



# CITY OF PUYALLUP

Development Services Department

## DETERMINATION OF SIGNIFICANCE AND REQUEST FOR COMMENTS ON SCOPE OF EIS

### **Description of proposal :**

“The Applicant seeks to develop a Level 8 Warehousing, Distribution and Freight Movement facility of up to 2.6 million square feet of building area on the approximate 161.55-acre Knutson Farm property located within unincorporated Pierce County. The site is zoned EC (Employment Center) and is within the Alderton-McMillin Community Plan area and within the Urban Service area of the City of Puyallup. The development will apply for Administrative Design Review with a parking reduction request, a public road deviation request, a proposed trail amenity and a 7-Lot Commercial Short Plat.”

See 9/14/2016 Revised SEPA Environmental Checklist

<https://palsonline.co.pierce.wa.us/pals/public/documentView?docSysId=671084> .

“The project will include construction of 7 warehouse buildings along with site work activities to include grading, paved parking and truck maneuvering areas, landscaping, water and sanitary sewer extensions, storm water facility, franchise utility improvements and roadway improvements.”

See 9/19/2016 Master Application

<https://palsonline.co.pierce.wa.us/pals/public/documentView?docSysId=671078>.

“Grading of approximately 140 acres will occur for the construction of buildings and parking lots on the site. Approximately [sic] 450,000 cubic yards of on-site material will be excavated and filled to prepare the building pads, paved areas and open space areas for development. It is estimated that approximately 120,000 cubic yards of import fill will be used and approximately 110,000 cubic yards of stripping will be exported from the site. The applicant states that no portion of the floodplain or floodway will be filled. The area of the floodplain and floodway associated with the Puyallup River will be kept in a protective Tract as part of the proposed 7-Lot Commercial Short Plat.”

See 9/14/2016 Revised SEPA Environmental Checklist

<https://palsonline.co.pierce.wa.us/pals/public/documentView?docSysId=671084> .

**Proponent:** Knutson Farms, Inc.

**Location of proposal :** 6719 134th Avenue East, Puyallup, WA, within Sections 25 and 26, T20N, R4E, W.M. in County Council District No. 2; also City of Puyallup streets, including, but not limited to, Shaw Road, East Maine Avenue and East Pioneer

**Lead agency:** City of Puyallup, Tom Utterback (SEPA Responsible Official)

**EIS Required:** The City of Puyallup has assumed SEPA lead agency status on this proposal and has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030(2)(c) and will be prepared. A SEPA Environmental Checklist and other materials indicating likely environmental impacts can be reviewed at the City of Puyallup Permit Counter (2<sup>nd</sup> Floor, City Hall, 333 S. Meridian), as well as on the Pierce County Planning & Land Service site for the application:  
<https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/relatedPermits?applPermitId=792206>.

The City has initially identified the following areas for discussion in the EIS:

- Transportation, particularly transportation systems and traffic
- Public Services and Utilities, including stormwater, sanitary sewer and fire flow
- Water, Plants and Animals
- Land and Shoreline Use, including aesthetics, recreation, agricultural crops, and the project's relationship to existing land use plans
- Alternatives
- Mitigation measures

**Scoping:** Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS within 21 days of this DS issuance, or by 5:00 PM on Wednesday, May 31, 2017. You may comment, among other matters, on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required.

**Comments must be submitted in writing to the City's Responsible Official, Tom Utterback, at the address below or via email at [sepaofficial@ci.puyallup.wa.us](mailto:sepaofficial@ci.puyallup.wa.us).**

Any agency or person may appeal, pursuant to Puyallup Municipal Code Sec. 21.04.205, the City's Determination of Significance by filing a written appeal within 14 days of this determination, by 5:00 PM on Monday, May 24, 2017.

**Responsible official:**

Tom Utterback  
Development Services Director  
City of Puyallup  
333 S. Meridian  
Puyallup, WA 98371  
(253) 841-5502  
tomu@ci.puyallup.wa.us

Date: May 10, 2017    Signature



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