



Mitigated Determination of Nonsignificance (MDNS)

Environmental Application Number: 792210

Project ID Number: 469640

Family Application Number(s): 792206, 792212, 7922136, 840137

Parcel Number(s): 0420252002, 2003, 2012, 2700, 2701, 3007, 3036, 3057, 3063, 3064, 3702, 3703, 3704, 3705, 0420261012, 4014, and 4033 (17 parcels)

Action: Knutson Farms Short Plat / Administrative Design Review (ADR 63-14) / Administrative Use Permit / Shoreline Substantial Development (SD36-14) / Site Development / Site Plan Review and Building Permits

Proposal: Development of a warehouse/industrial park facility on a proposed seven lot short plat for future buildings totaling approximately 2,600,000 square feet. The project includes associated grading, paved parking, and required infrastructure on a 162-acre site in the Employment Center (EC) zone classification.

Location: 6719 134th Avenue East, Puyallup, WA, within Sections 25 and 26, T20N, R4E, W.M. in County Council District No. 2.

Proponent: Knutson Farms, Inc.

Conclusions of Responsible Official:

The Responsible Official concludes that a Mitigated Determination of Nonsignificance (MDNS) may be issued for this proposal. This is based upon staff review of the environmental checklist and attachments, other information on file with Pierce County, and County regulations governing the project. The MDNS is supported by plans, policies, and regulations adopted by Pierce County for the exercise of substantive authority under SEPA. The following are the County adopted policies and/or findings which support the MDNS.

Pierce County Planning and Public Works has reviewed a Traffic Impact Analysis (TIA) prepared for the project by Transportation Engineering NorthWest (TENW) dated February 10, 2017, and determined the following mitigation is required to adequately address the project's impacts.

Mitigation:

The Responsible Official has determined that the proposal will not have a probable significant impact on the environment, and an Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2) (c), only if the following conditions are met. This decision was made after review of a completed environmental checklist, other information on file with Pierce County, and existing regulations. This information is available to the public on request. These mitigation measures are required as authorized under the Substantive Authority of SEPA in accordance with the guidelines contained in Section 18D.10.080 of the Pierce County Code and shall be implemented by the applicant.

If the mix of land use types and sizes change from what is presented in the revised TIA dated February 10, 2017, prepared by TENW, the applicant shall retain a transportation consultant to conduct a study to determine if there would be any increase in peak hour trips generated by any proposed change in use. The study shall be submitted to the County, which will have the right

to distribute to adjacent jurisdictions for review and comment, and which will have the authority to require additional transportation improvements proportional to any increase in peak hour trips beyond those projected in the above-referenced TIA. Any mitigation identified by the County through a potential future study would be required to be completed, and all construction inspected and approved by the appropriate agency prior to certificate of occupancy issuance associated for the change in mix of land use type or size.

- If not already constructed, the applicant will design and construct 5th Avenue SE to City of Puyallup roadway standards between Shaw Road East and 33rd Street SE prior to final building inspection on the first building in the Knutson Farms Short Plat.
- The applicant will design and construct roadway improvements to 33rd Street SE (134th Avenue East) south of 5th Avenue SE to 80th Street East to City of Puyallup road standards prior to final building inspection on the first building in the Knutson Farms Short Plat.
- If not already constructed, the applicant will design and construct roadway improvements to 134th Avenue East north of 5th Avenue SE within the Puyallup City limits. The applicant will design and construct the necessary road improvements to gain access to Shaw Road East, as well as the full street improvements along 134th Avenue East north of 5th Avenue SE consisting of 32 feet of pavement width (two 12-foot lanes with 4-foot paved shoulders), curb/gutter, and 6-foot wide sidewalks prior to the final building inspection on the first building.
- The applicant will design and construct a traffic signal at the Shaw Road East/5th Avenue SE intersection prior to occupancy of the first building.
- All truck traffic generated by the Knutson development will be restricted from using the 33rd Street SE/134th Avenue East corridor south of 5th Avenue SE, and will be limited to using Shaw Road East only via 5th Avenue SE for access to/from the development site.
- The applicant shall contribute \$75,000.00 to the City of Puyallup for trail crossing improvements at the intersection of East Pioneer and 134th Avenue East/33rd Street SE prior to the final building inspection on the first building.
- To mitigate impacts to queues on Shaw Road East between 12th Avenue SE and 23rd Avenue SE, the applicant shall contribute \$600,000.00 to the City of Puyallup to help fund the City of Puyallup's planned capital project to widen Shaw Road East prior to the final building inspection on the first building.
- To mitigate impacts to the queues along East Main Avenue and Shaw Road East, the applicant shall contribute \$500,000.00 to the City of Puyallup to help fund a new traffic signal at the intersection of 5th Avenue NE and East Main Avenue prior to the final building inspection on the first building.
- To mitigate traffic impacts to the SR-410 interchange, the applicant will contribute a proportionate share cost of \$1.0 million dollars toward future improvements at the SR-410/East Main Avenue/Traffic Avenue interchange prior to occupancy of the first building within the Knutson Farms Short Plat. This proportionate share cost shall be paid to the City of Sumner.

This Mitigated Determination of Nonsignificance (MDNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by close of business on the comment deadline date. The Responsible Official will reconsider the MDNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the MDNS. If the MDNS is retained, it will be final after the expiration of the comment deadline. No permits may be issued, and the applicant shall not begin work, until the comment deadline has expired and any other necessary permits are issued.

- This MDNS is issued after using the optional MDNS process in WAC 197-11-355. There is no further comment period on the MDNS. Appeals must be filed within 14 days of the issue date.
- This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from issue date. Appeals must be filed within 14 days of the end of the comment period.

Responsible Official: Dennis Hanberg
Position/Title: Director
Address: 2401 South 35th Street, Room 2, Tacoma, WA 98409
Staff Contact: Marcia Lucero/Project Manager
mlucero@co.pierce.wa.us Phone 253-798-2789
Issue Date: April 26, 2017



for Dennis Hanberg, Responsible Official

Appeal:

Pursuant to RCW 43.21C.075, Section 18D.10.080 of Title 18D, Pierce County Development Regulations-Environmental and Chapter 1.22 of Title 1, General Provisions, decisions of the Responsible Official may be appealed. Appeals are filed with appropriate fees and Notice of Appeal at the Planning and Land Services Department, located at the Development Center, in the Public Services Building, 2401 South 35th Street, Room 2, Tacoma, WA 98409. You should be prepared to make specific factual objections. Appeals must be filed within 14 days of the expiration of the comment deadline.

Note: The issuance of this MDNS does not constitute project approval. The applicant must comply with all other applicable requirements of Pierce County, federal, and state agencies, and/or the Hearing Examiner prior to receiving construction permits.

Pierce County Online Permit Information:

<http://palsonline.co.pierce.wa.us/palsonline/permitinfo?applPermitId=792210>





April 26, 2017

Barghausen Consulting, Inc.
Attn: Dan Balmelli
18215 72nd Avenue South
Kent, WA 98032

RE: Knutson Farms Short Plat/Administrative Design Review/Administrative Use Permit/Shoreline Substantial Development/Site Development/Site Plan Review and Building Permits, Application Nos. 792206, 792210, 792212, 7922136, 840137

Dear Mr. Balmelli:

Enclosed/attached you will find a Mitigated Determination of Nonsignificance (MDNS) issued by Pierce County on the above referenced proposal.

The MDNS is also being sent to agencies other than Pierce County Departments that may be requiring permits for this proposal, in accordance with WAC 197-11-340.

Sincerely,

A handwritten signature in black ink that reads "Marcia Lucero".

Marcia Lucero
Project Manager

ML:ld
4 Knutson Farms MDNS.docx

Enclosure/attachment

c: Knutson Farms, Inc., 16406 78th Street East, Sumner, WA 98390-2900
Reviewing agencies that received Environmental Checklist/site plan on December 4, 2014, with revisions on June 20, 2016.

Order Confirmation

Customer

PIERCE COUNTY

Customer Account

256318

Customer Address

2401 S 35TH ST RM 2
TACOMA WA 984097960 USA

Customer Phone

253-798-7200

Customer Fax

Sales Rep

lbastin@thenewstribune.com

Payor Customer

PIERCE COUNTY

Payor Account

256318

Payor Address

2401 S 35TH ST RM 2
TACOMA WA 984097960 USA

Payor Phone

253-798-7200

Customer EMail

Order Taker

lbastin@thenewstribune.com

<u>PO Number</u>	<u>Payment Method</u>	<u>Blind Box</u>	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>
MDNS KNUTSON FARMS	Check		2	0	0

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$68.34	\$0.00	\$68.34	\$0.00	\$68.34

<u>Ad Order Number</u>	<u>Order Source</u>	<u>Ordered By</u>	<u>Special Pricing</u>
0003044912		LYNDA DENLEY	
<u>Invoice Text</u>			<u>Promo Type</u>
MDNS KNUTSON FARMS			
<u>Package Buy</u>			<u>Materials</u>

Ad Order Information

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0003044912-01	TAC-Legal Liner	AdBooker	

<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u>	<u>Pick Up</u>
		No	

<u>Ad Size</u>	<u>Color</u>
1 X 50 li	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
TAC-NT-News Tribune	0300 - Legals Classified	1	\$68.34

<u>Run Schedule Invoice Text</u>	<u>Position</u>
PIERCE COUNTY NOTICE OF MITIGATED DETEF	0301 - Legals & Public Notices

Run Dates
04/26/2017

**PIERCE COUNTY
NOTICE OF MITIGATED DETERMINATION OF
NONSIGNIFICANCE**

Knutson Farms Short Plat
Administrative Design Review (ADR 63-14) /
Administrative Use Permit
Shoreline Substantial Development (SD36-14) /
Site Development
Site Plan Review and Building Permits
Proponent: Knutson Farms, Inc.
Application Nos. 792206, 792210, 792212,
7922136, 840137

Notice is hereby provided in accordance with PCC, Chapter 18.80 and Section 18D.40.050, and WAC 197-11-510 that Pierce County has issued a Mitigated Determination of Nonsignificance (MDNS) on the following proposal:

Development of a warehouse/industrial park facility on a proposed seven lot short plat for future buildings totaling approximately 2,600,000 square feet. The project includes associated grading, paved parking, and required infrastructure on a 162-acre site in the Employment Center (EC) zone classification located at 6719 134th Avenue East, Puyallup, WA.

Pierce County, acting as lead agency, has determined that the proposal will not result in significant adverse impacts on the environment, if the conditions in the MDNS are met. Pursuant to RCW 43.21C.030(2)(C) an Environmental Impact Statement (EIS) will not be required. This decision was made after the review of a completed environmental checklist and other information on file. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2). Pierce County may not act on this proposal prior to May 11, 2017. Comments must be submitted by close of business on May 10, 2017.

An appeal of this determination must be filed no later than May 24, 2017, online at www.co.pierce.wa.us, or at the Development Center, Planning and Public Works Department, Pierce County Public Services Building, 2401 S. 35th St., Room 2, Tacoma, WA 98409 by filing the appropriate fee and Notice of Appeal. You should be prepared to make specific factual objections. Review Chapter 1.22 of Title 1, General Provisions for additional information on the appeal process, including Content of Notice of Appeal (1.22.090.C). Contact the Development Center, 798-7200 to read or ask about the procedure for appeals.