

Chris Beale

From: Chris Beale
Sent: Thursday, April 2, 2026 1:24 PM
To: Andrew Annanie ; Andy Whitener, Squaxin ; Annette Bullchild, Nisqually; Brad Beach, Nisqually ; City of Edgewood; City of Fife; City of Sumner Planning ; Clay Gustaves Williams Pipeline; DAHP ; Dan Krenz - USACE ; David Troutt - Nisqually Natural Resources; Dept of Commerce; Dr. Martin Fox, Muckleshoot; Fruitland Mutual Water Co. ; George Walter - Nisqually Environmental; Hannah Elwell; Heidi Thomas - Nisqually Transportation; KBelin TWD; Laura Murphy - Muckleshoot Indian Tribe ; Logan Kovash, Central Pierce Fire; Mary Nicholl; Matthew Herrington, Comcast; MBA Pierce County ; Mike Burger; Pierce County Permit Center; Pierce County SEPA Noticing; 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; Sean Vance ; Shaun Dinubilo; Shelley Shaffer; Tacoma Water ; TPCHD; WA Dept of Natural Resources; WDFW Region 6, South Sound; WSDOT ; Yakama Nation; Yakama Nation - Cultural Resources ; Mullin, Tim (ECY) dsinagra@cesnwinc.com
Cc:
Subject: Notice of SEPA Threshold Determination - Project P-18-0040 SEPA MDNS
Attachments: Preliminary Plat.pdf; 04-SEPA Checklist Environmental - 2026 Revised.pdf; P-18-0040 SEPA MDNS 040226.pdf; 09 - Sunset Pointe Narrative 2026.03.31.pdf



CITY OF PUYALLUP

Development & Permitting Services

333 S Meridian, Puyallup, WA 98371
(253) 864-4165 Fax (253) 840-6678

NOTICE OF PRELIMINARY MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Re: PROJECT ID P-18-0040 – NOTICE OF PRELIMINARY MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Brief Project Description: SUNSET POINTE – Proposed 18 lot Preliminary Major Plat subdivision on 9.18 acres. Project includes new public roads, water/sewer/stormwater infrastructure, public trails and landscaping. The project also includes new right of way dedication and five (5) separate tracts meant for preservation of critical areas, stormwater management and open space. Lots range in size from 10,038 sq ft to 21,225 sq ft.

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

COMMENTS

Comments on this preliminary MDNS must be submitted within 14 days or by 5:00 p.m. on **April 17, 2026** (14 days from issuance date) (14 days from the issuance date) to the Responsible Official at City of Puyallup Development Services Center. Comments will be accepted by mail, or (preferably) by email. To submit

comments electronically, please send via E-mail to: Planning@PuyallupWA.gov ; or contact the case planner below.

Chris Beale, Senior Planner at (253) 841-5418 or CBeale@PuyallupWA.gov

APPEALS

Consistent with WAC 197-11-545 regarding commenting parties and agencies, an appeal the subject MDNS may be filed via a written request with the SEPA Responsible Official by applicable parties and agencies within 10 days of expiration of the comment period (**April 28, 2026**).

Submitting appeals: Appeals will be accepted by via the Cityview permit portal only (<https://permits.puyallupwa.gov/Portal>). Please email the case planner listed below prior to submission of an appeal, if possible. To file an appeal electronically, please visit <https://permits.puyallupwa.gov/Portal> and select "Apply for a Planning Permit", selecting "'Appeal to Hearing Examiner" from the project/permit type drop down when prompted. Prior to submittal and payment of the \$650.00 appeal fee, consult [PMC 21.04.205](#) regarding SEPA Appeals or contact the SEPA Responsible Official at Planning@PuyallupWA.gov or (253) 864-4165, ext. 3, to ask about the appeal procedures, if possible. Be prepared to make specific factual reasons, rationale, and/or the basis for the appeal. This determination will become final if no formal appeals are filed and/or reconsideration requests are made by the expiration date listed above.

Chris Beale, AICP (He/Him)
Senior Planner
253.841.5418

Permit Portal: <https://permits.puyallupwa.gov/Portal>