



## CITY OF PUYALLUP

### Development Services Department

Puyallup City Hall  
333 S. Meridian  
Puyallup WA 98371

October 27, 2015

Dennis Hanberg  
Director, Planning & Land Services  
Pierce County  
2401 South 35<sup>th</sup> Street  
Tacoma, WA 98409-7460

**Re: Agricultural Preservation; Knutson Farms Short Plat/PDD (ADR63-14/SD36-14)**

Dear Dennis:

Pierce County is currently processing a land use application for the 181-acre Knutson Farms property, located within the Puyallup's Urban Growth Area in the Shaw Road-East Pioneer vicinity. That application, originally filed in late 2014, proposes a large-scale industrial project.

The City of Puyallup forwarded an initial comment letter, dated December 31, 2014, to the project's lead planner Marcia Lucero, in response to the Notice of Application. Therein, we raised a number of issues of importance to the City in that pending project review. This current correspondence is to follow-up on one item, agricultural preservation, which was raised in that 12/31/14 City letter. Specifically, that prior City letter noted the following:

*There is a well-documented record regarding City-County dealings as to agricultural preservation in this project site/vicinity over the past decade. Attached to these City comments are two Pierce County letters from 2008 (12/12/08 from then-County Executive John Ladenburg and 8/13/08 from County planner Sean Gaffney) which emphasized the County's strong intent to ensure that adequate acreage in this UGA vicinity is "set-aside" for permanent agricultural/open space usage, per prior policy documents. This matter was heightened in 2011, when Pierce County invoked jurisdiction at the Boundary Review Board on the then-proposed annexation into the City of Puyallup (aka Van Lierop annexation) of 114 acres which adjoins this Knutson Farms site, under the contention that further agricultural preservation safeguards were needed for that annexation area. As an associated action at that time, the County Council initiated an amendment to remove the entire Van Lierop and Knutson Farms area from the City's UGA. Those County actions eventually led to a Preservation Covenant, crafted by City and County legal staff, being placed upon major portions of Mr. Van Lierop's property (over and above the base City zoning which provides for agriculture use), thus allowing the UGA amendment/BRB appeal to be dropped and that annexation to be finalized.*

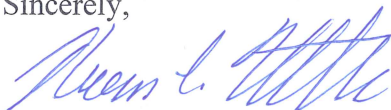
That 12/31/14 City letter went on to inquire how these agricultural “set-asides” would apply to the newly-proposed Knutson Farms industrial project, as the Knutson property was – along with Van Lierop – part of the original “pre-annexation neighborhood plan” area to which the County-City agricultural preservation deliberations had applied.

City staff recently met with the new prospective developer of the proposed Knutson Farms industrial project, who indicated their intent to soon re-submit additional material to Pierce County in order to resume processing of the above-cited land use application. Their current draft site plan does not address any agricultural set-asides; they indicated to us that, to date, that issue has not been raised in their discussions with Pierce County development review staff. The City is currently trying to coordinate with the new Knutson Farms developer on a variety of issues, including utilities (the property is within City sewer and water service areas), traffic and other matters. To assist us in that work, the purpose of this letter is to formally inquire as to whether Pierce County intends to apply any agricultural preservation standards to this Knutson Farms development proposal.

Given past documentation and dealings between the City, County and property owners in this vicinity, the City had understood that agricultural set-asides would apply to any eventual Knutson property land use conversion. *The City would request a response, in writing, clarifying the County’s position in regards to applying agricultural preservation standards to the pending Knutson Farms development proposal.*

Thank you for your assistance with this matter. Please let me know if I should instead be communicating with any other County contact and/or if you have further questions regarding this letter.

Sincerely,



THOMAS C. UTTERBACK  
Development Services Director

cc: Marcia Lucero, Pierce County PALS  
Sean Gaffney, Pierce County PALS  
Al Rose, Pierce County Executive Office  
Kevin Yamamoto, City of Puyallup  
Steve Kirkelie, City of Puyallup  
Chris Beale, City of Puyallup