

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
1	11/17/2020	Heather Hernandez		As a resident who lives in the housing development above this warehouse project I ask you to reconsider. Each year, this area floods. To the point we can see the river from our home. To put a warehouse in the middle of that seems risky. Not to mention, will this lead to further erosion of the hill above Pioneer Way? Secondly, we already endure hours upon hours of traffic on Shaw Road. There is no way semis or the employees of this warehouse wouldn't add to this already chaotic traffic mess. This warehouse would in fact bring more jobs to the area, but I think this location is not the right place for it. It's risky to Puyallup residents and the employees of these warehouses. Exposing them to flooding and risks of mudslides should be taken seriously.	No
2	11/17/2020	Erich Weiter		I have no problem with the proposed usage. I do worry about traffic volumes. The new entrance to 410 on Main St. does not seem like it would be able to handle the traffic from semi trucks. Perhaps restricting trucks and routing them to use the 512 ramp on Pioneer.	No
3	11/17/2020	Amanda Punsalan		Please consider the traffic and noise impacts on the area. My biggest concern is trucks using Shaw Road as a way to circumvent Meridian. This route is directly through neighborhoods and will cause substantial noise and traffic. Shaw Road is also newly constructed pervious pavement, so any leaks will soak directly into the ground below. Please don't let these trucks use Shaw as a truck route, and ruin our neighborhoods. I also do not think enough has been done to prevent traffic on Main/Traffic and on Shaw for access. These trucks are going to make for additional traffic in an already bad area.	No
4	11/17/2020	Michael Peters		Is there anything the community can do to block this atrocity? Or is this merely a formality? Such a tragedy.	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				Thank you, Michael	
5	11/17/2020	Emiyl Grefalda		This would absolutely harm the city of Puyallup. This area is adjacent to to Puyallup River and near/on environmentally sensitive wetland. Highway 410 is two lanes, expanded traffic on this highway would be detrimental. This is very near to residential Puyallup and there is no doubt that we as a city would be exposed to the negative health affects of pollution from these warehouses. Puyallup Tribe of Indians should have full decision-making regarding this matter.	No
6	11/17/2020	Jean Ross		God forbid you let businesses be built in the county next to a city that lets a God forsaken ugly monstrosity be built and run by FPI Management Inc. at 43rd Ave SE and 5th St SE by the YMCA. Get your priorities straight and butt out of this project.	No
7	11/17/2020	Martin Fox	Muckelshoot Indian Tribe	Chris, Thank you for sending us this notice. We have considered the scope of the EIS for this project and potential impacts to the Tribe's treaty-protected fisheries resources, and wish to include as part of this scope, an assessment of riparian impacts potentially arising from the project. This should include a complete delineation of the Channel Migration Zone (CMZ) and the 100-year flood plain, and consideration if the project directly or indirectly influences these areas or their associated protection measures afforded by applicable code. Thank you for this opportunity to provide input into this scoping request. -Martin	Yes

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
8	11/17/2020	Brandon Reynon	Puyallup Indian Tribe	<p>Hello Chris, The Puyallup Tribe Historic Preservation Department's stance on the need to protect potential impacts to cultural resources on this site has not changed. We request an archaeological survey prior to any construction beginning. Regardless of the results of the survey, we also request an archaeological monitor be present once ground work on the project begins. My comments are limited to Puyallup Tribe cultural resource concerns. You will need to reach out to the other Tribal entities for any comments and concerns they may have previously discussed with the City.</p> <p>Thank you, Brandon Reynon Assistant Director/Tribal Historic Preservation Officer Historic Preservation Department Puyallup Tribe</p>	Yes
9	11/17/2020	Shaun Dinubilo		<p>Hi Chris, We agree on needing a cultural resource investigation for the project area.</p> <p>Shaun Dinubilo Archaeologist Cultural Resource Department Squaxin Island Tribe</p>	Yes
10	11/18/2020	Kristopher Stamon		<p>The scope, scale and nature of the project is in stark contrast with the existing site and surrounding context. This creates a significant negative IMPACT. My profession supports development, but in this case I am very concerned with the irreversible destruction this project</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>will have to the virgin nature of the site, wildlife, acoustics and cultural resource of the farmland that is quickly disappearing in our region.</p> <p>Secondly, but still of high concern are the impacts added to the area including traffic, wear and tear of trucks, noise and pollution.</p> <p>Lastly the sheer size and volume of the development is hard to fathom. The existing new warehouse currently near this site is large but will be small in comparison to this development. Approval of this proposal will be a failure of the system if it is truly meant to protect irresponsible development to the natural environment.</p>	
11	11/18/2020	Ronald Mayhew		<p>As a development project, the proposal would be an important addition to the community and could enhance many things including job creation and improvement of the tax base, particularly if it is promptly annexed to the City. From an environmental perspective, I'm concerned primarily about traffic impacts and noise...</p> <p>Beyond the environmental issues, the project, because of its size and scope, should contribute significantly to the public facilities and services of the community.</p>	No
12	11/18/2020	Mike Samborsky		<p>Hello,</p> <p>Im a resident of Puyallup, and wanted to provide comments to the proposed warehouse off Shaw/pioneer way.</p> <p>Currently, my child attends Shaw road elementary and this proposed project brings several issues to mind as my wife and I pass through this area on a regular basis as well.</p> <p>Due to the future warehouses the truck (semi) traffic on</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>Shaw, and subsequently to 410 would appear to be a substantial increase to what is already there. It doesn't look like the train over pass and intersection at main/Shaw would support the increase in truck (semi) traffic - due to the number of lanes and current intersection design - including turn lanes.</p> <p>Moreover, the freeway on/off ramp at 410/main doesn't appear to be able to support more truck traffic as this intersection is typically backed up in the morning and afternoon during rush hour with just passenger cars. I know this is currently under construction, but it's not clear if this construction is in response to the warehouses or a general street improvement.</p> <p>By allowing this project to continue (as one warehouse is built and the 5th Ave tie in is compere to Shaw) it will severely affect vehicle traffic, travel times, and increase congestion at these two intersections, if not more.</p> <p>The residents should not have to bear the burden of this development until the city, and county have provided adequate surface street and freeway traffic flow engineering, design, and construction to support the warehouses and their traffic/semi flow.</p> <p>Allowing the warehouse to continue is putting the cart before the horse - meaning address traffic first then build the warehouse(s). Or include the traffic revisions as a condition of the warehouses moving forward.</p> <p>I appreciate your time, and please consider these options before moving forward with the rest of the development.</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				Mike Samborsky	
13	11/19/2020	Anna Summerhill		Absolutely not supporting this. There is already so much growth in the downtown area that there doesn't need to be anymore buildings built let alone industrial ones. How are we going to be able to accommodate semi trucks when they start coming in? Sumner is already hectic enough coming from the 410 exit to East Main Avenue where they are backed up like crazy. How are the trucks getting to and from these buildings? East Main? Pioneer Avenue? Neither is built for semi traffic. How are they crossing the RR? East Main to Shaw Road and parts of Pioneer road are also heavily affected due to the road turning into one way streets and you think this is accommodatable? It is a traffic disaster waiting to happen in a area that has never planned well for traffic and let uncontrolled development happen chaotically. Downtown Puyallup is already beautiful. We dont need this eye sore in our city. At least Sumner has room and has separated industrial to home kind of feeling town.	No
14	11/19/2020	Patty Mottman		This development will greatly impact traffic in the area. It's already heavy in this area. All day long. Thank you.	No
15	11/20/2020	Jaimie Houser		This area is overcrowded with roads that cannot sustain the traffic this will bring. We bought near here because of the rural feeling. There are too many neighborhoods here that will be impacted negatively and housing values decrease. We are concerned about noise, air quality, traffic and safety. This farmland is not the place for this. Highly considering moving out of Puyallup if this happens.	No
16	11/20/2020	Kim Field		Puyallup needs to stop adding warehouses. The impact on our roads and environment can not sustain more warehouse. Not to mention why do we need more when so many sit empty. The green space and parks attract	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>families to our community and bring economic growth to our community.</p> <p>I do not trust that they will follow environmental guidelines and pollutants can run off in or creeks and river damaging the river and damaging the salmon and other wildlife habitat.</p> <p>Semi running at all hours on residential roads is A: dangerous and B: the infrastructure can not support that kind of traffic impact. Knutson and other developers should be required to to build and pay for their own access road to accommodate the semi traffic.</p> <p>Keep our green space green build a parks system that will attract people</p>	
17	11/20/2020	Joanne Parrish		Traffic is already bad enough	No
18	11/20/2020	Judith Duggan		This is a terrible plan. There have to be enough ugly warehouses in Pierce County. This is a major thoroughfare and the traffic is already difficult without adding thousands of huge trucks to the mix. Puyallup deserves better	No
19	11/20/2020	B. Nelson		<p>This is ridiculous !!!</p> <p>There is already too much traffic in this area !!! Safeway went in, farm 12 went in which causes alot of problems with parking, people walking IN the road, mo crossing area. There is the walking trail that brings in alot of traffic too. People stop & turn into park...no signal, last minute. The corner coming onto 80th st (sign says 8th & it is WRONG !) Is small & people stop at the right corner. There is NO stop sign. Adding MORE traffic esp. With trucks will he a HUGE mess.</p> <p>I just want to get to work & home daily !!</p>	No
20	11/20/2020	Amanda Cuthbert		No more warehouses! Instead of taking up beautiful land with more ugly monstrosities, consider the positive impact	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>of affordable housing as our area gets more and more expensive. Consider the accessibility for commuters. Consider the local amenities for outdoor recreation being marred by warehouse plazas. Consider the traffic of large trucks increasing presence off the roadways and what that will do to our already condensed roadways. Consider the tribal lands we all stand upon and how we have already taken so much of what these lands have to offer- let's not desecrate the memories held in our community with concrete jungles.</p> <p>I beg of you to not turn beautiful farmland into a void of storage capacity.</p>	
21	11/20/2020	Kiersten Bennett		<p>I'm not clear if there's an option to stop the developers from having seven warehouses or fewer. The amount of semi-truck traffic through downtown would be detrimental to the residents. It would clog up already congested traffic routes particularly off East Main since that's the road that it's located on. Once the Milwaukee Bridge is completed, a large number of trucks will route down Meridian and Valley Avenue, over the bridge, and back up traffic all up and down 5th Street NE.</p> <p>This is not a commercial area, and we need to be able to access our roads, not have our roads torn up, and frequent road repair. The noise and exhaust from these trucks do not belong in residential areas. We should not have to listen to air brakes all day and night. What kind of damage will that traffic do to the life expectancy of the new bridge?</p> <p>What kind of drain will this be on our local utilities, including both water supply and stormwater. How can the runoff be controlled so that contaminants aren't leaching into the river or ground water?</p> <p>I would hate for our valley to turn into what I see in Fife's</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				former farmlands. I believe all topics listed are important to consider, but I've checked the ones I feel would have the most negative impact on our city, and especially the traffic.	
22	11/20/2020	Shane Douglas		NO! Stop destroying downtown Puyallup. Stop taking farm lands and allowing them to be molested into warehouses and shipping centers . Stop chasing the tax dollar before you ruin this beautiful city more	No
23	11/21/2020	Raechelle Baghirov		This is a very bad idea. Puyallup residents don't want these warehouses. My daughter attends Shaw road elementary and I don't want her having to deal with air and noise pollution as a result of of increased freight traffic. Traffic on Shaw is already a nightmare before adding on hundreds of trucks. We are in the process of buying a home off of Shaw as well and this will significantly impact property values in a negative way.	No
24	11/22/2020	Danee Warchola		This would greatly impact the traffic and safety of our community. Having a large flow of industrial traffic where it is already congested by residential traffic is not okay! The only acceptable way would be to have an industrial route directly to the highway after more lanes are added. The infrastructure does not support the additional industrial traffic. Not to mention the noise and pollution this would add to the area. Please reconsider Respectfully, Danee Warchola	No
25	11/22/2020	Shelby Wood		I think this would cause even more congestion than we already have. Let alone extra noise. This just seems like another way for Puyallup to continue to grow into a city	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				instead of its farming town roots. The city of Puyallup has been [expletive] enough these last few years. let's not make our traffic already worse.	
26	11/22/2020			Please don't!! Puyallup is growing exponentially and roads and access isn't! Meridian, Shaw Road, Military will all be impacted!! Please stop building such traffic inducing projects!	No
27	11/22/2020	Josh Maiuri		Traffic is absolutely miserable already without semi-truck congestion. Environmental impacts also cannot be understated by these developments. That area/ land was initially supposed to be made into parks and not developed. This CANNOT be developed into large warehouse industrial complex for the future of the city of Puyallup.	No
28	11/22/2020	Sara Wolff		I am concerned about an increase in traffic, particularly the volume and speed of traffic along Pioneer Avenue. Many of us live in that area, along with elementary schools being located there.	No
29	11/22/2020	Tricia Hukee		Please stop this any way you can. The traffic will be unbearable. The loss of fertile valley soil would be irreversible.	No
30	11/22/2020	Jeannie Bowen		I'm very concerned about Shaw Rd Elementary and the private school next to it. The pollution from the the semi trucks would degrade the air quality for the students outside at recess. The traffic would impede the busses and possibly create longer time spent on the bus to school. Shaw Rd at this point is unable to handle the traffic and would come to a stand still with semi trucks making it nearly impossible for staff and parents to easily get to the school. Puyallup is a walking town. Pioneer and Main Street are heavily used by pedestrians. Having semis on these streets	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>would degrade the quality of life for the entire community. The noise from semi trucks in these residential areas and small business areas would be completely unacceptable.</p> <p>During the fair-having semi trucks on the routes used by a million people would create utter chaos and traffic stoppage.</p>	
31	11/22/2020	Nanette Palo		<p>No to the proposed warehouses. Mr Knutson I have lived in the Puyallup Valley for 70 years. It is where I grew up. Your ignoring the City of Puyallup's Land Use Plan to maximize your profits is unconscionable. My family lost 3/4 of their Raspberry farm when State Route 167 went through. The State claimed Right of Eminent Domain, Condemned their property and multiple farmers properties along its route. My family was given enough money to move their family home closer to the river. In other words they got nothing. My mother's heart was broken as that farm was her parents. ...And imagine they got nothing for their property. ...And it was a beautiful property with a beautiful view of Mount Rainier.</p> <p>I know your family has been in the valley nearly as long as mine and I can't imagine you want a legacy that destroys the beauty of this valley even more to maximize your families profits for that land use. There is a better use for that land that you can gain profit and that would serve the families of the Puyallup Valley for generations to come.</p> <p>Please reconsider your legacy and families legacy as long time families of Puyallup Valley. "The Valley of the Mountain".</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				Sincerely, Nanette Palo	
32	11/22/2020	Debbie Garrison		We have enough giant warehouses and traffic as it is. Please follow the City's current land use plan and stop overriding what has already been decided for the good of the city and its inhabitants. We are running out of farmland as it is- we don't need another ugly warehouse park. ENOUGH US ENOUGH!!!	No
33	11/22/2020	Chris Taylor		With the new developments at Pioneer and Shaw Road adding semi-trucks to the mix, at a rate of 100 or more per day is mind boggling. We must object to the idea of warehouses on the county land. Warehouses do not create many jobs as everything is automated.	No
34	11/22/2020	Diana Tilson		This warehouse project has made me want to move away from Puyallup. I am deeply concerned about the increase in traffic, the unsightly appearance of the warehouses, the increase in air pollution, and the resulting potential decrease in property value. I have no faith that these effects can be mitigated and believe that the project should be prohibited from moving forward to protect the quality of life for Puyallup and Sumner residents.	No
35	11/22/2020	Liesl Judah		I am not interested in increasing the already high level of traffic that is necessary to the homeschools and businesses in this area. It is already unbearable to drive on Main during rush hour traffic and to add 2000 trucks would be unacceptable.	No
36	11/22/2020	Eric True		How on earth is this a benefit for the residents of Puyallup? Traffic in and around Shaw Road, Pioneer, Main/Traffic Ave/SR410 is already completely unacceptable. I live in Manorwood North 2. The obvious way to head North is to hit 167 at 410. Do I do it? Not on your life. And, I would love to orient toward the New Safeway on Shaw along with the other businesses in the	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>development? But, that would mean I'd have to try and make it up Shaw Rd. You know, that narrow, completely inadequate arterial that leads from the Valley to thousands of middle to upper-middle class homes. You know, your base. TAKE CARE OF INFRASTRUCTURE FIRST.</p> <p>My family has lived in Puyallup for over 100 years, and everything done in the name of growth has completely ruined the quality of life here. I'd love to go out, visit some businesses, parks, ride bikes, but none of those things are pleasant or safe anymore.</p> <p>Anyway, any of the joys of dining at Farm 12, relaxing or walking in the adjacent park, will be ruined by the presence of warehouses. RUINED. "Hey, honey, look at the mountain - right there above the warehouse."</p> <p>What's the benefit? Local jobs? Warehouse jobs? Give me a break.</p> <p>What it the benefit? I'll tell you. Money in developers and politicians pockets. What a shame.</p> <p>LIVABILITY OF PUYALLUP IS YOUR PRIORITY AND YOU ARE FAILING, CITY OF PUYALLUP.</p>	
37	11/22/2020	Patricia Miller		<p>The proposed warehouses would result in serious impact to this area. With continued developments of this type, local residents continue to feel the effects. Traffic has increased significantly in our area already and with the volume of trucks this development will add, the results will be significant. The local infrastructure is not equipped to handle the additional traffic. Continued developments of this type are detrimental to the valley and the appeal of</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				living in a rural area. I've lived here (within a mile of this proposed development) for 60+ years and the changes in the valley and surrounding areas are astounding. They say you can't stop progress, but progress should be measured against maintaining the integrity of the area and the importance of the community. These large warehouse developments should strive to locate outside residential communities, where impact would be minimal on locals. In an area surrounded by the flood zone and several wetlands, these large buildings cannot be good for the environment and surrounding areas. Unless the city and county have a proposal to mitigate the impact on the area from this development, it should not be allowed.	
38	11/22/2020	James Miller		In my opinion, this project will be a major league impact on our community both within and outside the Puyallup city limits.	No
39	11/22/2020	Rhonda Coombes		No, I don't think the warehouses should be built, we need the farm land.	No
40	11/22/2020	Kristina Miles		While I don't live in Puyallup, the route that we need to take to get to work will be heavily impacted by this development. It is already overburdened with traffic that gets worse every year. Adding all those trucks is going to make an already bad situation absolutely impossible. Plus, as a resident of the area, it is hard to see all this beautiful farmland go to more and more warehouses. It is completely absurd.	No
41	11/22/2020	Jenna Buswell		There is no way this should go through!!! The environmental impacts and traffic impacts are far to great. We already can not access shaw road bridge without 7 mile back up! This is crazy!!!	No
42	11/22/2020	Walter Stapley		My opinion, If the city of Puyallup objected to the project. The city should have purchased the property before the current group purchased the property. As I understand it,	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				the property is not city of Puyallup. If the City objected to the use than they did have the option to purchase the land and set the use themselves. As I see traffic issues, the only real burden will be the small bit of Shaw road to Main and main itself. Yes, the road issues should have been addressed way before litigation was needed. The access to the freeway from main with the new bridge and changes is about half what should have been done to accomidate heavy semi traffic. As a business owner if I purchased property with a intended use, and it was zoned for that use, and I started building then was sued for that use, I too would aggressively defend my investment. Again, my opinion, I feel like the City handled this very poorly from the very early stages.	
43	11/22/2020	April Daniels		2,000 semi's on our roads is WAY too many!! Traffic is already a mess and this will add to the ongoing congestion.	No
44	11/22/2020	Fredrick LaPeer		1 - I think Sumner residents should have input considering the amount of traffic added to #410 and Traffic Ave. 2 - This project should be required to help pay for costs to build #167 to Tacoma	No
45	11/22/2020	Rebecca Waller		My family and I purchased our home on 5th St. NE in 2016. At that time, we knew that the commute traffic in front of our home was an issue - especially from around 3:30 until 5:30 PM - but we never imagined that in a few years, it was going to become a thru-way for semi trucks. When my husband was growing up in Puyallup in the 80s and 90s, it was a nice town. South Hill was still young and	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>had so much potential. It could have become a livable suburban partner to the charming downtown area, and the rich farmlands of the Puyallup valley.</p> <p>But because of embarassingly poor planning, South Hill has become a choked nightmare of traffic and crappy strip malls with no personality. In terms of planning, its only redeeming qualities are Wildwood and Bradley Park which is evidenced by the fact that on a sunny Saturday, all of the families on South Hill flock to these oases.</p> <p>The downtown Puyallup area and the surrounding farmlands still have potential. In pre-Covid days, downtown was lively. It was growing. The festive Saturday farmers market, the restaurants and coffee shops and businesses that are owned and operated by people who live in our community, the well-designed nearly urban condos with shops below. It was starting to feel a lot like the desirable Proctor area in Tacoma where my husband and I lived for 8 years before moving to Puyallup.</p> <p>The reason we finally made the decision to pull up stakes and move here is because we were able to purchase a beautiful, historic Craftsman home on 1/3 of an acre - something that would have cost double or perhaps even triple what we paid in Puyallup had it been in North Tacoma. It seemed like a great investment, especially because we had faith that Puyallup was heading in the direction of Proctor. It looked like the people who were planning the future of Puyallup might have a vision, and that they were not going to repeat the mistakes of South Hill.</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>But now with this warehouse project, it seems like the potential that Puyallup had for becoming a desirable city is about to be shattered.</p> <p>Puyallup is having an identity crisis. On the one hand, it wants to make money. Of course building a warehouse complex on unused farmland will - in the short-term anyway - bring in money. And traffic, and noise, and more eyesores.</p> <p>But on the other hand, Puyallup wants to be a picaresque haven for families looking for that mythical "Small town/Big town" that everyone wants. It wants to take pride in itself and to celebrate the natural beauty of its landscape and its historic significance in the Great Westward Expansion. It wants to remember and remind people of its Native American roots which run very, very deep. Puyallup has things in the works that would take our city to the next level - IF the work gets completed. The plans for the Van Lierop Park, for instance. When we first heard news of this park - the orchard of fruit trees, the walking trails, the sports fields, the spray park for kids to splash around on hot summer days - we were so, so excited. I'm not sure if Covid has held up the expansion of this park or if it has been a funding issue, but so far, it has not blossomed into what we were promised. I pray that the city does not drop this project in favor of projects like the warehouse complex. We need more spaces like the Van Lierop Park - not fewer - if Puyallup is to become something we are proud of.</p> <p>Puyallup has everything it needs to be one of the most beautiful towns in Washington. Other city planners have</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>to be envious of the elements they would be starting with if this were their project to work on. If I were responsible for planning the future of the city, I would shed tears over everything that was being handed to me on a silver platter. The idyllic farmland and its stewards like Spooner Farms, Wild Hare, Sterino, Duris, Picha; the character-rich, solidly-built homes that are so desirable to young families; the historic buildings like Meeker Mansion, Puyallup High School, Karshner Museum; the quaint downtown area with its beautiful library, park and playground, and its Saturday farmers' markets; the train station for commuters who are happy to work in Seattle but who don't want to live there; and of course, the sweeping views of Mt. Rainier, always watching over the valley.</p> <p>This warehouse is going to choke Puyallup. Because of the intersection of 167, 512, and 410, we are already in critical danger of becoming nothing more than a thru-way for people trying to get home. No offense to the fine people who live in Fife, but we're about to become Fife 2.0. If we ever hope to become a place that people aspire to live, this warehouse and any future careless projects like it will cut us off at the knees.</p> <p>If this project moves forward, I hope that the City of Puyallup has at least 10 plans for things like parks and trails and gardens and spaces for cultural events and breweries and wine tasting rooms, and a state-of-the-art swimming facility and for God's sake, a Trader Joe's or Whole Foods. If not, we'll be putting our house back on the market in a couple of years and trying our luck back in North Tacoma.</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
46	11/22/2020	Glynis Wetzel		Please leave the land alone. No more buildings on great farm land. Keep the farm as a farm! Puyallup is a wonderful town.	No
47	11/22/2020	Jenelle Ashmore		I do not think this structure should be built here. The traffic is already bad, it would look terrible, and the space is worth preserving	No
48	11/23/2020	Jerald L Allen		In my opinion, you've already ruined the area and the land with the one warehouse already built. I have no confidence in any decisions the city will make. I don't think there is any intent to protect or preserve any of this land.	No
49	11/23/2020	Kyle Sidor		Routes for large commercial vehicles have not been developed. Without the pre-development for additional resident traffic and commercial traffic our current backups on Shaw Road and East Main will be exacerbated. Furthermore, commercial routes should be segregated from residential routes. Without pre-development I cannot support these new warehouses.	No
50	11/23/2020	Marlo DeRosia		One of the areas that government is often worst at is planning for future growth. Street capacity and traffic in that area is already a major concern. If you don't think so, go drive it. Please also go look at the rampant growth on South Hill in the Sunrise and Lipoma Firs areas and plan for exponentially increased traffic for people planning to enter 410 at that junction.	No
51	11/23/2020	Philip Schumock		Hello As a daily user of the Shaw road overpass (and other surrounding streets), I am very concerned with the overwhelming number of semi trucks that will be flooding this congested corridor. Currently the onramp/offramp to the new warehouse enters the overpass just over the crest of the bridge. Because of the tilt of the bridge, large trucks will have to take the turn in either direction very slowly.	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				It's hard to imagine the congestion this will cause for the thousands of commuters that use this route every day. Beyond traffic, the idea of high density warehouses that offer little in the way of jobs hardly seems like the path that our community should take. I'd like to see the developer stick to the previously agreed to plan for a lower density business park. Thanks, Phil Schumock	
52	11/23/2020	Mark Crawford		<p>Do not abandon 134th Ave E. Rather include access to E Main even though the developer will need to cross the BNF Railroad train tracks. Without this access the only truck access is to Pioneer and Shaw. However, most all truck traffic will be traveling to and from the E Main/Traffic Ave/Hy 410 interchange; thus the need for direct E Main access from 134th Ave E.</p> <p>2) Dramatically increase the amount of open space especially to the NE along the Puyallup River. Puyallup has historically permitted business to develop river bank projects by allowing developers to orient and place the "ass end" of buildings facing the river. The Puyallup River should be a multi-use recreation resource not the back side of loading dock. The areas along the banks of the Puyallup River should be developed as a park and an extension of existing bike and walking trails. I suggest something about 750 feet wide along the entire west bank of the river.</p> <p>3) This development should include mixed-use commercial, retail and office. I realize this would likely increase traffic but a semi-tractor trailer is roughly the equivalent of 4 cars (road damage, maneuvering issues and length of the truck+trailer). This change would not negatively impact the overall traffic disaster built in to this</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>plan. This would dramatically improve the architectural aesthetics as opposed to a concrete box and the current cheesy fake façade of the existing building.</p> <p>4) Prohibit truck traffic from entering or exiting the development during weekday rush hours (5:30 am to 8:00 and 3:30 pm to 6:30 pm)</p> <p>5) Require the City of Puyallup to complete the 4 lane widening project where E Main meets the new HY 410 bridge/Traffic Ave no later than Dec 15, 2020. It that is not completed then the bridge project was a waste of taxpayer money and will result in worsening traffic problems that will be created by this project.</p>	
53	11/23/2020	David Coe		<p>You cannot add 2000 Big rigs to this area without SIGNIFICANT issues. SHAW Road Southbound has already become worse with heavy rig traffic tearing through residential neighborhoods using their jake breaks. 8 warehouses will feed that southbound route in favor of Meridian and further reduce the quality of life for thousands along that route. . These warehouses While the Traffic ave upgrades are already helping, they will fall further behind with this construction. there should be significant capacity issues considered. ONLY with more infrastructure and directional restrictions on traffic should these warehouses be allowed.</p>	No
54	11/23/2020	Chris Yanasak		<p>The proposed warehouses represent a significant degradation in the quality of life in the Puyallup valley. Part of what makes this area unique and what makes living her enjoyable are the open spaces we're surrounded by. If 'quality of life' is too subjective a term then there are of course a breadth of other issues one can and should cite as negative impacts; added traffic in an already</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>notoriously congested area, loss of natural habitat, reduced air quality, and a loss of historical and cultural identify - a loss, it should be noted, that the new Van Lierop park has done well to preserve and is a more desirable direction to pursue for the area. It shouldn't be that the financial gain of one citizen should come at the cost of the quality of life for so many others, especially when the area was previously identified as in scope for annexation and development within the guidelines of the land use plan.</p>	
55	11/23/2020	Luis Flores		<p>I am extremely concerned about the noise from large trucks in great numbers that will propagate up the hill following the Shaw road path. Noise from the valley is amplified going up the hill and it carries greatly. The added number of the trucks Will make this noise level much higher than tolerable.</p> <p>That same traffic of trucks will end up on 167. That road is already a mess going in toward Seattle. This added traffic will be a greater nuisance than it has become already to citizens in this part of the state.</p> <p>This concentrated presence of warehouses with the great number of trucks that result from it Is a traffic nightmare Accompanied by a noise hazard which will spread itself from daylight to nighttime hours. All neighboring homes including those at a great distance up the hill toward the south will be affected and this issue will become an ongoing reason for protests and action from the citizens.</p> <p>Stop this nuisance now before any more of those warehouses ruin our countryside and raise the level of noise and traffic pollution.</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				Who is gaining from these warehouses? Shame on you for concentrating these nuisances.	
56	11/23/2020	Jason Ingraham		Traffic along Shaw and E Main is already a nightmare during commute times. The increased traffic would have significant consequences for people living in the area that rely on those roads to come and go.	No
57	11/23/2020	Cynthia Markham		I am extremely concerned about the traffic impact moving on Shaw Road in the morning and afternoon "rush". Traffic is already backed up a long distance and idling cars are bad for our air quality especially around Shaw Elementary. Add in large trucks and traffic will be tremendously worse, as will air quality with diesel fumes. It's too darn much warehouse space to be built right next to a residential area! If it Must be built, then truck traffic should be limited as to time of day, and the entrance/exit should be moved to farther down on Main near the freeway to keep noise and fumes away from homes and schools.	No
58	11/23/2020	Janet Newby		I can't imagine what the traffic will be like. When they built warehouses In Sumner they had to reroute the trucks, it was a mess trying to get through to the freeway, how can they reroute all those trucks. from Shaw . It's bad enough going from pioneer to main,	No
59	11/23/2020	Sarah Erickson		The view of Mount Rainier will be tarnished by yet another warehouse on valuable valley soil. How will we feed the influx of people in the area without farms. Traffic is already horrible in the area. You can barely get up the hill with the addition of the Shaw road over pass. You pray for your life anytime you have to turn into the school or the road next to the school across traffic....and school isnt even in session!!!! There is also now the addition of a multifamily complex going in and 8 warehouses - no thanks! Have you ever tried to make it throught the	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				Pioneer/Shaw road intersection when the power is out? There is no parking for the trail, the new park, or Farm 12 (which has been a great addition to the area). Warehouses with various pollution next to the river and hundreds of semi trucks driving around bike trail areas - - screams dangerous accident waiting to happen.	
60	11/23/2020	Mariah Neighbors		This project is a poor idea. The traffic, noise, and pollution the development would create will have a negative impact on Puyallup residents.	No
61	11/23/2020	Christine Carr		The impact on traffic and the existing infrastructure does not support this at all. Seven warehouses is going to look ugly and I'm dreading the amount of traffic that this is going to create. Summer's Traffic Avenue interchange doesn't support this, even with the construction project. This is going to be a nightmare!	No
62	11/23/2020	Katie England		We have lived in Puyallup over 25 years and seen it progressively deteriorate. The traffic is already terrible. And the road infrastructure is not adequate for high volume semi's amongst all the family & local busines traffic. We have schools and pedestrians all over. This is not an area that can withstand warehouse traffic. We sincerely hope you'll keep the charm of the good ol Puyallup valley alive and NOT allow this large warehouse project. We are better served with open space and continuation of bike trails and other ways for people to enjoy the outdoors while staying in their own community. Thank you.	No
63	11/23/2020	LaMonica Mergel		The development of this land is a loss for our community. Replacing farmland with metal buildings, adding pollution, traffic, and noise is a devastating blow to our families and what Puyallup is all about.	No
64	11/23/2020	Jeremie Neighbors		I would like to strongly oppose this project. I believe it would put an extremely large traffic load into that area	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				and heavily burden our already congested streets. It would flood the area with semi-trucks and large delivery vehicles. These types of vehicles clog streets and back up intersections in all directions. I truly believe the footprint of that area is no where near large enough to accommodate and facilitate the industrial traffic load. If you've ever driven near the Fred Meyer distribution center on Valley Ave, or any where in Fife, who know how difficult it is dealing with semi-trucks. This is a very beautiful, quaint town. Just up the street in one direction is HG bistro. The other direction has Farm 12, Momma Stortini's, and Toscano's. This new warehouse project would steer patrons away from those businesses, and future businesses like them that could occupy that space instead. I also believe it would drastically reduce the ascetics of that area. Puyallup is a beautiful city, please don't turn it into Fife.	
65	11/23/2020	Nadine Gettel		I am so saddened every time I drive by the warehouse that is now there. I cannot imagine any reason we would allow 7 more in this beautiful farmland. Please do not allow this to happen.	No
66	11/23/2020	Jessica Arens		<p>This project will be detrimental to the community. The area is filled with local traffic and very limited commercial or semi-truck traffic. This project is designed to bring a new kind of traffic, filling the air with pollutants and clogging our local arteries.</p> <p>Additionally, the valley is home to a large variety of species that rely on the water and open fields. The history of this land is farming, which allowed species to thrive in the valley. The new concrete surfaces will alter waterways, sending polluted water into the environment. The noise and air pollution will also impact the humans and animals</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				that currently co-exist in this valley. Please protect our neighborhood and prevent this development from continuing. It will permanently alter the traffic and pollute our community.	
67	11/23/2020	Michael Winger		Too build seven massive concrete Warehouses and generate over two thousand semitruck trips per day down city streets is absurd. The whole thing will be a huge albatross on the surrounding area and an environmental disaster. The air quality and ground water will be severely impacted not to mention the impact to the traffic in the surrounding area.	No
68	11/24/2020	Laura Kase Nagai		I have lived 1/4 mile away from this site for the last 11 years and have only worried about what they will do with this beautiful land. Farm 12 and the foothills trail have brought in a lot of vehicle and foot traffic which already make the road at times difficult to maneuver. The land and our neighborhood are not meant for warehouses. Surely there is some other option that would not turn my backyard into commercial blocks of stone!!!	No
69	11/24/2020	Liz Knox		I would much rather see an extension of Van Lierop Park than the addition of more warehouses.	No
70	11/24/2020	William Rieger		Part of this project needs to be a connection between the river walk trail and the foothills trail.	No
71	11/24/2020	Dawn Palumbo		We are extremely concerned of the traffic this will bring to the area along with damage to roads. The trains already cause issues and extreme noise in our neighborhood and this will only increase this problem.	No
72	11/24/2020	Heidi Beckley		What a terrible idea to build warehouses around the Shaw overpass! 2000 trucks added to our clogged streets? Traffic is already a problem, a BIG problem. We don't need	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				more huge trucks with their diesel pollution in this valley. Don't do it.	
73	11/24/2020	John Hopkins		<p>The sheer size of this project creates problems. The surrounding roads aren't designed for this kind of volume. Pioneer in particular is narrow and doesn't have sidewalks. Intersections will back up. Local businesses will suffer.</p> <p>Trucks produce significant quantities of metallic debris that end up in the stormwater. Direct discharge into the river is misguided. It will result in mutant salmon amongst other things. The project needs, at a minimum, an excellent filtration system and annual water quality monitoring.</p> <p>Recreation is also important. The Riverwalk trail needs to be connected to the foothills trail. Part of the link has been completed through Van Lierop park . The rest needs to be done in a reasonably scenic manner.</p> <p>All of these things could have been accomplished under the original plan that Roger Knutson signed off on. This plan is offensive to the people of Puyallup. I know because I was involved in the process during my time on City Council and as Mayor.</p>	No
74	11/24/2020	Sarah Fent		Please keep Puyallup the town it is! Warehouses in this location will ruin the valley!	No
75	11/24/2020	Tracey Arney		<p>I find it ridiculous that anyone would think additional traffic especially semi trucks on Pioneer, Shaw is acceptable. Right now traffic backs up starting at 2:30 each weekday with commuters, add traffic with trucks and it will back up to 410-pioneer and Shaw.</p> <p>We used to have a beautiful view of the mt range and Mt Ranier -now it's a ceiling of white roofs that by adding even more warehouses this city is destroying our special Mt.</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>The traffic noise has increased so dramatically from the expansion of this city that in certain neighborhoods it sounds like we are sitting on the freeway, noise pollution, exhaust is just the start of these issues. Did we not learn anything this summer and fall with our air quality? And now you want to add semi's to the equation?</p> <p>We are destroying all of the bird and animal habitats by paving all farm land with concrete and blacktop. There is a definite reduction of animal life due to these huge unnecessary buildings. Seriously how many are needed, when is money more important than our planning this city, to preserve for our future generations, we are at the point of no return where we are destroying this land with greed. This is not progress this is irresponsibility of planning. This city truly saddens me, it's depressing to see building after building, we are soon going to look like 167. Puyallup used to have pride and be a beautiful community. Now we look like an industrial city. This is not progressive it's poor judgment that our kids and grandchildren will have to suffer and deal with our lack of conscience.</p>	
76	11/24/2020	Jacob Johnson		<p>This development will remove vital farmland from our community, increase traffic, lower the natural flood zone and abatement, as well as take land better suited for recreational and low impact uses away from the community. This is a poor place to place large scale warehouse development.</p>	No
77	11/24/2020	Wendy Sowden		<p>I believe using this land for warehouses is a travesty. People live in Puyallup because of its small town feel, location to highways and beautiful area. Warehouses are ugly concrete monstrosities, negatively impacts traffic, roads and highways, adds light and noise pollution, removes natural habitats for flora and fauna, adds immense congestion to already full roads, can ruin neighborhoods</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				depending on the routes used by semi-trucks and workers. This is a huge piece of land that can be purposed in a more beneficial way for the residents of Puyallup and surrounding communities. A park that can include walking paths, dog park, benches for people to stop and enjoy the area would be preferable.	
78	11/24/2020	Laura Wright		<p>The proposed warehouse project is a terrible idea IF it does not include a provision for an area equal to the square footage of warehouse space, parking, paved area to be provided as open space, which is developed for public use and enjoyment of the citizens and their pets. This open space should take the maximum advantage of the fabulous views of Mt. Rainier which are observable from that property, to be developed using funds from the developers of and future owners of those warehouses. The warehouse space should also include multi-use space, in close proximity to the community space where shops, delis, cafes, restaurants, etc., as to improve the community enjoyment of the area.</p> <p>If you would like to speak to me please contact me as I would like to be involved in the planning and completion of this project. I was a designer/project coordinator who has recently retired and have time now to devote to community enrichment projects.</p> <p>Thank you, Laura Wright</p>	No
79	11/24/2020	Judy Gunnarson		How are our roads supposed to handle this type and amount of traffic. As it is now sumner and shaw road is a nightmare and cannot handle the traffic it is currently getting. The new over pass on 410 is just now being completed but hardly keeps up with what traffic we currently have. Will this complex be mandated it's own	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				exit/entrance, off 410? How is 410 going to handle the influx of truck traffic. 410to 167 is a nightmare already	
80	11/24/2020	Alfredo Zan		Aside from the studies below, it would be interesting to see an analysis of economic impact vs environmental impact. It seems to me a warehousing complex might drive less tax revenue for the city/county than a retail complex would. If we'll have negative impact on the environment, at least it should be for the benefit of the city's funds.	No
81	11/24/2020	Shirley Hurd		I am concerned about the environmental impact to the river. In recent years flooding has taken place more and more often. With less open land to drain rain, I anticipate flooding will be even more likely. The expense of clean up and protection of both public and private property is also a concern.	No
82	11/24/2020	Maryellen Wardle		Being a resident of Puyallup for 69 years, I am strongly against this buildup. The traffic impact will be significant. The area is already overloaded and the city is constantly updating the roads to keep up as is. Also losing what little natural space is a negative side	No
83	11/24/2020	Teresa Bradford		I realize there is no chance of the local citizens stopping this warehouse development. Requests for public comments and studies are designed to placate everyone while the permit applications and subsequent construction continues. It keeps people feeling busy and the illusion that they are being heard. I know my comments will not make a difference. It does not take a Traffic Engineer to see my points. The existing new warehouse is sitting empty. The driveway to Shaw road has not been opened. No one is able to actually see what kind of traffic conditions will be created with only one warehouse operating let alone 7 additional warehouses. Another driveway is built out to 80th St E from the warehouse complex. 80th St E to SR 162 is a	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				residential area. Warehouse driveway is adjacent to the small Van Lierop Park, Step by Step Farm 12 Restaurant & Event Center and the Foothills Trail East Puyallup Trailhead. Pedestrians, cyclists, and vehicles parked on the road shoulder are in the hundreds on weekends. Traffic is gridlocked in the area as is, adding hundreds of large trucks and trailers at all times of the day and night will be a nightmare. Parking alongside 80th St E will no doubt be prohibited to accommodate all of the large trucks. This will severely limit public access to the Foothill Trail and Van Lierop Park. Farm 12 is utilizing overflow on-street parking when their lots are full. There is no good route out of the proposed warehouse area to the freeway. 80th ST E heads East to SR 162 which is gridlocked at all times of the day. E Main Avenue is backed up from the 410 freeway entrance onto Shaw road during commute hours. The rural feel of the area will be lost forever as the farmland is covered with millions of square feet of concrete and ugly warehouses. Puyallup will become like Fife , Sumner and Pacific, a sea of warehouses built until there is no room left to build more. Definitely not the long term plan the local citizens would like to see happen.	
84	11/24/2020	Crystal Komenda		My greatest concern regarding this project are potential traffic and transportation impacts. While the on/off ramps at SR-167 and Main were recently upgraded, there are still significant traffic issues that surround the project area. Warehouses are sure to bring additional semi truck and trailer traffic, further impacting the already strained roadways. As is, traveling from Main the Shaw Road is a challenge.	No
85	11/24/2020	Kevin Fochtman		I do not want to see more land within our community dedicated to big business infrastructure. That land should be zoned for single family residence and small business.	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				Our community is growing and the options are limited to out of the city. More people equal more tax revenue, put the warehouses in Graham. And let the people live in town.	
86	11/24/2020	Miyuki Peterson		<p>Even though these proposed warehouses would provide jobs, the impact of increased traffic on rural roads that are already overburdened, increased noise and air pollution as well as decreased soil absorption for rain water, far outweigh the benefits.</p> <p>Making the jump from farmland to warehouses is not in keeping with the character of the community and would negatively impact quality of life for everyone in the area.</p>	No
87	11/24/2020	Caryl Bittenbender		<p>To Whoever It Concerns:</p> <p>Since moving here in 1998, I was amazed at the beauty of the Pacific Northwest. I immediately loved Washington state and the people who lived here. Although many people also have been attracted by the beauty and the amazing jobs here, there is one thing that I do not understand. How do our public leaders/officials/politicians disregard the keeping a lovely state, with parks and places for families to thrive in our outdoors? Warehouses have been going up all over the place, and I really do not mind, except for when they impact driving on small community roads that are necessary to get to food shops, gas stations, work, etc.</p> <p>It has been years since I first heard about the proposed warehouses in this area. I am shaking my head to even think that anyone could believe that this will not negatively impact our community. It truly will add to</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>gridlock in our traffic areas that are already too full. Also, there is the fact that it will obstruct the view of the Cascades, and land that could be used for gardens, farming of flowers and vegetables, parks, baseball diamonds, soccer fields, etc. will have huge warehouses. As we think of climate change and a greener world, I just so saddened that our city would allow these warehouses to be built neglecting a stated goal of a greener, healthier world and a great place to live. Many have fought this proposal, for which my family and I are very grateful. Yet we are still dealing with the probability of more warehouses in this area that cannot hold the truck traffic it would bring.</p> <p>Thank you for allowing me to state my opinion on this matter. I am totally against anymore warehouses in the stated area, (farmland near Shaw Road Overpass)</p>	
88	11/24/2020	Monica Sanders		<p>If my husband and I had known we would be eventually surrounded by warehouses we would have NOT moved to Sumner. We came looking for a healthy community, not an industrialized, warehouse-packed area. This is terrifying. The level of traffic is already bad and adding this many warehouses will inevitably add hundreds of trucks and cars. Pollution levels will increase, aggravating preexisting conditions. The value of Sumner homes will go down. Crime will spike. Animals will be displaced. We will consider moving after 3 years of being here.</p>	No
89	11/24/2020	Kent Robarge		<p>This is crazy developer and city greed. There are a gob of warehouses already in the valley (all of north Sumner has gone to warehouses). There is no way the transportation infrastructure can handle the traffic (Pioneer Way and E Main St). The latest Sumner bridge project barely mitigates current traffic issues.</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
90	11/24/2020	Elizabeth Josten		My two biggest concerns with the project are that the roads are not adequate to handle the traffic that the warehouses will generate and that there will be problems with water run-off.	No
91	11/24/2020	Nanette Palo		Dear Knutson Family, I sent my comments earlier regarding my families longtime residence in the Valley, our losses to 167 and the pain it caused. I am begging you to reconsider the selling out to warehouses and making Puyallup another city of industry and warehouses... This is about losing an opportunity to make Puyallup one of the most beautiful places to raise a family. Your family could leave a lasting legacy to the community and Puyallup Valley that benefits the whole area by selling to developers that would develop that property into family and senior homes and a community center and a iconic outdoor event center with probably the most iconic view of Mt Rainier left anywhere. ...And that is rare. So rare that once it is gone it is gone forever. A light rail link in the community that ties in to the Sounder could be developed using the Meeker line. Your family has some influence to be able to do something regarding the owners of the Ballard Terminal Railroad company. It would be a beautiful legacy that your family could be proud of and maybe be more profitable in the future. And Your family would have a legacy to be proud of. It would be a legacy of something beautiful, sustainable for many generations. And I will say it again--Not another city of warehouses and industry. I know this has been fought on many levels including environmental, but in the end it is about legacy and what this community will be for generations to come. Sincerely,	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				Nanette Palo	
92	11/24/2020	Carol Whipple		This land could be used in a much better capacity. The view of mount rainier is like none other. To place warehouses on the property is a horrible idea.	No
93	11/24/2020	Eric Burkhead		<p>I am not normally opposed to reasonable development. However.....</p> <p>Placement of large warehouses, in addition to the large warehouses already constructed in this area: Will generate a huge amount of large truck traffic in the area and on roads that do not currently handle even the existing commuter traffic, creating a tremendous traffic jam in the access roads to a major residential area. This increase in heavy truck traffic and congestion will also foster significant community safety hazards on these roads.</p> <p>What mitigation will be made for the extensive amount of rainwater runoff from the structures and paving, which previously soaked into the tilled soil? Then, there are the issues/ consequences of covering over fertile farming soils with warehouses and asphalt paving. These farmlands will never again be productive for agricultural purposes.</p>	No
94	11/24/2020	Nanette Palo		<p>You may be weary of hearing from me and I don't generally speak out; but, I have to tell you a story... a story I hope your family can relate to.</p> <p>I will always remember in the 1950s setting in our breakfast room and seeing the sun rise over Mt Rainier and playing in the raspberry fields and riding our horses through through the open fields east of us. Hunting pheasants with my father in the fields... Fishing for steelhead on the Puyallup river in the winter.. My father would come home from work in the winter and we would</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>go down to the Puyallup river which bordered our property and he would build a fire from the apple wood from the wild apples that grew on the riverbank that he had dried from the year before. He would put the rod holder he fashioned from a steel tube for the fishing pole in the sandbank that abutted the dike and we would sit there and he would tell me to watch the end of the pole for any quick jerk. I would watch for a few minutes... and he would watch too... He was more patient then me and sometimes..not often..the end of the pole would twitch, but I wouldn't see it; but, he would and spring into action and the pole would bend and he would reel it in and have me hold the net to bring it to the bank. He would gut it and was always excited if it was a female with eggs. Those eggs he would pack in Borax in a jar and keep in the fridge for bait. He built a smoke house out of an old freezer and would smoke the fish. Everybody loved his smoke steelhead. That was so long ago.</p> <p>...But of all my memories that have sustained me throughout the years wherever I travelled it was that image of Mt. Rainier from the Puyallup Valley, "The Valley of the Mountain". In my imagination and the imagination of any visitor to the Puyallup Valley it is an image that most people don't forget as attested in Ken Burns series on National Parks Episode 5. I have to say that there are few iconic views of Mt. Rainier left and your land is one of them. ...There must be a better way forward for your family to profit from that land and leave something good.</p>	
95	11/24/2020	Joseph Karr		No more warehouse's in the valley. Period! You guys are RUINING our environment for an extra dollar. Think long term for the love of humanity.	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
96	11/25/2020	Denise Stahnke		This proposal, if passed and carried out will be devastating to an area of Puyallup that I call home. Already major changes have been made and with 2,000 gravel trucks passing through EACH DAY what type of a community will we have? I have treasured the wildlife seen in that location and to destroy that to me is unpardonable and ill advised. Please stop this monstrosity and let future generations enjoy what little nature is left to us. Thank you for hearing me out.	No
97	11/25/2020	Tanya Conrad		Shaw road is a two lane road already has excessive traffic traveling well over the 35 mph posted speed limit. Shaw road and the surrounding surface streets are not equipped to handle the current traffic and certainly cannot handle the additional traffic these warehouse would bring This is a neighborhood with children, pets and wildlife that is already stressed to the breaking point. We cannot take the additional traffic and environmental impact these commercial buildings will bring. I implore you to see the bigger picture and future this will bring. Have you tried to drive surface streets in Sumner?	No
98	11/25/2020	Melinda Blevins		Oh come on aren't the warehouses all in Sumner enough? Please this would be very detrimental to this area do not build this warehouses in this location.	No
99	11/25/2020	Juanita Hembrow		This is the resurrection of persistent, calculated, and destructive plans by big commercial interests who care nothing about this valley that is our home. They will not quit pushing until the valley floor is covered with asphalt, all in the interests of their own profits. In today's mail we received a notice about the 2023 Comprehensive Flood Hazard Management Plan. Does the right hand of government know what the left hand is doing? More asphalt leads to more flooding! And increased truck traffic from sprawling warehouses will snarl our roads which are	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				already overcrowded. Local taxpayers will no doubt be left with the bill for road expansion, repairs and cleanup. How many times can we vote "No" regarding these warehouses? No, no, and NO! They have clearly demonstrated that, given an inch, these warehouse interests want to take a mile! Many miles!! Please hold the line and tell them "No way!"	
100	11/25/2020	Richard Potter		<p>It is so easy to implement developments when the principal parties are not directly affected by their consequences. Far too much new development within Puyallup and surrounding areas have already has exceeded the reasonable capacity of its infrastructure as evidenced by not only the traffic jams of 167, 410 and 512 but Meridian, Pioneer, Main and especially Shaw Road. The Shaw Road traffic jams resulting in stoppage is acute adjacent to Shaw Road Elementary when 2 lanes of traffic, much of which is fed from vehicles exiting the new Safeway shopping center, merge into just one lane of travel until south of 23rd Ave. As a long-time resident of the area, the traffic flow had dramatically increased when Shaw Road bridge to Main Street was completed. Now a proposal to have a couple of thousand semi trucks enter and exit directly across from a shopping center which would greatly impede its own traffic as well as the traffic on Shaw Road, Main Street and Pioneer is plain lunacy. The people making these deals and profits, be it land owners, out-of-state developers or city and county interests obviously do not reside in Crystal Ridge or the surrounding developments which have to contend with the mess thrust upon them by certainly not the far-thinking individuals who depend on already strained state routes and city streets for their impacted quality of life. Not to mention that the entire valley, having some of the</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>richest farm land soil on earth, constantly being covered over by development is not only merely aesthetically unappealing but would hinder the desirability for future residents.</p> <p>I am afraid that these reviews and questionnaires are merely a dog-and-pony show as evidenced by prior development and lack of infrastructure to reasonably support such activity as proof that the decision had already been made far in advance, residents be [expletive]ed. At the very least I wish to thank you for the opportunity to shout watch for the iceberg while the Titanic has gone under.</p>	
101	11/26/2020	Terri Treakle		<p>This will impact the area way to much in an already very busy community. Traffic is horrific and these warehouses will cause too much damage to the environment. There are animals that have homes on this property and they are taking all the prime farm land and destroying . I say NO</p>	No
102	11/26/2020	Bill Petersen		<p>These warehouses will be within 500 feet of my backyard. Visual impact is huge as anyone could imagine. Also noise from warehouse activities (warehouses are not just used to stockpile goods, they can be used for manufacturing) plus truck traffic, engines, horns, back up beepers, dust collectors, paging systems and so on. I must assume these warehouses will operate 24/7. Lighting from trucks, yard lights, spotlights are offensive to neighbors. Already the first warehouse, Safeway and recently added yard lights on Pioneer Way have already negatively impacted our evening view. Smells are next concern. Besides the obvious diesel odors I expect, what offensive odors will be allowed and what particulate levels allowed to escape from these new facilities? We are very concerned with the traffic impact; Shaw road is already overloaded, Main st.</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				and Valley are backed up routinely. Adding up to 2,000 daily vehicles will choke the access for residents.	
103	11/26/2020	Nicole Martineau		Our infrastructure is already overwhelmed, the amount of trucks coming through the city putting stress on the roads and adding to the congestion doesn't need to be magnified anymore than it already is. The large amount of farmland that has been over developed in recent decades has taken from the rich agriculture this city was once known for and cherished by many residents. At this time we should be moving toward land preservation not unnecessary development.	No
104	11/26/2020	Joseph Colombo		<p>As a resident of the city of Puyallup I am very concerned about the impact of an additional seven large warehouses being built on what was once pristine farmland. If I had a vote on whether this land should be used for commercial warehouses, I would vote no. My reasons are:</p> <p>Eight warehouses would result in upwards of 2000 semi-trucks a day using the connected roadways. This would increase traffic significantly in the area, impacting local residents by increasing their commute times.</p> <p>2) The 2000 semi-trucks a day would increase the deterioration rate of the roadways causing them to need costly repairs much more frequently than they do now. Or, more likely, to not be repaired any faster and instead have more potholes or crumbling pavement causing more traffic and possible damage to other vehicles.</p> <p>3) The 2000 semi-trucks a day would increase the amount of noise pollution in the area. From their breaking systems, to their engines and exhaust, to their horns, they would make the area much noisier, causing people discomfort.</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>4) The 2000 semi-trucks a day would increase the amount of air and soil pollution due to smoke particles being released or oil being leaked. This in turn would decrease the quality of life of people living nearby by making them sick, or even possibly causing increased risk of death.</p> <p>5) Eight warehouses would negatively impact the environment by destroying flora that is used to provide clean air, destroying habitats that local fauna use, and creating more waste/garbage by the people who would work there.</p> <p>6) Puyallup's land use plan calls for limited warehouses, a business park, and protection of farmland and open space, including our new Van Lierop Park. Eight warehouses is not "limited" nor will paving it over protect farmland and open space. We should be focused on increasing public usable space such as parks so that the quality of life in Puyallup remains high.</p>	
105	11/26/2020	Bill Ford		<p>The developers say 2000 trucks per day. Add hundreds more small vehicles for employees and other business - that's a lot of vehicles to add to already busy streets. I'm assuming at least a couple of new traffic lights will be needed.</p> <p>Considering most freight moves from the ports and along the freeways, East Main, Pioneer Way, SR 162 and 167/512 will also be further burdened.</p> <p>The net result to the local community will be poorer quality of life and longer commute times. I'm all about an owner's right to develop his property to it's legally</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				permissible and highest and best use, but how is the County and City going to mitigate the extra traffic?	
106	11/26/2020	Ron Perry		Please do not allow this.	No
107	11/27/2020	Todd Vallie		<p>I am concerned about the increase in Truck traffic that this development will cause. The addition of this warehouse space without any improvement in traffic infrastructure seems short sighted and Should be denied.</p> <p>This new truck traffic will either get onto 167 via the 410 interchange off E. Main or route onto the Orting hwy via Pioneer to the East. Both of these roads are over capacity several times a day already and the addition of the traffic caused by residential development in Bonney Lake will make them even worse.</p> <p>Please stop allowing large developments without addressing our already failing traffic infrastructure.</p>	No
108	11/27/2020	Michelle Arnwtt		No to warehouses!!! Just, no!!! We do not have the infrastructure to support this and this is no the vibe we want for Puyallup. We need places for people: dog parks, play fields, and maybe quaint OUTDOOR shopping and OUTDOOR restaurants! No to warehouses!	No
109	11/27/2020	Carrie Webb		I shop and do business in this area, as my gym is nearby. I schedule my errands to coincide with the 4-5 days a week I attend exercise class. There is already a notable increase in traffic the past 3-4 years, but the impact of 5 new warehouses will definitely encourage me to stay closer to home. Plus, allowing an out of state company to pillage our beautiful valley is just bad form. Please reconsider this terrible business venture.	No
110	11/27/2020	Penniw Saum		Please do not allow any of these 8 warehouses to be built. I live in this area and The impact to traffic and our livelihoods will be great. The	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				more development that happens the less Puyallup is a place that people want to love or love to. Now spooners development, the warehouse behind Farm12...it is devastating to watch how money is being taken over people. Come on City of Puyallup, time to stop!!!	
111	11/27/2020	Teresa Noll		<p>This warehouse design plan is a bad idea for so many reasons. Here are my top two:</p> <p>You're going to take our beautiful valley, and fill it with warehouses. I understand that development has to happen, but what happened to concentrating that development so our open spaces could remain open?</p> <p>The impact on traffic is going to be horrible! The plan estimates an additional 2,000 semitrucks on our roadways in the surrounding area. I already avoid that area if I can because of the traffic, but occasionally I have to drive that stretch of E Main Ave/ E Pioneer to get my son at Puyallup High School. Getting from Shaw Rd. E to PHS at 2:00 PM, a trip of less than three miles, takes about 30 minutes now. What will it be like with an additional 2,000 trucks and other associated vehicles?</p> <p>Please rethink this! We love living in Puyallup because of our quality of life. Taking away our open spaces, and adding traffic will deteriorate that quality significantly.</p>	No
112	11/27/2020	Leeroy Perkins		<p>Traffic in Puyallup is already severely challenged by the lack of North-South main corridors of which there are currently only 3.... Shaw Rd, Meridian & Canyon Rd... Without some major upgrades to traffic infrastructure, the problem will only continue to get worse and it is already at unacceptable levels</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
113	11/27/2020	Michelle Meyers		The proposed warehouse project on the Knutsen farmland would have a negative impact on the surrounding area in terms of traffic as well as the environment. Traffic on Shaw Road is already extremely heavy in the late afternoon and early evening. Trying to turn out of the elementary school parking lot at these times can take up to 15 minutes. Shaw Road was widened to help alleviate the traffic but has not made that much of a difference. The added traffic of semi-trucks going to and from the warehouses would create an unbearable mess for families that live in the Shaw Road area perhaps even reducing property values. The environmental impact of paving this land would also be tremendous. Pierce County needs to protect these farmlands. As a teacher at Shaw Road Elementary school, I ask that you seriously reconsider this land use proposal and instead help to maintain the quality of life in the Puyallup Valley.	No
114	11/27/2020	David Berg		I regularly visit several small businesses near the proposed development area. My family and I have spent thousands of dollars each year at these family owned businesses, choosing those particular businesses because of the quality of service they provide and their long standing support of the greater Puyallup community. Each is concerned that this new industrial use will drive away their clients, and cause them to leave the area. Additionally, my family frequently uses the Foothills Trail for recreation -- biking, walking, and running -- and often meet other friends and extended family there. Often afterwards we will make stops at some of the other local stores; in the past we'd grab a bite to eat or drink after, or sometimes to carry with us in a picnic on the go. I can't see that continuing in an area marked with warehouses, rather than open space and natural areas. Add in the massive	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				increase in heavy truck traffic to the already significant traffic issues that can sometimes plague the area and there will be even less reason to continue to visit the area to spend our time and our money.	
115	11/27/2020	Keanan Taute		This development would greatly impact our communities well being. The traffic enough will be enough to cause unknown levels of frustration among residents and commuters. Our cities traffic is bad enough as-is, we would need to fund massive infrastructure projects to have similar traffic levels that we have now. This means our infrastructure development will be miles behind our traffic demands. Please do not approve these warehouse development and do what is best for our residents, not what is best for special interests.	No
116	11/27/2020	Sandy Wusterbarth Brown		I fully understand development, but this proposal will bottleneck traffic between Puyallup and Sumner as well as impact the residential and agricultural areas it will dwarf. Consider the environmental impact of these warehouses as well. The proximity of this to freeway access will continue to make it appealing to huge warehouses, but let's not make the mistake of making that the valley's legacy.	No
117	11/27/2020	Eugene Wagner		This is a terrible idea. Traffic is already terrible here, and the 167 on-ramp from Traffic/Main is already ridiculously dangerous because the trucks can't muster adequate speed as they manage both the slope and the curve of the on-ramp. Choking that on-ramp with big rigs means merging into 70 mph traffic at half that speed with nowhere to go. Beyond this, the last thing Puyallup needs is more traffic, more traffic lights, and slower roads. I already have a commute of over an hour each way. Things are only getting worse!	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
118	11/27/2020	Elizabeth Beckley		Traffic in this area is a nightmare already! This proposal will set us back to worse congestion than before the Shaw overpass was opened. The land could be used for retail so at least residents in the valley would benefit from more miserable traffic. This is not the right place for warehouses. It is a terrible, self-serving idea that shows no regard for our community.	No
119	11/28/2020	Chris McCafferty		Enough is enough!!!! What we really don't need is more traffic in the area and semis rumbling up and down our streets every day. Twenty-third from Shaw to Meridian is nothing but a raceway - I live on 23rd. I want to put up a sign that says " Welcome to the 23rd Avenue Raceway". Shaw Road backs up from Pioneer all the way up the hill to Military. We really don't need or want any more traffic in the area. It is very difficult to get onto 23rd. Driving around the area, you can see many warehouses empty or with space to rent. Why do we need that many more warehouses and do you have the space already sold before you build those monstrous buildings? The area could really use another park since Bradley Park is full every day during the summer. Why not let someone use the area for farmland. There is so little of that left anywhere. The city has already allowed at least 4 (maybe more) multi-story (3-5) apartment/assisted living/nursing home complexes with a 2-mile radius. Traveling in the area will be too difficult/time consuming and residents will find another place to live, including me. Think about this PLEASE before you let this happen. Our water/sewer bills are already extremely high and I am sure they would increase since the builders never pay enough for all the infrastructure it takes to build something of this size. I	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				know it brings money into the city but take the time to actually talk to us citizens to get our input. We matter too.	
120	11/28/2020	Alena Fitzpatrick		<p>Hi there!</p> <p>Personally, I'm not opposed to this project and I think it would provide job opportunities for the area.</p> <p>With that said, I am EXTREMELY concerned about the traffic impact to Shaw Rd. It needs to be widened to a 4 lane road ASAP. The current traffic impact to Shaw is already terrible. Adding to the current situation is basically adding fuel to the fire.</p> <p>As a resident near Shaw and 23rd, I worry about how this project will affect our commutes!! Please consider these points.</p> <p>I appreciate it!</p> <p>Alena Fitzpatrick</p>	No
121	11/28/2020	Sara Lawrence		<p>The entrance to Puyallup from the 410 includes beautiful views of Mt. Rainier, walking trails, and high-end restaurants. This is a corridor coming from Sumner, which is quaint and lovely. By turning the open flower fields and land into the ill-named "Knutson Farms" Industrial Warehouse, you are scarring the face of our town. The restaurants will struggle because their view will be hideous. Fewer people will enjoy the trails because warehouses destroy the natural beauty and habitats that make people want to hike. There are semi-abandoned strip malls nearby that could use reconstruction instead. Please don't destroy what made me love my home by blotting out the mountain and lupines with this plan.</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
122	11/28/2020	Cass Turner		ROADS, ROADS, ROADS. TRAFFIC, TRAFFIC, TRAFFIC. It amazes me that all these new projects are put forth without demanding that the roads be WIDENED. You've all seen the nightmare of the Traffic Ave bridge work. PLEASE consider additional access to this area: Main St., Shaw Rd, a NEW ROAD. Remember, there are still people who live in this area!!!!	No
123	11/28/2020	Susan Atkinson		How many warehouses do we need? How many more trucks do we have to fight in traffic? How much more farm land must we sacrifice to the greed of individuals? When is enough enough? Enough is NOW!	No
124	11/28/2020	Lance Crowston		I really think there's enough development down in the Puyallup valley. this place is going to look terrible in the near future. Poor planning and people looking to make money are ruining the state. I think you should improve Shaw road up to sunrise parkway. It really needs to be a four-lane road or at least add a turn lane in the middle. With all the new houses going in it's going to be a nightmare. Please think about how many people you guys are packing into the area without doing any infrastructure. Also I think you've killed enough animals tearing down the local forests thank you	No
125	11/28/2020	Kimberly Olah		We cannot afford to have any additional traffic on Shaw/Main. The impact on traffic will have a negative effect on those of us that already have a 30 minute commute just to get through this area. Adding additional traffic and trucks will be unacceptable.	No
126	11/29/2020	Karen Nickey		Hello, Thank you for allowing vested community residents/partners about the proposed seven warehouses	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>that likely will be built in the area of Shaw rd/Pioneer, Main, and 80th I believe it was. I'm very concerned about the negative impact of the added traffic, especially the semi trucks, which carry the loads going to the warehouses and returning from the warehouses. Specifically, I'm concerned about the negative impact on the nearby freeway entrances and exits on main street. This area already has delays getting to and from Sumner and entering the freeways. The stop lights will need to be extended in length of time to allow for the slow semis passing through.</p> <p>By the way, unless you want crime to increase, please don't ever allow a hotel in this area which would attract transient truck drivers and transients in general. We don't need it - we don't want it.</p> <p>Thank you for listening.</p>	
127	11/30/2020	Karen McNamara		<p>I am adamantly OPPOSED to giving permission for more than 2000 semis to travel on Shaw Road and Pioneer and Main Street daily that would come from the Knutson warehouse proposal. This should not be allowed. Traffic is already busy at Shaw and Pioneer, and there are three elementary schools within a one mile radius of this intersection alone. I have a difficult time getting out onto Shaw Road from my Deer Creek subdivision as it is- adding 2000 more semis a day will make this almost impossible. The City of Puyallup's land use proposal should be maintained and the city should NOT be granting this county proposal to impact our roads. We need to preserve this land- not turn us into another Kent Valley!</p>	No
128	11/30/2020	Clay Gustaves		<p>Williams -Northwest Pipeline owns and operates a 75 foot wide high pressure natural gas trasmission right of way</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				through this project and has not been consulted regarding our development and encroachment standards and has not granted approval for any disturbance, equipment crossings, utility crossings, pavement or any changes in land use, whatsoever. Until an encroachment agreement is in place between the owner and Williams, no approvals will be granted.	
129	11/30/2020	Clay Gustaves, Matt Kautzman, Jeremiah Ross, Jason Westmoreland	Williams - Northwest Pipeline	Williams -Northwest Pipeline owns and operates a 75 foot wide high pressure natural gas transmission right of way through this project and has not been consulted regarding our development and encroachment standards and has not granted approval for any disturbance, equipment crossings, utility crossings, pavement or any changes in land use, whatsoever. Until an encroachment agreement is in place between the owner and Williams, no approvals will be granted. I've attached our Developers' Handbook, which states our encroachment specifications and other information regarding changes in land use within our transmission easement. Sincerely, Clay R Gustaves Senior Land Representative Williams – Northwest Pipeline	Yes
130	12/01/2020	Preston Smith		As a regular Sound Transit rider, the main topic the proposed warehouses that concerns me is the increased traffic it will bring. Getting to the Sumner Sound Transit station gets backed up on the Traffic Ave bridge as is. Adding lots of new traffic from large semi trucks pulling trailers will have a negative impact on the quality of life for all Transit riders.	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
131	12/01/2020	Charles Jacobson		<p>To think that 2000 trucks would not have a serious impact on the traffic on the Shaw Road overpass and then onto E main ,across the bridge and turn left on to the ramp leading to the freeway is ludicrous. . The traffic is already bad to terrible pending what time of day one tries to drive to Sumner. This would negate the building of the over pass and the improvements Sumner and the state of Wa. have tried to do this summer.</p> <p>I guess there is some sort of plan to capture run off from all of the pavement and buildings . One inch of rain on 160 acres produces 4.6 millions of gallons of waste water. Are they going to be allowed to dump that in the Puyallup which is already one of the highest polluted rivers in the state? How are the hydrocarbons and other chemicals to be removed from that much water.</p> <p>Can large trucks really make that turn from the warehouse area on to the overpass without impinging on the other traffic going in the same direction.</p> <p>East Pioneer is not built to handle anymore traffic either. It seems absurd to cover up great soil which will be needed in the future for food production. We need more productive farm land not less, maybe not now but definitely in the future. YOu can't eat cement or pavement can you?</p> <p>Finally this is another notch in the death of bucolic Puyallup-Sumner valley.</p> <p>This should just not happen. We do not want to look like the Kent Valley. Why do we need more warehouses to collect more junk from China?? These are not manufacturing plants but just way stations for transport elsewhere.</p> <p>Disgusting, you would think a farmer would care more about the area.</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
132	12/01/2020	Dmitriy Bondar		This is a BAD idea! I understand the revenue and kickbacks City of Puyallup will get from this but the people living in the area will suffer from the already overwhelmed streets and heavy traffic on Shaw, Pioneer and Main. These streets were not built to support 2000 trucks a week. Widen all the surrounding streets by two lanes then think about building these warehouses. 410 will be overwhelmed as well. 410/167 junction needs to be wider by at least 1 lane. Then there is the noise issue and pollution for residents living nearby. Listen to the people living in the area and not the bottom line from revenue please.	No
133	12/01/2020	Stephanie Jolivette	Department of Archaeology & Historic Preservation (DAHP)	<p>Hello Chris,</p> <p>Thank you for contacting the DAHP about this project. The DAHP is pleased that the EIS Scoping is including Cultural Resources as an element of analysis. Please see the attached letter from the DAHP indicating our interest in this project and recommending that an archaeological survey of the project area be completed during the EIS process. Having the initial cultural resources work completed during the EIS will help the DAHP make more informed recommendations for project alternatives during the EIS review period.</p> <p>Feel free to contact me if you have questions about these recommendations or have questions about cultural resources review as the project moves forward.</p> <p>Best, Stephanie</p>	Yes
134	12/02/2020	Jordan Rash		This proposal is disappointing. The concept provided depicting the development shows that the vast majority of	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>the site will become an impervious surface, and that the water collected from the site to be conveyed to the Puyallup River through a storm pipe. There is over 100 acres of impervious surface on this site, bringing petroleum, rubber, copper, and other pollutants from the site into a salmon-bearing river home to multiple threatened salmonids. Additionally, because the water will be "storm water," it will not be able to enter the groundwater system where it can be slowly released into the river. Rather, it will exacerbate the flooding downstream by immediately discharging the water into the river. All of these effects of the industrial development will have a negative impact on Southern Resident Orca as well, which rely on the salmon from the Puyallup-White watershed - one of the few in Puget Sound with spring-run Chinook - for the entirety of their diet.</p> <p>It is extremely disappointing to see Pierce County continue to push development further and further into rural areas. This is increasing pressure on our transportation network, on police and fire services, on health care, and on schools, let alone the significant impacts on our environment. Why is this being developed here, when there are vacant buildings in industrial areas of Tacoma? If it is simply a question of cost, it would make more sense for the County to provide some tax offsets to reduce cost of redevelopment in those areas rather than destroying the exceptional agricultural soil, the fragile salmon habitat, and the rural character of Pierce County.</p>	
135	12/02/2020	Lisa Reeves		I understand the need for the City of Puyallup to earn revenues and the previous owner to make a profit on the sale of his land. However, it is heartbreaking to see a portion of our City becoming a warehouse destination	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>with 100's of semi-trucks much like Sumner, Auburn and Renton. I would rather pay more taxes to support our local farmlands and open spaces than to see this development. The Shaw Road and East Main corridor traffic is terrible. Once we get through this pandemic, the commute times along with the semi trucks will be horrendous. I am glad I am retiring soon to plan my errands around the traffic. But I wonder with the estimated number of daily semi-trucks if there will ever be a good time to get around the warehouse district? I anticipate increasing number of commuters will cut through our neighborhoods to find a faster route around the gridlock as they already do. The additional exhaust and pollution will be intolerable and unhealthy for most of our population. Will the warehouse jobs pay a family wage to make this all worth it? Will the employees even live in Puyallup? Will the truck drivers? Will they shop and live in Puyallup and be engaged with the community they live in?</p> <p>I also have environmental concerns as I care very much about our Puyallup River and its ecosystem. How much of the runoff from the warehouse district will end up in our river and/or Puget Sound? Will we have muddy, polluted soils surrounding the warehouse? Will the salmon be impacted? Our surrounding wildlife and birds? Will the warehouse district pay an environmental fee to help save another area of our Puyallup community from development?</p> <p>Thank you for the opportunity to make comment.</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
136	12/03/2020	Janine Westfall		I live right up the hill from this sight and have been so sad to see them “pave paradise and put up a parking lot”. I have signed petitions and wrote comments and still the project continues making me feel unheard compared to big money. We have beautiful fertile soil that is being paved over and we will likely regret using this land to put up a warehouse that may not even get rented since the economy is doing poorly. One or two warehouses spread out I have come to accept, but cramming 7 into that area that already struggles with traffic is frustrating. The developer obviously doesn’t live here because he would never put them there if he knew the beauty of that spot, the fertile soil and the massive amount of traffic to be adding to an already trafficked area that has been looking for reprieve. I would rather see a beautiful neighborhood for families there than huge, ugly warehouses that no one will enjoy. Please reconsider the impact this will have on this community, and either cancel or greatly reduced the number of warehouses.	No
137	12/03/2020	Adrianna Daniels		Shaw road and pioneer already have heavy traffic, as well as SR 162. There are backups daily in the morning and rush hour. The areas that the warehouse would be have sections of road that are only one lane in each direction. It would only further exacerbate that issue.	No
138	12/03/2020	Katherine Cowin		This project is a great opportunity to bring jobs to Puyallup. Traffic impacts and mitigation will be important to review and plan for but I’m excited for this project!	No
139	12/03/2020	Christopher Akerman		As a resident of nearby Crystal Ridge, I am truly alarmed by what this development will do to traffic in the area. This has the potential to add a LOT of traffic, both commercial and personal. Traffic on Shaw and E Main is already atrocious, and the recent improvements to Shaw Road did not help—at all. What’s done is done in regards to that	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>Shaw road improvement, but it is irresponsible to add thousands more drivers to an already untenable traffic situation without serious consideration of how to mitigate the traffic disaster that will result.</p> <p>Greatly increasing gridlock and congestion impacts not just the valley but south hill and all surrounding areas. This could result in declining property values and quality of life, worsening air quality due to idling and exhaust, more noise or crime. All of these must be considered.</p>	
140	12/03/2020	Claire Hunter		<p>Hello, I'm writing to you as a lifelong citizen of Puyallup to express my concern regarding the Knutson Farms/Running Bear Warehouse Development and open Environmental Impact Statement.</p> <p>After reviewing the SEPA Checklist, as posted on the City of Puyallup's online engagement site for the Knutson Farm EIS, I have the following concerns. (I have included sections of the checklist in quotes, with my personal concerns stated after.)</p> <p>Size and Nature of Development</p> <p>"Project is anticipated to be constructed in two phases over a 3 to 5 year period once applicable permits are issued and the final short plat is recorded." ... "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." ... "Approximately 70 percent of the site will be covered with impervious</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>surfaces upon project completion.”</p> <p>Concern: General concern for the density and size of buildings and paved surfaces as it relates to surface water management, construction noise, traffic congestion from construction, traffic congestion from trucks once project is complete, security (fire and crime) of property once project is complete, limited entrances and exits leading to property, negative impact on already-existing Farm 12, Bee King Honey, Whitewater Church, Van Lierop Park, Puyallup Foothills Trailhead, planned connection of Puyallup Riverwalk Trail and Foothills Trail, and railroad tracks crossing at 33rd St SE.</p> <p>“The proposed project will provide landscape buffering along portions of the project and will provide for an extension of a City of Puyallup Trail facility along that portion of the project that is located adjacent to the Puyallup River.” ... “The Puyallup River Trail is located to the northwest and adjacent to the site along the Puyallup River.” ... “No recreational uses will be displaced.” ... “An extension of the Puyallup River Trail is proposed to extend a trail amenity within the site to provide an additional recreation opportunity in the area.”</p> <p>Concern: There is no description as to the quality of space for the extension. As it’s stated, the developer could simply provide a narrow, badly-lit, ill-conceived path along the back of one of their buildings, and say that they have not “displaced” the use of this recreational area on a technicality. Where the developer has proposed to accommodate for this recreation area is not ideal for any sort of high-traffic path (which includes skateboarders, roller skate/bladers, dog walkers, joggers, bike riders, etc.) The Foothills Trailhead is consistently busy, and its parking</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>lot and overflow parking along 8th Avenue is consistently full, especially in the warmer seasons and weekends. Who will regulate the developer to ensure they provide a quality, public recreational space (and one that is close to the City's original plan for the extension)?</p> <p>"The existing EC zone does not have a height limitation associated with this zone. It is anticipated that the proposed buildings will be between 35 to 45-foot in height and the principal building materials will be concrete tilt-up construction with glass and/or wood accents."</p> <p>Concern: Some of the best views in Puyallup of Mt. Rainier have come from what was once Van Lierop Farms. With the construction of these warehouses, Puyallup would no longer possess these views. (In fact, one could go so far as to say the City would be engaging in false advertising with the use of many of its classic "field of daffodils with Mt. Rainier in the background" photos, as those views would no longer exist.)</p> <p>Additionally, Farm 12 as an event center relies on aesthetically-pleasing atmosphere and surroundings (currently in place). Van Lierop Park and the future extension of the Foothills Trail aesthetics will be negatively impacted.</p> <p>"Light from vehicular traffic traveling to and from the site will occur during early morning and evening hours. Light from parking lot lighting will be focused downward and glare from building glass could occur as a result of the proposed development."... "There is some light and glare resulting from vehicular traffic traveling along Shaw Road and East Pioneer Avenue, but would not be anticipated to affect the project."</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>Concern: General increased light pollution, which will affect surrounding residential areas (including homes on the ridge off Shaw that have a view of the valley below) and Farm 12.</p> <p>“Approximately 700 to 900 people are expected to work at the completed development upon project completion.” ... “Approximately 2,202 parking stalls will be provided for the project.”</p> <p>Concern: The developer estimates 700-900 people to work at the completed project, however, the developer’s plan is to sell or rent the property to a separate party business, so there is no guarantee as to the number of workers that will conduct business at the property. Also, the construction project as proposed includes plans for approximately 2,202 parking spaces. The estimated number of workers and the planned number of parking spaces do not logically align.</p> <p>“The site is accessed via East Pioneer Avenue to 134th Avenue East. Access to the proposed project will be via 134th Avenue East, a portion of which will be vacated for the new development and new interior private roadways will be constructed to serve the facility.” ... New on-site private roads will be constructed as part of the development as well as roadway improvements along 5th Avenue S.E., 80th Street East and the portion of 134th Avenue East which will not to be vacated.” ... “Construction of roadway improvements to existing roads, new roadway improvements, construction of new interior roads and payment of Pierce County traffic impact fees will reduce transportation impacts created by the proposed project.”</p> <p>Concern: The developer’s plans mainly concern internal-</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>to-the-property roads, do not describe who is to pay for the improvements to City roads, and do not seem to acknowledge the impact of the intersection at 80th St E and WA-162, or the use of Inter Ave. There seems to be an overall lack of necessary concern for increased traffic on roads that the City is responsible for. This land is part of unincorporated Pierce County, but highly affects the City of Puyallup’s infrastructure: Pioneer, Shaw, E Main, 8th Ave, and others all will bear the burden of both traffic from construction and the finished project. Among those roads listed, there are only 2 stoplights (where Shaw meets E Main, and where Shaw meets Pioneer). The convergence of E Pioneer, 33rd St E, 8th Ave E, the Puyallup Foothills Trail (which includes pedestrian traffic), and the train tracks is not currently able to handle an increase in traffic.</p> <p>What’s more, it seems the on/off ramp already constructed for the current warehouse that stems from the Shaw Rd E bridge cannot accommodate semi trucks, which will be the primary vehicles for the completed warehouse project. The ability for a semi truck to take this angle during a turn was not adequately considered.</p> <p>“No, the site is not currently served by public transit. The nearest transit stop is located approximately 2 miles east on East Pioneer Avenue within the City of Puyallup.”...”There is a rail line adjacent to the site to the west, however, the proposed development will not use rail transportation.”</p> <p>Concern: This statement does not account for the impact on the traffic around, and leading to the Sumner train station. Congestion on East Main Ave has long been a pain point for residents, and the inability for the City of</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>Puyallup, Pierce County, and the City of Sumner to work together to resolve this issue is extremely apparent.</p> <p>“According to the Traffic Impact Analysis, it is estimated that approximately 2,900 vehicles trips per day will be generated by the completed project.” ...“It is estimated that the peak volume of traffic will occur between 4:30 p.m. and 5:30 p.m. on weekdays.”</p> <p>Concern: This high number of additional vehicles will overload an already high-volume commuter route. The infrastructure already in place will not adequately support this increase.</p> <p>Puyallup River and Animal/Plant Life</p> <p>“Yes, depending on weather conditions, erosion could occur as a result of grading and construction activities. Concern: Erosion would negatively impact the Puyallup River and its floodway, as well as animal and plant life in and along the river/floodway. Location of planned construction is just upstream of where the Puyallup River and White River converge. This spot is important for the conservation of many fish species, and is a seasonally popular/important spot for fishing. There is concern that the 3-5 year construction process, as well as the planned permanent proximity of the warehouses to the river, will negatively impact conservation and fishing practices.</p> <p>“...activity will occur within 200 hundred feet of the Puyallup River and the floodway.” ...“Yes, a portion of the site is located within a 100-year floodplain and floodway.” ““The source of water runoff will be from building rooftops and pavement areas.” ...“Stormwater runoff will be</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>collected and conveyed via storm pipes and catch basins into water quality swales or a combination of water quality swales and mechanical water quality devices. After water quality treatment, stormwater will be discharged directly into the Puyallup River through one existing outfall that will be upgraded and one proposed new outfall to the Puyallup River.” “The site will be graded and filled. Drainage will be routed to the stormwater quality system on-site that is designed to meet Pierce County Standards and stormwater will be released in a controlled manner directly into the Puyallup River.”</p> <p>Concern: The health and structure of the Puyallup River/floodway, as well as animal and plant life in and along the river/floodway will be negatively impacted. There will be limited space for the planned Riverwalk Trial continuance that is to meet with Foothills trail. There is no mention of plans in the event of a lahar.</p> <p>“No threatened or endangered plant species are known to exist on or near the site to our knowledge.”</p> <p>Concern: It has been documented that wild lupine grow on this property. According to the U.S. Forest Service, certain species of lupine are listed as endangered. This report does not acknowledge this or confirm that the species that grows on this property is not an endangered variety.</p> <p>“The area identified as part of the Puyallup River Floodway will be left in its natural state and preserved in an open space tract as part of the proposed 7-Lot Commercial Short Plat. The intent is to preserve existing wildlife habitat as well as salmon habitat.”...“Yes. The Floodplain and Floodway associated with the Type I Puyallup River and an existing wetland is classified as environmentally</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>sensitive and will be placed in an open space tract or easement during the commercial short plat process.” Concern: This report does not describe how they will ensure the existing wildlife, both on the property and in/around the Puyallup River/floodway (which is classified as environmentally sensitive) will be preserved. It does not reference standards maintained by state, county, or federal entities that it must adhere to. In conjunction with the developer’s statement that “approximately 70% of the site will be covered with impervious surfaces upon project completion” and that “grading of approximately 140 acres will occur for the construction of buildings and parking lots on the site,” there is concern that preserving animal and plant life is not feasible.</p> <p>Construction</p> <p>“Grading of approximately 140 acres will occur for the construction of buildings and parking lots on the site. Approximately 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.” Concern: The amount of dirt to be shifted away from property for construction will make traffic congestion even higher on existing (external to the property) roadways.</p> <p>“Noise from construction equipment will be present during the construction phase of the project and generally from approximately 7 am to 5 pm, Monday through Friday. On a long term basis, noise from truck and passenger</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>vehicle traffic and noise typically associated with this type of development will be present during operating hours of the businesses.”</p> <p>Concern: Noise from construction, which is expected to last 3-5 years (as previously stated in the document), will negatively impact business operations of surrounding businesses, especially Farm 12, which is a restaurant and event center largely enjoyed by the community.</p> <p>Community Resources</p> <p>”Yes, the proposed development will result in an increased need for public services such as fire, police and medical services.”</p> <p>Concern: Increase in burden of nearby residents to make up the difference needed to pay for these services.</p> <p>As someone who has chosen - and continues to choose - Puyallup as my home, when I see what has the potential to become a revitalization of the community slipping away into an ill-considered plan, I feel the need to do something about it.</p> <p>I’m not opposed to change, and I’m not opposed to new construction. In fact, I believe this land has the opportunity to turn into something great - something that will ultimately serve the community at large. What I’m opposed to is the loss of the potential for something great. I’m opposed to the county settling for quick cash from warehouses, and robbing my city of its urban growth area.</p> <p>Thank you for your time and consideration.</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				Sincerely, Claire Hunter	
141	12/03/2020	Phil Stryker		Please do not allow this to be built. Our valley has been destroyed by commercial buildings. The traffic impacts will be horrible.	No
142	12/03/2020	Kurt Foerster		How are you making this public? This should be on social media, for people to comment on. Seems as if you are keeping this quiet to the public...	No
143	12/03/2020	Claire Hunter		<p>Hello,</p> <p>I'm writing to you as a lifelong citizen of Puyallup to express my concern regarding the Knutson Farms/Running Bear Warehouse Development and open Environmental Impact Statement.</p> <p>After reviewing the SEPA Checklist, as posted on the City of Puyallup's online engagement site for the Knutson Farm EIS, I have the following concerns. (I have included sections of the checklist in quotes, with my personal concerns stated after.)</p> <p>Size and Nature of Development</p> <p>"Project is anticipated to be constructed in two phases over a 3 to 5 year period once applicable permits are issued and the final short plat is recorded." ... "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." ... "Approximately 70 percent of the site will be covered with impervious surfaces upon project completion."</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>Concern: General concern for the density and size of buildings and paved surfaces as it relates to surface water management, construction noise, traffic congestion from construction, traffic congestion from trucks once project is complete, security (fire and crime) of property once project is complete, limited entrances and exits leading to property, negative impact on already-existing Farm 12, Bee King Honey, Whitewater Church, Van Lierop Park, Puyallup Foothills Trailhead, planned connection of Puyallup Riverwalk Trail and Foothills Trail, and railroad tracks crossing at 33rd St SE.</p> <p>“The proposed project will provide landscape buffering along portions of the project and will provide for an extension of a City of Puyallup Trail facility along that portion of the project that is located adjacent to the Puyallup River.”...“The Puyallup River Trail is located to the northwest and adjacent to the site along the Puyallup River.”...“No recreational uses will be displaced.”...“An extension of the Puyallup River Trail is proposed to extend a trail amenity within the site to provide an additional recreation opportunity in the area.”</p> <p>Concern: There is no description as to the quality of space for the extension. As it’s stated, the developer could simply provide a narrow, badly-lit, ill-conceived path along the back of one of their buildings, and say that they have not “displaced” the use of this recreational area on a technicality. Where the developer has proposed to accommodate for this recreation area is not ideal for any sort of high-traffic path (which includes skateboarders, roller skate/bladers, dog walkers, joggers, bike riders, etc.) The Foothills Trailhead is consistently busy, and its parking lot and overflow parking along 8th Avenue is consistently</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>full, especially in the warmer seasons and weekends. Who will regulate the developer to ensure they provide a quality, public recreational space (and one that is close to the City’s original plan for the extension)?</p> <p>“The existing EC zone does not have a height limitation associated with this zone. It is anticipated that the proposed buildings will be between 35 to 45-foot in height and the principal building materials will be concrete tilt-up construction with glass and/or wood accents.”</p> <p>Concern: Some of the best views in Puyallup of Mt. Rainier have come from what was once Van Lierop Farms. With the construction of these warehouses, Puyallup would no longer possess these views. (In fact, one could go so far as to say the City would be engaging in false advertising with the use of many of its classic “field of daffodils with Mt. Rainier in the background” photos, as those views would no longer exist.)</p> <p>Additionally, Farm 12 as an event center relies on aesthetically-pleasing atmosphere and surroundings (currently in place). Van Lierop Park and the future extension of the Foothills Trail aesthetics will be negatively impacted.</p> <p>“Light from vehicular traffic traveling to and from the site will occur during early morning and evening hours. Light from parking lot lighting will be focused downward and glare from building glass could occur as a result of the proposed development.”...“There is some light and glare resulting from vehicular traffic traveling along Shaw Road and East Pioneer Avenue, but would not be anticipated to affect the project.”</p> <p>Concern: General increased light pollution, which will</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>affect surrounding residential areas (including homes on the ridge off Shaw that have a view of the valley below) and Farm 12.</p> <p>“Approximately 700 to 900 people are expected to work at the completed development upon project completion.” ... “Approximately 2,202 parking stalls will be provided for the project.”</p> <p>Concern: The developer estimates 700-900 people to work at the completed project, however, the developer’s plan is to sell or rent the property to a separate party business, so there is no guarantee as to the number of workers that will conduct business at the property. Also, the construction project as proposed includes plans for approximately 2,202 parking spaces. The estimated number of workers and the planned number of parking spaces do not logically align.</p> <p>“The site is accessed via East Pioneer Avenue to 134th Avenue East. Access to the proposed project will be via 134th Avenue East, a portion of which will be vacated for the new development and new interior private roadways will be constructed to serve the facility.” ... New on-site private roads will be constructed as part of the development as well as roadway improvements along 5th Avenue S.E., 80th Street East and the portion of 134th Avenue East which will not to be vacated.” ... “Construction of roadway improvements to existing roads, new roadway improvements, construction of new interior roads and payment of Pierce County traffic impact fees will reduce transportation impacts created by the proposed project.”</p> <p>Concern: The developer’s plans mainly concern internal-to-the-property roads, do not describe who is to pay for</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>the improvements to City roads, and do not seem to acknowledge the impact of the intersection at 80th St E and WA-162, or the use of Inter Ave. There seems to be an overall lack of necessary concern for increased traffic on roads that the City is responsible for. This land is part of unincorporated Pierce County, but highly affects the City of Puyallup's infrastructure: Pioneer, Shaw, E Main, 8th Ave, and others all will bear the burden of both traffic from construction and the finished project. Among those roads listed, there are only 2 stoplights (where Shaw meets E Main, and where Shaw meets Pioneer). The convergence of E Pioneer, 33rd St E, 8th Ave E, the Puyallup Foothills Trail (which includes pedestrian traffic), and the train tracks is not currently able to handle an increase in traffic.</p> <p>What's more, it seems the on/off ramp already constructed for the current warehouse that stems from the Shaw Rd E bridge cannot accommodate semi trucks, which will be the primary vehicles for the completed warehouse project. The ability for a semi truck to take this angle during a turn was not adequately considered.</p> <p>"No, the site is not currently served by public transit. The nearest transit stop is located approximately 2 miles east on East Pioneer Avenue within the City of Puyallup."..."There is a rail line adjacent to the site to the west, however, the proposed development will not use rail transportation."</p> <p>Concern: This statement does not account for the impact on the traffic around, and leading to the Sumner train station. Congestion on East Main Ave has long been a pain point for residents, and the inability for the City of Puyallup, Pierce County, and the City of Sumner to work</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>together to resolve this issue is extremely apparent.</p> <p>“According to the Traffic Impact Analysis, it is estimated that approximately 2,900 vehicles trips per day will be generated by the completed project.”...“It is estimated that the peak volume of traffic will occur between 4:30 p.m. and 5:30 p.m. on weekdays.”</p> <p>Concern: This high number of additional vehicles will overload an already high-volume commuter route. The infrastructure already in place will not adequately support this increase.</p> <p>Puyallup River and Animal/Plant Life</p> <p>“Yes, depending on weather conditions, erosion could occur as a result of grading and construction activities. Concern: Erosion would negatively impact the Puyallup River and its floodway, as well as animal and plant life in and along the river/floodway. Location of planned construction is just upstream of where the Puyallup River and White River converge. This spot is important for the conservation of many fish species, and is a seasonally popular/important spot for fishing. There is concern that the 3-5 year construction process, as well as the planned permanent proximity of the warehouses to the river, will negatively impact conservation and fishing practices.</p> <p>“...activity will occur within 200 hundred feet of the Puyallup River and the floodway.”...“Yes, a portion of the site is located within a 100-year floodplain and floodway.”</p> <p>“The source of water runoff will be from building rooftops and pavement areas.”...“Stormwater runoff will be collected and conveyed via storm pipes and catch basins</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>into water quality swales or a combination of water quality swales and mechanical water quality devices. After water quality treatment, stormwater will be discharged directly into the Puyallup River through one existing outfall that will be upgraded and one proposed new outfall to the Puyallup River.” “The site will be graded and filled. Drainage will be routed to the stormwater quality system on-site that is designed to meet Pierce County Standards and stormwater will be released in a controlled manner directly into the Puyallup River.”</p> <p>Concern: The health and structure of the Puyallup River/floodway, as well as animal and plant life in and along the river/floodway will be negatively impacted. There will be limited space for the planned Riverwalk Trail continuance that is to meet with Foothills trail. There is no mention of plans in the event of a lahar.</p> <p>“No threatened or endangered plant species are known to exist on or near the site to our knowledge.”</p> <p>Concern: It has been documented that wild lupine grow on this property. According to the U.S. Forest Service, certain species of lupine are listed as endangered. This report does not acknowledge this or confirm that the species that grows on this property is not an endangered variety.</p> <p>“The area identified as part of the Puyallup River Floodway will be left in its natural state and preserved in an open space tract as part of the proposed 7-Lot Commercial Short Plat. The intent is to preserve existing wildlife habitat as well as salmon habitat.”...“Yes. The Floodplain and Floodway associated with the Type I Puyallup River and an existing wetland is classified as environmentally sensitive and will be placed in an open space tract or</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>easement during the commercial short plat process.” Concern: This report does not describe how they will ensure the existing wildlife, both on the property and in/around the Puyallup River/floodway (which is classified as environmentally sensitive) will be preserved. It does not reference standards maintained by state, county, or federal entities that it must adhere to. In conjunction with the developer’s statement that “approximately 70% of the site will be covered with impervious surfaces upon project completion” and that “grading of approximately 140 acres will occur for the construction of buildings and parking lots on the site,” there is concern that preserving animal and plant life is not feasible.</p> <p>Construction</p> <p>“Grading of approximately 140 acres will occur for the construction of buildings and parking lots on the site. Approximately 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.” Concern: The amount of dirt to be shifted away from property for construction will make traffic congestion even higher on existing (external to the property) roadways.</p> <p>“Noise from construction equipment will be present during the construction phase of the project and generally from approximately 7 am to 5 pm, Monday through Friday. On a long term basis, noise from truck and passenger vehicle traffic and noise typically associated with this type</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>of development will be present during operating hours of the businesses.”</p> <p>Concern: Noise from construction, which is expected to last 3-5 years (as previously stated in the document), will negatively impact business operations of surrounding businesses, especially Farm 12, which is a restaurant and event center largely enjoyed by the community.</p> <p>Community Resources</p> <p>”Yes, the proposed development will result in an increased need for public services such as fire, police and medical services.”</p> <p>Concern: Increase in burden of nearby residents to make up the difference needed to pay for these services.</p> <p>As someone who has chosen - and continues to choose - Puyallup as my home, when I see what has the potential to become a revitalization of the community slipping away into an ill-considered plan, I feel the need to do something about it.</p> <p>I’m not opposed to change, and I’m not opposed to new construction. In fact, I believe this land has the opportunity to turn into something great - something that will ultimately serve the community at large. What I’m opposed to is the loss of the potential for something great. I’m opposed to the county settling for quick cash from warehouses, and robbing my city of its urban growth area.</p> <p>Thank you for your time and consideration. Sincerely, Claire Hunter</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
144	12/04/2020	Carrie Swanson		We have such a beautiful area and I am not in support of this plan to use the land this way. Please consider other options for this area!!!	No
145	12/04/2020	Gisele Fernandez		This whole development of warehouses is quite concerning regarding traffic, impact on environment.	No
146	12/04/2020		Private Citizen	Please don't do this. In the few years we've been here, we have seen the bad traffic become worse with the constant housing and commercial developments. We do not feel we can enjoy the area at very well because of the traffic. Leaving the house is such a chore many days. The aesthetics of this charming town are crumbling. I cannot wait to move.	No
147	12/04/2020	Stefanie Zulauf Wert		I am a lifelong resident of the Puyallup Valley. I grew up visiting Van Lierop's with my mom and picking out the prettiest tulips or daffodils. We visited Spooner farms to pick strawberries in the fields. I watched the daffodil parade that honors the Puyallup valley's heritage in agriculture. As I grew up I came to appreciate the strength of the community's connection to the land. The land that is proposed to become warehouses is a crucial and visible part of the community's connection. It is easy to pave over land it is difficult to find reliable-fertile soil. I am also concerned not only about the building but that the increase in trucks and vehicles would have a large negative impact on the community. The already congested intersections between 167, Pioneer and Shaw would become intolerable. I am worried that the increased truck traffic and paved surfaces could cause harm to the Puyallup river if there is runoff of oil, gas or other environmentally harmful things. There are other ways to add local jobs with a smaller footprint. This building proposal contradicts the values that our community celebrates most. Allowing this warehouse project to move	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				forward erodes the heritage and landscape that makes Puyallup a community. I hope that one day I am able to take my children to Van Lierop Park and see, not trucks and warehouses, but flowers, birds, and the mountain.	
148	12/04/2020	Jimmy Chalk		We need much improved roadways before we build more anything. The traffic is terrible already on 167, 162 and 410. Stop the sprawl	No
149	12/05/2020	Charles Fitzgerald		I think the idea of allowing increased traffic (particularly 18 wheeler trucks) would be a horrible idea. I frequently travel that area and have often wondered how that area could possibly handle this proposed traffic. NO NO NO	No
150	12/05/2020	Bob Myrick		We just found the chemical in tire rubber that kills Coho Salmon, so runoff will be of paramount importance. Second place is traffic. We need a bike lane or sharrows on East Pioneer to downtown area from the Foothills Trail and reduced speeds. Runoff should possibly be treated with filtration of some sort..	No
151	12/05/2020	Kristi Wright		The last thing I want is for Puyallup to become another Fife . Stop with the huge warehouse's ! We need affordable housing .	No
152	12/05/2020	Jeremy Trenhaile		I feel that the development of warehouses in this location is not suitable with the current traffic patterns and infrastructure in place and in accordance with the nearby zoning. Shaw road is a major arterial connecting hundreds/ to thousands of daily commuters to the 410/167/Sounder transportation networks. On a daily basis there is significant congestion and bottle necking/traffic issues due to the current roadway system being unable to support daily peak traffic volumes. Additional high volume commercial traffic will significantly degrade the current situation for Puyallup residents and negatively impact our	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				quality of life. It does not appear that past zoning decisions for this property were made in accordance with the expansive residential and multifamily development that was approved and built further south along the shaw/military road and meridian corridor.	
153	12/05/2020	Leanne Blyth		The proposed warehouses will have an enormous negative impact on the amount of traffic on all the main roads in this area; Shaw Rd, East Main, Pioneer, and the freeway interchange at 410 and 167. These roads already have some of the worst congestion during rush hour traffic. Adding all these ugly warehouses and a steady flow of semis is not what our community needs especially when a couple miles down the road is a huge Industrial area filled with warehouses, many of which are partially vacant. This land could be developed in a way that benefits the people of Puyallup valley for generations to come. Some of the alternatives could be homes, condos, community centers, retail businesses, outdoor recreation, or event center. All of these would make a profit for the sellers of the land and preserve the beauty of the area.	No
154	12/05/2020	Maxine Herbert-Hill		Need better documentation on the volume of traffic, trucks and other traffic, that these proposed businesses will generate and better documentation on the impact on the Shaw Road overpass and other corridors they would travel. What impact fees will they be required to pay and how will those funds be used? Since this whole area is hemmed in by the tracks and all traffic is forced to use limited access points and corridors, it would be wise to keep the warehouses to a minimum size to help limit the impacts. I prefer farmland by far, but that isn't going to happen. This has been zoned as industrial for decades. And it is so very hard to find new farmers who would be interested and willing to pick up this acreage for that	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				purpose. Makes me sad, but it's true. I think all of the topics on your list of environmental topics list are on the SEPA list, so you will need to study all of them. You should add access and egress from Shaw Road and all points of entry/exit to these warehouses.	
155	12/05/2020	Art Pierce		City Planner: please stop eliminating all of our free space! Seems like you are allowing the destruction of all wildlife areas. Please stop. Let the construction company's go somewhere else. Quit destroying all of our wildlife space by setting aside the remaining area for wildlife habitat. You are destroying our greenbelts and let refuges of habitat. Please dtop.	No
156	12/07/2020	Stan Silvernail		12-02-20 It is hard to imagine the impact of seven additional warehouses on what is referred to as the Knutson property. In addition to the fact that it flies in the face of previous agreements and plans, it is contrary to any and all efforts to protect our river, enhance our quality of life, or develop the land in a manner that will allow jobs, culture, and quality of life to thrive. There are better ways to proceed. Infrastructure necessary to handle traffic volumes generated by such a development is hard to foresee, considering current traffic issues and the distance from I-5. There are clearly better locations, requiring less effort to get trucks on and off of interstate freeways. There are certainly locations whose development would generate less environmental impact than this property, much of what sits on old river bed, and would require enormous modification to support such activity. Public access trails are now common on much of our river, and that, along	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>with various related land uses makes more sense than warehouses and truck traffic.</p> <p>Looking at the list of issues for analysis seems to be a through list of reasons NOT to put warehouses and trucks in this spot. Do not allow this proposal to go forward. Work for appropriate land use and development, proper infrastructure for all, and something our descendants can look upon with pride.</p>	
157	12/07/2020	James Clinton		<p>The proposed Knutson project is a challenge to Puyallup’s environmental health. It would overload street traffic, part of which the developer admits is already operating over capacity. It will reduce citizens’ quality of life. The warehouse complex of three million square feet is disproportionately large for a city of Puyallup’s size. Finally, the “Trip Generation Estimate” used to justify the project’s acceptability, is flawed.</p> <p>Traffic Volume</p> <p>The Trip Generation Estimate claims that the Knutson project will insert 5,656 (revised downward from an initial 6,723) semis into Puyallup’s streets every weekday, 522 per AM peak hour, and 495 per peak PM hour. During peak AM hour, semis are expected to roll out of the complex at the rate of 8.7 per minute. The total daily traffic is the equivalent of a 20-40-mile-long caravan. Daily morning traffic reports on television show significant highway overload for vehicles attempting to enter SR 167. This is relevant since ‘both ramps at the SR 410 at Traffic Ave/Main Ave, which provide access to SR 167, are operating at overcapacity. This daily traffic jam backs up traffic on the SR 410 interchange and will delay semis originating at the Knutson complex, as well as Puyallup</p>	Yes

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>commuter traffic. Knutson semis compound the problem. Nevertheless, the developer claims that “The added traffic from the proposed Knutson project is not expected to create a significant adverse impact at the off-site study intersections.”</p> <p>The Trip Generation Estimate “for existing use” during AM and PM hours of 3-6 trip estimates appears significantly underestimated.</p> <p>Quality of Life</p> <p>The development, particularly its size, is not harmonious with the surrounding area. Its extreme level of activity and the character of that activity would be consistent with intense commercial operations but out of place in residential Puyallup. The scope of the project would dominate the area, undermining the city’s attempts to retain its image, strength, and appeal as a hometown community.</p> <p>Diesel engine noise generated by thousands of semis will spread over a wide area without interruption, day and night. Accumulated toxic fumes will not be confined to the site. The polluted air will blanket the surrounding area. The sound of hundreds of idling diesel engines, shifting gears, and trucks maneuvering on site will serve as an additional source of air contamination that has no boundary.</p> <p>Twenty to forty-foot semi/container trucks will transit the same streets (Pioneer East and Shaw Road) occupied by three elementary schools, creating a potential hazard for both children and their parents.</p> <p>The statistical incidence of accidents and related injuries will increase.</p> <p>Study Limitations</p> <p>The study is near five years old (2/3/2016). It is out of</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>date. Its traffic projections for 2021, however, may now be validated or dismissed. The study's projections for traffic growth may be too low. It could not anticipate the new Safeway shopping center or the adjacent multi-use complex. Residential construction, apartment growth, and commercial additions may also have been underestimated.</p> <p>The study examines each intersection as if it were independent and not connected with the other intersections. This is wrong. The intersections are interdependent. When traffic is impeded or stopped, the domino effect kicks in. The study does not take into account the probability of accidents, stalls, or some other unexpected backup.</p> <p>The study shows that the LOS for two intersections, both current and projected, were not computed because they were judged to be over capacity. No attempt was made to identify the degree of overcapacity. Not resolved also is the degree to which other intersections are influenced by the "F plus" intersections.</p> <p>Not considered is how much delay is acceptable to the City.</p> <p>Alternative Reduce the size of the facility by one-half and leave the remainder as open space.</p> <p>Suggestions We suspect that certain levels of diesel fumes can be harmful. Prolonged exposure to noise at certain levels of intensity may be unhealthy. This toxicity may vary from insignificant to extreme. An attempt should be made to determine at what point does either the noise level or the diesel fumes, or both, become unhealthy or inappropriate. To obtain these data, it would be necessary to locate a</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				comparable warehouse/distribution center, if possible, and measure these two qualities of life factors. To accurately determine LOS and a range of LOS for the separate intersections, it is necessary to learn how the entire system functions. A computer simulation of the system's intersections would examine ideal and less than ideal conditions. Program output will reveal the range of wait times, suggest which intersections are most likely to muddle the system, and suggest allocation of priority improvements. It is likely that the simulation would only confirm how critical the E Main/Traffic Ave/SR 410 traffic ramps are to the entire system.	
158	12/07/2020	Tina Vaslet	Pierce Transit	<p>Good Morning Chris,</p> <p>Thank you for the opportunity to review this proposal. First, I would like to point out that the SEPA checklist stated that the nearest bus stop is located approximately 2 miles east, on E Pioneer. In fact, there are 2 bus stops relatively close to the project, on Main St., east of Shaw (stops 1301 & 1011). Since Pierce Transit estimates that between 1-3% of the average daily trips will be made on transit, that would mean, at a minimum, there could be 29 daily trips made using transit. Therefore, I would request that the developer be required to upgrade both of the adjacent bus stops with concrete pads and transit shelter packages. Additionally, due to the fact that the transit stops are located across the train tracks from the project, I would ask that a pedestrian pathway be installed between the project site and Main St., to provide safe and efficient access to the bus stops.</p> <p>Kind Regards,</p>	Yes

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				Tina Tina Vaslet	
159	12/08/2020	Karilee Witting		<p>I am concerned about the following issues if the Knutson property is developed into warehouses:</p> <p>The amount of traffic and congestion It will bring to an already congested area</p> <p>The paving over of virtually all of the land. Where will the water go? If it is drained to the Puyallup river will the river be polluted?</p> <p>This area provides views of Mount Rainier that all Puyallup residents enjoy as they go about their days. Any development should be required to preserve those views In any way possible including limiting the height of the buildings. They also should be required to provide landscaping and Architectural features that are pleasing to the eye instead of the what has already been built on that property - stark grey concrete.</p>	No
160	12/08/2020	Andrew Leisner		<p>I frequent this area on my bicycle due to the Foothills Trailhead being nearby. I also work in the logistics industry so I see both sides of the equation here. I grew up in Fife and have watched acre after acre of our valley be destroyed for new mega warehouses in place of agriculture. Many of the existing warehouse structures in the valley and up into Auburn have plenty of vacancy and those numbers should be considered in relation to the</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>proposed square footage to be added.</p> <p>I know the landowners were rewarded for their plots but we need to keep in mind the future generations who will have to carry the burden of increased freight traffic and congestion on our surface streets as well as the increased flood potential due to natural absorption areas being replaced by bug infested retention ponds. The existing park and proposed additions in the middle of this area also gives rise to concerns. What good is a beautiful park if it is surrounded by mundane warehouse structures which block the views of our natural landscape? Also, the refuse that the warehousing industry brings along with it is fodder for more homeless camps in our public areas which raises safety concerns for our children in parks. Wind blown debris is also a problem from these facilities and while most have environmental practices in place, I've seen first hand the clutter and debris that remains even after the clean up teams have done their required maintenance. Puyallup and the surrounding areas should be kept green for environmental and aesthetic reasons combined. The safety of the recreational types and children should also be considered in addition to the road use in and around the facilities.</p> <p>My family enjoys Van Lierop Park and we are always excited to spend time in a local area with 360° views our our beautiful valley. It would be a shame to see that go away because the existing capacity of warehouse space is under utilized.</p>	
161	12/08/2020	Mike Thomson		This warehouse plan will pave the way to destroying the Puyallup Valley. Not only will the dynamic of our landscape change for the worse but traffic congestion and	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>environmental issues will follow as well.</p> <p>I grew up right in the middle of the land that is being considered for warehouses, I am also a owner of a small business in puyallup and a life long resident whom desperately wants to see Puyallup not destroyed by these warehouses.</p> <p>The land that these warehouses are proposed for will change our beautiful city for the worse, bringing hundreds of large trucks and other traffic contesting our small roads and raping the landscape that defines Puyallup.</p> <p>If these warehouses are allowed to move forward. We as a community will not be able to undo or reverse a path that will surely lead to similar projects in our future.</p>	
162	12/08/2020	Ashley Armatis		<p>Please do not obliterate this beautiful piece of land. Puyallup is losing all of its good rich farmland to housing and industry. This is not my beautiful Puyallup anymore that I've grownup and lived in for the last 30 years. Enough. This town doesn't need to develop anymore of its land.</p>	No
163	12/08/2020	NanCee Peterson		<p>I am very concerned about the traffic. Getting to point A to point B is already difficult but adding these warehouses and the additional trucks will increase already busy streets and increase pollutants in the air.</p>	No
164	12/08/2020	Erica Welborn	Tacoma-Pierce County Health Department	<p>The Tacoma-Pierce County Health Department's Environmental Health Program received the above mentioned checklist on April 26, 2017 and has the following comment(s):</p> <p>All wells that will not be included in the public water system for this project must be properly decommissioned per WAC 173-160 prior to final application approval. The</p>	Yes

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>Tacoma-Pierce County Health Department must be contacted 48 hours prior to any decommissioning activity at the site. Contact Jeremy Bush at (253) 649-1805, for applications to decommission.</p> <p>When an existing on-site sewage disposal system is abandoned, the Tacoma-Pierce County Health Department requires all tanks pumped by a certified septage hauler, all tanks filled with soil, and a Decommissioning Application be completed, pursuant to Environmental Health Code, Chapter 2, On-Site Sewage. Please contact George Waun at (253) 798-6485 for further information.</p> <p>Thank you for the opportunity to respond.</p> <p>Sincerely, Erica Welborn Environmental Health Specialist II Environmental Health Division</p>	
165	12/09/2020	Sherry Buchanan		<p>Warehouses over farmland is terrible. It is sad Puyallup did not have the funding to buy more of the Knutson property years ago but at least the portion of Van Lierop was saved. The road infrastructure will not support all the increased truck traffic that must either travel down Pioneer or E Main street. The intersection of Pioneer and Shaw Rd is terrible with all the traffic from S Hill traveling down Shaw to get to work or get off the hill. Run-off will impact the area and the air quality will be affected by all the truck traffic. Puyallup screwed over the Eagles. do something right with the over development of farmland.</p>	No
166	12/10/2020	Carol Silvernail		<p>Comments from Pierce County and Puyallup residents have been recorded on PALS since at least 2014 regarding the disastrous proposal to convert over 70 percent of what is ironically called the Knutson Farms property into an impervious surface. You've already heard from the</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>overburdened stressed drivers who drive Shaw Road to get to and from work, the drivers who try to shop at Safeway, the parents who drop off and pick up their children at Shaw Road Elementary and the rest who try to access downtown Puyallup, Sumner and the freeways. How will adding 2,900 vehicle trips per day by the completed project (according to the SEPA Environmental Checklist) and creating 2,202 parking stalls mitigate current traffic problems? Turning fertile valley soil with a spectacular view of Mount Rainier into 7 more warehouses, with distribution and freight movement is the absolute worst possible use of the land. Follow the Alderton-McMillin Community Plan! It already states the goal is to “sustain the health, beauty, and function of the unique natural ecosystems of the valley for future generations.” I fail to see how filling in wetland which lies within a 100 year flood plan, discharging storm water from the impervious surfaces into the Puyallup River, disrupting the Pacific Flyway for Migratory Birds and endangering the habitat of salmon, steelhead, trout and other species of fish in the Puyallup River will sustain the valley for future generations. Members of the Puyallup Tribe most likely first occupied this land. Identification of any cultural sites, continuation of the Farm 12 operation, building a city park, adding more works of art and connecting the River Walk to the Foothills Trail on the Knutson Farms property will add far more economic and environmental value to our town.</p>	
167	12/10/2020	Andrea McMackin		<p>Putting a massive warehouse complex here is a mistake. Disrupting agricultural land, flood plain and open space just further increases urban sprawl. It also damages the property values to all of us who purchased a home with views of the valley with its wonderful fields. Take the</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				asphalt farm somewhere else. I do not support it. Furthermore, traffic jams on Main and Valley Ave will be much worse than they already are.	
168	12/12/2020	Tim DeWolf		<p>From a nearby resident and advocate to the vitality to this great city.</p> <p>The proposed plan may benefit economic growth but will the quality of life for the city of Puyallup and neighboring city Sumner. Increased traffic, and zoning of commercial in one of the few places in NE Puyallup that has a treasure view of Mt. Rainier should not be wasted on commercial warehouses. It's waterfront to Puyallup river with Mountain View's is priceless.</p> <p>Instead I propose a high end retail and restaurant boardwalk and new downtown walkable shopping area with recreational and biking elevated to High priority.</p> <p>This is also the needed area to connect the foothills bike path to the puyallup river trails. With my proposed plan, property values will continue to increase and driver greater like ability to the city which will fuel even greater economic growth.</p> <p>Keep Puyallup beautiful and let's honor the best parcels of land we have left in the area to something the whole community can enjoy, not to be wasted my commercial warehouses.</p> <p>Please and thank you for reading.</p> <p>A nearby resident and advocate to the vitality to this great city.</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				Tim DeWolf	
169	12/12/2020	Kevin Cartwright		Now that they have developed the Shaw Rd and Pioneer Ave intersection and have plans for multiple multi-family housing units and another adjacent retail development, the traffic is horrendous and the city has no plans for widening Shaw Rd to 23rd street. Backups occur now daily on Shaw Rd and E. Pioneer Ave. and will only get worse. This is the only Ingress and Egress for the small housing communities at the lower end of Shaw Rd. To have constant semi-trucks exiting the area, blocking intersections and taking up to 4 car lengths of roadway on already crowded surface streets would just exacerbate the problem. There is already an industrial park in the Summer valley where these types of facilities should be located with close access to Hwy 167, not in a small parcel of land located within a growing city where services are desperately needed for the aforementioned housing communities. We don't need those trucks blocking the local surface streets (and there will be many!) We do not need a small distribution center that does not address the services issues. Not only are these buildings a blight on this beautiful Mt. Rainier setting, but are in no way beneficial to those living close by. The Highlands community is well aware of the behind closed doors dealings with the County to change the zoning from what had previously been zoned only for retail and housing! The County just wants the large tax base that a distribution facility would provide them with no cares for the well being of citizens living in the area. Shame on them!	No
170	12/13/2020	Elaine Powell		My biggest concern involves the amount and type of traffic these warehouses would bring to the area. It seems that the traffic flow improvements following the	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>Shaw Road and 410 interchange projects at Main/Valley would be negated with such a considerable increase of large truck traffic.</p> <p>This factor alone would bring considerable disruption, frustration, loss of well being (along with noise and air pollution) to the citizens of the area and Puyallup in general.</p> <p>The historic farm land usage should also be taken into consideration and its contributed value to the flora and fauna of the area.</p> <p>I feel that Farm 12 is a perfect example of responsible usage of historic farming land.</p>	
171	12/13/2020	Scott Byrd		Traffic in the area is already at a standstill. Shaw Road is a parking lot. the addition of the Safeway complex made that much worse, with no useful mitigation. The additional traffic from this complex is going to make Shaw Rd and nearby roads even worse. I am not seeing any useful mitigation of traffic from this project.	No
172	12/13/2020	Allena Valenzuela		Please do not destroy wetlands and farmland and replace it with concrete and asphalt. This would have a significant negative impact on the environment creating runoff issues, traffic impacts and less arable land. This forces us to obtain food from further away again negatively impacting the environment at a time when the planet is dying. We should not approve more warehouses in Puyallup. The City has approved enough of those. Protect our valley. I am adamantly opposed to this mega warehouse project	No
173	12/13/2020	Halley Hudson		Please consider the impact that large scale development will have on this land for our community and citizens of	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				Puyallup. As a close neighbor I am very concerned with the impact of traffic, safety, pollution, air quality, noise, and more. Our farmland is a very valuable resource that should not be taken for granted.	
174	12/13/2020	Daniel Aaron		Main avenue traffic is still a regular backup for the morning commute and the evening commute. I really hope you guys are planning this in accordance with that as I already hate the idea of having to take 162 to get around it. The environment also really needs to be taken into thought as many people live near that area and the walking trail is very popular. I'd hate for this to be "warehouse central".	No
175	12/13/2020	Forrest Vines		Significant impact on traffic on immediate and surrounding streets and highways. Home to migratory birds, near recreation trails. Impacts scenic views. Noise pollution for neighbors in the valley and surrounding hills.	No
176	12/13/2020	Juanita Nilsby		Traffic on Hwy 167, Hwy 410, Traffic Avenue & East Main is already heavily congested. According to a GOA study: Road damage from one 18 wheeler is equivalent to 9,600 cars. http://archive.gao.gov/f0302/109884.pdf . That's highway, surface street & environmental damage our City can't afford.	No
177	12/13/2020	Paul McKean		I'll start by saying once again the City of Puyallup has failed the citizen's by not fighting harder to stop this project. My main concerns are traffic, traffic is the number one problem in our area. Now we're going to allow unlimited large truck traffic in the Shaw Road area. This is just stupid, you have no idea about how many trucks will be operating, and it's not just Shaw Road, trucks will be using other roads around the Farm 12 complex and the Foothills Trail Head. For years, I have used the Foothills Trail on weekends but that has become a challenge since the Farm 12 complex open there's limited parking and now I'm	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				going to fight truck traffic which will put pedestrians in danger. Tell me where am I going to park at the trail head? Of course, the warehouses will need fire protection, who's paying for this service? Not the warehouse operators but the citizens of Puyallup with increase taxes. I don't want Puyallup streets to be lined with warehouses, like Sumner, or Canyon Street and the area around 167 and the future extension. The state, county and city seem to think I have an unlimited supply of money laying around to give stupid projects, stop taking my money! Please stop the madness!	
178	12/13/2020	Elisa Hays		The proposed warehouses present a radical departure from the homes, businesses, and aesthetics of the Puyallup valley area. As a longtime homeowner in Puyallup who uses Shaw Road as access to Highways 167 and 410, I have profound concerns about increases to the already backed-up traffic in this area. More vehicles idling in long lines not only costs time, fuel, and road wear-and-tear; it increases emissions into the atmosphere. Traffic congestion mitigation is essential.	No
179	12/13/2020	Chris Slaughter		I have concerns about the impact of additional traffic, specifically heavy equipment traffic. The air and noise pollution impact will be significant. Noise from the valley at night goes directly up Shaw road. Having a large industrial area will increase noise significantly. Light pollution will also be significant. In addition, the location places itself directly between the residential area at the top of Shaw road and Hwy 167 impeding access to the freeway.	No
180	12/13/2020	Terry Schneider		The Revised Transportation Impact Study (prepared by Transportation Engineering NorthWest dated July 18, 2016) documents on page 1:	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>The proposed project at buildout is anticipated to generate 6,723 net new trips per weekday, with 742 net new trips occurring during the weekday AM peak hour and 701 net new trips in the weekday PM peak hour. Primary access would occur via the new 5th Avenue SE road connection between Shaw Road and 134th Ave E.</p> <p>CONCLUSION: The study clearly shows a SIGNIFICANT increase in anticipated traffic volume from the warehouses onto Shaw Road and E. Pioneer. This presents a serious ENVIRONMENTAL IMPACT to the surrounding residential region DUE TO THE FACT Shaw Road is already beyond normal capacity and overcrowded with traffic by morning and evening commuters.</p>	
181	12/13/2020	Brian Burhenn		It was disappointing to see the farmlands go away, the view of the mountain get blocked by a building, and the prospect of even more traffic being dumped on Shaw Road. I would like to see more study into the effect these buildings are going to have on the environment, the traffic, and the local community.	No
182	12/13/2020	Lavada Kent-Napier		your land your plans. Build to enhance not destroy.	No
183	12/13/2020	Miriam Evanger		Shame on you City of Puyallup for allowing warehouses to be built on our wonderful valley soil. That land should be kept in farming or be planted in native vegetation for migrating birds to stop over on and to provide a corridor for wild animals to use. "They" don't make land anymore. Once it is paved over and developed, it is gone for good. I am completely against developing the remaining land in the Puyallup valley.	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
184	12/13/2020	Dolores Gilliam-Barrett		I am extremely concerned that traffic, roads, and people will be detrimentally affected by this move. It is also environmentally unsound.	No
185	12/14/2020	Tina Haddenham		I have been forced to watch the entire Kent Valley floor disappear to warehouses. Now developers want to follow suit with the Puyallup Valley floor. Destroying the remaining "farmland" in the Puyallup Valley, IMHO, would be a great travesty. Once its gone, and all the rich fertile soil is covered, there is NO going back. The soil will be poisoned. I implore this council to close your eyes and envision 10, 15 years from now IF you kept even a portion of this 162 acre site as viable farmland. Instead of making this an area of metal buildings and pavement please keep it rich in farmland. Not only is it more pleasing to look at, it can be used to feed the hungry. You ask below which study should you look at, ALL OF THEM AND THEN SOME!	No
186	12/14/2020	Wendy Mcdonald		More industry, more traffic congestion, more pollution. Air quality in the valley is already hanging in the balance. Just a week ago, there was smog sitting in the valley right after a day of rain. And with all of the fires we had last summer, why wouldn't we look at how we can better clean the air in the valley, rather than adding more industry, further lowering the low air quality? Our resident's health and happiness should be a priority. Shouldn't it?	No
187	12/14/2020	Scott Wallace		I'm concerned about increased truck traffic on Shaw Road through neighborhoods. The roads are narrow, the traffic is already heavy. If an increasing number of semis have to lumber up that hill and through the neighborhoods, traffic will suffer. It is already difficult to get in and out of our neighborhood.	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
188	12/14/2020	J P		Puyallup is beautiful and a great place to live. I live very close to this site and it is sad to see that the valley area will be turned into warehouses when farms are what is needed and should stay here. Every warehouse added turns Puyallup into Kent and Renton. I live in Puyallup for a reason, I do not want to live in Kent.	No
189	12/14/2020	Brian McDonald		I was raised here and can't believe people are considering putting warehouses in this area of the valley. This is a bad idea for so many reasons -- among them, the environmental impact of another giant complex of warehouses in the valley, destroying valuable, fertile land. That land is a treasure of our area... and we're throwing it away? Not only that, but the amount of congestion this will bring is going to significantly degrade the quality of life and (I suspect) property values of those in the Shaw Rd area. This development would trample the positive experience that our children can currently have at the Van Lierop park. Nobody will want to see this development or drive through the congestion. We'll regret it if we don't stop it.	No
190	12/14/2020	Sarah Bedlion		I'm concerned for the size and nature of development, water management, security, how it will impact the foothills, how it will impact views (false advertising using the daffodil fields/Mt. Rainier that will no longer exist), light pollution, traffic and weight on roads from big trucks which there is already a lot of commuter traffic, emergency plans (ex lahar), endangered lupine, preserving animal and plant life, and other items. Instead, I think it would be worth finding in an investor to serve the community at large (ex restaurants, community center, parks, trails, concerts (think Silos in Waco, TX).	No
191	12/14/2020	Arla Gustafson		Converting the area into warehouse development is a bad idea. The unit that is already there is enough proof.	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				Responsible stewards of this region should take into account the quality of life the region values, our environment and lifestyles. The traffic is the most obvious argument. I drive thru the 410/167 interchange each day and its unbelievable the backup on Traffic Avenue. With a comprehensive mixed use development there could be quality of life for families and commerce. Generating tax dollars that benefit the values of the people not just the big pockets of outsider corporations. Please continue to inform the community of a vision reflecting the values of this community.	
192	12/14/2020	K Davies		Please reduce the number of warehouses and reduce amount of pavement. Provide open space and agriculture space. Warehouse facility should include something for agriculture - packing, canning, butchering, freezer lockers, etc. Warehouse area should make use of trains for transporting as opposed to numerous trucks clogging the already heavily congested roadways in this area. Pioneer cannot handle the truck traffic for sure. Thank you for your consideration.	No
193	12/14/2020	Katie Smith		I am against this warehouse plan. The small highway that connects Sumner, Puyallup with orting and points beyond are already congested. Adding a multitude of semi trucks daily will only add to the severe congestion. Not to mention the exhaust and other chemical associated with increased street traffic and its street runoff. There is a river near the proposed site that has flooded previously. And continues to threaten during tough rainy seasons. This can only be heavily impacted by paving over such a large tract of land so close to that river. A retention pond would not be a sufficient solution to stabilize the already	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				saturated surrounding soil. And lastly this proposed project lacks the key elements to justify its location. It doesnt add to the number of jobs to boost the local economy. It doesnt add to the enjoyment of local citizens nor to the aesthetic beauty in such a marvelous location. Any real cost/benefit analysis would shelve this project from this particular location.	
194	12/14/2020	Andrew Smith		Traffic in this area is already quite bad with Traffic Avenue being very backed up. There needs to be expanded roads for this project paid for by the company building the warehouse. Enough with having taxpayers paying for improvements to these roads that businesses are using at low costs to themselves but high costs to our communities.	No
195	12/14/2020	Patrick McMackin		This project would be detrimental to the area by increasing traffic on already bad traffic areas of Shaw Road, Main and even Pioneer. It would also decrease property values by destroying views from citizens' houses as well as contributing to increased crime in the area. The green space and parks that were promised in that area would not happen and it would ruin wildlife access to the river. I see many Bald Eagles and other birds of prey in the area that would be disturbed and disappear from the area if this kind of environmental disaster were to be built. Not to mention the destruction of very good farm land that produces a large amount of crops. I do not think this should be allowed to be constructed and the new one already built should be torn down and returned to farm land.	No
196	12/14/2020	Rick and Janet Anthony		We are very concerned about the impact of this project on the elementary schools on Shaw Road. As a retired school superintendent, Rick is particularly concerned about the safety of the students in those schools. We share that	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>concern as the grandparents of a student at Shaw Elementary. The amount of truck traffic would make this a dangerous area.</p> <p>The highway system can barely handle the traffic that occurs now during a large part of the day. Having 2000 more trucks per day would be a total nightmare. It would be worse than Seattle traffic and would be detrimental to the entire Puyallup area.</p> <p>Seeking property outside of Puyallup would make more sense, where road conditions are adequate and safety can be a priority.</p> <p>We are adamantly opposed to this project at the proposed site.</p>	
197	12/14/2020	Rebecca Teitzel/Isaksen		<p>Hello , I'm the daughter of Gilbert and Mary Teitzel. We use to own Teitzel's Blueberry farm, across from the Vanleriops park. We lost the farm , unfortunately. I understand of the booming business in the valley. I'm hoping to try to at least SAVE the big trees that are left in the valley. The property is going to the city , as they have planed this for years . My parents wanted to build a family home at the farm, in the apple orchard, the city shut them down. So I want to speak up about at least...saving the big California cedar tree at the site next to the new big warehouse. This tree came from California and planted by my Uncle Dwight Teitzel in , 1960. It's been a wonderful site for many years and it would be great to see this tree survive !! There are so many changes in the valley and the trees should be incorporated into the grounds, landscaping. I hope people understand what I'm trying to say. Please save the big trees in the valley ! Thanks for your time and any help with this matter.</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
198	12/14/2020	Robert McDowell, Rebecca McDowell		We are most concerned about the impact of this project on this area. One of our concerns relates to truck traffic on E. Main (both into Sumner & to 512 & I-5). We live off of E. Main & 5th St. NE and it's hard enough to access traffic and get around that part of town as it is. Another concern is with the project's close proximity to the Puyallup River and the pollution & runoff that could affect wildlife, salmon & surrounding habitat. Our 3rd concern is it's closeness to the Van Lierop Park, especially once the sports fields get built out. Not only will extra truck traffic mix with the traffic of young people walking/bicycling and being transported to and from the park, but also the increase of pollution from the heavy truck truck traffic 24/7 cannot be healthy for the children & adults using the park!	No
199	12/15/2020	Deborah Vosburgh		I have seen Five farmland turn into mess of Warehouses...the tragic problems on 20 the is still a nightmare..I see Five happening all over again...Totally against this..use another area..further south ..we need to protect what little good decent farmland that is left there! Is this really progress or greed?!	No
200	12/15/2020	Libbie Bristow		Noooooo to warehouses. Why pave over a beautiful valley for cement and trucks? It is a disgraceful use of mother nature's beautiful soil. We use to grow wonderful berries and daffodils and no one in government protected that bountiful gift. These buildings are atrocious and we need to utilize the gift of nature we have been given. Jobs have left the area to give way to diesel fuel smells, ruined roads and ugly structures. Please, tell me it ain't so! The jobs that have left the area? Try WSUPuyallup where we have had research scientists, technicians, farm laborers and more working hand in hand with the farmers to aid in the growing of wonderful crops. Most of these jobs don't	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				exist here anymore but have been shipped to Mt Vernon or never refilled. Farmers have lost their livelihood and with measures taken to build these ugly monstrosities the soil will never recover. We have lost a valuable resource.	
201	12/15/2020	Kareen Shanks		Too much impact on the traffic and I object to the developers paving over more of the good valley soil.	No
202	12/15/2020	Cindy Sanderson		As a property owner in Riverside Village, I have been asking the city for many years for a traffic light. The developers in Riverside Village provided funds for said traffic light; however, the City decided to spend the funds elsewhere. As I've said many times before, it is dangerous for the people living and working in this area to enter Main Street without a traffic light. Now, once again, another large development and a traffic light should be required!!	No
203	12/15/2020	Heather Shadko		It is the wrong use for that area. The chemicals coming off the brakes on the trucks at 24/7 warehouse operation will create stormwater issues and put salmon populations in the river at risk of contamination. The air quality will be impacted with heavy truck traffic and idling trucks, not to mention the noise. In addition, the roads weren't design for heavy haul loads and the potential for traffic safety threats to our community are high. The Puyallup Foothills trail is near there and it used by so many pedestrians and bikers and their safety should matter. There are empty warehouses all over the Tacoma Tidelands, and along highway 167, keep industrial uses and the problems they bring in the proper location, not near the Puyallup River, residential areas, parks and trails. Puyallup is a proud member of the Green Cities partnership and we have worked so hard to find a balance between human impacts and our natural environment, allowing this warehouse complex and all the environmental toxins it will bring is wrong for this area.	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
204	12/15/2020	Kathy Turner		Use all of your tools to regulate this as you would if it were a new application to protect the existing community as should have been done with the previous development, including but not limited to: traffic, sewer, water retention, soil stability, ingress and egress, height and any and all other impacts within your jurisdiction. These questions are offensive they are all important.	No
205	12/15/2020	Diane Kienholz		Please don't add all of those trucks to our already congested Shaw rd, Pioneer, Main street.	No
206	12/15/2020	Karie Engelbeck		This project of warehouse development with the proposed sq footage is a poor choice. Runoff will destroy the river, traffic will destroy our infrastructure. These people proposing this live in Missouri...let them build it there. we already have an empty warehouse sitting with zero occupants...Stop..look around...and don't destroy our way of life..Plan...and don't deviate from what the citizens want..we do not want a row of warehouses..Please save our city...and the surrounding area. You are in your job to represent us...do so.	No
207	12/15/2020	Michael Ragan		My primary concern is traffic impacts from the warehouse use. The Shaw to East Main connection is already congested during morning and evening rush hours. I don't know how many vehicles would be added daily however these additional vehicles will not improve traffic flow. The other categories are also of concern such as air quality from the diesel trucks and stormwater runoff.	No
208	12/15/2020	Chanel Studebaker		I have huge concerns about the traffic this development will generate. The Traffic Ave/410 interchange is just getting completed and will likely still fall short of meeting demand, and you're considering allowing how many additional trucks a day? That's a lot of smog and exhaust	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				that's going to settle into the valley and mess with our air quality. Why are we not doing a better job encouraging development of land that we're going to need to grow crops. We've paved over enough farmland, let's incentivize development off the valley floor.	
209	12/15/2020	Peter Bristow		At this time I have two main concerns. As a retired WSU agricultural scientist my preference would have been to see this land remain as agriculture. Once prime agricultural soil is compressed and paved it is lost. Concern #1. Transportation. I understand that this warehouse complex when completed will generate an extra 1,700 truck per day on surface street. East Pioneer will definitely be impacted as truck travel to and from the 512 interchange on E. Pioneer. Similar surface street will occur between the complex and interchange at Traffic Ave. (Sumner) and WA 420. Concern #2. I certain hope the developer of the warehouse complex installs a connector link for the Rails to trails section between the Trail head on 80th and the Puyallup River Walk Trail than now ends just east of Mama Stortini's restaurant on East Main.	No
210	12/15/2020	Robin Crabb		For years I have gone to the optometrist on East Main. When trying on glasses it was a joy to behold, and glasses never sold themselves so well: everything looked beautiful while standing at their picture window enjoying the scenery. Fresh-plowed, Puyallup Valley, deep brown, rich-soil, farmland with a picturesque red barn across the way. Depending on the time of year one could see leftover pumpkins in the distance, or long forgotten daffodils scattered along the view. Glancing up from there, the	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>evergreen ridge where I knew my home was nestled just past the trees gave way to magnificent, often snow-dusted foothills of the Cascades mountain range. A glorious sight. Every. Time. But all of this paled in comparison to the majesty and enormity of Her Majesty... the queen herself: Mount Rainier. There she was - even when it was cloudy, you just knew it - and she was dwarfing the grandeur which my eyes could scarcely take in all of from that window; my picturesque and small-town-feel hometown; its tradition and heart-shaped history of farmland mixed with blood, sweat, and tears; heritage and hard-fought victories... the town I had chosen to make my home. A joy and a piece of so many hearts. This view was not the whole picture. The whole picture was that history, that tradition, and that feeling. The view from the window was only a representative of what Puyallupites knew to be a beautiful secret: we live in the most beautiful, indeed sacred, places anywhere. That was then.</p> <p>Now, standing in that window, what dwarfs it all is a monstrous warehouse. The view is no longer of Her Majesty because she is lost in the shuffle of hideous and unsightly ugliness, greed, scars on the land and damage to the soul of the community. Our planet and this beautiful valley and the waterways which run through it will be affected and countless living, flowing, growing, breathing elements will die, and are dying.</p> <p>To continue on this path for the sake of money and greed is counter to all that our ancestors and those who lived on this land long before we did believed in and dreamed of. This insanity must stop now, and the land we live on must once again be considered sacred and a living thing to be nurtured and saved.</p> <p>Thank you for your consideration.</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
211	12/15/2020	Tammy Wescovich		I'm very concerned with the impact that warehouses would have on our new bridge as well as on our roads. I don't want the traffic concerns or the wear and tear on our streets from the semi trucks coming and going.	No
212	12/15/2020	Barbara Pemberton		Absolutely no more warehouses	No
213	12/15/2020	Jee Hamburg		<p>I understand the need for growth and change; however, Puyallup is changing too quickly and its growth is having a negative impact on our current infrastructure, wildlife, and community. Additional time is needed to better understand the repercussions of such growth and the best way to move forward with growing that doesn't compromise the quality of life for humans/wildlife/plants.</p> <p>Please consider delaying this process, learning more, and provide safe ways for the community to ask questions/learn more about this process before making any decision.</p> <p>Thank you.</p>	No
214	12/15/2020	Eric Ryan		Living in proximity to this giant build, I'm concerned about so many things!	No
215	12/15/2020	Jamie Smith		This plan is going to ruin some of the best farmland in the area, it will be a danger to the threatened salmon bring hundreds of semis through a failing offramp or residential areas everyday, lead to more traffic jams and environmental issues, and permanently remove much of the history this area was built on.	No
216	12/15/2020	Darice Hermann		I am adamantly opposed to warehouses on the site. Having tractor trailers would increase traffic congestion in an already bus area. Additionally, preservation of our land is important to our community/wildlife/flora/fauna.	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
217	12/15/2020	Dawn Foster		No warehouses! I do not want to see land used up for giant buildings. The traffic alone will be terrible. We need more sports fields not warehouses.	No
218	12/15/2020	Sue Durrett		Keep our area free of these warehouses. The few we have now is creating excessive noise. There is absolutely no infrastructure for traffic and trucks in Puyallup, from it onto 512,167, 410, valley, Main Street or the Orting highway. I can't imagine traffic matching what is happening meridian/167/valley ave. It's a nightmare. Please consider creating retail services and keep our neighborhood an amazing place to live. Please!!	No
219	12/15/2020	Michael Berry		I am against the proposed warehouse development plan. Warehouses will bring with them noise, pollution, and added traffic, immediately and substantially reducing the quality of life for nearby residents (like me). While the promise of jobs might be appealing, it's important to consider exactly what kinds of jobs those will be: likely low-wage jobs with little long-term stability and questionable safety practices.	No
220	12/15/2020	Tana Bryan		Please do not ruin the beautiful valley with more buildings that can go somewhere else. We live here for the beauty. Not the buildings. Tana Bryan	No
221	12/15/2020	David Sundahl		That is the worst possible area to add truck traffic to, all of us who live nearby will have to suffer the consequences. There's not enough physical space between the end of Shaw and East Main for how it's used. Shaw is being treated like the new Meridian but it's still funneled down to one lane each direction, this is just adding flame to a fire. I'm assuming a light would be put in at this 5th AV SE, further impeding Shaw Road.	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				It's bad enough that beautiful land had to go out the way it did. Puyallup is bursting at the seams and it hasn't been able to address the bottlenecks. If Rainier goes, this area will be a parking lot.	
222	12/15/2020	Leslie Wulfekuhle		<p>Hello,</p> <p>We are at [redacted] and [redacted] 80th St E and we would like to add our input regarding the project. Water from the site must be mitigated and no longer drain on our property as it has for years. Adequate barrier between the development and our property should provide privacy and protection from ambient light and noise. We would like the storm drains and sewer lines located where they could be easily extended to our property in the future. Would Mr. Knutson be willing to forgo building warehouse F and G in favor of residential use on that portion of the property to better match the neighborhood on 80th St E?</p> <p>Thank you, Marc and Leslie Wulfekuhle</p>	No
223	12/15/2020	Brad Beach, Annette "Nettsie" Bullchild	Nisqually Indian Tribe	<p>Dear Mr. Beale,</p> <p>The Nisqually Indian Tribe thanks you for the opportunity to comment on:</p> <p>Re: Knutson Farm EIS</p> <p>The Nisqually Indian Tribe's THPO has reviewed the SEPA checklist and accompanying documents that were provided for the above named project and are glad to see that cultural resources are going to be considered during the early stages of the EIS. The Nisqually Indian Tribe would like to see a thorough sub-surface survey of the entire area using comprehensive background research into</p>	Yes

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>the long history of the Puyallup Valley as a guide. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.</p> <p>Sincerely, Brad Beach THPO Department Annette "Nettsie" Bullchild THPO Department</p>	
224	12/15/2020	Dennis Hanberg	Pierce County Planning & Public Works	<p>Dear Mr. Beale:</p> <p>Pierce County has received the City of Puyallup's second EIS scoping notice for the Knutson Industrial Park Project dated November 17, 2020. After review by staff, Pierce County submits the following comments:</p> <p>The preliminary site plan that was sent along with the second scoping notification is outdated. We are attaching updated site plans that show the proposed development has been moved further back from the Puyallup River. Please verify with the applicant that the site plans dated 9/14/16 are the most current and up to date.</p> <p>The County is also attaching a copy of the approved flood boundary delineation survey which shows that the proposed development will be located outside of the County's regulated flood hazard area. However, the County is open to exploring a better alignment for the pedestrian/bike trail that will better serve the public while still protecting the natural environment.</p> <p>When conducting its environmental review, the City should keep in mind that the County's vested regulations will govern the development of those portions of the project located outside the city limits.</p> <p>The County's development regulations, including critical area regulations, zoning regulations and site development</p>	Yes

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>regulations are contained in the Pierce County Code. Those regulations incorporate by reference several technical manuals including the Washington State Wetland Delineation Manual and the 2015 Stormwater Management and Site Development Manual. The Stormwater Manual sets forth minimum requirements and Best Management Practices (BMPs) for stormwater controls and site development which are designed to protect natural drainage systems, including wetlands, and to avoid negative impacts such as the degradation of groundwater.</p> <p>In accordance with RCW 42.21C.240 and WAC 197-11-660, the County has already conducted a comprehensive environmental analysis and has determined that any significant negative impacts from the Knutson warehouse project will be mitigated through the implementation of the County's existing policies, plans, regulations, and adopted manuals with the exception of some traffic impacts for which the County included substantial mitigation measures in its MDNS.</p> <p>Sincerely, Dennis Hanberg</p>	
225	12/16/2020	Andre Douglas		<p>It is ridiculous that the available land in downtown is being developed into warehouse space, when our City is asking at the same time "how we should make housing available to the vulnerable populations". Puyallup valley Does Not need additional warehouse space, I am sure there are acres along North Levy that could be utilized, maybe even some previously developed, currently empty buildings.</p>	No
226	12/16/2020	Chris Chisholm		<p>Re: Transportation, particularly transportation systems and traffic -</p> <p>Whereas on page 12 of the Feb 2, 2016 Knutsen</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>warehouse proposal "Traffic Impact Analysis" public disclosure request (received on 11/01/19) shows that the development will generate a total of 6,723 new vehicle trips per day (in and out, including approximately 1,750 semis according to cityofpuyallup.org/1115/Puyallup-Valley-Warehouse-Development) plus small trucks and private vehicles; therefore to proceed with this warehouse project, the developer must first (pay to) upgrade all roads to 4 lanes including East Pioneer, 80th St SE, and the Orting Hwy over the Puyallup River to Hwy 410.</p> <p>Re: Public services and utilities, including stormwater, sanitary sewer and fire flow and fire protection services -</p> <p>City of Puyallup planning engineers have an excellent handle on what is needed, with all water runoff filtered, water and sewer paid for throughout the life of the buildings so taxpayers never have to subsidize them. Project proponents must also be ordered to stop bringing the city to court over its requirements. Their sue-happy lawyers have already cost local government and taxpayers far too much time and money.</p> <p>Re: Water, plants and animals -</p> <p>There should be a full environmental restoration corridor created along the Puyallup River, a 300 foot buffer from the river's edge. Proponents should extend the Puyallup Riverwalk through the area from the East Main Street bridge, to the Foothills Trail - East Puyallup Trailhead, with skyway pedestrian/bicycle bridge built over 80th St SE. Property owner must continue to manage the restoration of the 300 foot river buffer corridor, or pay for local</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>government to do so.</p> <p>Re: Cultural resources: -</p> <p>Puyallup Tribe cultural resource specialists have an excellent handle on what is needed. In regards to the settler heritage, the warehouses completely destroy that: see above (environmental buffer 300 feet from river, and green roof/terracing idea) and below (reconversion of community ag lands elsewhere in the valley) for mitigation measures.</p> <p>Re: Noise -</p> <p>Trucks must be required to enter/exit directly to Hwy 410 in order to prevent noise and road degradation on Puyallup city streets. In other words, no direct access to Hwy 512 or up the hill on city streets.</p> <p>Re: Air quality, including green house gases -</p> <p>All warehouses must be required to have solar panels and/or vegetation (native plants or agricultural crops) covering the entirety of otherwise empty roof space. Minimum solar must, at a minimum, offset energy use of buildings, asphalt construction, and the 6,723 vehicle trips/day averaging a distance of 30 miles each.</p> <p>Re: Land and shoreline use, including aesthetics, recreation, agricultural crops, and the project's relationship to existing land use plans -</p> <p>As stated above, there should be a 300 foot environmental</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>buffer corridor between the river and any development, housing the "missing link" of the Riverwalk Trail - Foothills Trail. The buffer would be a full environmental restoration of the Puyallup River streambank with with additional vegetative buffering to eventually "hide" warehouses from the trail. All warehouse walls should be terraced to grow vegetation (native or agricultural crops) with a goal of no empty wall space visible from any direction. All asphalt areas must be bordered by native "rain garden" runoff areas with a property easement ensuring they are maintained as such in perpetuity by property owners.</p> <p>Re: Alternatives -</p> <p>Priorities for this land should be 1) farmland and parks, meaning this proposal should be denied, or 2) if unable to retain the first priority, then instead of warehouses, create an "east towne center" with mix of commercial retail, upstairs condo residential, very light manufacturing, plus high tech tenants similar to Barclay Village.</p> <p>Re: Mitigation measures -</p> <p>In addition to the above mitigation ideas, property developers must buy and restore an equal number of unused agricultural lands in the Puyallup River - Orting Valley for a community farming project, offering use at \$1/acre/applicant.</p>	
227	12/16/2020	Dana Matsukawa		Residents of Puyallup do not want major congestion in an already very densely trafficked area that leads to freeway access. This was a poor plan from the very beginning. I would much rather see some other sort of development there that enriched the community and the environment	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				of the area. full environmental restoration corridor created along the Puyallup River, a 300 foot buffer from the river's edge and extension of the Puyallup Riverwalk through the area from the East Main Street bridge, to the Foothills Trail - East Puyallup Trailhead, with skyway pedestrian/bicycle bridge built over 80th St SE. would be a wonderful addition to Puyallup. Property owner should continue to manage the restoration of the 300 foot river buffer corridor, or pay for local government to do so.	
228	12/16/2020	Michael Brown		<p>The SEPA Checklist is very non-specific regarding wildlife found in and around the site. I am providing a link to eBird's accumulated list of bird species found there. You will not only see the 108 specific species observed there but the names of some local people who submitted the observations. You can also click on individual species names and see the number of times (including dates) the species has been observed in the location.</p> <p>https://ebird.org/pnw/hotspot/L7781014</p> <p>eBird is an online database operated by Cornell University.</p> <p>I don't know if there are similar databases for other types of animals, but I think these things need to be carefully considered.</p>	No
229	12/16/2020	Fred Howard		I worked at the Auburn Boeing plant for over 30 years and have seen what building warehouses (Safeway) does to the local residences. Trucks moving in and out of the warehouse 24/7. Traffic congestion, noise, and then there's the odors of deasil as the trucks warm up to keep the refrigeration units running. I live right off of Shaw road and would have to deal with those same concerns on a	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				daily basis. Building those warehouses there is a big no thank you for me.	
230	12/16/2020	Patrick Beerman		I would like to see that all lighting in the Knutson Farms area is shielded and Dark Sky Association approved.	No
231	12/16/2020	Kristin Beeler		I have been very concerned about the proposed warehouse development at Knutson farm area. I frequently drive that route to Sumner and during commute times it is already very congested. I can only imagine how horrible the traffic will become with truck traffic. Warehouses in that area are a terrible idea and will impact negatively on the quality of life for the residents of Puyallup and Sumner.	No
232	12/16/2020	Jane Goodhue		I am absolutely opposed to the large warehouse construction and the impact it would have on our community. It already takes as much as 30 to 45 minutes to travel through Sumner and Puyallup due to the additional traffic for our train stations. The Sumner Orting highway is backed up for miles in each direction making commuting from there a nightmare. Adding an additional 2,000 large trucks to our roads daily will all but bring traffic to a standstill. Quality of life in the valley will suffer greatly should these multiple warehouses and additional vehicles be allowed.	No
233	12/16/2020	Constance Moore		Although currently living in Sumner for the past 3 yrs, we lived in Puyallup [unincorporated Pierce] the previous 19 yrs. We are now closer to the warehouse area than we were in Puyallup. We live one block off Hwy 162 and 80th E in Sumner Valley Estates. Several times a week we drive on 80th St. E on the way to E. Pioneer and Shaw Rd. Shaw Rd is our gateway to all the South Hill retail and our doctors and hospital. Many Orting residents use E. Pioneer from Hwy 162 for the same reasons. Pioneer Landing was done in a tasteful and useful way for all the	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				nearby residents off Shaw Road. Warehouses will add nothing to the ambiance and use of the area, long agricultural. There must be another possible use for this already busy tract of land.	
234	12/16/2020	Cari Palmer		I just parked at Van Lierop Park, as I do often, and went for a walk. I go beyond the park as I love to walk far and get as close to nature as I can. Walking by the one monstrosity of a warehouse that is already there is very hard to handle. I am grateful that although ugly, it is vacant at this time. I stroll along the gravel roads with fire hydrants as I want to be as far away from people as possible. I love the walk as well as the view. When I think that this area is slated to be a sea of warehouses, it sickens me. There are warehouse districts in Sumner, Fife, Milton and many more. Why take such a beautiful and fertile spot and plant concrete? Fill the vacant warehouses in the already existing areas! It's all about money and power. How about making it about the people once and for all? No warehouse needs a view of the mountain, but we do. Plus, the view of the valley from anywhere on the hill is already compromised because of the massive building you've already allowed to be built. Enough already.	No
235	12/16/2020	Janeen Wilcox		I would hate to see what was farm land and a beautiful piece of nature reduced to an industrial site. We need to keep the valley what it has always been known for, a quaint, farming community. Puyallup needs green space, space for recreation and relaxation, not an industrial site that will feed congestion and pollution into our city.	No
236	12/16/2020	Carrie Boulet		I appreciate being able to say that I dread putting warehouses over the valley land and having trucks on a very small road (Pioneer) on their way to and from these warehouses. Surely there are other uses for this property that greets people coming to	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				Puyallup! Already 167 shows what it looks like to have warehouses covering the land adjacent to a thoroughfare. Almost no one wants warehouses but may feel it's no use to speak up	
237	12/16/2020	Sharon Gustafson		<p>I've lived in Puyallup for 30 plus years and have enjoyed my time here. After hearing about the warehouse project which will add 8 warehouses on local farmland and will add about 2000 semi-trucks daily on major streets every week-day, I'm expecting my enjoyment of living in Puyallup will change to a nightmare.</p> <p>I use Shaw Road almost daily and this road is already extremely busy with traffic as are the local freeways 410 and 512. Plus add those 2000 trucks daily to major city streets and you've got a quagmire as well as a nightmare. Please consider quality of life for the majority of Puyallup's citizens to outweigh the developer's want for money.</p> <p>Sincerely, Sharon Gustafson</p>	No
238	12/16/2020	Sarah Bedlion		<p>Hello,</p> <p>I'm writing to you as a citizen of Puyallup to express my concern regarding the Knutson Farms/Running Bear Warehouse Development and open Environmental Impact Statement.</p> <p>After reviewing the SEPA Checklist, as posted on the City of Puyallup's online engagement site for the Knutson Farm EIS, I have the following concerns. (I have included sections of the checklist in quotes, with my personal concerns stated after.)</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>Size and Nature of Development</p> <p>“Project is anticipated to be constructed in two phases over a 3 to 5 year period once applicable permits are issued and the final short plat is recorded.” ... “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.” ... “Approximately 70 percent of the site will be covered with impervious surfaces upon project completion.”</p> <p>Concern: General concern for the density and size of buildings and paved surfaces as it relates to surface water management, construction noise, traffic congestion from construction, traffic congestion from trucks once project is complete, security (fire and crime) of property once project is complete, limited entrances and exits leading to property, negative impact on already-existing Farm 12, Bee King Honey, Whitewater Church, Van Lierop Park, Puyallup Foothills Trailhead, planned connection of Puyallup Riverwalk Trail and Foothills Trail, and railroad tracks crossing at 33rd St SE.</p> <p>“The proposed project will provide landscape buffering along portions of the project and will provide for an extension of a City of Puyallup Trail facility along that portion of the project that is located adjacent to the Puyallup River.” ... “The Puyallup River Trail is located to the northwest and adjacent to the site along the Puyallup River.” ... “No recreational uses will be displaced.” ... “An extension of the Puyallup River Trail is proposed to extend</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>a trail amenity within the site to provide an additional recreation opportunity in the area.”</p> <p>Concern: There is no description as to the quality of space for the extension. As it’s stated, the developer could simply provide a narrow, badly-lit, ill-conceived path along the back of one of their buildings, and say that they have not “displaced” the use of this recreational area on a technicality. Where the developer has proposed to accommodate for this recreation area is not ideal for any sort of high-traffic path (which includes skateboarders, roller skate/bladers, dog walkers, joggers, bike riders, etc.) The Foothills Trailhead is consistently busy, and its parking lot and overflow parking along 8th Avenue is consistently full, especially in the warmer seasons and weekends. Who will regulate the developer to ensure they provide a quality, public recreational space (and one that is close to the City’s original plan for the extension)?</p> <p>“The existing EC zone does not have a height limitation associated with this zone. It is anticipated that the proposed buildings will be between 35 to 45-foot in height and the principal building materials will be concrete tilt-up construction with glass and/or wood accents.”</p> <p>Concern: Some of the best views in Puyallup of Mt. Rainier have come from what was once Van Lierop Farms. With the construction of these warehouses, Puyallup would no longer possess these views. (In fact, one could go so far as to say the City would be engaging in false advertising with the use of many of its classic “field of daffodils with Mt. Rainier in the background” photos, as those views would no longer exist.)</p> <p>Additionally, Farm 12 as an event center relies on aesthetically-pleasing atmosphere and surroundings</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>(currently in place). Van Lierop Park and the future extension of the Foothills Trail aesthetics will be negatively impacted.</p> <p>“Light from vehicular traffic traveling to and from the site will occur during early morning and evening hours. Light from parking lot lighting will be focused downward and glare from building glass could occur as a result of the proposed development.”...“There is some light and glare resulting from vehicular traffic traveling along Shaw Road and East Pioneer Avenue, but would not be anticipated to affect the project.”</p> <p>Concern: General increased light pollution, which will affect surrounding residential areas (including homes on the ridge off Shaw that have a view of the valley below) and Farm 12.</p> <p>“Approximately 700 to 900 people are expected to work at the completed development upon project completion.”...“Approximately 2,202 parking stalls will be provided for the project.”</p> <p>Concern: The developer estimates 700-900 people to work at the completed project, however, the developer’s plan is to sell or rent the property to a separate party business, so there is no guarantee as to the number of workers that will conduct business at the property. Also, the construction project as proposed includes plans for approximately 2,202 parking spaces. The estimated number of workers and the planned number of parking spaces do not logically align.</p> <p>“The site is accessed via East Pioneer Avenue to 134th Avenue East. Access to the proposed project will be via</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>134th Avenue East, a portion of which will be vacated for the new development and new interior private roadways will be constructed to serve the facility.” ...New on-site private roads will be constructed as part of the development as well as roadway improvements along 5th Avenue S.E., 80th Street East and the portion of 134th Avenue East which will not to be vacated.” ...“Construction of roadway improvements to existing roads, new roadway improvements, construction of new interior roads and payment of Pierce County traffic impact fees will reduce transportation impacts created by the proposed project.”</p> <p>Concern: The developer’s plans mainly concern internal-to-the-property roads, do not describe who is to pay for the improvements to City roads, and do not seem to acknowledge the impact of the intersection at 80th St E and WA-162, or the use of Inter Ave. There seems to be an overall lack of necessary concern for increased traffic on roads that the City is responsible for. This land is part of unincorporated Pierce County, but highly affects the City of Puyallup’s infrastructure: Pioneer, Shaw, E Main, 8th Ave, and others all will bear the burden of both traffic from construction and the finished project. Among those roads listed, there are only 2 stoplights (where Shaw meets E Main, and where Shaw meets Pioneer). The convergence of E Pioneer, 33rd St E, 8th Ave E, the Puyallup Foothills Trail (which includes pedestrian traffic), and the train tracks is not currently able to handle an increase in traffic.</p> <p>What’s more, it seems the on/off ramp already constructed for the current warehouse that stems from the Shaw Rd E bridge cannot accommodate semi trucks, which will be the primary vehicles for the completed warehouse project. The ability for a semi truck to take this</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>angle during a turn was not adequately considered.</p> <p>“No, the site is not currently served by public transit. The nearest transit stop is located approximately 2 miles east on East Pioneer Avenue within the City of Puyallup.”...”There is a rail line adjacent to the site to the west, however, the proposed development will not use rail transportation.”</p> <p>Concern: This statement does not account for the impact on the traffic around, and leading to the Sumner train station. Congestion on East Main Ave has long been a pain point for residents, and the inability for the City of Puyallup, Pierce County, and the City of Sumner to work together to resolve this issue is extremely apparent.</p> <p>“According to the Traffic Impact Analysis, it is estimated that approximately 2,900 vehicles trips per day will be generated by the completed project.”...”It is estimated that the peak volume of traffic will occur between 4:30 p.m. and 5:30 p.m. on weekdays.”</p> <p>Concern: This high number of additional vehicles will overload an already high-volume commuter route. The infrastructure already in place will not adequately support this increase.</p> <p>Puyallup River and Animal/Plant Life</p> <p>“Yes, depending on weather conditions, erosion could occur as a result of grading and construction activities. Concern: Erosion would negatively impact the Puyallup River and its floodway, as well as animal and plant life in and along the river/floodway. Location of planned construction is just upstream of where the Puyallup River</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>and White River converge. This spot is important for the conservation of many fish species, and is a seasonally popular/important spot for fishing. There is concern that the 3-5 year construction process, as well as the planned permanent proximity of the warehouses to the river, will negatively impact conservation and fishing practices.</p> <p>“...activity will occur within 200 hundred feet of the Puyallup River and the floodway.”...“Yes, a portion of the site is located within a 100-year floodplain and floodway.” “The source of water runoff will be from building rooftops and pavement areas.”...“Stormwater runoff will be collected and conveyed via storm pipes and catch basins into water quality swales or a combination of water quality swales and mechanical water quality devices. After water quality treatment, stormwater will be discharged directly into the Puyallup River through one existing outfall that will be upgraded and one proposed new outfall to the Puyallup River.” “The site will be graded and filled. Drainage will be routed to the stormwater quality system on-site that is designed to meet Pierce County Standards and stormwater will be released in a controlled manner directly into the Puyallup River.” Concern: The health and structure of the Puyallup River/floodway, as well as animal and plant life in and along the river/floodway will be negatively impacted. There will be limited space for the planned Riverwalk Trail continuance that is to meet with Foothills trail. There is no mention of plans in the event of a lahar.</p> <p>“No threatened or endangered plant species are known to exist on or near the site to our knowledge.” Concern: It has been documented that wild lupine grow on</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>this property. According to the U.S. Forest Service, certain species of lupine are listed as endangered. This report does not acknowledge this or confirm that the species that grows on this property is not an endangered variety.</p> <p>“The area identified as part of the Puyallup River Floodway will be left in its natural state and preserved in an open space tract as part of the proposed 7-Lot Commercial Short Plat. The intent is to preserve existing wildlife habitat as well as salmon habitat.”...“Yes. The Floodplain and Floodway associated with the Type I Puyallup River and an existing wetland is classified as environmentally sensitive and will be placed in an open space tract or easement during the commercial short plat process.”</p> <p>Concern: This report does not describe how they will ensure the existing wildlife, both on the property and in/around the Puyallup River/floodway (which is classified as environmentally sensitive) will be preserved. It does not reference standards maintained by state, county, or federal entities that it must adhere to. In conjunction with the developer’s statement that “approximately 70% of the site will be covered with impervious surfaces upon project completion” and that “grading of approximately 140 acres will occur for the construction of buildings and parking lots on the site,” there is concern that preserving animal and plant life is not feasible.</p> <p>Construction</p> <p>“Grading of approximately 140 acres will occur for the construction of buildings and parking lots on the site. Approximately 450,000 cubic yards of on-site material will be excavated and filled to prepare the building pads,</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>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.”</p> <p>Concern: The amount of dirt to be shifted away from property for construction will make traffic congestion even higher on existing (external to the property) roadways.</p> <p>“Noise from construction equipment will be present during the construction phase of the project and generally from approximately 7 am to 5 pm, Monday through Friday. On a long term basis, noise from truck and passenger vehicle traffic and noise typically associated with this type of development will be present during operating hours of the businesses.”</p> <p>Concern: Noise from construction, which is expected to last 3-5 years (as previously stated in the document), will negatively impact business operations of surrounding businesses, especially Farm 12, which is a restaurant and event center largely enjoyed by the community.</p> <p>Community Resources</p> <p>“Yes, the proposed development will result in an increased need for public services such as fire, police and medical services.”</p> <p>Concern: Increase in burden of nearby residents to make up the difference needed to pay for these services.</p> <p>As someone who has chosen - and continues to choose - Puyallup as my home, when I see what has the potential to become a revitalization of the community slipping away</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>into an ill-considered plan, I feel the need to do something about it.</p> <p>I'm not opposed to change, and I'm not opposed to new construction. In fact, I believe this land has the opportunity to turn into something great - something that will ultimately serve the community at large. I just don't want to see the county settling for quick cash from warehouses, and robbing my city of its urban growth area.</p> <p>My personal wish list would be for a destination flagship brewery to develop there, similar to Red Hook in Woodinville. A business such as this would, in my opinion, nicely complement nearby Farm 12, Bee King Honey, Van Lierop Park, and the Foothills Trail. We could even dream big and envision what Chip and Johanna Gaines did with Waco, TX with the Silos. Having or recruiting these types of investors would build the heart of the Puyallup Valley to develop community and draw business from the surrounding areas.</p> <p>Thank you for your time and consideration.</p> <p>Sincerely,</p> <p>Sarah Bedlion</p>	
239	12/16/2020	Charlene Cook		<p>My family and I have lived just off of Shaw Road for the past 32 years. We have seen a lot of changes in the area around Shaw and Pioneer Roads during these years. Increased traffic making it difficult to get out of our neighborhood continues during many hours of the day. The recent year-long work to Shaw Road was a disappointment as it has done nothing to help those of us</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>who live off of the road. The uneven surface of the rood has made it noisier. It seems to have encouraged more through traffic at an increased speed!</p> <p>I have followed the information about the new warehouses with dismay. The roads in the area where they will be built are already backed up several times a day as people travel the overpass on Shaw Road to East Main to get to highways 410 and 167. The new road improvements underway at this time may provide some relief for current traffic numbers but adding the trucks and cars that are proposed in this plan would make it a traffic nightmare!</p> <p>Adding the warehouses to the new strip mall that was built on the Shaw/Pioneer intersection, will be an unsightly addition to Puyallup. We seem to be heading in the direction of Bonney Lake along Highway 410. Is it in the best interests of Puyallup's future to have strip malls and industrial sites in such a visible location?</p> <p>We also have no knowledge or say in what type of businesses will be housed in the warehouses. Will they be environmentally friendly? Run by foreign entities or domestic? How will that many employees affect the housing market and our school systems?</p> <p>What about the park and the walking trail near there? Most people who use them are looking for quiet, natural areas to play, bike, or walk. Having to look at a lot of warehouses will take away from that enjoyment.</p> <p>I would urge the city to look hard and long at the impacts this proposed project would have on the quality of life for the people of Puyallup!</p>	
240	12/16/2020	Peter Kajca		I think the city of puyallup is making a big mistake putting in where houses in the area of the Knutson farm area as it's called. I under stand we don't always get what we	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>want. I would like to keep it just one warehouse that is there now and call it good. But I don't think that will happen.</p> <p>What i do think is a big mistake is putting all 7 warehouse in that area. First it will be just a big and ugly. Nothing to make puyallup a nice place to be. Them we will never be able to deal with all the trucks, that come along with the warehouses. Has anyone been around that are between 3 and 6 o'clock every day, let alone a day when we have a bad day of rain or snow. I would hope there would be something else that could go in that would make things a little better than 7 warehouse.</p>	
241	12/16/2020	John M Peachey		<p>Why are we thinking of more commercial development in the middle of two residential communities Sumner and Puyallup? These type developments with acres of asphalt block surface water flow and degrade water quality adjacent to the Puyallup river. The North South traffic in Pierce County is in grid lock why allow industrial development in the heart of residential communities adding to that congestion. My belief is the State needs to complete SR-167, 509 and the Meridian interchange before the corridor could handle any additional traffic created by a development like this. This commercial traffic will end up on SR- 410, SR-167 Meridian intersection, and Orting Hwy all of which are in grid lock at rush hours currently. The area needs to to be residential why send families farther out Meridian or SR410 adding fo more congestion! The area is part of Puyallup's growth and should be residential we have an industrial zoned area in north Puyallup.</p>	No
242	12/16/2020	Rebecca Stahl		<p>I'm sad that there will be even more warehouses will be on East Main. That is a very busy area and it is an alternative route for cars coming home on South Highway</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				167 that backs up traffic in Sumner. Semi trucks cause damage to the roads. They increase congestion on the roads causing more pollution and crowd out the animals that inhabited the land.	
243	12/16/2020	Linda Saarela		I am very concerned about all that is listed below. Traffic, lack of roads, pollution and air quality are at the top for me as there are significant traffic issues already with no alternative routes. The environmental impact of 7 warehouses has not adequately been addressed nor alternatives considered.	No
244	12/16/2020	Mark Woodke		My family has lived off of Shaw Road and within sight and sound of the new Safeway. We moved here to enjoy the quiet of a residential neighborhood and never anticipated having the Safeway development, much less several large warehouses just down the road. We'd greatly prefer to keep the Puyallup Valley more or less as it is now, with the additional remaining property being converted to City Parks, community gardens, and/playfields to allow my family to continue to enjoy our residence. We have visited Farm 12 and the nearby park several times and would also love to have additional places to visit nearby. Let's keep the beautiful views and wonderful valley soil as is for recreational use and enjoyment.	No
245	12/16/2020	Sherry Dega		I am stymied! This is NOT a way to keep the integrity of the Puyallup area. The wildlife in all of South Hill and Puyallup (along with many other areas) are being displaced at an alarming rate. With the estimated 2,000 semi-trucks utilizing the roads DAILY, the air quality will most definitely be impacted negatively. We are losing the very reason many of us have moved to	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>this area: community, nature and clean living spaces.</p> <p>SOMETIMES such developments are not the best for a peaceful way of life and maintaining the wholeness of the community.</p>	
246	12/16/2020	Neil Hope		<p>Many artists have depicted Mount Rainier from this historic vantage point. To lose such a historically epic viewpoint would be disheartening, an end of a big part of Puyallup's legacy.</p> <p>Poor planning has already lead to bad traffic conditions in this area. The overpass on Shaw has been a significant improvement, but has only helped to bring traffic congestion to acceptable levels.</p>	No
247	12/16/2020	Debra Yost		<p>So sad that our FARM LAND is gone that was once primo for the Valley to grow food ... So I am not a fan of warehouses that replace our farmlands. It will increase the auto/truck capacity & further the congestion to the already existing problem to Shaw Road, East main, Pioneer, River Road, Valley Avenue, & more. There are just so many ways in and out of Puyallup it presents major problems. What IF an Evacuation should occur? Just some food for thought ... for now...</p>	No
248	12/16/2020	Mark Palmer		<ul style="list-style-type: none"> As an editorial statement, given all the potential impacts that this project creates, it is beyond understanding how Pierce County originally made a determination of non-significance. This project is of a scale not seen in the City of Puyallup and should be carefully considered, mitigating as many of the impacts it creates as reasonably possible. Further, the fact that Pierce County makes no effort to coordinate zoning within urban growth areas with the jurisdictions who will eventually annex the areas in is a 	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>travesty. The Growth Management Act needs to be updated to require such coordination between Counties and Cities. If this project is allowed to continue as proposed, the City of Puyallup will be forever saddled with a development they would never have approved.</p> <ul style="list-style-type: none"> • Proponent is asking for road and parking reduction deviations. Need to see those details and question the road deviation in particular. Any impacts of the proposed deviations must be addressed with appropriate mitigation within the EIS. • The site is zoned EC (Employment Center) by Pierce County and is within the Alderton-McMillin Community Plan area and within the Urban Growth area of the City of Puyallup. However, it should be noted that City of Puyallup proposed future zoning for this area is incompatible with the proposed land use and zoning. Areas within urban growth areas should, at a minimum, be coordinated with the City to which they will eventually belong. While this is not a legal requirement, it certainly should be. This zoning divergence in this case is most egregious and is at direct odds with the desires of the citizens of Puyallup for the eventual development of this area. Not allowing the City of Puyallup to direct, or at least influence, development of their urban growth area in a manner which they would prefer is an affront to the citizens of Puyallup and alternatives which consider uses compatible with the City of Puyallup's future zoning of the area should be considered as alternatives. • 330,000 cubic yards of materials will be hauled to and from the site in the initial construction stages. Haul roads should be identified, and full road restorations be required for those haul roads upon completion of construction. • With the massive amount of grading proposed, and with 	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>the Puyallup River the immediate discharge point, temporary erosion control measures should include regular monitoring of discharge water quality throughout construction.</p> <ul style="list-style-type: none"> • Air Quality: significant numbers of diesel fueled trucks will be travelling to and from the site. This will be a significant increase from the current use of farming activities. Air quality modeling should be provided to determine impact of such increased activity and whether mitigation measures, such as prohibitions against idling, should be considered. • Air Quality: EC zoning allows large industrial buildings which may or may not include businesses which contribute to air pollution. This is ignored by the SEPA checklist but needs to be addressed in the EIS. Mitigations could include restrictions on certain industries and materials from being stored or used on the site. • Water withdrawals: Knutson Farms currently has a water right to withdraw water from the Puyallup River for irrigation. These rights should be vacated upon development of this site, which will increase low flow quantities for endangered salmon. • Water Runoff: the risk of contaminated runoff from industrial sites, inadvertent disposal, and illicit discharge should be considered carefully considering all discharges flow directly to the Puyallup River and the endangered species that use it. Possible mitigations include secondary containment, enhanced water quality treatment and other measures. • Endangered Species: SEPA statement that no endangered species are on or near the site is blatantly false. Chinook salmon and bull trout are known to be in the Puyallup River. Potential impacts to endangered 	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>species MUST be addressed in the EIS.</p> <ul style="list-style-type: none"> • Animals: would argue that the animals section is understated. Beaver have been found on nearby streams, it is highly likely that deer, eagle and herons have likewise been in the area. An appropriate inventory of animals utilizing the site and methods to impact the developments impacts to these animals must be studied. • Natural Gas: use of this for fuel, particularly in the hydro powered NW, is a contributing factor to carbon pollution and should be excluded from the development or mitigation to its carbon effects provided. • Solar Power: with the use of solar panels on the acres of roof created by this project, the site could be a power exporter instead of contributing to carbon pollution. This option should be considered in the EIS. • Toxic chemicals: SEPA states that no toxic chemicals will be used or stored at any time in the project life cycle. This is great, but should be memorialized in covenants which restrict such storage with any tenants on the site. • Noise: greatly increased truck traffic will generate a greatly increased amount of noise. A noise study shall be required to include areas of likely traffic within 1 mile of the site. • Zoning: Discussion of zoning mentions only EC zoning under Pierce County rules but does not mention future zoning by the City of Puyallup. City of Puyallup zoning requirements should be considered in the EIS. • The SEPA states that minor impacts to surrounding properties will occur. No mitigation for these impacts, or a description of these impacts is provided. These need to be identified in the EIS. At a minimum, they should address impacts to the existing Farm 12 and Van Lierop Park properties, but also the future zoned mixed use areas at 	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>the northeast corner of Pioneer and Shaw.</p> <ul style="list-style-type: none"> • Working Farms: SEPA states no effect to surrounding farms, yet the properties at Shaw and Pioneer currently are still working farms. Impact to nearby farms needs to be addressed by EIS. • Converted farmland: Pierce Conservation District has identified Pierce County farmlands as a significantly declining resource. This project is proposing to eliminate 161.55 acres of scarce farmland without mitigation. Mitigation of lost active farmland must be addressed in the EIS. • Trail connections: Proposed trail connection with Riverwalk Trail and Foothills Trail will need to be coordinated with future development of Van Lierop Park. Further, mitigation for lost farmland and other impacts to the area could include donation of land adjacent to Van Lierop Park to expand that area to typical regional park size. • Affordable housing: this is a huge need in all communities, and this project proposes elimination of 3 affordable housing units with no mitigation proposed. A project of this magnitude needs to mitigate this loss. • Height limitations: the SEPA indicates that there is no height limitation in this EC zone. A reasonable height limitation to avoid impacts to adjacent properties and businesses must be established and should be compatible to proposed City of Puyallup future zoning. • Views: This area of the valley has some of the most stunning views of Mt. Rainier anywhere. Mitigations should be considered for business near East Main (Mama Stortini's, Toscanos, and others) should be considered. This is also a consideration for height limitations. • Recreation: potential impacts to Van Lierop Park are not 	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>addressed and should be included in the EIS.</p> <ul style="list-style-type: none"> • Historic and Cultural Preservation: the Puyallup River is known to be used by Puyallup and Muckleshoot tribes. 330,000 cubic yards of materials are to be moved on the site, at a minimum an archeological study and inadvertent discovery plan should be included in the EIS. • Street vacation: The City of Puyallup has protested the vacation of 134th, particularly where the City of Puyallup water main is located. Street vacation should be allowed . • Parking spaces: the SEPA indicates that no parking spaces are eliminated. Assumption is that the three houses had at least 2 parking spaces each. • Impact fees: most impacts to roads will be to City of Puyallup roads and the project should pay impact fees to the City and/or make necessary improvements to the roadway network, including traffic signals, road widening and reconstruction of roads to handle heavy truck traffic. • Roadways: current road network is not designed to handle heavy truck traffic and reconstructed roads, possibly concrete, may be required on several road in the immediate vicinity (similar to what Port of Tacoma has completed recently). • Left turn lane: Shaw Road southbound left turn lane onto 5th Ave SE is too short to handle more than 2 trucks. Study needs to be conducted to determine optimum length of this turn lane and construction required by the project. 	
249	12/16/2020	Amy Moreno-Sills		<p>Using this space for warehouses will be a detriment to the citizens of Puyallup. While I'd love to see it say in farmland, I know that shop has sailed. If it must be developed, housing, retail, green space are much better alternatives. Places that people can live, work, spend</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>money. Something that is an attribute to Puyallup and draws people here. Please work with the Tribes on shorelines and environmental mitigation.</p>	
250	12/16/2020	David Myers		<p>Even with the recent improvements to Traffic Ave and Sr 410 the roadway infrastructure is undersized to handle the existing traffic loads. Adding 2000 truck trips with further congest the local streets as well as area highway systems. 167 is a parking lot much of the day and this will simply add to the congestion. Feeder streets were not designed for these loads and I highly doubt that impact fees will even cover a fraction of the cost to make the necessary improvements.</p> <p>I also question the validity of a development of this size in proximity to the Puyallup River and it's flood plain. What protective measures will be put in place to protect not only the structures but also the River Basin and the critical salmon habitat. In order to raise the structures out of the flood plain it would appear that thousands of yards of fill material will need to be imported to the site. Displacement of water from one location means it has to go somewhere else. What adjacent residential neighborhood will suffer that impact.</p> <p>These types of warehouse developments have proven to be financial burdens due to the low tax revenue and high impact on city infrastructure. Puyallup does not need this additional burden.</p> <p>Finally what measures are planned to buffer the site from adjacent residential areas, especially those on the hillsides? I happen to live in the hillside and now have a lovely view of 300,000 sf of roof, how exciting. What was</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>once beautiful fields of flowers is now a field of asphalt and roof. And what if the schools, churches and other civic structures in the area. Do we really need or children's school busses mixing with hundreds of trucks on the streets?</p> <p>This is not the right location for a development of this nature.</p>	
251	12/16/2020	Phyllis Van Winkle		I live 3 miles from this proposed site. My main access connection to the world from my home is east Pioneer, east Main and the freeway connections near them. I am extremely concerned about the impact on traffic congestion, increased danger of accidents with giant trucks, increased pollution and noise.	No
252	12/16/2020	Cory Hamilton		<p>Hello,</p> <p>If this project does go through please consider traffic impacts to 80th. With the trail head and Farm 12, there has already been an increase of traffic and parking issues with pedestrians crossing the street with no cross walks available with the exception of the newest one just installed for the trail head to Van Lierops park. Also this new project looks awfully close to the river so I pray that this will not pollute or impact the already struggling salmon and greatly impacted almost nonexistent steel head run. Also with the increase in traffic already, it would be nice to see a traffic light installed at the other end of 80th to Orting hwy as it is very difficult to safely get onto during the morning and afternoon commutes. Also if improvements were to be made to the roads on 80th, sidewalks would be a nice addition for the locals to safely walk up and down the street to access the trail head and</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				Farm 12. Thank you for the opportunity to provide our input to this project.	
253	12/16/2020	Craig Macadangdang		<p>Subject: Citizen Opposition to Warehouse Proposal on Shaw Road Farmland</p> <p>I am writing to express my strong opposition to the Seven Large Warehouse Proposal on Shaw Road Farmland. While the local community may be unable to prevent development, that in itself will be detrimental to the area, I among many other residents in the surrounding neighborhoods are completely opposed to the construction of seven large warehouses on the Shaw Road Farmland. The addition of this very large development will cause immense traffic and safety problems on Shaw Road, Pioneer Way, and East Main and result in a decline in home property values.</p> <p>Traffic and safety of pedestrians are major areas of concern. The addition of up to 2,000 semi-trucks on Shaw Road, Pioneer Way, and East Main is unacceptable. Currently, early morning and late afternoon traffic on Shaw Road is unbearable as commuters heading to and from work rush to their destinations. Shaw Road is used by many as an alternative to driving on Meridian Avenue. In general, the traffic on Shaw Road is continuing to increase, and heavy traffic is already common at peak times. I foresee semi-trucks turning on 39th Ave SE off Shaw Road as a possible route to connect to the freeway. If true, this would result in additional and unacceptable noise and air pollution from heavy semi-trucks. As an aside, traffic enforcement vehicles travelling on 39th Ave SE is practically non-existent. I oppose any new development that may result in additional traffic, onto</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>39th Ave SE from Shaw Road.</p> <p>I urge you to disapprove the Warehouse Proposal From recent discussions with my neighbors, I know my opinions are shared by many</p> <p>Sincerely, /s/ Craig A. Macadangdang City of Puyallup Resident</p>	
254	12/16/2020	A McCoy		<p>Good Evening,</p> <p>This many trucks at the intersection and area of E Main/Pioneer and Shaw Road will directly impact the quality of life and air quality for my family. This is our main way in and out of our housing development. We are on these roads daily. Please do not approve all this. There are many families with children and newly driving teens. Driving is already congested in this area. I cannot imagine the nightmare that will come if this is approved. We would seriously consider moving within the next 2-5 years if this is approved. Puyallup is such a wonderful town. Please don't allow this heavy traffic & congestion to come to such a populated area. This is the main artery from south hill to 167 is Shaw Rd past Pioneer to E Main. These roads cannot handle this heavy of a traffic. It needs to be placed in an area that will not impact like this will. Thank you .</p>	No
255	12/16/2020	Anne-Marie Davidson		<p>I'm a member of Puyallup Cohousing Community. PCC is a group of future Puyallup residents who are creating an intentional community on parcel numbers XX and XX,</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>which are adjacent to the Knutson Warehouse project. I spent a good deal of time in Puyallup, having both had a student who attended a Puyallup private school, shopping in Puyallup, and being a dedicated supporter of the Puyallup Farmer's Market.</p> <p>I have two strong concerns about this project. One is the influx of traffic to the already over-loaded streets without a significant plan to widen roads. The exchange between 410 and 512, traveling 512 through Puyallup at key times movement from the Knutson Warehouse area whether down Pioneer, over to 410 where Main Avenue is already be widened, or even trying to scoot down 162 to Military Road to get up into South Hill the back way -- all of them experience significant slow downs daily. Now we could be adding 2,000 trucks a day on them? That is consequential and without a massive investment in road and infrastructure development, will bring Puyallup further to its knees. It is already a known saying, "don't be like South Hill!" Well, don't be like South Hill. Please focus on traffic impacts.</p> <p>My second concern is around water runoff / flooding / water quality in the Puyallup River. I have seen what happened in Orting as they built housing community after housing community and water that previously could have gone into the ground had nowhere to go and houses were flooded. Taking prime Puyallup farmland and paving it over could have similar impacts on the neighboring houses and businesses, in an area that at present is above flooding from the river. Furthermore, the runoff from the industrial area into the river could adversely impact the fishing runs and water quality, especially for the Puyallup</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>Tribe. Please evaluate how this project will impact the water not only nearby, but downstream as well.</p> <p>I'm excited to help bring a cohousing community to Puyallup in the near future. Thank you for your time in reviewing my comments on the impact this project will have on the community, environment, and transportation.</p> <p>Sincerely,</p> <p>Anne-Marie Davidson</p>	
256	12/16/2020	Susan Brown		<p>I believe the comment period should be extended into January 2021. People are very busy this time of the year and in particular with COVID-19 causing disruption. I am concerned about all the truck traffic. The Orting Highway is already plugged. Shaw Road should not be an option, already overcrowded. Traffic Avenue, even with improvements is not going to be able to handle all the truck traffic and the regular car traffic. And Pioneer also can not either. If there are plans to use the Meeker Rail Spur that will also back up the overpass. There are already warehouses along 167 not being rented. And more over by the old "Y" on the other side of Puyallup. Why are more warehouses even needed? Thank you.</p>	No
257	12/16/2020	David De Groot		<p>I'm David De Groot, resident of Pierce County and the City of Puyallup. I have been following the Knutson Farms Industrial Park proposal because of its size and the effects it would have on our community.</p> <p>In terms of shoreline development, the proposal to cover 132 of 189 acres with impermeable surfaces means that well over 17million cubic feet of rainwater per year would have to be collected and routed to infiltration ponds or otherwise treated before being discharged into the</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>Puyallup River. Runoff from the 2,200 parking spaces would include oil, coolant, and other vehicle fluids as well as rubber and miscellaneous debris. A recent article in the Seattle Times https://www.seattletimes.com/seattle-news/environment/tire-dust-is-killing-salmon reports on research showing that the antioxidant chemical 6PPD-quinone found in tire dust is extremely toxic to salmon. This would represent an intolerable threat to the salmon in the Puyallup River, particularly considering the amount of 18-wheeler traffic proposed.</p> <p>The developer’s environmental checklist mentions “water quality swales and mechanical water quality devices” but those do not appear on the site plan, only a pipeline and outfall.</p> <p>Diverting so much water from so much acreage also means less replenishment of aquifers and less water seeping into development site wetland and floodplain areas to sustain them over the dry summer months and support native vegetation and wildlife.</p> <p>450,000 cubic yards of soil will be used to build up paved areas and building pads. As of now, neighboring properties and the development site share a topography that is mostly flat – they are all part of a “tabletop”, with more or less even absorption of rain and surface water. However, raising the fill level of the development site will convert adjoining properties from part of a large tabletop to small saucers where water will accumulate without beings able to effectively disperse. I have watched for decades as this has happened to farmlands along the 167 corridor from Sumner to Kent, as formerly productive land is turned into seasonal lakes, no longer suitable for any use but more fill, and more warehouses. The area of residences and small farms to the south and east of Knutson Farms would be</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>sandwiched between the development, the river levee and 80th St. E – a likely “saucer”.</p> <p>Beyond shoreline development issues is the fact the Knutson Farm property is an “island” in terms of access. It is bounded on the southeast by developed residential properties, on the south by the Meeker Line railroad tracks, on the southwest by the high berm of the Shaw Road overpass, on the northwest by the BNSF railroad tracks, and on the northeast by the Puyallup River. Given these restrictions there are only two proposed points of access – for Trucks on Shaw Road and for automobiles on 80th St. E.</p> <ul style="list-style-type: none"> • In-and-out movement of over 1,000 trucks and 900 cars would produce an estimated 2,900 vehicle trips per day. These will seriously exacerbate traffic problems on East Main and Shaw Road, which are already over-capacity. • Traffic mitigations suggested by the developer are vastly insufficient to provide any significant relief from the traffic, air and noise pollution, wear/damage to roads and other infrastructure, and the long-term costs to citizens of Puyallup that this project would cause. <p>Accessibility to this site, including both entry points and surrounding road capacity make the Knutson Farm property an inappropriate site for a project of the magnitude proposed.</p> <p>I urge the City of Puyallup to deny city services to this development until a comprehensive and thorough EIS is performed. We need a serious and thorough review of this project to reduce as far as possible potential harm to our river, our land, and our community.</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				David De Groot	
258	12/16/2020	Luis Flores		<p>To whom this may concern:</p> <p>This has to do with the expansion of warehouses at the north end of Shaw Road as it meets the rail Road area.</p> <p>The sheer number of warehouses will increase the sheer number of trucks and will increase the nice levels to this one's peaceful and quiet community.</p> <p>I don't know who is making the money off of this deal but you are selling our city for the sake of profits.</p> <p>The increased truck traffic will cause more traffic problems, more traffic noise, and more traffic accidents.</p> <p>The traffic issue is something that will propagate southward down Shaw Road and Pioneer Road another feeder streets to our freeway system. highway 167 should not receive this grossly increased amount of traffic since it is already a problem.</p> <p>The noise issue in this valley is not an immediate to the area type problem. Nice propagates up the hills on the sides of the valley and affects residences had a great distance due to the carrying of this noise.</p> <p>We call for somebody to stand up for the rights of the residents of Puyallup. This cannot be considered something that's being done for the good of the city. It is being done for the good of somebody's pocketbook and costing the city quality of life and peace.</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>Thank you.</p> <p>Luis Flores</p>	
259	12/16/2020	Penny Eims		<p>I am writing to express concerns over the proposal to build seven warehouses off of Shaw Rd. I live off of Shaw Road in the Deer Creek neighborhood, and the traffic is already so bad that it is literally dangerous to get out of the neighborhood most hours of the day. I honestly can't imagine the impact on traffic if these warehouses are built, and large trucks begin using the surrounding roadways on a large scale. The infrastructure around the proposed warehouse area is not sufficient for the influx of semi-trucks and residents nearby will suffer tremendously. The fact that the warehouses will be an eye sore seems to be an afterthought. The land where they are planned to be built was once beautiful farmland, and now it will be a concrete mess.</p> <p>I hope that there are people who will be looking into this situation before a huge, costly and detrimental mistake is made.</p> <p>Penny Eims AnimalVictory.org www.petrescuereport.com</p>	No
260	12/16/2020	Vicky Binkiewicz		<p>This proposal of building an additional seven warehouses on the farmland is something that will have a very negative impact on traffic, road wear, congestion and a blight upon land that has remained beautiful.</p> <p>We ask that you consider the wants and needs of this Puyallup Valley and those who call it home. Do not let the lure of money and big business bring about changes that</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				will impact us for years to com. Sincerely, Vicky Binkiewicz	
261	12/16/2020	Pat Shandrow		Please do NOT allow any more warehouses in the Puyallup Valley. Traffic is already way to congested. Roads cannot handle the load of the trucks and there is already too much road rage. The warehouses take away the beauty of the community. And the farmland should be preserved. We can not and should not rely on others countries for our food. Sent from my iPad	No
262	12/16/2020	Mary Kohli		As a resident of District 3, I find the proposal to add warehouses absolutely unacceptable. The current one, which seems to be sitting empty, is an eye source and got rid of some valuable agricultural land. The implications for traffic on Shaw Rd as well as East Main and East Pioneer are horrendous. This proposal would definitely decrease the quality of life for Puyallup residents. Please do not approve this proposal. Mary Kohli	No
263	12/16/2020	Bev Showacy		As a Puyallup citizen (I live in Manorwood), I am very concerned about the impact the large warehouse complexes will have on our valley and surrounding areas. If any of the following are endangered or damaged, the projects must be scaled down or curtailed. Traffic is a huge consideration, as Shaw Rd is already overloaded in both the mornings and the afternoons from 2:30 on. Noise and air pollution will increase. All of these areas need to be strongly taken into consideration when making this	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>irrevocable decision:</p> <ul style="list-style-type: none"> • 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 <p>Sincerely, Bev Showacy</p>	
264	12/16/2020	Craig Macadangdang		<p>I am writing to express my strong opposition to the Seven Large Warehouse Proposal on Shaw Road Farmland. While the local community may be unable to prevent development, that in itself will be detrimental to the area, I among many other residents in the surrounding neighborhoods are completely opposed to the construction of seven large warehouses on the Shaw Road Farmland. The addition of this very large development will cause immense traffic and safety problems on Shaw Road, Pioneer Way, and East Main and result in a decline in home property values.</p> <p>Traffic and safety of pedestrians are major areas of concern. The addition of up to 2,000 semi-trucks on Shaw Road, Pioneer Way, and East Main is unacceptable. Currently, early morning and late afternoon traffic on</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>Shaw Road is unbearable as commuters heading to and from work rush to their destinations. Shaw Road is used by many as an alternative to driving on Meridian Avenue. In general, the traffic on Shaw Road is continuing to increase, and heavy traffic is already common at peak times. I foresee semi-trucks turning on 39th Ave SE off Shaw Road as a possible route to connect to the freeway. If true, this would result in additional and unacceptable noise and air pollution from heavy semi-trucks. As an aside, traffic enforcement vehicles travelling on 39th Ave SE is practically non-existent. I oppose any new development that may result in additional traffic, onto 39th Ave SE from Shaw Road.</p> <p>I urge you to disapprove the Warehouse Proposal From recent discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.</p> <p>Sincerely, /s/ Craig A. Macadangdang City of Puyallup Resident</p>	
265	12/16/2020	Nancy Schlekewey		<p>To whom it may concern,</p> <p>I would like to go on record to state my opposition to the developer's plan for multiple warehouses to be built on an area that has an already designated and agreed upon land use plan.</p> <p>I along with my husband and daughter, have resided in the city of Puyallup for the past 18 years and have witnessed the growth of the city and resultant negative traffic effects that we currently live with. We believe it is imperative for the developer to abide by the agreed upon land use plan, so that the least traffic impact is achieved, along with the</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>preservation of the largest amount of farm land and open spaces. I appreciate the opportunity to provide my input into this very important issue.</p> <p>Sincerely, Nancy Schlekewey</p> <p>Sent from my iPhone</p>	
266	12/16/2020	Elisa Hays		<p>The proposed warehouse development on the Knutson property will wreak irreparable havoc on our East Puyallup community. The projected traffic increase of 2,000 semi-trucks per day is insane. At even a small fraction of that estimate, damage will be done to road surfaces and businesses as they suddenly find themselves in an ugly warehouse district instead of a valley of rich soil and mountain views. In both cases, there will be significant economic impact.</p> <p>Access to Highways 167 and 410 at the Sumner intersection across the bridge is already limited by extremely long traffic lines during a wide window of commuter hours. Longer lines of idling or stop and go traffic will do more than inconvenience drivers. It will radically increase fuel consumption and CO2 emissions. Both of which are in opposition to Governor Inslee's Climate Commitment to reduce fuel waste and greenhouse gas emissions.</p> <p>As part of an Environmental Impact Study, it is essential that a review of climate impact be done when considering adding such wildly substantial traffic to an area with a dense commuter population.</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>Respectfully, Elisa Hays</p> <p>Sent from a mobile device although I am not going anywhere. Stay safe, stay home, and stay kind.</p>	
267	12/17/2020	Kristen Hillman		The Puyallup Valley has a rich history in farming and agriculture. I believe that land could be put to better use. Using prime land for warehouses seems like such a waste of resources.	No
268	12/17/2020	Stacia Rink		<p>Having that number of warehouses and associated semi truck vehicles using the Pioneer/Shaw road and the Main Street corridor will result in gridlock through that current choke point.</p> <p>We all know that the sunrise development resulted in a HUGE increase in vehicle use of Shaw road, well beyond its intended capacity. Roads should have been built first to handle the drastic change in capacity/vehicle use before the developer was ever allowed to build the houses. As a daily user of Shaw road, it is a nightmare just to turn right onto Shaw. People drive way above the speed limit and there is rarely a break in traffic.</p> <p>We are already experiencing traffic woes in the corridor in which the warehouses will add a great number of large, slow vehicles to the queue. This is a disaster in the making. We must stop the use of those warehouses. There is no existing capacity to handle their anticipated use of highway infrastructure by the large semi trucks that will frequent the warehouses.</p> <p>Please keep fighting for preservation of our town and it's</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				functional existence!! Do not allow the warehouses to open.	
269	12/17/2020	Joan Cronk		<p>The proposal is too big for this location. Trucks will overload the already congested Shaw Road and East Main. The City must mitigate the traffic impacts and the only realistic way to do that is to scale back the number of warehouses.</p> <p>Farmland and open space must be protected as mitigation for the project. This farmland is important to Puyallup's heritage and community character and has some of the best agricultural soil in the world.</p> <p>The new Van Lierop Park and the new Step by Step facility must be protected with mitigation that preserves their character. Warehouses adjacent to these highly valued new community assets are incompatible.</p> <p>The floodplain, wetlands, and salmon must be protected.</p>	No
270	12/17/2020	Anjovon Alhadeff		<p>I live literally adjacent to the field in which these warehouses will be built. It is completely irresponsible and inappropriate for such structures to be built in this area. There is over 8 city blocks of houses starting from my street all the way back to Traffic Avenue. This is a residential area not an industrial warehouse park and they do not belong in the same area together. Plus 80th St. is a main thorough way for us to access our homes. Adding this much congestion to the roads with the trucks and such will complicate are already horrible commute as it is. Nearby city streets and intersections are already in terrible condition as far as traffic flow, adding this much more traffic will only make our commute home worse. Plus the neighboring streets are not developed for those types of</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>industrial uses with semi trucks and big rigs. Who's going to pay for those road repairs?? We already pay enough in [expletive] taxes. People who bought their homes and built their homes in this area did it because of the beautiful scenery and for the city uses nearby. Like parks and trails. On one side you have the rails to trails walking /biking trail and then on the other you have the Riverwalk trail. Along with a stunning view of Mount Rainier and now the beautiful Van lierop park and of course the puyallup river. Adding seven more warehouses to this area would look weird and out of place. As it is the one massive warehouse looks out of place. And people who bought their homes here did so on purpose. They didn't wanna live next to warehouses and an industrial park. This is a residential area in a quiet recreational area. It is irresponsible and unfair for them to come in and disrupt that with their noise and pollution. The noise that these warehouses will bring will be an upset to the people who live in this area and their quality of life. And the pollution that is going to be omitted from these places may have an untold affect on peoples health. Both in air and water quality. They will also negatively be impacting peoples property value. Are people going to be compensated for that?? What legal recourse do we have if our property values should be negatively affected by these monstrosities?? It's irresponsible and just plain rude to not consider the impact that they have on those around them. Their lack of response and/or commitment to work with homeowners and parks and recs officials from the city show that they have no good intention for this area and once they are in, they will continue their destructive and dominant force upon the area and the people. Another factor is that there is a massive water issue in that</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>field. It practically turns into a temporary lake in the late winter. Where is all that water going to go?? Right now nature takes care of it, it's slowly seeps into the ground and into the waterways below. Building massive monstrosities of warehouses... Where will that water go?? is it going to flood the neighboring residential areas and civic use areas like the parks and trails?? They need to be held responsible if that happens, and/or in preventing it. You can't just divert water into other peoples property! Also Massive amounts of birds use it for feeding and breeding In their migration pattern. It's irresponsible and just downright inhumane to just come in and tear up this land without resolving the issue that we are now creating for the local wildlife. Hawks use this area as well for hunting, as well as coyotes and dear. It is directly next to the river, also another scenic reason why warehouse don't belong there. But more importantly what will be running off into our river??,,,,pollution, oil and grime and what not from these warehouses and whatever is taking place inside of them. It will negatively impact the salmon that run in the river. Which already are negatively impacted by regional pollution and climate change and the state is undergoing dramatic things in which to save the salmon run. It makes zero sense that we will allow anything more at all anywhere in the state of Washington to be built that would continue to negatively impact the salmon and to be detrimental to the states efforts in returning the salmon run to their healthy state. Runoff into the river I will make the salmon unhealthy and will impact all the people who use that river for fishing up and down both ends of it including the tribe. It's irresponsible for them to uproot these traditions and negatively affect the quality of the food that people will be getting from the river. These</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>warehouses straightforward just do not fit here! It is a residential area and has been for over almost 100 years. Before that it was farmland. With all of the houses, river, parks, walking/biking trails, and scenic views of Mount Rainier, warehouses do not fit in here!!! If they continue to push through and my property values are negatively impacted, and/or there is excessive noise impacting my quality of life, and/or I am subject to pollution from the warehouse and/or I end up with environmental issues on my property because they are drastically and dramatically changing the landscape I will be looking for legal recourse. The fact that this was even zoned for possible warehouses and/or in litigation to buy and sell for future building of these warehouses was never disclosed to me when I was buying my property. I would never have bought it had I known! And to add insult to injury I live in unincorporated Pierce County. These warehouses will be being built in unincorporated Pierce County, buttong right up against the city of Puyallup city limits. I can see the sign for the Puyallup city limits for my front door. What this means is that all of us who live from my house eight blocks+ back to Traffic Avenue are in unincorporated Pierce County, we do not get to vote on what happens in Puyallup even though we literally live right next-door to the city limits. It's a shame that we have no say in what is going to happen to the properties adjacent to us that could negatively impact our property value. This is not fair. The area was a part of the urban growth and development plan for the city of Puyallup long before it was zoned for industrial use by the county. The people who live here and recreate here, it's not their fault that the two entities didn't talk before they both staked to claim to the land. It needs to stay with the city of Puyallup. They are committed to preserving</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>farmlands and green lands and open spaces. There's enough [expletive] warehouses in the world. Drive through the middle of Sumner valley industrial park, less than five miles from here, and you will see Spaces for rent upon spaces for rent upon spaces for rent signs. We already have an abundance of warehouses that are open for rental why do we need more... City of Puyallup is committed to open lands and farming, which there is a shortage of unlike warehouse space. You can't make more land!</p> <p>Again city of Puyallup is committed to open lands and open spaces. That's why we moved here because we like it that way! It was always in the cities plans to eventually incorporate this area and to annex the 8+ blocks of residential land to Traffic Avenue into the city of Puyallup city limits. We want to be a part of the city of Puyallup! Also why we moved here! The county is only caring about money and not about is people who live here. Stop these warehouses and stop them now!</p>	
271	12/17/2020	Katherine Hamilton		<p>There are numerous concerns in the building and development of these warehouses as proposed. One in particular is the proximity of the warehouses to the Shaw Road Elementary School as well as homes in the region. The level of traffic that this will bring in will undoubtedly reduce the air quality and make it hazardous to our children and families not only in terms of the street traffic but in emission of greenhouse gases from transportation and other energy sources. We settled in this area because the lack of development in this area. With the impact that these warehouses will be making, will there be any consideration for area residents or compensation for completely changing our environment? Also, what about the dangers imposed and the lack of lahar evacuation</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>routes? Traffic is already congested in the area and increasing this traffic is going to make it completely impossible for any type of realistic evacuation route to be in existence in this area. This means thousands of people will die as a result of this proposed business plan. Developers are putting lives on the line for the profit they hope to make. This area does not have the infrastructure needed to follow through on this plan to build warehouses. The developers need to recognize this and move their plans elsewhere. Last but not least is the concern for the environment. The proximity of these warehouses to vital waterways (The Puayllup River) and farms makes it incredibly dangerous and pollution inevitable. Please reconsider. Our children live here.</p>	
272	12/17/2020	Dayna Sutton		<p>I oppose this project as I oppose the continued destruction the cities and counties continue to this state. Total lack of regard to aging and non existent infrastructure. The building in this area needs to stop. Out of control in all ways. Total stupidity and I do not support.</p>	No
273	12/17/2020	Laurie Kajca		<p>I enjoy the Germaine Korum Center, the VanLierop Park and East Puyallup Trailhead and is a wonderful addition. I really don't want to see seven more warehouses build on the land. I would like to see business that support the land to farm approach, I liked the suggestion of flagship brewery/ distillery.</p>	No
274	12/17/2020	David Wetzal		<p>My main concerns with this project are: 1) permanent loss Of valley bottom farmland & its potential for production of local food crops, 2) impact of increased truck traffic on already crowded streets & local highways in the Puyallup Valley, including the extremely popular Foothills Trail pedestrian and bicycle trailhead immediately adjacent to the site of this proposed project, 3) impact of toxic</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				rainwater runoff on salmon spawning habitat after increasing the area of impervious surface due to massive use of paving & roofing for this project.	
275	12/17/2020	Kathy Riley		I see no benefit to increasing the amount of warehouses. Many that I pass in Puyallup and also in Sumner are not in use, with big "For Lease" signs out front. It appears that there is a glut of these facilities in the surrounding areas. The Knudson Farms land could be used to increase Puyallup's parks and recreational properties and/or maintain an agricultural presence. This is good soil for many crops that could provide food/flowers for local use. Once paved over, it is gone for good.	No
276	12/17/2020	Kathy Riley		I see absolutely no benefit to increasing the amount of warehouses. Many that I pass in Puyallup and also in Sumner are not in use, with big "For Lease" signs out front. It appears to me that there is already a glut of these facilities in the surrounding areas that are perhaps developed just to provide a tax break for their owners. The Knutson Farms land could be used to increase Puyallup's parks and recreational properties and/or maintain an agricultural presence. This is good soil for many crops that could provide food/flowers for local use; an arboretum? demonstration flower fields? another community garden (with good sun exposure!), a dog park. I can't believe how short-sighted we are about our valuable open space. Once paved over, it is gone for good. Why not approach The Trust for Public Lands for assistance in saving this open space? This pandemic has provided plenty of evidence of the need for close-in areas for outdoor recreation. Please stop this insanity of paving over every last square inch of land.	No
277	12/17/2020	Hollis Shadko		I do not support warehouses in Puyallup.	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
278	12/17/2020	Nathan Segers		As someone who has lived in puyallup their whole life, I know that what makes puyallup a great town is not its warehouses and industrial parks. These additions would harm the ecosystems that are treasured here only to help big companies get bigger. It's not worth the damage.	No
279	12/17/2020	Charles Jacobson		<p>I object to these massive plans for the following reasons; the traffic road issues with 2000 trucks per day on Pioneer, The Shaw Road over pass , and the turn on to E main and intersection with the traffic coming from Sumner would be monumental. Road wear and tear plus traffic congestion will be huge. the million dollars or so the developer offered for abatement is hardly sufficient.</p> <p>2)Where will the surface runoff water from these buildings and parking lots go to be cleaned? this is a huge volume of water that must have the debris and petroleum products removed before being dumped into the most polluted river in Puget Sound, the Puyallup. there is now toxicology information that small debris from tires are toxic to fish as there is some organic chemical in the tire which is very lethal. How to rid the water of that is a problem.</p> <p>Environmentally I hate to see all of those potentially productive food production acres turned into another set of warehouses. I do not see the point. Surely we must be near the saturation point for warehouse space. plus they are just plain an eyesore.</p> <p>4)this will increase the air pollution which will be loaded with diesel exhaust . This stuff is harmful for people in terms of respiratory disease. It certainly won't reduce green house gases.</p> <p>some years ago Pierce County pledged to protect agricultural land. they need to step up and help save this for farming. He was raising a lot of rhubarb. Why not continue? Future generations will need land on which to</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				produce a food supply. Why wreck their future prospects with buildings that are related to our Far East trade issues, which are problematic in them self.	
280	12/17/2020	Paul Kempff		<p>We have lived in Puyallup for 26 years. I worked in Puallup and Sumner for many of those years.</p> <p>Clearly, auto and truck traffic has increased over the years, a natural result of population growth. This has happened without, in my opinion, sufficient investment in road infrastructure improvements which leads to significantly increased congestion. My observation is that congestion contributes to drive impatience and more risky driving.</p> <p>The current improvements to the 410 interchange between Puyallup and Sumner will not be sufficient to mitigate the impacts of the large number of trucks these warehouses would add to the area. Trucks on non-highway roads do significantly slow traffic flow down, adding to congestion. And if improvements are made to the roadways, how do we insure that the commercial/businesses pay for the improvements as a business cost, rather than the burden falling on the residents and citizens?</p> <p>I wonder, as they are often out of eyesight, how much air and water has increased from increased traffic. What is being done to mitigate their negative effects?</p> <p>I am continually saddened by the loss of open spaces, farmable land and wildlife (particularly birds) habitat. I believe we need to take seeriously the negative ways we treat the land [like paving over so much of it] which contributes to negative outcomes like stormwater run-off, flooding, global warming, etc.</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>Regarding to my personal quality of life, I ride my bike in the area almost daily, I have found it more challenging to cross busy roads and to feel safe out in traffic. If the project go through, what will be the plans for a bike trail to connect the Puyallup River Trail with the Foothills Trail? Presently, one has to ride on heavily traffick roads to make the connection.</p> <p>Thank you for considering my comments. Thank you for your hard work on this issue.</p>	
281	12/17/2020	M Michael Slama		<p>I am the owner of parcels XX and XX. Both parcels are included in the City of Puyallup’s Urban Growth Boundary. These parcels are zoned for residential and comprise approximately 10.75 acres immediately adjacent to the eastern boundary of the project. I am in the process of forming a core group to develop residential Cohousing on these parcels.</p> <p>Transportation (access): Should the project proceed as currently planned, it would act as a wall to separate residential areas in the edges of the Urban Growth Boundary from the City of Puyallup. In order for the City to provide both access and sewer to the limits of the UGB it is essential that 5th Avenue SE be extended completely through to the eastern edge of the project.</p> <p>Transportation (access/safety): A further option would be to further extend 5th Avenue SE all the way to a connection to 142nd Ave E. While this connection would not be desirable for general circulation without upgrades to 142nd, it would provide First Responder/Emergency access to the rear of the project, perhaps as a 1 lane gravel emergency access with a lockable gate at the intersection. The warehouse project is bisected by an aging gas pipeline</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>and having an additional emergency access could be lifesaving in the unlikely event of a gas pipeline failure.</p> <p>Transportation (trucks): It appears from the diagram that the project has two entrances/exits: one on 5th to Shaw and a second on 134th to Pioneer/80th. From the 2016 SEPA: "Access to the proposed project will be via 134th Avenue East...". The use of 134th for access is undesirable as it will exacerbate existing poor traffic conditions at the intersection of 134th/Pioneer/80th. In particular, no truck traffic should be allowed on 80th St E. The intersections at both ends of 80th St E (134th Ave/80th St E/Pioneer and 80th St E/162) are inappropriate for large trucks and will need substantial upgrades. Further, the intersection of 134th Ave and Pioneer will need significant upgrades if truck traffic is allowed at that intersection.</p> <p>Transportation (cars): In addition to truck traffic, the 2016 SEPA states: "Approximately 700 to 900 people are expected to work at the completed development..." and "it is estimated that approximately 2,900 vehicles trips per day will be generated by the completed project." The streets and intersections near the project are already challenging to drive, especially at commute times of day. The existing traffic study is dated. A new study to comprehend current conditions affecting both truck and car traffic coming from the project is strongly recommended. Part of this study should include a determination of what streets will be allowed for use for trucks and what streets will be allowed for use by employees of the businesses in the project for their daily work commutes.?</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>Noise/Light: Warehouse operations necessarily involve noise during their hours of operation that would be incompatible with nearby residential. A restriction on noise generating activities to normal daytime business hours and a sound wall would be necessary. Nighttime lighting would be similarly incompatible unless properly shaded to prevent glare in the nearby residential areas.</p> <p>Alternative: I feel the community would be better served if the area occupied by Buildings F and G were developed as medium or high density residential to take advantage of: A) The proximity to the commercial/retail areas at the intersection of Shaw/Pioneer, B) Trail access to the nearby Sumner Sounder train station, and C) Recreational access to both Van Lierop park and the Foothills National Recreational trail.</p> <p>Thank you for soliciting comments for the EIS. Regards,</p>	
282	12/17/2020	Timothy Downs		<p>We have lived in Puyallup since 1976, at our home about 1.5 miles from the proposed ware house site. As long-term residents, we have enjoyed and supported the local character that Puyallup offers, including the proximity to beautiful agricultural views of the surrounding area. Long-term land use plans focused on environmental responsibility to maintain the character of Puyallup are critical to the well-being of this area. The soul and character of this area will be lost forever, to the lowest vestige of land use, by building warehouses.</p> <p>The following highlights my argument against any further warehouse development.</p> <p>The environmental impact appears to be substantial, and</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>the proximity next to the Puyallup River adds to the risk. Road run off from trucks, lack of effective soil percolation, degraded vegetation in a riverside riparian environment, excessive noise and the impact on the area all point to severe and unacceptable environmental impact.</p> <p>2. The natural aesthetics of the area will be lost forever, if ware houses are built. Warehouses are without doubt, the most industrial, cold, and austere buildings that already line the 167 corridor. The same developmental plight should not degrade Puyallup. Long-term alternative uses should include green and park spaces that will sustain the community in the long-run.</p> <p>3. The economic impact of the warehouses needs to be studied at the macro community level, with a view on the actual dollar cost to the community, including increased commute times, negatively impacted home values, the unwillingness of major employers to relocate to a city with limited natural resources for families to enjoy, wear and tear on roads, increase in traffic accidents and congestion, more noise and emissions form 2,00 trucks per day, and the opportunity cost of alternatives that add value to the long-term viability of Puyallup while protecting the environment. The jobs that warehouses would bring are low paying, and would not have a sustainable positive impact on the community. The short-term economic benefit surely goes to land developers, warehouses owners, and the former land owners. Short-term greed will create an irreversible scar on this area.</p> <p>4. Traffic deserves careful and prudent consideration. We live in an area off of Shaw road and the</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>traffic levels, without warehouse trucks, are growing, and difficult to manage. Access to Shaw Road is difficult now, and will be compounded with a stream of tractor trailers in the area from warehouses. Traffic reduction, should be the direction of thoughtful land use planning. More lanes and traffic signals will not solve traffic problems. This is not something that can be solved by limited traffic engineering resources (my last research indicated one traffic engineer in Puyallup) in this area. Simply put, more vehicles will make a bad problem worse.</p> <p>Please accept these comments as a sincere request by long-term residents to halt any further warehouse development in this area. The viability of Puyallup is at stake, and requires long-term vision, and concern for the environment and the citizens of Puyallup.</p> <p>Best Regards, Timothy M. Downs</p>	
283	12/17/2020	Daniel Smith		<p>I am concerned about the tremendously negative impact this proposed project will have on our community and our valley.</p> <p>I think of the increased traffic, the large trucks , the noise and air pollution, the added pressure to our streets and to our infrastructure if this project is allowed to move forward..</p> <p>Please drive from Puyallup to Fife along Valley Avenue, where you see warehouse after warehouse. Years ago this was farmland and open space.</p> <p>I realize the need to allow development in our valley but almost all of our open space is now developed. If you walk</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				the grounds where these warehouses are planned to be built you will see that this would be a travesty to allow this to occur. This is one of our last open spaces and it should be preserved.	
284	12/17/2020	Jennifer Turner		<p>As a Puyallup resident and homeowner, I'm opposed to the transformation of valley farmland into a sprawling warehouse complex. Among my concerns are:</p> <p>Air pollution (but other forms as well: light, noise, water) Semi truck traffic & congestion Noise Decreased property/home value Impact on wildlife/environment Ground water (impermeable surface leading to polluted runoff water) Unsightly Road safety Decrease in community enjoyment</p> <p>Thank you for considering the concerns of the public. Jennifer Turner</p>	No
285	12/17/2020	Judith Levy		Please considered the influence warehouses will have on water entering the Puyallup River. Early 2020 the rains caused MANY rocks to flow down and be deposited in the part of the river near the land in question. These rocks have NOT been removed so the bottom of the river keeps rising which means the river floods sooner and more water overflows.	No
286	12/17/2020	Tina Schaller		Please do not put anymore warehouses in puyallup!!!	No
287	12/17/2020	Erin Calata		Thank you for your consideration on these matters. I look forward to following up on this project and staying engaged.	Yes

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>To the City of Puyallup,</p> <p>The proposed warehouse plan on the former Van Lierop farm is of great concern to me as a resident in the adjacent neighborhood of Crystal Ridge. My family and I were thrilled to settle here in 2012 because of its accessibility to so much, and this part of town was particularly special because of its beauty and open space at the base of our hill, the intersection of Shaw and Pioneer.</p> <p>The following are major concerns regarding the use of this land and the proposal of the warehouse site on Knutson Farms:</p> <ul style="list-style-type: none"> • Traffic and road infrastructure that currently does not accommodate existing traffic patterns and will not keep up with the anticipated addition of nearly 3,000 new vehicles (as listed in the SEPA Checklist, pg. 16) • Additional traffic that will create a long-term increase in noise pollution and air pollution for the surrounding area and neighborhoods. • The inaccurate list of animal observations on the land in the Environmental Checklist and the true environmental impact of area fish and wildlife habitat. (SEPA Checklist, pg. 9) • Obliterating agricultural and natural spaces and views (i.e. at the site of Van Lierop Park), resulting in poor stewardship of the land for community use and engagement. <p>One of the huge concerns I have is in regard to traffic and road infrastructure. In the past 8 years, we have found that Shaw Road has become increasingly crowded around our neighborhood because it is essentially the gateway, or “main vein,” to all of East Puyallup down to Sunrise.</p> <p>Despite the improvements of infrastructure and the diminished traffic load during COVID, it continues to</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>worsen at a rapid rate. Traffic wraps from 167 and 410 onto Traffic/Main onto Pioneer and Shaw all the way to Sunrise for nearly 10 miles of gridlock during rush hour on our side of Puyallup. In the afternoons, for example, it starts as early as 3pm lasting until almost 7pm some days. The proposal for the warehouses anticipates that nearly 3,000 vehicles PER DAY will be added to the flow of traffic with a bulk of the flow happening during already crowded rush hour timeframes (SEPA Checklist pg. 16). Currently bad traffic PLUS nearly 3,000 new vehicles per day PLUS increasing amounts of commuters over the course of the next five years will max out the infrastructure instantly. Along with the traffic, nearly 3,000 extra vehicles on the roads per day around our neighborhood also comes with a long-term impact on air quality and noise pollution. Noise and smog come right up the hill into our neighborhood, which we residents are all currently well aware, as we daily hear the sound of train horns and street/highway traffic, and smell the occasional waft of manure when the nearby fields have been amended. That is to say, we hear, smell, and breathe all that happens in the valley around us. Adding more smog in the air from 2,000 semi trucks and up to 900 commuter vehicles every day poses impacts to the environment, personal health, and quality of living to area residents.</p> <p>I am also troubled by the answers to the Environmental Checklist because the animal list is highly inaccurate (page 9). The developing company (Running Bear Development Partners, Inc.) and consulting agency (Daniel Balmelli of Barghausen Consulting Engineers, Inc.) were asked to circle species "observed on" or "known to be on" the property. The only animals circled are Salmon and Songbirds (a quick and easy deduction when you have a</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>river with trees nearby). Erin Calata, Puyallup Resident However, in reality, there are numerous other species that use this land. Residents of the surrounding area, including myself, regularly observe numerous other species on that property and in the area, including bald eagles, Canadian Geese, ducks, a variety of hawks, osprey, and other birds of prey (it was noted in their report that this land is part of the Pacific Flyway of Migratory Birds that includes many of these bird species, despite their neglect in listing them), and it is possible to see deer and land rodents such as possum, raccoon, mice, moles, voles and others. All of these are part of the ecosystem of our greater neighborhood region, a fact that could have easily been obtained by these parties in a variety of ways. But, they didn't put the time and effort into their observations and research. Instead they coped out and cut the corner making it seem that the environmental impact on the animal population is minimal. That is distrustful and unprofessional, and makes me wary about what other aspects of the checklist might be compromised. Finally, it is important to note again that this corner of Puyallup is truly a gateway into our town, and the property is one of the most beautiful places in the city: flanking the Puyallup River and in the shadow of Mt. Rainier. By industrializing this land with concrete and warehouses that obstruct views, we are missing out on an opportunity to use it in a way that engages our community and is sustainable for our environment and the culture of Puyallup. It may be too late, but consideration of other types of development should sincerely be revisited, if even for part of the property. With Pioneer Crossing being built on the opposite corner, I see a variety of businesses that</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>are helpful and convenient for commuters and local residents. With the Van Lierop Park and nursery, Farm 12 property, and Step By Step, I see community engagement and space to enjoy the outdoors along with the connection of the Riverwalk and Orting trail systems. However, I'm discouraged that a mere fraction of the land is set aside for the park and that the glorious mountain views available there will be obstructed by warehouses (buildings F & G in the Preliminary Site Plan) that are 35-45 feet high (pg 13 SEPA Checklist). Why not consider commerce centers featuring storefronts and restaurants not offered in other parts of the city (i.e. South Hill Mall area and Sunrise)? What about arts/event space? Community centers? All of those things could have been incorporated into a plan to create balance and resources for our city alongside (now existing and other planned) warehouse development. And if we want to create jobs and pursue tax dollars, that can be done in a way that isn't entirely warehouses and semi-trucks. It could be a better mix of small and large businesses, retail and restaurant, services and resources, commerce and open space to enjoy FOR OUR COMMUNITY.</p> <p>In conclusion, I am giving my feedback as a very concerned resident who is looking out for the wellbeing and stewardship of our community. I'm not against developing the land, it was sold and zoned to be built upon, and I understand that development is an inevitable truth to the growth of a city. This particular land is special not only for its space and incredible views, but also because THIS LAND is part of what gives Puyallup its historical identity: the Daffodil City. How are we honoring that land, that tradition, that history only to pave over it with this proposal? I realize that money talks, tax dollars make</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				decisions, and job creation is a hot button issue. But what is truly sustainable is balance. Develop the land, but do it smart and with honor to this community. We know Puyallup better than any development company. And as a part of Puyallup, I say that this proposal is too much. Too much traffic, too much environmental impact, too much desolation of land that our community could use in other positive ways. I hope you will fight for a better plan on this land for the sake of our city. Thank you.	
288	12/17/2020	Rosie Velez		I'm a member of Puyallup Cohousing Community. PCC is a group of future Puyallup residents who are creating an intentional community on parcel numbers 0420253011 and 0420253022, which are in Puyallup's Urban Growth Boundary and are adjacent to the Knutson Warehouse project. I would hope the owners will take these issues seriously on how this impacts the surrounding neighborhood, I mean do they want to live near a large warehousing site? Sincerely, Rosie Velez	No
289	12/17/2020	Melissa Segers		I have lived in Puyallup for over 40 years, and I'm extremely concerned about the proposed Knutson Farms Industrial Park. Paving over our valley farmland will increase river flooding and damage fragile ecosystems. The traffic generated by this warehouse will pollute our air and clog our already busy streets. The location, where pristine tulip and daffodil fields used to grow, will be destroyed by warehouses. I urge lawmakers to consider the far-reaching impacts of allowing warehouses on this land. We cannot sacrifice our air and water, clog our roads with truck traffic, and risk	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>property damage and flooding for short term financial gain. Our community is worth more than that.</p> <p>Thank you for your thoughtful consideration.</p> <p>Melissa Segers</p>	
290	12/17/2020	Matt Shaw		<p>Hello,</p> <p>Reviewing the site plan, I see a future 5th Ave SE shown off of Shaw RD. With current traffic congestion at 80 St E and 134th transitioning to Pioneer Way E, to Shaw RD, it would be beneficial if 5th could tie into 80th St E someway. The heavy traffic is usually in the morning and evening hours or when an accident has occurred and these routes are used to bypass. Farm 12 also has increased traffic in this area. This makes sense for better access for public and emergency needs.</p> <p>Thank you, M Shaw</p>	No
291	12/17/2020	Karen Taylor		<p>The proposed warehouse project far exceeds the capabilities of the surrounding infrastructure to handle the increased truck traffic load. Shaw Road in the vicinity of the project is already a traffic nightmare and adding more trucks will gridlock the area which serves as both a commute corridor and a utilitarian corridor to access schools, stores, residences and other city and community services. It does not fit the character or function of the area. The project is a strategic planning misstep. Alternatives and mitigation measures are an absolute must to preserve the character of the community and quality of life for those that live in and drive through the area.</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
292	12/17/2020	Tom Taylor		Shaw Road is a heavily trafficked corridor that consistently experiences significant back ups starting at Main St in the North continuing well past 23rd heading South, especially heavy during commute times. Adding trucks to the road is likely to gridlock travel in the corridor. Noise and air pollution from the increased diesel truck traffic is also a concern to schools and homes nearby. The size of the proposed project seems incompatible to the surrounding area, increasingly central to the expanding Puyallup community which includes schools and multi- and single-family homes.	No
293	12/17/2020	Dixie Demorow		<p>One of the things that makes Puyallup so charming is the farm land. Once it is destroyed, there is no going back. It cannot be reversed and we will continue to lose the character of our town with every building project. Traffic is becoming an increasingly bigger issue, and this will only worsen it.</p> <p>Air quality in our area already moves into “moderate” rating often, even in this wet time of year. Adding additional diesel emissions and decreasing green space will only make the air quality worse.</p> <p>It will also be aesthetically detrimental to the adjacent park and trailhead,</p> <p>At minimum this project needs to be shrunk significantly. Honestly though, at best, it would be canceled entirely. Prior to moving to Puyallup, I lived across the river in Fife in the Radiance community off 70th. At first the traffic from the industrial warehouses was not a big deal, but over the 10 years we resided there, the number of warehouses continued to increase and even with a very expensive road expansion the traffic caused by the huge number semi trucks became so unbearable that it was one of the primary instigators of our move. The roads also</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				required constant repairs from the constant traffic of such heavy vehicles.	
294	12/17/2020	Camille Paulsen		<p>I sincerely believe that the proposed mega warehouse development is one of the most misguided and detrimental projects in the history of Puyallup. Paving over multiple acres of some of the most fertile soil in the world would be a travesty. Puyallup prides itself on its scenic beauty, yet is considering a project that would destroy the beauty of a vast stretch of gorgeous farmland. The land in question has incredibly rich soil, a glacially fed river and an absolutely spectacular view of Mt. Rainier. Do you know how many towns and cities across this country would kill to have this winning trifecta??</p> <p>If the land must be developed, why not consider a project that would respect the historic character of this farmland by enhancing and celebrating the beauty of this setting? A PNW-style resort surrounded by lush display gardens would put Puyallup on the map as a scenic tourist destination. We have nothing even close to a botanical garden in Puyallup, yet plants of all kinds thrive in our soil. The Oregon Garden Resort in Silverton, Oregon, is a great example of this type of eco friendly development. Summer outdoor concerts (such as the popular series held at Chateau St Michelle in Woodinville) could be an additional draw. A resort would provide far more jobs for our community than semi-automated warehouses ever could.</p> <p>The proposed warehouse development would lower our quality of life by clogging our roads with large numbers of tractor trailers continuously generating noise and pollution. These massive warehouses would be an</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				eyesore of gargantuan proportions and would ruin the scenic beauty of this historic valley for generations to come. It would be a shameful legacy.	
295	12/17/2020	Chris Chisholm, Bebe Colley, Joan Cronk, Betty Ann Dorsey, Philip Schumock, Heather Shadko, Kristopher Stamon, Tom Taylor	Protect Puyallup	<p>Dear City of Puyallup,</p> <p>Thank you for your efforts to prepare the Environmental Impact Statement (EIS) on the Knutson Farm Warehouse proposal. On behalf of nearly 5,000 people that have signed the Petition · Stop the 7 Mega Warehouse Proposal in the Puyallup Shaw/Pioneer Farmland Area · Change.org, we submit these comments. The petition text is included below and the nearly 5,000 people that have signed the petition are listed in the attached files along with their comments. We are concerned many people that have signed this petition are unaware of the EIS scoping comment period because they have not been notified, the busy time of year, and the pandemic, so please consider the concerns expressed by all the people that have signed this petition. [https://www.change.org/p/stop-the-7-mega-warehouse-proposal-in-the-puyallup-shaw-pioneer-farmland-area]</p> <p>We believe the EIS must include alternatives that include fewer warehouses to mitigate the many impacts associated with this proposal. This proposal is simply too large for this location. Impacts and mitigation include:</p> <ul style="list-style-type: none"> • Traffic. Trucks will overload the already congested Shaw Road and East Main. East Pioneer, which has adjacent houses and a school with local commuters, will become a truck route overwhelming this street. The City must mitigate the traffic impacts and the only realistic way to do that is to scale back the number of warehouses in addition to necessary street improvements. • Farmland and open space must be protected as 	Yes

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>mitigation for the project. This farmland is important to Puyallup’s heritage and community character and has some of the best agricultural soil in the world.</p> <ul style="list-style-type: none"> • The new Van Lierop Park, the new Step by Step facility, and a future Foothills Trails connection must be protected with mitigation that preserves their character. Warehouses adjacent to these highly valued new community assets are incompatible. Warehouses must be screened to protect the visual impact at these facilities. • The floodplain, wetlands, and salmon must be protected. <p>For example, a reduction of at least 50% of warehouse square footage and farmland set-aside may somewhat mitigate the impacts and protect the character of the Puyallup.</p> <p>Sincerely, Tom Taylor, Puyallup Kris Stamon, Puyallup Joan Cronk, Puyallup Heather Shadko, Puyallup Chris Chisholm, Puyallup Bebe Colley, Puyallup Phil Schumock, Puyallup Betty Ann Dorsey, Puyallup</p> <p>Petition Text A St. Louis, Missouri developer has proposed turning the Shaw/Pioneer farmland area into a massive industrial warehouse district. This proposal runs counter to the City’s land use plan that was adopted in 2009 after years of working with the land owners, citizens, and the County. The developer is trying to take advantage of existing</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>county zoning and ignoring past agreements and the adopted plan for this Puyallup future annexation area. The impacts of this project would be enormous: traffic congestion from 7,000 trucks and cars per day, costs to Puyallup citizens to repair roadways, decreased property values, destruction of farmland, incompatibility with the City's future Van Lierop park, and an overall diminishment of land use character and quality of life for the Puyallup community.</p> <p>We recognize property rights and that some of this land will be developed, but those rights are lawfully limited where there are egregious impacts to the community and environment, which is the case with this proposal. We insist that you require a comprehensive Environmental Impact Statement to fully assess these impacts with public input and either deny or significantly mitigate this project.</p>	
296	12/17/2020	Eva Barber, Jessica Eakens, Derek Rockett	Department of Ecology	<p>Dear Chris Beale:</p> <p>Thank you for the opportunity to comment on the determination of significance/scoping for the Knutson Farms Industrial Park Project (P-19-0141) located at 6719 134th Avenue East as proposed by Knutson Farms, Inc. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):</p> <p>SOLID WASTE MANAGEMENT: Derek Rockett XX</p> <p>All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.</p>	Yes

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>TOXICS CLEANUP: Eva Barber XX</p> <p>This property is within a quarter mile of two contaminated sites. The sites are Puyallup Landfill A, Facility Site ID (FSID) 49172 and Hwy 410 at Traffic Ave Overpass, FSID 58749. To search and access information concerning these sites, see http://www.ecy.wa.gov/fs/ and https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx.</p> <p>If contamination is suspected, discovered, or occurs during the proposed construction of warehouse, distribution, and freight movement facility, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, the Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the</p> <p>Chris Beale December 17, 2020 Page 2</p> <p>type of testing that will be required, contact Eva Barber with the Toxics Cleanup Program at the Southwest Regional Office at XX.</p> <p>WATER QUALITY/WATERSHED RESOURCES UNIT: Jessica Eakens</p> <p>Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.</p> <p>Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A,</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.</p> <p>Construction Stormwater General Permit:</p> <p>The following construction activities require coverage under the Construction Stormwater General Permit:</p> <ol style="list-style-type: none"> 1. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and 2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State. <ol style="list-style-type: none"> a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and 3. Any size construction activity discharging stormwater to waters of the State that Ecology: <ol style="list-style-type: none"> a) Determines to be a significant contributor of pollutants to waters of the State of Washington. b) Reasonably expects to cause a violation of any water quality standard. <p>If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>Serdar at XX, or by phone at XX. Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high Chris Beale December 17, 2020 Page 3 .</p>	
297	12/17/2020	Kathryn Sheldon		<p>Dear City of Puyallap RE: Planning Case # P-19-0141 I am opposed to this development, but fully understand that the applicant is fully allowed to pursue creating the Knutson Farm Park based on zoning. I would prefer that it remain as farmland, but that is unlikely and so focus on mitigating the damage that this development will cause. Restrict hours of operation to reduce air pollution and traffic impacts and noise pollution, require all diesel vehicles to be Clean Truck Certified. Shift work hours to weekend maybe by incentives to spread the traffic burden across the week instead of on highly concentrated days and hours. Create traffic lanes that are truck only so that they are diverted as quickly as possible out of the main traffic areas. I suspect that the number of 7000 road trips per day is too low and that is based on observing traffic patterns /parking lot usage after 32 years of industry related observations. We have children and other pollution sensitive /high risk population within 1 mile from the proposal including salmonid species in the Puyallup river that will be affected by the pollution as the pollution dissolves into acid rain and interferes with their sense of smell. Chinook salmon use this river and are protected under the Endangered Species Act, but Pierce county total ignored this. EAS regulations should apply.</p>	Yes

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>Water quality must be maintained. The Puyallup river is the second most polluted river in Washington and no water should be allowed to have direct outflow to the river. The runoff can be mitigated by series of retention ponds, swales and using a combination of permeable and non-permeable hard surface areas and perhaps green roofs. We should make this park and example of how to introduce the best technology to reduce pollution. Pierce county totally ignored the opportunity to use best technology and practices when they determine unlawfully that there was no environmental impact or DNS.</p> <p>There are many studies that support the need to treat the water runoff from this park. I can anecdotally advise that based on 32 year of indirect warehouse contact and powers of observation that water coming from the warehouse facilities are the worst.</p> <p>Occupancy changes and the new tenant is not restricted for types of business use, this needs to be better regulated. Example, auto detail business sets up shop, washes the vehicles, boat, etc. outside and the water goes directly into the storm drain. Fleet trucks get serviced on site, small gasoline leaks, and water from washing to vehicles. We have vehicles commercial and private that are poorly maintained and heavy metals and drips from leaking oil, transmission fluid, antifreeze go straight down the storm sewer system. Flipped cigarette butts, stale coffee, leftover high caffeinated drinks, all get dumped out on the pavement and down the storm drains. These items and liquids all contain highly toxic chemicals to us as well as the flora and fauna for the river system next to the proposed park. People drop battery operated equipment out in the parking lot and batteries are left behind to decompose and add more toxicity to the runoff water. We</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>have issues with the landscaping crews for these facilities using chemicals to treat the landscaping plants and the lawn. Typically, at times of the year as needed but they constantly fertilize and the fertilizer breakdown and runs off into the stormwater system, especially in the fall. I have other examples, such as urine and other body wastes, as sometimes the parking lot gets used as a lavatory. People use drugs in the parking lot too and paraphernalia gets left behind with traces of the drugs and down the storm drain we go.</p> <p>I have submitted a few ideas in the preceding comments, but again, wish that we could keep this as farmlands so that we could sustain our own locally sourced produce and feed our nation our selves. Our food on average transits nearly 800 miles before getting to our refrigerator, sad truth. Our food supply chain is fraught with opportunities for terrorism and other impact that can be hard to come back from.</p> <p>Thank you for finally winning the lawsuits. Sincerely, Kathryn Sheldon</p>	
298	12/17/2020	Sarah Harris	City of Puyallup Parks & Recreation	<p>After reading through the SEPA Environmental Checklist submitted by the developers of this parcel, we feel that several aspects of concern should be addressed:</p> <p>Views – this area of the valley has some of the most stunning views of Mt. Rainier anywhere. Mitigation should be considered for homes and businesses near the site.</p> <p>Recreation – potential impacts to Van Lierop Park are not addressed and should be included in the EIS, including noise and traffic impacts. A buffer is briefly mentioned in the statement, but not outlined specifically as to what is proposed.</p> <p>Noise – the increased truck traffic inherent to the site will</p>	Yes

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>generate a greatly increased amount of noise. A noise study should be required to include areas of likely traffic within 1 mile of the development site.</p> <p>Traffic – a traffic study must be done for this development. The current road network is not designed to handle heavy truck traffic and the impact to surrounding homes, businesses, Van Lierop Park and the trail network will be significant. Traffic mitigation and control measures must be part of the plan to ensure the safety of park and trail users.</p> <p>Trail connections – proposed trail connections with the Riverwalk Trail and Foothills Trail are briefly mentioned in the SEPA and will need to be coordinated with future development of Van Lierop Park. The City of Puyallup is also proposing that the developers plan an additional, direct trail link to Van Lierop Park.</p> <p>Air Quality – Significant numbers of diesel fueled trucks will be traveling to and from the site. This will be a significant increase from the current farming activities and will impact the air quality for users of the Riverwalk Trail, Foothills Trail, Van Lierop Park, businesses and homes in the immediate area. Air quality monitoring should be provided to determine the impact of the increased activity and whether mitigation measures, such as prohibitions against idling, should be considered.</p> <p>Erosion – with the additional of seven warehouses directly adjacent to Van Lierop Park, and the massive amount of fill and grading proposed on the site, erosion control is a concern. Measures should be taken to protect the surrounding developed areas.</p> <p>Please feel to contact me if you have questions relating to our comments. Thank you.</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
299	12/17/2020	Mike Slama		<p>Chris, Thanks again for making time to talk with me this morning. I have just submitted the following comments to the website and thought I would send you a copy as FYI.</p> <p>To: City of Puyallup 12/17/20 From: M. Michael Slama Re: Comments for the Knutson Farms EIS</p> <p>I am the owner of parcels 0420253011 and 0420253022. Both parcels are included in the City of Puyallup's Urban Growth Boundary. These parcels are zoned for residential and comprise approximately 10.75 acres immediately adjacent to the eastern boundary of the project. I am in the process of forming a core group to develop residential Cohousing on these parcels.</p> <p>Transportation (access): Should the project proceed as currently planned, it would act as a wall to separate residential areas in the edges of the Urban Growth Boundary from the City of Puyallup. In order for the City to provide both access and sewer to the limits of the UGB it is essential that 5th Avenue SE be extended completely through to the eastern edge of the project.</p> <p>Transportation (access/safety): A further option would be to further extend 5th Avenue SE all the way to a connection to 142nd Ave E. While this connection would not be desirable for general circulation without upgrades to 142nd, it would provide First Responder/Emergency access to the rear of the project, perhaps as a 1 lane gravel emergency access with a lockable gate at the intersection. The warehouse project is bisected by an aging gas pipeline and having an additional emergency access could be lifesaving in the unlikely event of a gas pipeline</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>failure.</p> <p>Transportation (trucks): It appears from the diagram that the project has two entrances/exits: one on 5th to Shaw and a second on 134th to Pioneer/80th. From the 2016 SEPA: "Access to the proposed project will be via 134th Avenue East...". The use of 134th for access is undesirable as it will exacerbate existing poor traffic conditions at the intersection of 134th/Pioneer/80th. In particular, no truck traffic should be allowed on 80th St E. The intersections at both ends of 80th St E (134th Ave/80th St E/Pioneer and 80th St E/162) are inappropriate for large trucks and will need substantial upgrades. Further, the intersection of 134th Ave and Pioneer will need significant upgrades if truck traffic is allowed at that intersection.</p> <p>Transportation (cars): In addition to truck traffic, the 2016 SEPA states: "Approximately 700 to 900 people are expected to work at the completed development..." and "it is estimated that approximately 2,900 vehicles trips per day will be generated by the completed project." The streets and intersections near the project are already challenging to drive, especially at commute times of day. The existing traffic study is dated. A new study to comprehend current conditions affecting both truck and car traffic coming from the project is strongly recommended. Part of this study should include a determination of what streets will be allowed for use for trucks and what streets will be allowed for use by employees of the businesses in the project for their daily work commutes.</p> <p>Noise/Light: Warehouse operations necessarily involve noise during their hours of operation that would be incompatible with nearby residential. A restriction on</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>noise generating activities to normal daytime business hours and a sound wall would be necessary. Nighttime lighting would be similarly incompatible unless properly shaded to prevent glare in the nearby residential areas.</p> <p>Alternative: I feel the community would be better served if the area occupied by Buildings F and G were developed as medium or high density residential to take advantage of:</p> <ul style="list-style-type: none"> A) The proximity to the commercial/retail areas at the intersection of Shaw/Pioneer, B) Trail access to the nearby Sumner Sounder train station, and C) Recreational access to both Van Lierop park and the Foothills National Recreational trail. <p>Thank you for soliciting comments for the EIS. Regards, M. Michael Slama</p> <p>On Dec 16, 2020, at 6:50 PM, Chris Beale wrote: Hi Mike I am working late because I am behind on items, wanted to let you know I got your message and will try to phone you tomorrow. Chris Beale, AICP</p> <p>-----Original Message-----</p> <p>Chris, Left you a voicemail this AM and wanted to follow up. I have a couple of quick questions on the best format for comments. Examples, if you have them, would be great!</p>	

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
				<p>Also wanted to verify that comments were from the community at large; my initial indication was that comments were only being solicited from nearby landowners and I wanted to check.</p> <p>Turns out one of the members of our Cohousing Group is in Tacoma District 5!</p> <p>TIA, Mike</p>	
300	12/18/2020	Rosalia Velez		<p>Hello,</p> <p>I'm a member of Puyallup Cohousing Community. PCC is a group of future Puyallup residents who are creating an intentional community on parcel numbers 0420253011 and 0420253022, which are in Puyallup's Urban Growth Boundary and are adjacent to the Knutson Warehouse project.</p> <p>Some of main concerns are regarding: light, noise, air, water pollution and drainage affecting the nearby area of the Puyallup river.</p> <p>Also how does this affect the safety for pedestrians/animals/children using the trails in the nearby neighborhoods?</p> <p>I would hope the owners will take these issues seriously on how this impacts the surrounding neighborhood, I mean do they want to live near a large warehousing site?</p> <p>I'm excited to help bring a cohousing community to Puyallup in the near future. Thank you for your time in reviewing my comments regarding the impact this project will have on the community, environment, and transportation.</p> <p>Sincerely, Rosie Velez</p>	No

**City of Puyallup Knutson Farms
Environmental Impact Statement Scoping Comments**

	Date	Submitter	Organization	Comment	Attachment
301	12/18/2020	Kurt Anderson		<p>The size of the proposed project is too large for the area . The location was historically a agricultural area. Over time more residential units were built in the surrounding area. You are now wanting to allow a massive warehouse complex to be shoehorned into this ecosystem. They area already suffers from heavy traffic during commute times. There is now a large shopping center the will cause more cars from shoppers and the semi trucks to support the stores. Now you want to have a very large increase of more semi trucks that will use the warehouse complex. The roads are going to be even more impacted with more traffic. The new warehouses recently built on west valley in Summner have shown me the negative impact. Alot of traffic backs up due to semi truck accessing the small roads. I have see white a few of the trucks disregarding the speed limits or running red lights in order to get to their locations. I now dread driving on west valley. I can only imagine that more trucks will impact the air and water quality with more trucks and cars driving in the area to the proposed sites. The natural wild life will also be impacted. The new proposed buildings will need more city or county services. This plan needs a critical review before its forced on the residents of the area just so a few more tax dollars can be raised. Us residents will have to deal with the impact for as long as we live here. I would hope the plans are severely reduced. This is just not a complimentary plan for the area and infrastructure or natural ecosystems.</p>	No