



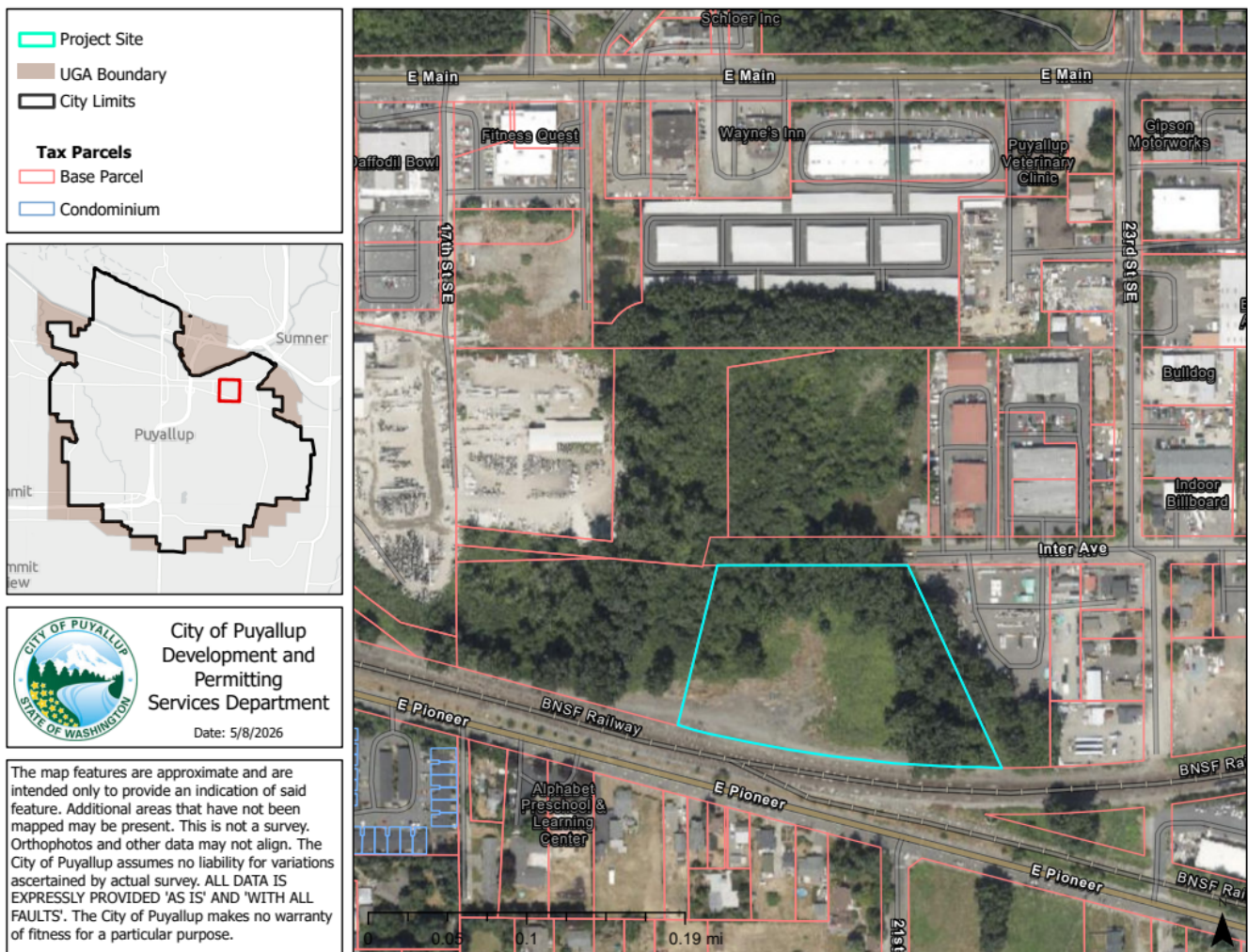
City of Puyallup  
**Planning Division**  
333 S. Meridian, Puyallup, WA 98371  
(253) 864-4165  
www.cityofpuyallup.org

May 13, 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:	PLSHP20260039
Permit Type:	Short Plat, SEPA
Proposal:	Short plat subdivision application of a 5-acre parcel located in the limited manufacturing zone. The subdivision consists of two critical area preservation tracts and two building lots with proposed access from Inter Avenue over Deer Creek.
Applicant(s):	Grant Middleton, Larson & Associates
Owner(s):	Rayco Ventures LLC
Site Address:	No address assigned to this parcel. Located between 1919 E Pioneer and 2202 Inter Ave.
Parcel Number:	2105200221
Date of Application:	April 02, 2026
Date of complete application determination:	May 04, 2026
Date of Public Hearing (if set):	Public Hearing is not required.
Environmental documents/studies required:	SEPA Checklist, critical areas report, stormwater report, and other reports as required for review
Identified critical areas on or adjacent to the site:	Wetland, streams, potential landslide hazard area, PHS sensitive habitats, aquifer recharge area, volcanic hazard 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: May 27, 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).

## **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.

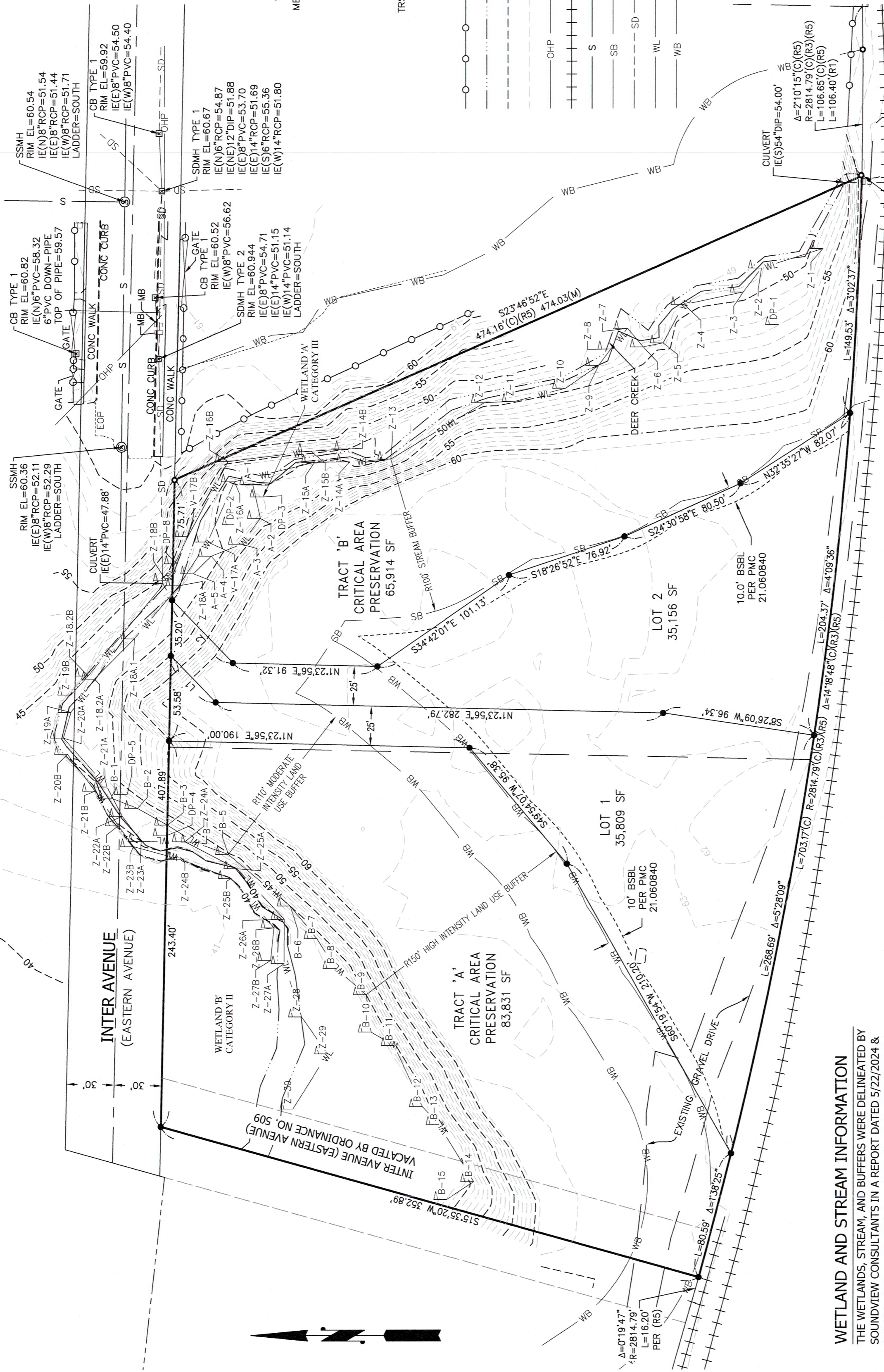
Environmental mitigation measures under consideration: None identified as of the date of this mailer. Staff reviewing SEPA checklist.

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**

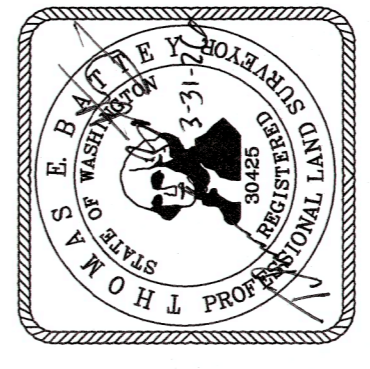
If you have any comments, please email them to Nabila Comstock, Associate Planner at [NComstock@PuyallupWA.gov](mailto:NComstock@PuyallupWA.gov) or call (253) 770-3361.

CITY OF PUYALLUP SHORT PLAT NO. PLSHPXXXXXXX  
 IN PORTIONS OF THE SE 1/4, SW1/4,  
 NW1/4 & NE1/4 OF THE SW 1/4,  
 SEC 26, TWP 20 N., RGE 4 E., W.M.  
 ORIGINAL TRACT ASSESSOR'S  
 PARCEL NO: 2105200221



**LEGEND**

- MONUMENT FOUND AS NOTED
- FOUND 1/2" REBAR & CAP, DEA 'LS 16930'
- SET 1/2" REBAR & CAP, BAITTEY 30425
- △ SET HUB & TACK FROM 2' RP'S
- × SET MAG NAIL FROM 2' RP'S
- CATCH BASIN
- > CULVERT
- ⊗ GAS VALVE
- GATE POST
- GUY ANCHOR WIRE
- MB □ MAIL BOX
- ⊙ SANITARY SEWER MANHOLE
- ⊠ SIGN
- STORM DRAIN MANHOLE
- ⊙ TELECOM MANHOLE
- TRS □ TELECOM RISER
- ⊘ UTILITY POLE
- ⊠ WETLAND FLAG
- CHAIN LINK FENCE
- EDGE OF WATER
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- OVERHEAD POWER LINE
- RAILROAD TRACTS
- SANITARY SEWER LINE
- STREAM BUFFER
- STORM DRAIN LINE
- WETLAND
- WETLAND BUFFER
- (C) CALCULATED DISTANCE
- (M) MEASURED DISTANCE

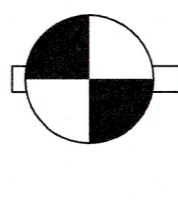


SHEET 2 OF 2

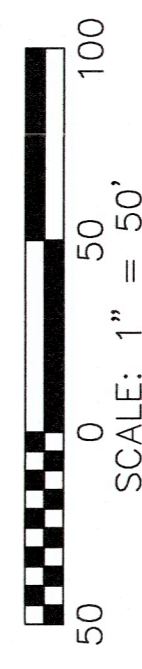
**LARSON AND ASSOCIATES**  
 LAND SURVEYORS  
 ENGINEERS  
 PLANNERS

9027 PACIFIC AVENUE, SUITE 4  
 TACOMA, WASHINGTON 98444-6247  
 (253)474-3404 / FAX (253)472-7358

9882 SP  
 03/31/26



VERTICAL DATUM  
 (WSRN)



NAVD 88 ESTABLISHED USING GPS RTK ROVER  
 CONSTRAINED TO THE WASHINGTON STATE  
 REFERENCE NETWORK (WSRN) STATIONS

CONTOUR INTERVAL=1'  
 TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

**WETLAND AND STREAM INFORMATION**

THE WETLANDS, STREAM, AND BUFFERS WERE DELINEATED BY  
 SOUNDVIEW CONSULTANTS IN A REPORT DATED 5/22/2024 &  
 SUBSEQUENTLY UPDATED IN A CRITICAL AREA ASSESSMENT /  
 TECHNICAL MEMORANDUM DATED MARCH 23, 2026