

Nabila Comstock

From: Brad Beach <beach.brad@nisqually-nsn.gov>
Sent: Wednesday, January 21, 2026 12:04 PM
To: Nabila Comstock
Subject: Fw: Notice of Complete Application - Project # PLPSP20250105 - Seasons on Meeker Townhomes & Market Hall - Preliminary site plan & SEPA - City of Puyallup
Attachments: Notice of Application.pdf; SEPA Checklist.pdf; Site Plan.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon, Nabila,

I've reviewed the provided project information and don't have any comments or concerns at this time.

Respectfully,

Brad Beach, THPO
Nisqually Indian Tribe
360-456-5221 ext. 1277
360-528-1084

From: Robin Loewen <RLoewen@PuyallupWA.gov>
Sent: Monday, January 12, 2026 11:36 AM
To: Andrew Annanie <Andrew.annanie@puyalluptribe-nsn.gov>; Andy Whitener, Squaxin <awhitener@squaxin.us>; Angela Angove, PC surface water <angela.angove@piercecountywa.gov>; Annette Bullchild <bullchild.annette@nisqually-nsn.gov>; Brad Beach <beach.brad@nisqually-nsn.gov>; Cassie Moeller <Cassie.Moeller@piercecountywa.gov>; City of Edgewood <comdev@cityofedgewood.org>; City of Fife <comdev@cityoffife.org>; City of Sumner Planning <ryanw@sumnerwa.gov>; Claudia Henry Pierce County <claudia.henry@piercecountywa.gov>; Clay Gustaves Williams Pipeline <Clay.Gustaves@Williams.com>; DAHP <SEPA@dahp.wa.gov>; Dan Krenz - USACE <Daniel.A.Krenz@usace.army.mil>; David Troutt <troutt.david@nisqually-nsn.gov>; Dept of Commerce <reviewteam@commerce.wa.gov>; Dr. Martin Fox, Muckleshoot <Martin@muckleshoot.nsn.us>; Erick Thompson, PC surface water <erick.thompson@piercecountywa.gov>; Ted Hardiman <ted@fruitlandwater.com>; George Walter <walter.george@nisqually-nsn.gov>; Greta Holmstrom, PC Stormwater planning <greta.holmstrom@piercecountywa.gov>; hannah <hannah@puyallupsumnerchamber.com>; Heidi Thomas <thomas.heidi@nisqually-nsn.gov>; KBelin TWD <kbelin@cityoftacoma.org>; Laura Murphy - Muckleshoot Indian Tribe <Laura.murphy@muckleshoot.nsn.us>; Mary Nicholl <Mary.nicholl@pse.com>; Herrington, Matthew <matthew_herrington@comcast.com>; MBA Pierce County <ahallenberg@masterbuilderspierce.com>; Mike Burger <Mike.Burger@muckleshoot.nsn.us>; PALS - Pierce County <aclark@co.pierce.wa.us>; Pierce County Permit Center <PCPERMITS@piercecountywa.gov>; Pierce County Surface Water <PCWATER@piercecountywa.gov>; Pierce Transit <Planning@PierceTransit.org>; Planning <Planning@PuyallupWA.gov>; Tara Doyle-Enneking <exec@puyallupsumnerchamber.com>; PSCAA <SEPA@psc Cleanair.org>; Planning <Planning@PuyallupWA.gov>; Puyallup School District - Brian Devereux <deverebj@puyallup.k12.wa.us>; Puyallup Tribe - SEPA Review <SEPARReview@PuyallupTribe-nsn.gov>; Sandy Leek - South Region Municipal Liaison Manager <sandy.leek@pse.com>; Sarah Grice <sarah.grice@piercecountywa.gov>; Sean Vance <sean@valleywaterdistrict.com>; Shaun Dinubilo <sdinubilo@squaxin.us>; Shelley Shaffer <sshaffer@cityoftacoma.org>; Tacoma Water <rdowns@cityoftacoma.org>; Tim Susee, Central Pierce Fire <tsusee@grahamfire.org>; TPCHD <SEPA@tpchd.org>; WA Dept of Natural Resources

<sepacenter@dnr.wa.gov>; WDFW Region 6, South Sound <R6SSplanning@dfw.wa.gov>; WSDOT <OR-SEPA-REVIEW@wsdot.wa.gov>; Yakama Nation <esanche@yakama.com>; Yakama Nation - Cultural Resources <casey_barney@yakama.com>

Cc: Nabila Comstock <NComstock@PuyallupWA.gov>

Subject: Notice of Complete Application - Project # PLPSP20250105 - Seasons on Meeker Townhomes & Market Hall - Preliminary site plan & SEPA - City of Puyallup

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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.

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

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.

