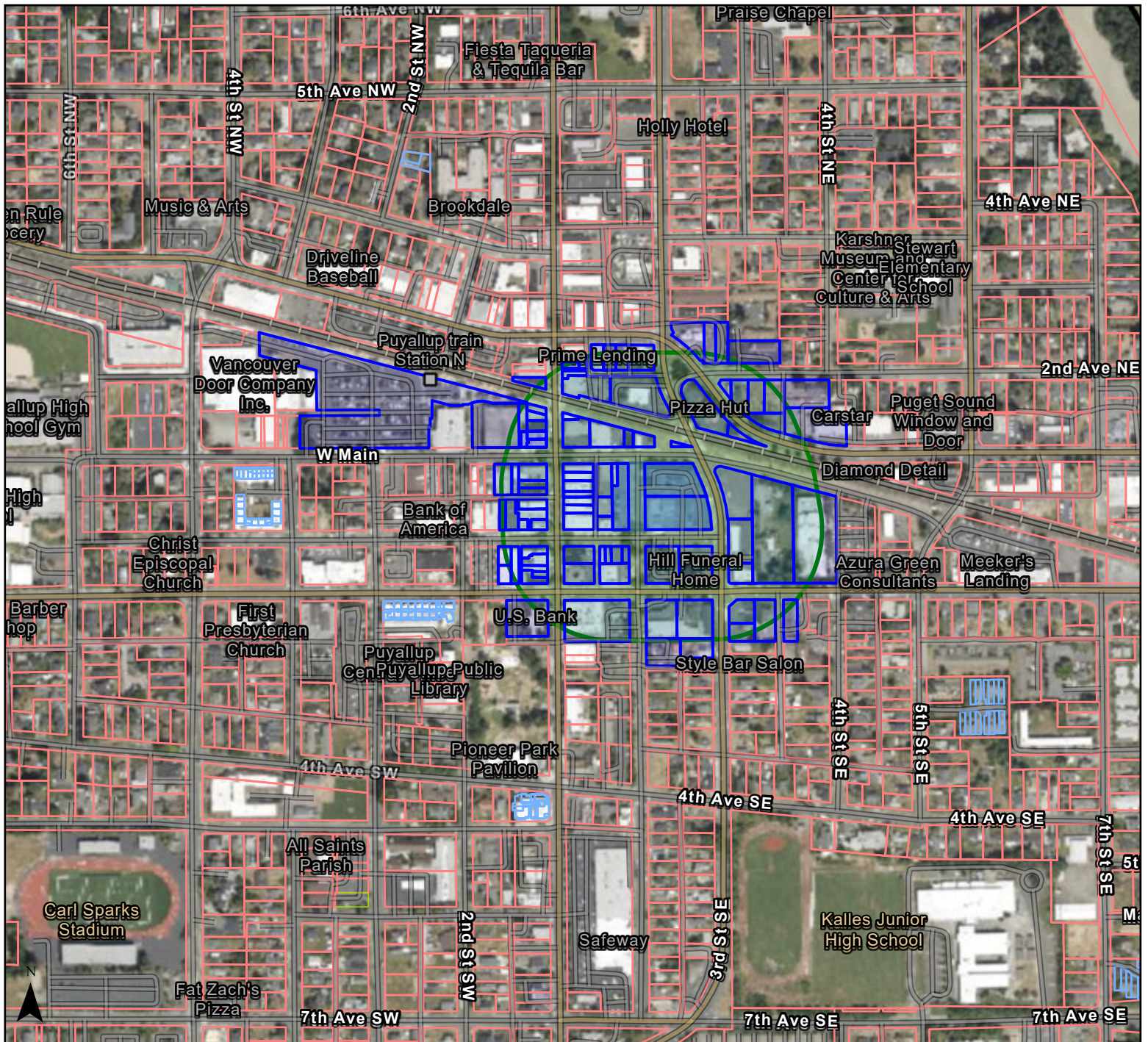


**A** PERSPECTIVE AT MARKET HALL  
SCALE = NTS



# City of Puyallup Planning Division

## PLPSP20250105 - Mailing Map 400ft



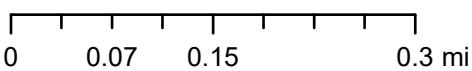
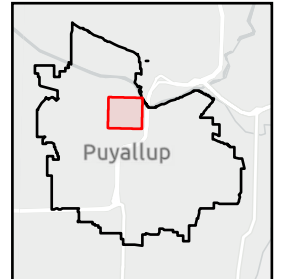
Legend  
Owner Notification

### Tax Parcels

- Condominium
- Base Parcel

- Condominium
- Other

- Urban Growth Area
- Puyallup City Limits



Scale: 1:9,028

Map produced using City of Puyallup GIS web apps.

Date: 1/13/2026

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.

7940100160  
SKYTOP HOLDINGS LLC  
720 SENECA ST STE 107 PMB 151  
SEATTLE, WA 98101-3265

7940100361  
CPSRTA  
401 S JACKSON ST  
SEATTLE, WA 98104-2826

7940100245  
COMMUNITY HEALTH CARE  
1148 BROADWAY STE 100  
TACOMA, WA 98402

7940100072  
DAHLKE ROBERT A  
607 16TH ST SW  
PUYALLUP, WA 98371-5657

0420272214  
QBAMC LLC  
2121 90TH ST E  
TACOMA, WA 98445-5629

~~0420272026  
PUYALLUP CITY OF  
333 S MERIDIAN  
PUYALLUP, WA 98371-5904~~

7060000150  
PINGREY JASON  
1810 BROOKMONTE DR SE  
PUYALLUP, WA 98372-5168

0420272086  
HARMAN MANAGEMENT CORP  
PO BOX 572530  
SALT LAKE CITY, UT 84157-2530

3330000201  
STRATEGIC EQUITY BUILDERS LLC  
1073 13TH LANE  
FOX ISLAND, WA 98333

2960000330  
HOPKINS SHEJUN K & HOPKINS AMBER M & HOPKINS SHANE R CO-TREES OF HOPKINS FAMILY IRREVOCABLE TRUST  
3615 58TH AVE SW  
SEATTLE, WA 98116

2960000290  
MELLEMA TIMOTHY J & KAYLOR GEOFFREY B  
812 E MAIN  
PUYALLUP, WA 98372-3364

0420272087  
AL YASIRI INVESTMENTS LLC  
PO BOX 13093  
DES MOINES, WA 98198

5745000061  
PUYALLUP SCHOOL DIST #3  
PO BOX 370  
PUYALLUP, WA 98371-0156

7940100102  
KURKOV DMITRIY  
25504 38TH AVENUE CT E  
SPANAWAY, WA 98387

7060000110  
HACKBARTH SANDRA K  
5125 SUMNER HEIGHTS DR E  
EDGEWOOD, WA 98372-9256

3330000210  
STRATEGIC EQUITY BUILDERS LLC  
1073 13TH LANE  
FOX ISLAND, WA 98333

~~0420272161  
HARBAUGH DOUGLAS S & B D KENDALL  
PO BOX 522  
PUYALLUP, WA 98371-0054~~

7060000140  
YI SUNG-JAE & SUKYUNG  
4802 51ST STREET CT E  
TACOMA, WA 98443-2573

5745000460  
ANDRIA INVESTMENT LLC  
10219 196TH STREET CT E STE A  
GRAHAM, WA 98338-7935

0420281166  
SKYTOP HOLDINGS II LLC  
720 SENECA ST STE 107 PMB 151  
SEATTLE, WA 98101-3265

2960000130  
PORTER III JOHN F TTEE & SEVERSON A A  
1011 E MAIN STE 208  
PUYALLUP, WA 98372

3330000250  
HARBAUGH DOUGLAS S & B D KENDALL  
PO BOX 522  
PUYALLUP, WA 98371-0054

2960000340  
DOWNTOWN PUYALLUP LAW CENTER  
112 W MEEKER  
PUYALLUP, WA 98371-5376

2960000040  
KING JOHN JR & KING KNIGHT BUILDING LLC  
PO BOX 9038  
TACOMA, WA 98490-0038

0420272020  
ENDGAME ENTERPRISES LLC  
2901 13TH ST SW  
PUYALLUP, WA 98373-6043

0420272194  
HARBAUGH DOUGLAS S  
PO BOX 522  
PUYALLUP, WA 98371-0054

5745000620  
MEDAM SOMASEKHARA REDDY & KALAVATHI  
9923 161ST AVE NE  
REDMOND, WA 98052

~~2960000271  
REFERENCE  
REFERENCE  
PIERCE COUNTY, WA~~

~~7060000070  
PUYALLUP CITY OF  
333 S MERIDIAN  
PUYALLUP, WA 98371-5904~~

~~9007330010  
SKYTOP HOLDINGS LLC  
720 SENECA ST STE 107 PMB 151  
SEATTLE, WA 98101-3265~~

5745000030  
JACOBS THOMAS E & GAYE L  
114 E MEEKER  
PUYALLUP, WA 98372-3243

5745000070  
OS PROPERTIES LLC  
205 S MERIDIAN  
PUYALLUP, WA 98371-5915

0420273143  
CLEMANS FURNITURE INC  
322 17TH ST NW  
PUYALLUP, WA 98371-5226

7940100090  
SHARP ADAM  
4554 W 160TH ST  
LAWNDALE, CA 90260

7060000180  
ASE PROPERTIES LLC  
14422 PARKVIEW CT E  
BONNEY LAKE, WA 98391-9603

2960000140  
OAKMONT CABIN LLC  
8011 243RD STREET CT E  
GRAHAM, WA 98338-7376

2960000020  
TAYLOR ROY L & SHARON M  
2810 9TH ST SW  
PUYALLUP, WA 98373-2760

2960000030  
HEIER RICHARD L & JUDY L  
13909 126TH AVENUE CT E  
PUYALLUP, WA 98374-3283

5745000910  
CORNFORTH CAMPBELL MOTORS INC  
PO BOX 537  
PUYALLUP, WA 98371-0172

7940100021  
KNK PROPERTIES LLC  
407 E MAIN  
PUYALLUP, WA 98372

~~7940100191  
REFERENCE  
REFERENCE  
PIERCE COUNTY, WA~~

3330000202  
WALLS SHARON A  
2647 GARDEN DR N APT 307  
LAKE WORTH, FL 33461-2239

3330000190  
HARBAUGH DOUG  
PO BOX 522  
PUYALLUP, WA 98371-0054

0420272029  
HARMAN MANAGEMENT CORPORATION  
595 MILLICH DR STE 106  
CAMPBELL, CA 95008

2960000050  
GRAPENTHIN ADAM  
13101 OLALLA VALLEY RD SE  
OLALLA, WA 98359

0420272018  
HARBAUGH DOUGLAS S & B D KENDALL  
PO BOX 522  
PUYALLUP, WA 98371-0054

7060000190  
GELSTON HEATHER E  
4419 VICKERY AVE E  
TACOMA, WA 98443-2016

3330000220  
PUYALLUP VALLEY POST #2224  
120 2ND ST NE  
PUYALLUP, WA 98372-3026

5745000831  
CORNFORTH CAMPBELL MOTORS INC  
PO BOX 537  
PUYALLUP, WA 98371-0172

0420272059  
HARBAUGH DOUGLAS S & B D KENDALL  
PO BOX 522  
PUYALLUP, WA 98371-0054

0420273133  
EZRA MEEKER HISTORICAL SOCIETY  
PO BOX 103  
PUYALLUP, WA 98371-0011

0420273371  
EZRA MEEKER HISTORICAL SOC  
PO BOX 103  
PUYALLUP, WA 98371-0011

0420272025  
COCKLE KENNETH E  
119 E MAIN ST  
PUYALLUP, WA 98372

5745000900  
PEACE LUTHERAN CHURCH PUYALLUP  
214 E PIONEER  
PUYALLUP, WA 98372-3262

0420272028  
HARMAN MANAGEMENT CORP  
PO BOX 572530  
SALT LAKE CITY, UT 84157-2530

0420273003  
MULTICARE HEALTH SYSTEM  
14400 METCALF AVE  
OVERLAND PARK, KS 66223-2989

9007330040  
SKYTOP HOLDINGS LLC  
720 SENECA ST STE 107 PMB 151  
SEATTLE, WA 98101-3265

7060000390  
CURNOW BRIAN  
1504 MAIN ST  
SUMNER, WA 98390-1812

7940100124  
AFP SIXTY SIX CORP  
9 PARK PL FL 4TH  
GREAT NECK, NY 11021

5745000720  
PEACE LUTHERAN CHURCH  
214 E PIONEER  
PUYALLUP, WA 98372-3262

7060000130  
PRICE SUSAN M  
1616 W PIONEER  
PUYALLUP, WA 98371-5274

5745000610  
DKPS ESTATES INC  
13021 50TH AVE SE UNIT B  
SNOHOMISH, WA 98296

2960000280  
MISENAR ROBERT D & HOLLY  
4721 127TH AVE E  
EDGEWOOD, WA 98372-9229

7940100101  
ROUNDS KALEN L & SAMANTHA L  
220 2ND AVE NE  
PUYALLUP, WA 98372

7940100071  
CEJA ROMEO A  
18101 97TH AVE E  
PUYALLUP, WA 98375-6321

9007330050  
SKYTOP HOLDINGS LLC  
720 SENECA ST STE 107 PMB 151  
SEATTLE, WA 98101-3265

2960000163  
FIRST CHURCH OF CHRIST SCIENTIST  
107 W MEEKER  
PUYALLUP, WA 98371-5375

5745000020  
JACOBS THOMAS E & GAYE L  
114 E MEEKER  
PUYALLUP, WA 98372-3243

2960000270  
HOPKINS JOHN L & JAQUELINE  
805 15TH ST NW  
PUYALLUP, WA 98371-4061

7060000160  
HANSEN MERIDIAN LLC  
237 MCELROY PL  
PUYALLUP, WA 98371-5088

2960000350  
M&A HOLDINGS PUYALLUP LLC  
113 W PIONEER AVE  
PUYALLUP, WA 98371

7060000380  
CITY OF PUYALLUP  
333 S MERIDIAN  
PUYALLUP, WA 98371-5904

5745001150  
WEST ONE BANK WASHINGTON  
PO BOX 460169  
HOUSTON, TX 77056

2960000010  
KING JOHN JR & KING KNIGHT BUILDING LLC  
PO BOX 9038  
TACOMA, WA 98490-0038

7060000120  
SSR PROPERTIES LLC  
1709 WATER ST SW  
OLYMPIA, WA 98501

0420272024  
RDC HOLDINGS LLC  
13608 CANNERY WAY  
SUMNER, WA 98390

5745000010  
JACOBS THOMAS E & GAYE L  
114 E MEEKER  
PUYALLUP, WA 98372-3243

0420281167  
CPSRTA  
401 S JACKSON ST  
SEATTLE, WA 98104-2826

7060000100  
GRATZER PAULA G  
PO BOX 1840  
OCEAN SHORES, WA 98569-1840

9007330020  
SKYTOP HOLDINGS LLC  
720 SENECA ST STE 107 PMB 151  
SEATTLE, WA 98101-3265

7940100170  
SKYTOP HOLDINGS LLC  
720 SENECA ST STE 107 PMB 151  
SEATTLE, WA 98101-3265

7940100220  
SKYTOP HOLDINGS II LLC  
720 SENECA ST STE 107 PMB 151  
SEATTLE, WA 98101-3265

7940100022  
KNK PROPERTIES LLC  
10516 40TH AVE E  
TACOMA, WA 98446-4526

2960000300  
DILLON THOMAS J & DEANNA C  
210 S MERIDIAN  
PUYALLUP, WA 98371-5916

7060000030  
PUYALLUP CITY OF  
333 S MERIDIAN  
PUYALLUP, WA 98371-5904

2960000170  
YANASAK HOLDINGS LLC  
9717 WOODLAND AVE E  
PUYALLUP, WA 98373-1173

5745000630  
312 E PIONEER LLC  
34205 8TH AVE S  
ROY, WA 98580-8653

5745000080  
JACOBS THOMAS E  
114 E MEEKER  
PUYALLUP, WA 98372-3243

0420272198  
REDWOOD ASSOCIATES LLC  
310 29TH ST NE STE 100  
PUYALLUP, WA 98372

5745000040  
BOIVIN VICKI D  
PO BOX 39  
PUYALLUP, WA 98371-0136

3330000260  
HARBAUGH DOUGLAS S & B D KENDALL  
PO BOX 522  
PUYALLUP, WA 98371-0054

7060000170  
JOHNSON ROBERT D & MARY L  
103 S MERIDIAN  
PUYALLUP, WA 98371-5917

5745001111  
PUYALLUP SCHOOL DISTRICT  
PO BOX 370  
PUYALLUP, WA 98371-0156

2960000310  
VANNOY SARA JO & CHRISTIAN  
402 15TH ST NW  
PUYALLUP, WA 98371-5138

0420272016  
DOWNTOWN DIRTY LLC  
4524 TACOMA AVE  
SUMNER, WA 98390-2212

7060000020  
PUYALLUP CITY OF  
333 S MERIDIAN  
PUYALLUP, WA 98371-5904

2960000150  
MERIDIAN MEEKER LLC  
23215 49TH AVE SE  
BOTHELL, WA 98021

2960000120  
PEACHY HOLDINGS LLC  
8210 70TH AVENUE CT E  
PUYALLUP, WA 98371-8718

9007330030  
SKYTOP HOLDINGS LLC  
720 SENECA ST STE 107 PMB 151  
SEATTLE, WA 98101-3265

3330000171  
TAYLOR ANDREW & RUTHY  
4205 64TH AVE NW  
GIG HARBOR, WA 98335-7200

0420273160  
KNOLL DANIEL A & MARY E  
PO BOX 1263  
PUYALLUP, WA 98371-0237

7060000090  
PRICE DAVID W & PRICE SUSAN M  
1616 W PIONEER  
PUYALLUP, WA 98371-5274

7940100103  
KURKOV DMITRIY  
25504 38TH AVENUE CT E  
SPANAWAY, WA 98387

3330000270  
DOWNTOWN DIRTY LLC  
4524 TACOMA AVE  
SUMNER, WA 98390-2212

7940100180  
SKYTOP HOLDINGS II LLC  
720 SENECA ST STE 107 PMB 151  
SEATTLE, WA 98101-3265

**From:** [Robin Loewen](#)  
**To:** ["Andrew Annanie "](#); ["Andy Whitener, Squaxin "](#); ["Angela Angove, PC surface water"](#); ["Annette Bullchild, Nisqually"](#); ["Brad Beach, Nisqually "](#); ["Cassie Moeller"](#); ["City of Edgewood"](#); ["City of Fife"](#); ["City of Sumner Planning "](#); ["Claudia Henry Pierce County "](#); ["Clay Gustaves Williams Pipeline"](#); ["DAHP "](#); ["Dan Krenz - USACE "](#); ["David Troutt - Nisqually Natural Resources"](#); ["Dept of Commerce"](#); ["Dr. Martin Fox, Muckleshoot"](#); ["Erick Thompson, PC surface water "](#); ["Fruitland Mutual Water Co. "](#); ["George Walter - Nisqually Environmental"](#); ["Greta Holmstrom, PC Stormwater planning"](#); ["Hannah Elwell"](#); ["Heidi Thomas - Nisqually Transportation"](#); ["KBelin TWD"](#); ["Laura Murphy - Muckleshoot Indian Tribe "](#); ["Mary Nicholl"](#); ["Matthew Herrington, Comcast"](#); ["MBA Pierce County "](#); ["Mike Burger"](#); ["PALS - Pierce County"](#); ["Pierce County Permit Center"](#); ["Pierce County Surface Water"](#); ["Pierce Transit"](#); ["Planning"](#); ["P-S Chamber of Commerce "](#); ["PSCAA"](#); ["Puyallup Planning"](#); ["Puyallup School District - Brian Devereux"](#); ["Puyallup Tribe - SEPA Review"](#); ["Sandy Leek - South Region Municipal Liaison Manager"](#); ["Sarah Grice "](#); ["Sean Vance "](#); ["Shaun Dinubilo"](#); ["Shelley Shaffer"](#); ["Tacoma Water "](#); ["Tim Susee, Central Pierce Fire "](#); ["TPCHD"](#); ["WA Dept of Natural Resources"](#); ["WDFW Region 6, South Sound"](#); ["WSDOT "](#); ["Yakama Nation"](#); ["Yakama Nation - Cultural Resources "](#)  
**Cc:** [Nabila Comstock](#)  
**Subject:** Notice of Complete Application - Project # PLPSP20250105 - Seasons on Meeker Townhomes & Market Hall - Preliminary site plan & SEPA - City of Puyallup  
**Date:** Monday, January 12, 2026 11:36:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[Notice of Application.pdf](#)  
[SEPA Checklist.pdf](#)  
[Site Plan.pdf](#)

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## 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**

#### **Re: PROJECT ID: PLPSP20250105 - NOTICE OF COMPLETE APPLICATION**

**Brief Project Description:** Proposed development of city-owned property at 115 2nd St SE. The project consists of a mix of new construction and adaptive reuse of an existing building. Phase I consists of eight (8) for-sale townhomes, a 7,500 square foot commercial market hall that will reuse most of the existing building onsite and create a new microbrewery and restaurant pods. The project includes 52 parking stalls, landscaping, and utilities. Phase II is for a 5-story, 115-apartment unit multi-family building and will be reviewed under a separate permit application.

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).

**Where to find permit materials:** Permit specific information may be found on the attached notice and on the [Cityview Portal](#).

**Submitting comments/questions:** Please provide comments within by January 28, 2026. 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. Comments may be provided by replying to the Case Planner Nabila Comstock via email at [NComstock@PuyallupWA.gov](mailto:NComstock@PuyallupWA.gov).

**SEPA Planned Action:** The project is located in the City's Downtown Planned Action Environmental Impact Statement 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 may be found here:  
[www.cityofpuyallup.org/1462/Downtown-Planned-Action-EIS](http://www.cityofpuyallup.org/1462/Downtown-Planned-Action-EIS)

Thank you,

Robin Loewen  
DPS Support Specialist  
City of Puyallup  
333 S Meridian  
Puyallup, WA 98371  
253-841-5439

*To apply for a permit, click here to access the [City's Permit Portal](#). Or scan this QR code with your phone to learn more.*

