



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

June 10, 2026

JMJ Team

905 Main Street, Suite 200

Sumner, WA 98390

Application: PLPSP20260067

Property Location: 302 Todd Rd NE and 212 Todd Rd NE, Puyallup, WA 98372

Re: PLPSP20260067, Preliminary Site Plan, 212 Todd Road Development

Your application was reviewed for completeness on June 10, 2026. The following is not a thorough review. Staff find the application is incomplete at this time and additional information is required in order to review this proposal. Review of your application will resume upon resubmittal of all required items outlined below. Please address all comments and provide all requested items in one submittal to the permit portal. You are required to provide a complete response that adequately addresses each comment.

Missing Submittal Requirements:

- [Industrial Design Review Worksheet](#) is required to be submitted. For criteria that do not apply, please respond N/A.
- Stream and wetland critical area report & associated critical area checklists
 - o As shown in the critical area report prepared by Habitat Technologies dated May 12, 2025, (submitted with permit PLCUV20240004) critical area buffers extend onto these properties.
 - o Habitat Technologies, or chosen qualified professional, should prepare a site and proposal specific report consistent with PMC 21.06.530 per PMC 21.06.950.
- Mitigation plan
 - o As stated in earlier conversations, 212 Todd Road has had previous, unpermitted site clearing and filling which included the placement of gravel in the onsite wetland buffer. The associated permit for the SEPA DNS that addressed this unpermitted fill is PLSSP20230011 and was sent to the applicant to review. Note that this DNS was to retroactively address unpermitted clear, fill, and grade work and included a proposed mitigation plan for the critical areas that were impacted. No future development was included in the scope of work for the SEPA checklist and determination. The clear, fill, and grade permit as well as the proposed mitigation was never completed.
 - o Staff has attached the previous mitigation plan, checklist, and Confluence mitigation plan review in the permit file under Documents & Images for the



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applicant and their qualified professional to reference. The mitigation plan should be updated to meet the comments from Confluence, which have also been included under Documents & Images.

- *PLSSP20230011 - APL Properties Mitigation Plan REFERENCE*
- *PLSSP20230011 - APL Todd Rd Confluence Review REFERENCE*
- *PLSSP20230011 - APL Properties Critical Areas Report Checklist - Mitigation Plans REFERENCE*

The applications shall only be considered complete when all of the above information is submitted. The applications will not be processed further until the application is considered complete.

Feel free to contact me with any questions or concerns.

Sincerely,

Nabila Comstock
Associate Planner