

## Nabila Comstock

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**From:** Shaun Dinubilo <sdinubilo@squaxin.us>  
**Sent:** Thursday, January 22, 2026 3:37 PM  
**To:** Robin Loewen  
**Cc:** Doyle Foster  
**Subject:** RE: Notice of Complete Application - Project # PLPSP20250105 - Seasons on Meeker Townhomes & Market Hall - Preliminary site plan & SEPA - City of Puyallup

CAUTION: This is an External Email. Do not click links or open attachments unless you are expecting them.

Hello Robin,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project (SEPA) for our review and comment. Although the project is within our treaty and traditional area, we recommend you consult with the Puyallup Tribe regarding cultural resource concerns for this project



Shaun Dinubilo  
Archaeologist  
FAA Certified (Section 107) sUAS Remote Pilot  
Cultural Resource Department  
Squaxin Island Tribe  
200 S.E. Billy Frank Jr. Way  
Shelton, WA 98584  
Phone: 360-432-3998  
Email: [sdinubilo@squaxin.us](mailto:sdinubilo@squaxin.us)  
Office Hours: 7:30 am to 4:00 pm

Email is my preferred method of communication.

As per 43 CFR 7.18[a][1] of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Public Records Act- Archaeological Sites, all information concerning the location, character, and ownership of any cultural resource is exempt from public disclosure.

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**From:** Robin Loewen <RLoewen@PuyallupWA.gov>  
**Sent:** Monday, January 12, 2026 11:37 AM  
**To:** Andrew Annanie <Andrew.annanie@puyalluptribe-nsn.gov>; Andy Whitener <awhitener@squaxin.us>; Angela Angove, PC surface water <angela.angove@piercescountywa.gov>; Annette Bullchild, Nisqually <bullchild.annette@nisqually-nsn.gov>; Brad Beach, Nisqually <beach.brad@nisqually-nsn.gov>; Cassie Moeller <Cassie.Moeller@piercescountywa.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@piercescountywa.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 - Nisqually Natural

Resources <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@piercecounitywa.gov>; Ted Hardiman <ted@fruitlandwater.com>; George Walter - Nisqually Environmental <walter.george@nisqually-nsn.gov>; Greta Holmstrom, PC Stormwater planning <greta.holmstrom@piercecounitywa.gov>; hannah <hannah@puyallupsummerchamber.com>; Heidi Thomas - Nisqually Transportation <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@piercecounitywa.gov>; Pierce County Surface Water <PCWATER@piercecounitywa.gov>; Pierce Transit <Planning@PierceTransit.org>; Planning <Planning@PuyallupWA.gov>; Tara Doyle-Enneking <exec@puyallupsummerchamber.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@piercecounitywa.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 <esanchez@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



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.*

