



# CITY OF PUYALLUP

## **Development and Permitting Services**

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

### **SECOND NOTICE\*:**

REQUEST FOR FURTHER COMMENTS ON SCOPE OF ENVIRONMENTAL IMPACT STATEMENT (EIS) FOR A PREVIOUSLY ISSUED DETERMINATION OF SIGNIFICANCE (DS)

**\*The City of Puyallup issued a Determination of Significance (DS) on the project on May 10, 2017. Proceeding with preparation of an EIS was delayed due to appeals (now withdrawn) of the DS by Pierce County and the Applicant as well as litigation (now resolved) concerning the City's authority to issue a DS. This second notice, although not required, is being issued due to the passage of time to invite the public, tribal governments and agencies to renew and/or update comments on the scope of the EIS.**

Project Name: Knutson Farms Industrial Park

Proponent: Knutson Farms, Inc.

Lead Agency: City of Puyallup

Project Location: The project is located in the Urban Growth Area of the City of Puyallup in unincorporated Pierce County. The 162-acre development site is located east of Shaw Road E. and East Main Avenue, north of East Pioneer and 88th Ave S.E., and west of the Puyallup River within Sections 25 and 26, Township 20N, Range 4E in the Willamette Meridian baseline.

Description of the Proposal: The Proponent 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 162-acre Knutson Farm property located within unincorporated Pierce County. The project would include construction of seven warehouse buildings. Site work activities would include: grading, paved parking and truck maneuvering areas, landscaping, water and sanitary sewer extensions, storm water facility, franchise utility improvements and roadway improvements including establishment of new access to and use of City roads.

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.

Elements of the Environment: The lead agency has preliminarily identified the following elements for analysis in the EIS based on application materials as well as information

and circumstances that have come to the City's attention since May, 2017.

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

Alternatives: The lead agency has preliminarily identified that the Proposed Action and No Action Alternative will be analyzed in the EIS.

Scoping: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS within 30 days of this second notice request for further comments on a previously issued DS. Comments are due no later than 5:00 PM on December 17, 2020 using one of the methods below.

More project information may be found online at:

<https://www.cityofpuyallup.org/1115/Puyallup-Valley-Warehouse-Development>

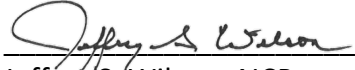
You may comment, among other matters, on alternatives, mitigation measures, probable significant adverse impacts, topic areas for the EIS, and licenses, permits or other approvals that may be required.

Methods for presenting your comments are described below:

- Via Email to: Chris Beale, Senior Planner, EIS project manager - [cbeale@puyallupwa.gov](mailto:cbeale@puyallupwa.gov)
- In writing to: Puyallup City Hall ATTN: Michelle Ochs, DPS Administrative Assistant, 333 S. Meridian, Puyallup, WA 98371
- Phone: (253) 841.5418 (written comments are preferred)

Date: 11/17/2020

SEPA Responsible Official:

  
Jeffrey S. Wilson, AICP