

KNUTSON FARMS

DRAFT EIS | PUBLIC MEETING

JANUARY 17, 2024

KnutstonFarmsEIS.org



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AGENDA – REVIEW DRAFT EIS

- 1. Overview of project history**
- 2. Review proposed project & areas of environment studied under EIS**
- 3. Review alternatives considered under EIS**
- 4. Review key topics analysis & mitigation measures**
- 5. Project schedule for DEIS & final EIS (FEIS)**
- 6. How to comment**



ENVIRONMENTAL IMPACT STATEMENTS

- An environmental impact statement (EIS) provides an objective analysis of the likely environmental impacts, reasonable alternatives, and implements mitigation that would avoid or minimize adverse environmental impacts.
- An “impact” is a change in consequence that results from an activity. Impacts can be positive, negative or both.



ENVIRONMENTAL IMPACT STATEMENTS

- An EIS describes impacts and may identify ways to mitigate them. An EIS is not a permit approval.
- Three major milestones in an EIS – Scoping, Draft EIS, and Final EIS
- Public involvement and participation allow for the public to fully understand the project impacts and inform Lead Agency in the selection of “Preferred Alternative” at the FEIS



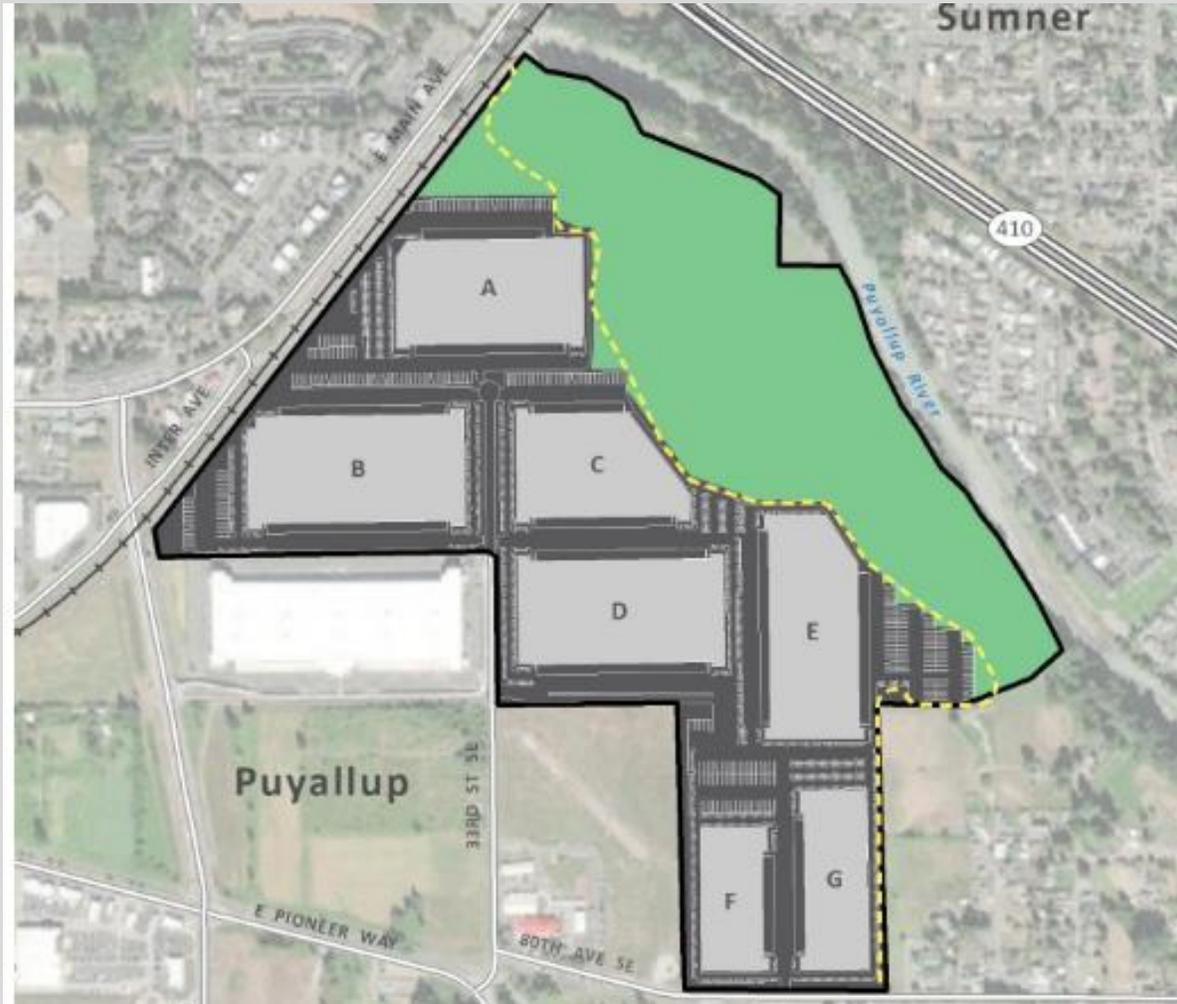
KNUTSON FARMS EIS REVIEW

Proposed project:

- Seven (7) buildings equaling 2.6m square feet of warehouse on 188 acres of land



PROPOSED SITE PLAN



PROJECT HISTORY

- Project area is in unincorporated Pierce County, but within City of Puyallup Urban Growth Area
- 2004 agricultural preservation agreement with Pierce County set aside significant portions of the project site to be preserved for farmland, recreation and open space



PROJECT HISTORY

- 2014 – applicant applies for land use approval with Pierce County.
- Puyallup: comment letters in 2014, 2015, 2016 expressing concerns about agricultural set aside, traffic, sewer and water utilities
- City requested “Co-Lead” agency for SEPA review (County declined request)



PROJECT HISTORY

1. 2017 – Pierce County issues SEPA mitigated Determination of Non-Significance (MDNS)
2. City of Puyallup issued a notice to Pierce County assuming SEPA Lead Agency, issued a Determination of Significance (DS)
3. City of Puyallup appeals County MDNS
4. 2019 – Court of Appeals decision determines City should be SEPA Lead Agency
5. 2020 – City begins preparation of EIS



EIS SCOPED AREAS OF STUDY

- Transportation
- Public Services and Utilities, including stormwater, sanitary sewer, domestic water, fire/police services
- Surface Water, Plants and Animals
- Cultural resources
- Noise



EIS SCOPED AREAS OF STUDY

- Air quality, including green house gases
- Land and Shoreline Use, including aesthetics, recreation, agricultural crops, and the project's relationship to existing land use plans
- Alternatives
- Mitigation measures



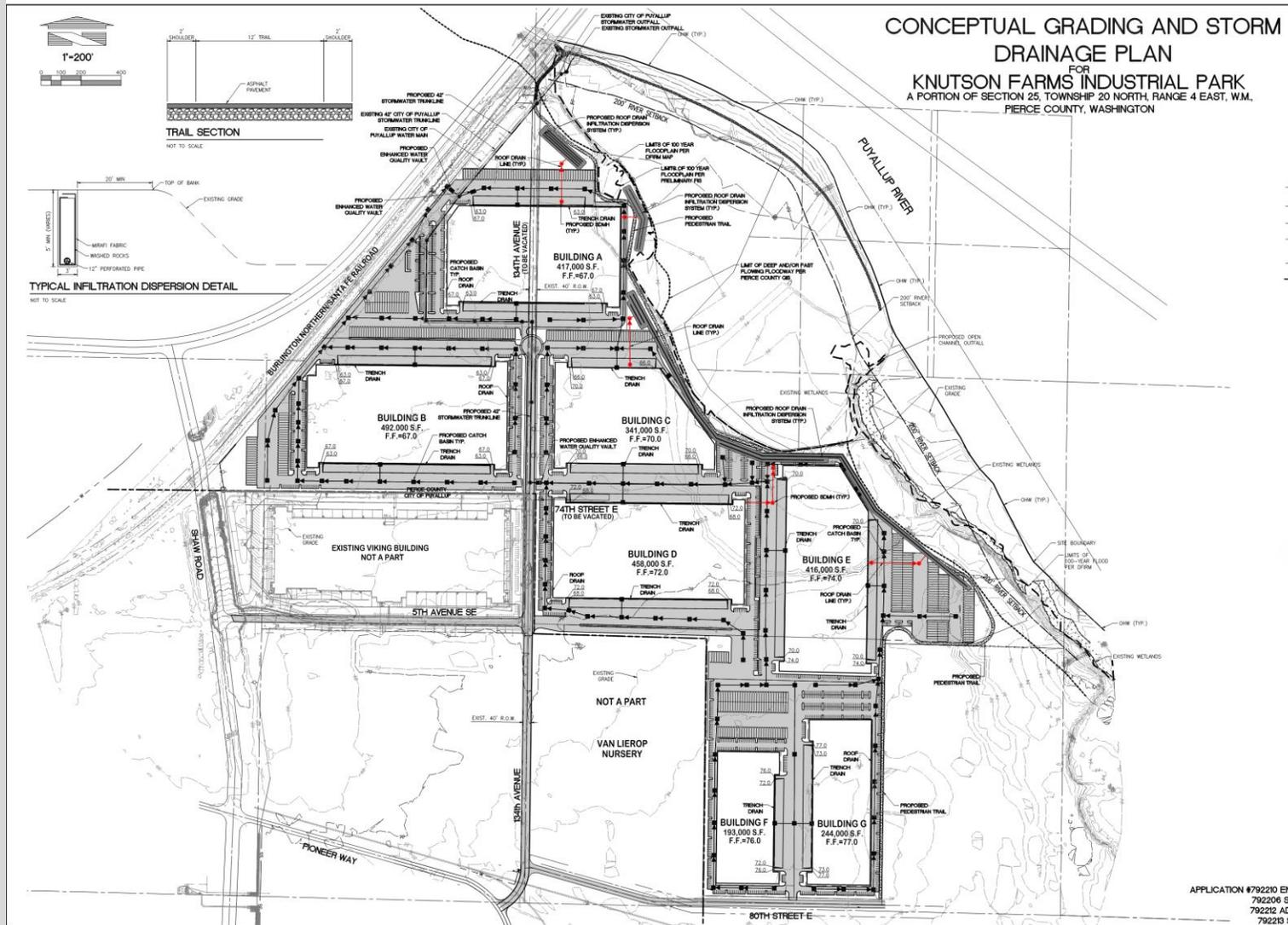
ALTERNATIVES CONSIDERED

Alternatives considered:

1. No action alternative (project not built)
2. Proposed project
3. Rail alternative
4. Reduced Site Intensity alternative



PROPOSED SITE PLAN



RAIL ALTERNATIVE SITE PLAN

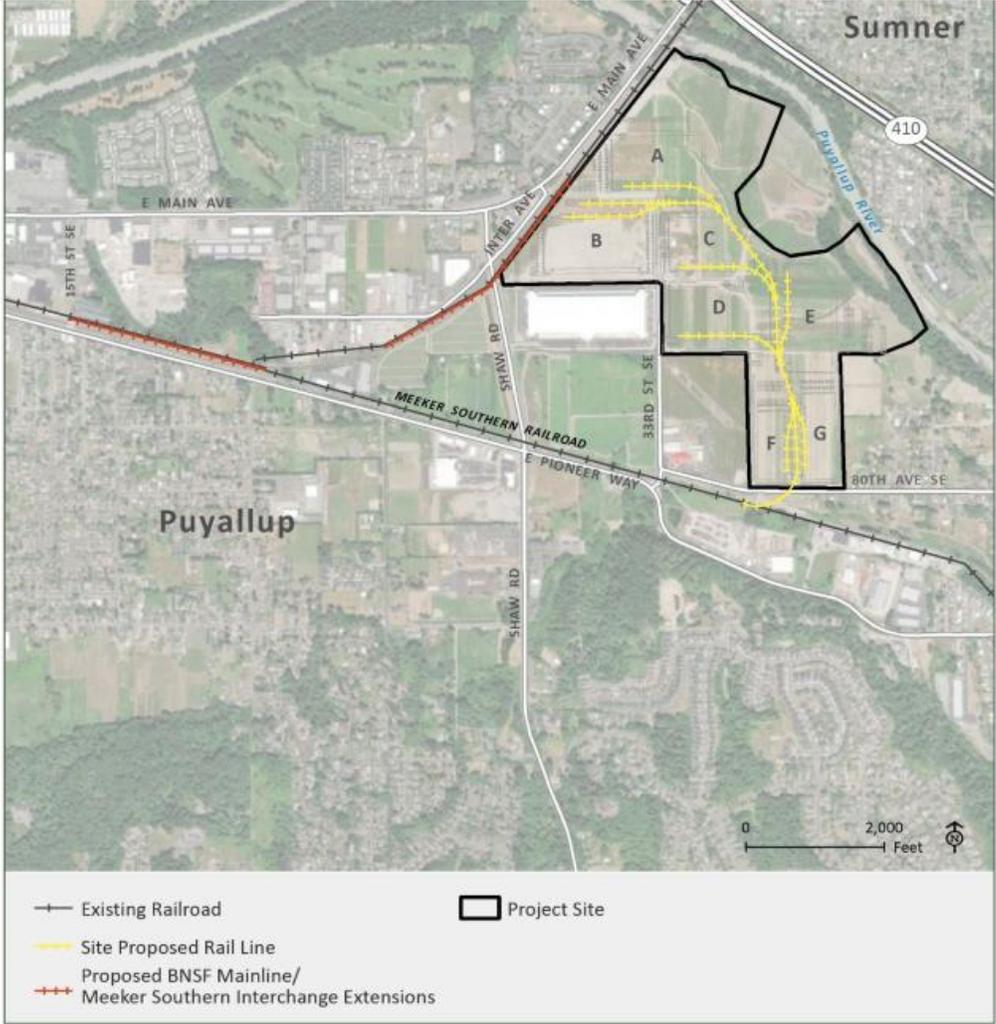


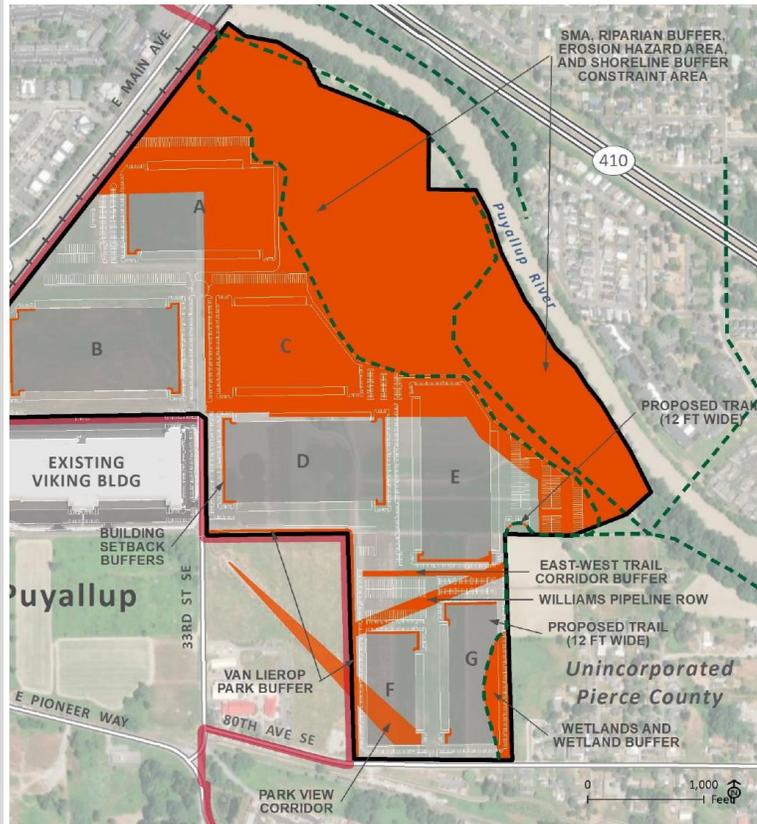
Figure 1. Proposed rail line and Interchange Extensions

REDUCED INTENSITY ALTERNATIVE



Site plan alternative includes:

- Ag land set aside area
- Shoreline/flood/channel migration zone
- Buffering buildings
- Buffering park
- Park view corridor
- Wetland protection
- Williams gas pipeline
- Trail re-alignment, connectivity to park land



- Project Site
- Proposed Warehouse
- Proposed Trail
- Site Constraints
- City Boundary

*See Figure 4-25 for the Van Lierop Park Concept Plan

Figure 3-4. Alternative 2 – Reduced Intensity Alternative

KEY TOPIC AREAS

Key areas of DEIS:

- Transportation
- Land Use
- Aesthetics
- Recreation
- Surface water/wetlands
- Noise



RESTRICTIVE COVENANT

- Restrictive covenant recorded by applicant in August, 2022
- Covenant establishes the project as an Industrial Park use
 - Mix of warehousing, manufacturing and other light industrial uses
 - No fulfillment center uses (such as Amazon) may be established on site
- Limits total vehicle trips at a maximum 884 weekday AM and PM peak hour
- Required physical monitoring of vehicle trips



KEY TOPICS: Transportation



- Thirty-five (35) counted intersections and three safety study corridors were studied
- Safety impacts studied
- Pavement impacts studied
- Roadway infrastructure adequacy
- Pedestrian, trails and transit analysis

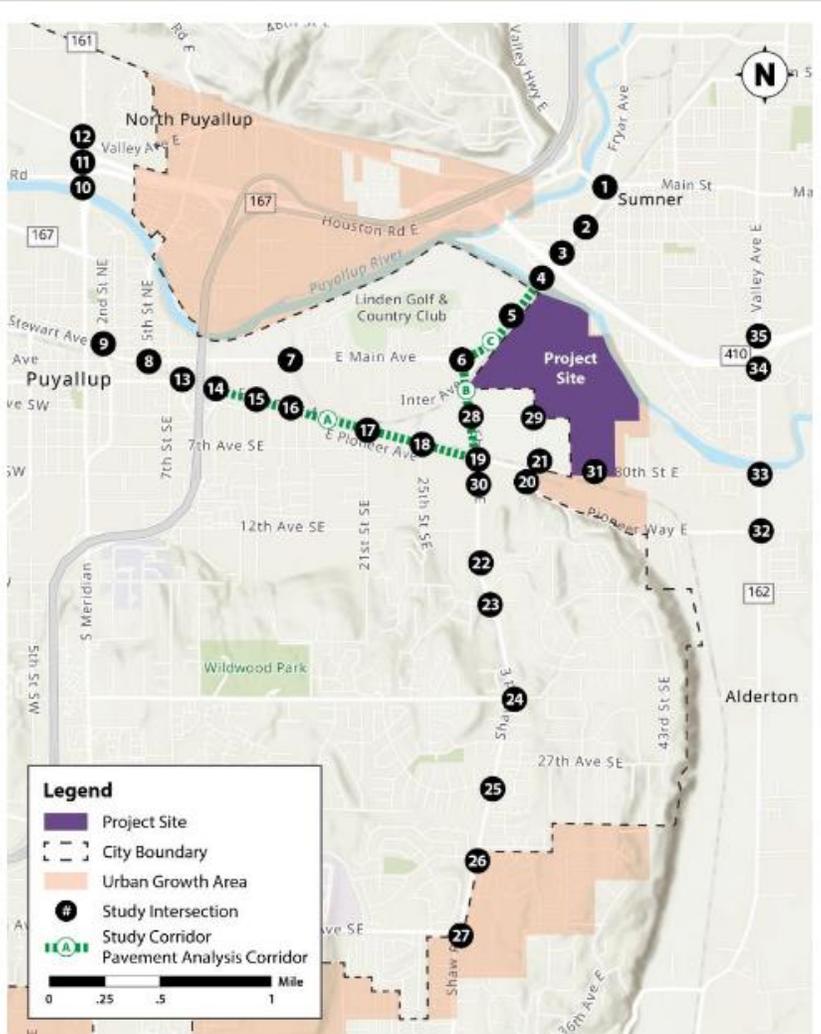


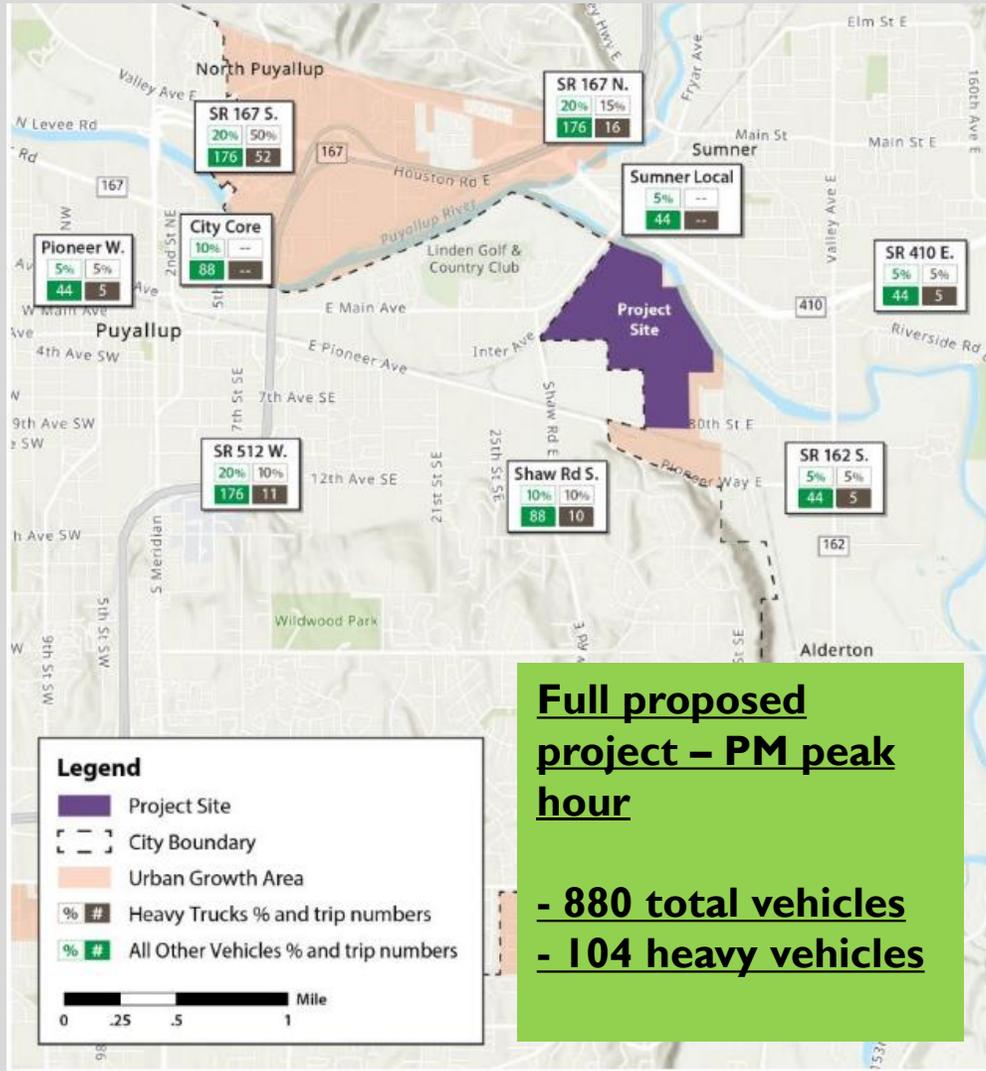
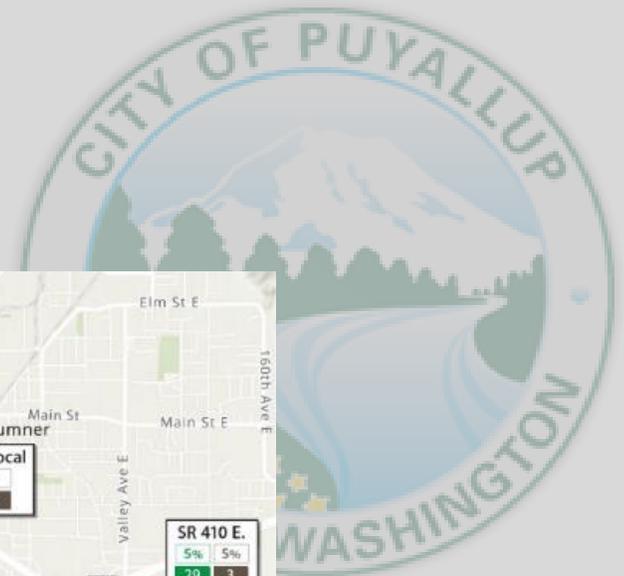
Figure 4-60. Intersections and Safety Study Corridors Evaluated

KEY TOPICS: Transportation



Build scenario	Sq ft	Total vehicles daily	PM Peak	Total heavy vehicles daily
Proposed Action	2.6m	8,724	880	1,482
Rail Alternative	2.6m	8,487	729	1,207
Reduced Intensity Alt.	1.73 m	5,844	590	998

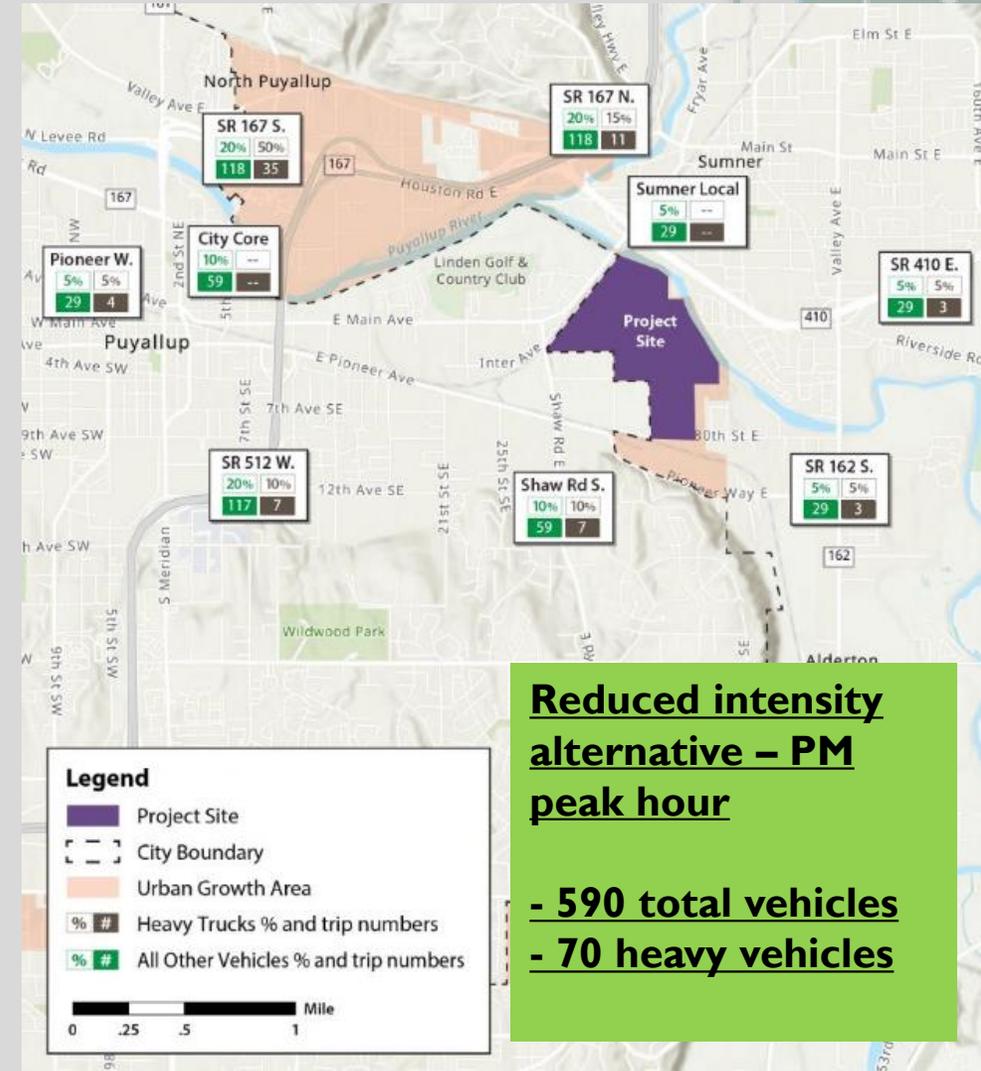
KEY TOPICS: Transportation



Full proposed project – PM peak hour

- 880 total vehicles

- 104 heavy vehicles



Reduced intensity alternative – PM peak hour

- 590 total vehicles

- 70 heavy vehicles

KEY TOPICS: Transportation



- Intersections requiring mitigation

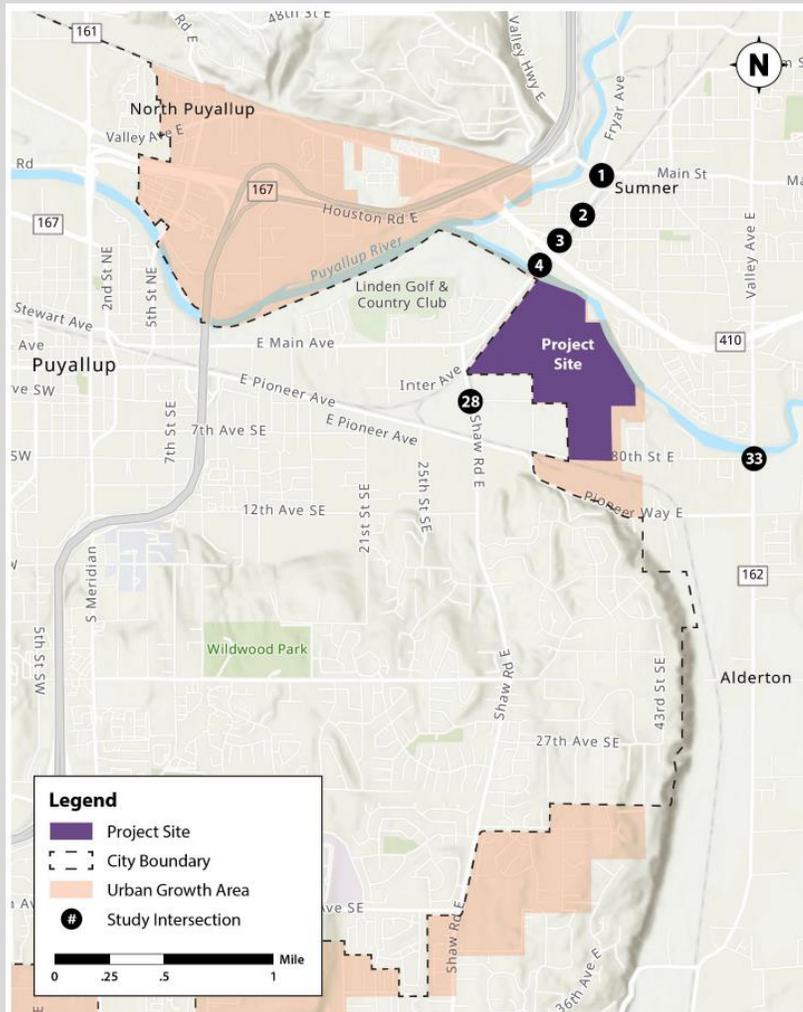
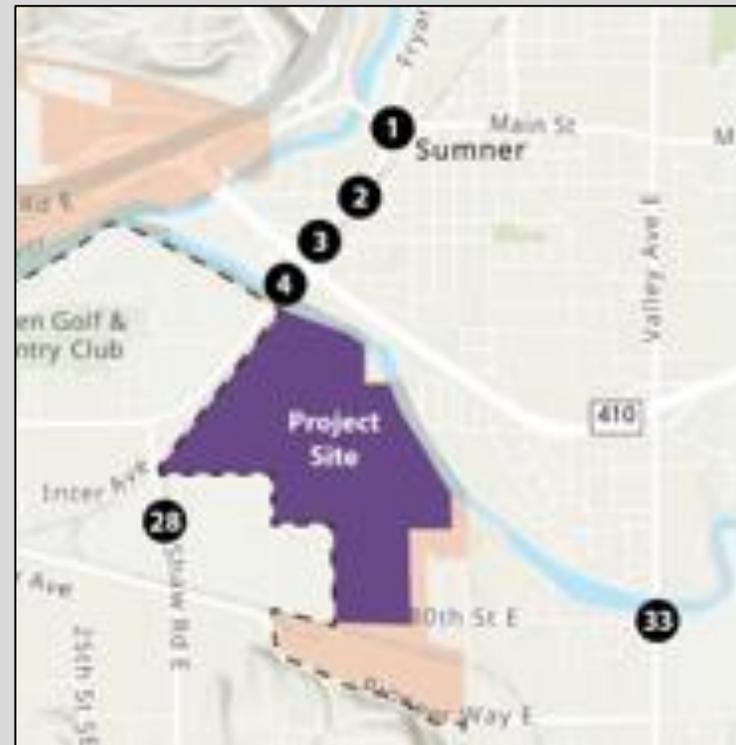


Figure 4-65. Intersection Mitigation Vicinity Map



KEY TOPICS: Transportation

- Key mitigation includes:
 - 5th and Shaw Road intersection signalization
 - SR 410 and East Main intersection modifications
 - Orting hwy & 80th – round about
 - Full widening of 33rd St, 80th/8th and 5th Avenue
 - Payment of proportionate fees to capacity projects and pavement projects to offset impacts
 - Transit stop improvements on East Main
 - ADA improvements



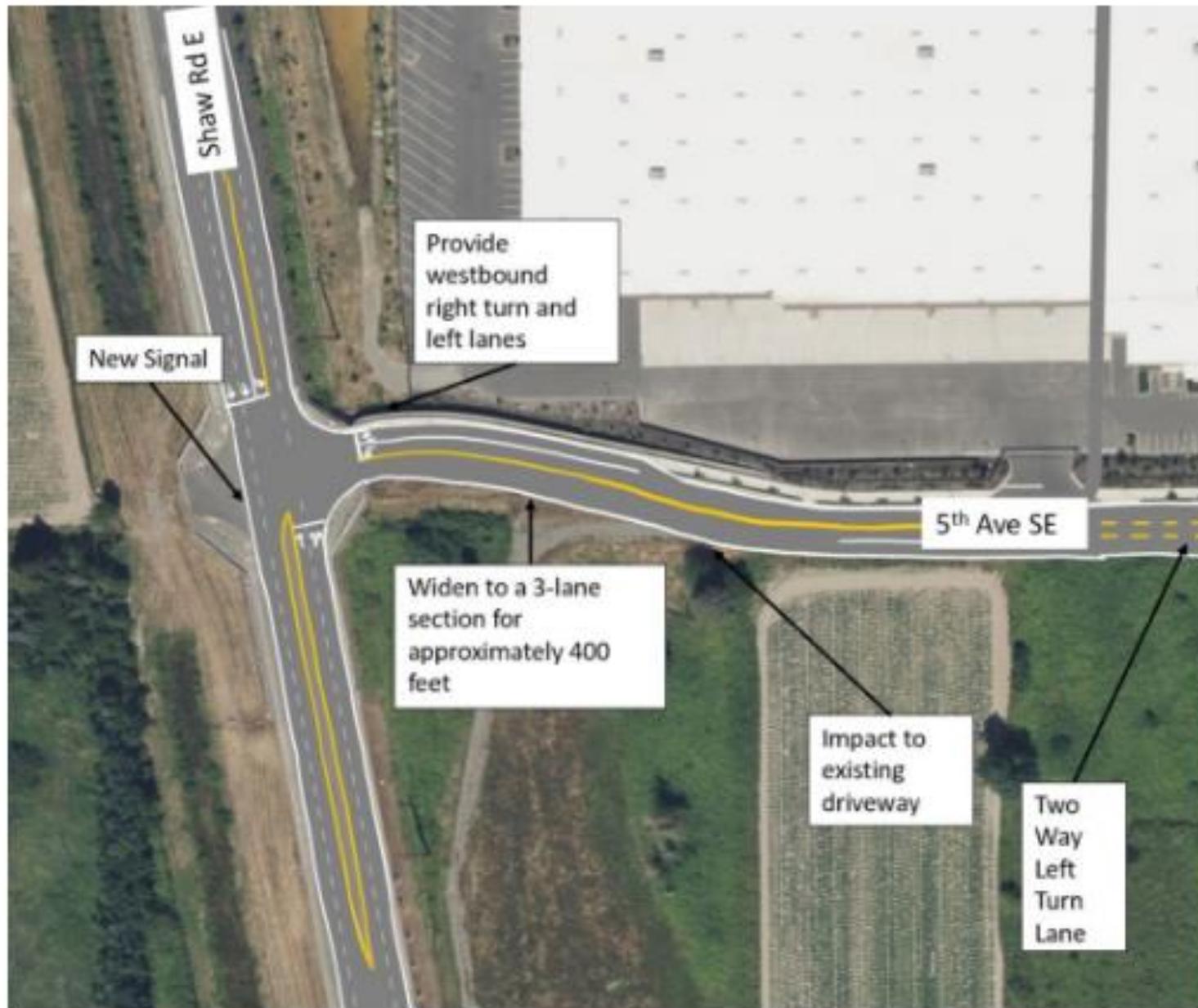


Figure 12. Mitigation Improvement at Location #28, Shaw Road E & 5th Avenue SE

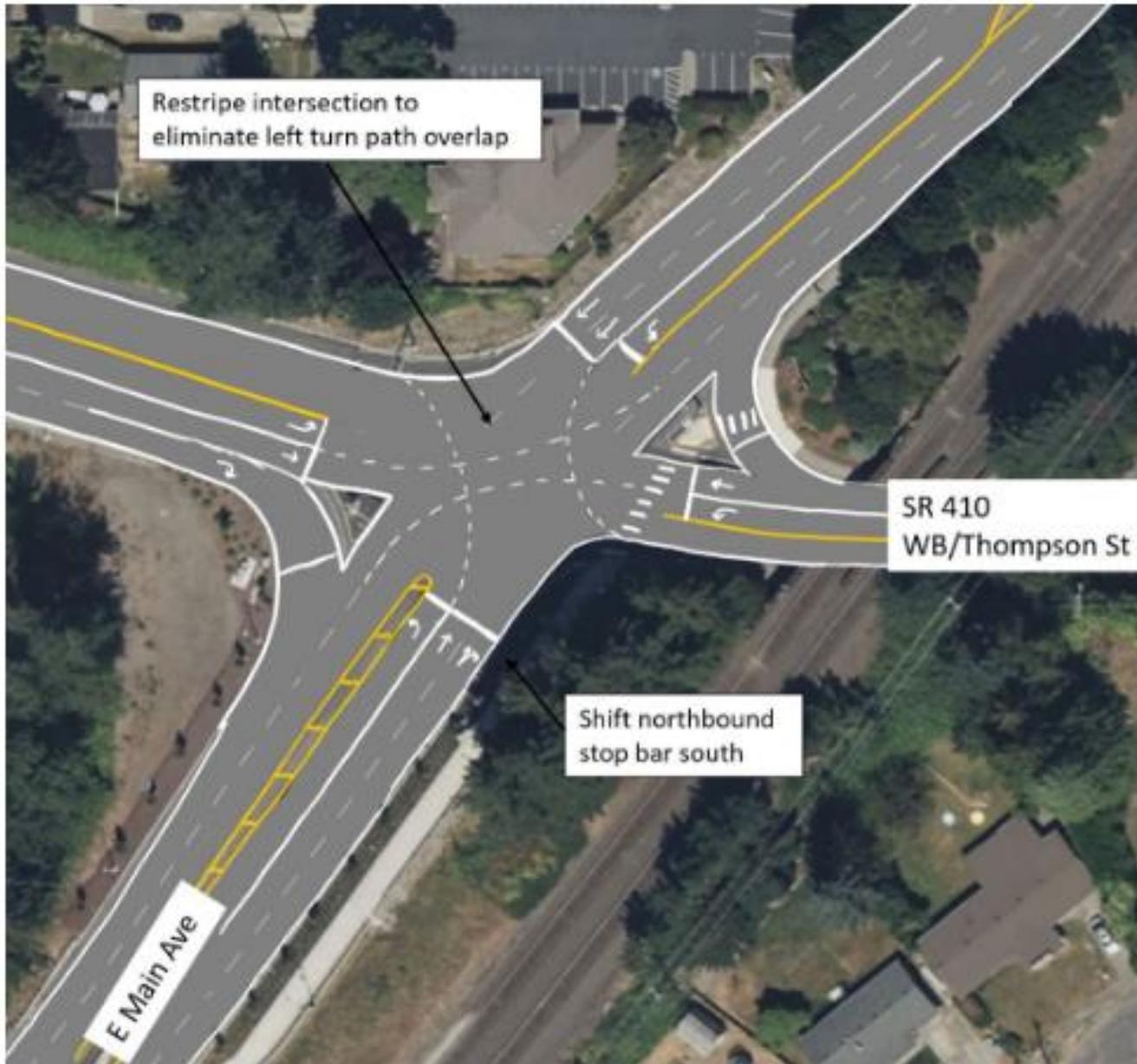


Figure 11. Mitigation Improvement at Location #3, E Main Avenue & SR 410 Westbound/Thompson Street



Figure 13. Mitigation Improvement at Location #33 SR 162 & 80th Street E



KEY TOPICS: LAND USE

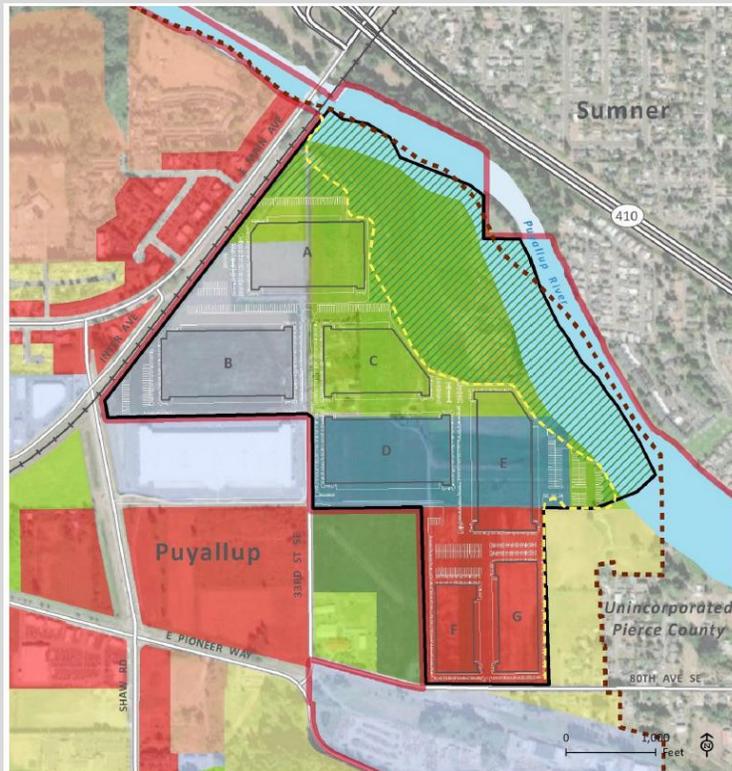


Figure 1-42. Future Land Use Designations (City of Puyallup Comprehensive Land Use Maps)

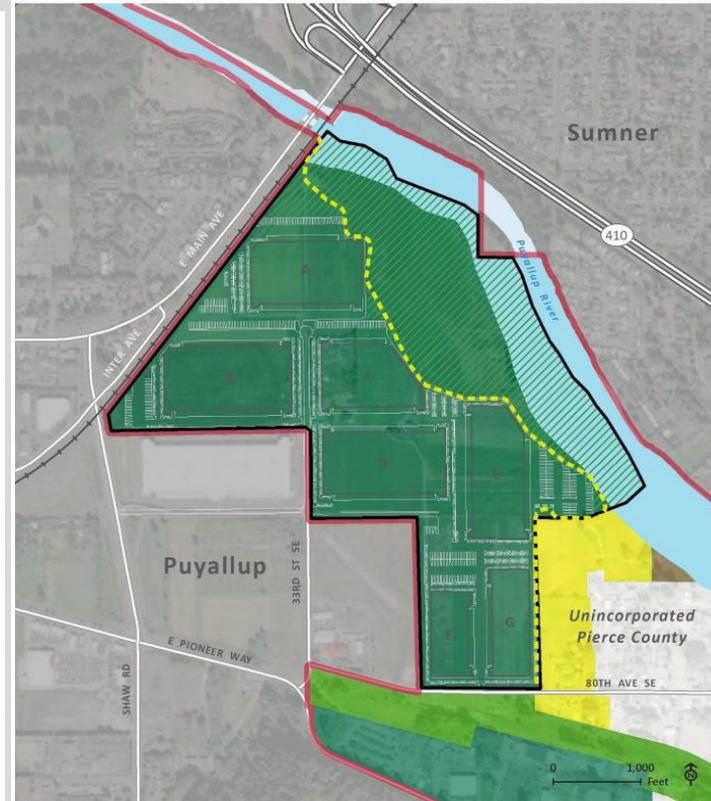


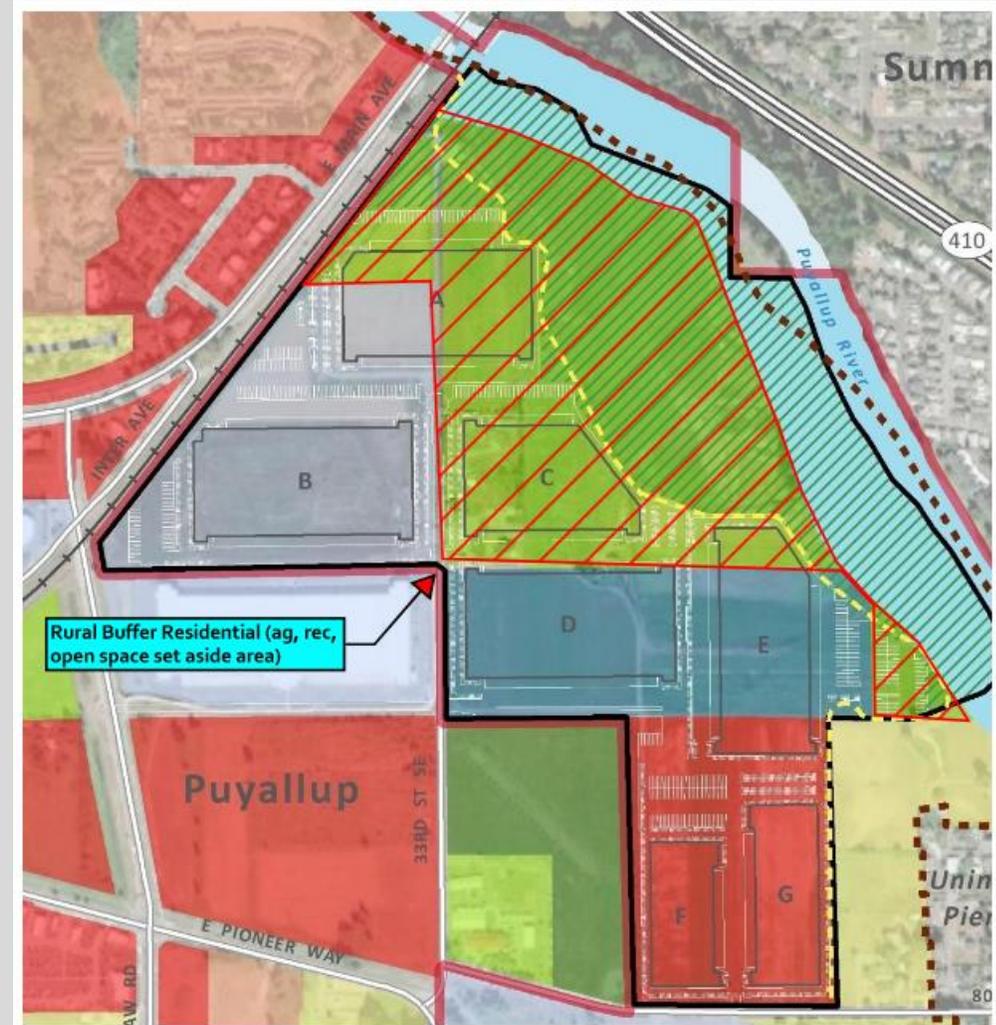
Figure 1-41. Future Land Use Designations (Pierce County Comprehensive Future Land Use Map)

- Analysis in the DEIS includes consideration of future land use designations identified in both the Pierce County Comprehensive Plan and City of Puyallup Comprehensive Plan

KEY TOPICS: LAND USE

Key Mitigation:

1. Open Space/agriculture conservation easement
2. Inconsistencies between Comp Plan maps requires mitigation that would not allow development in areas designated as Rural Buffer Residential in the city's map.
 - *Reduces building square footage from 2.6m to 1.7m (35% less)*
 - *Rural Buffer Residential is the land use category in City Comp Plan meant to implement ag set aside agreement with County*



KEY TOPICS: Aesthetics



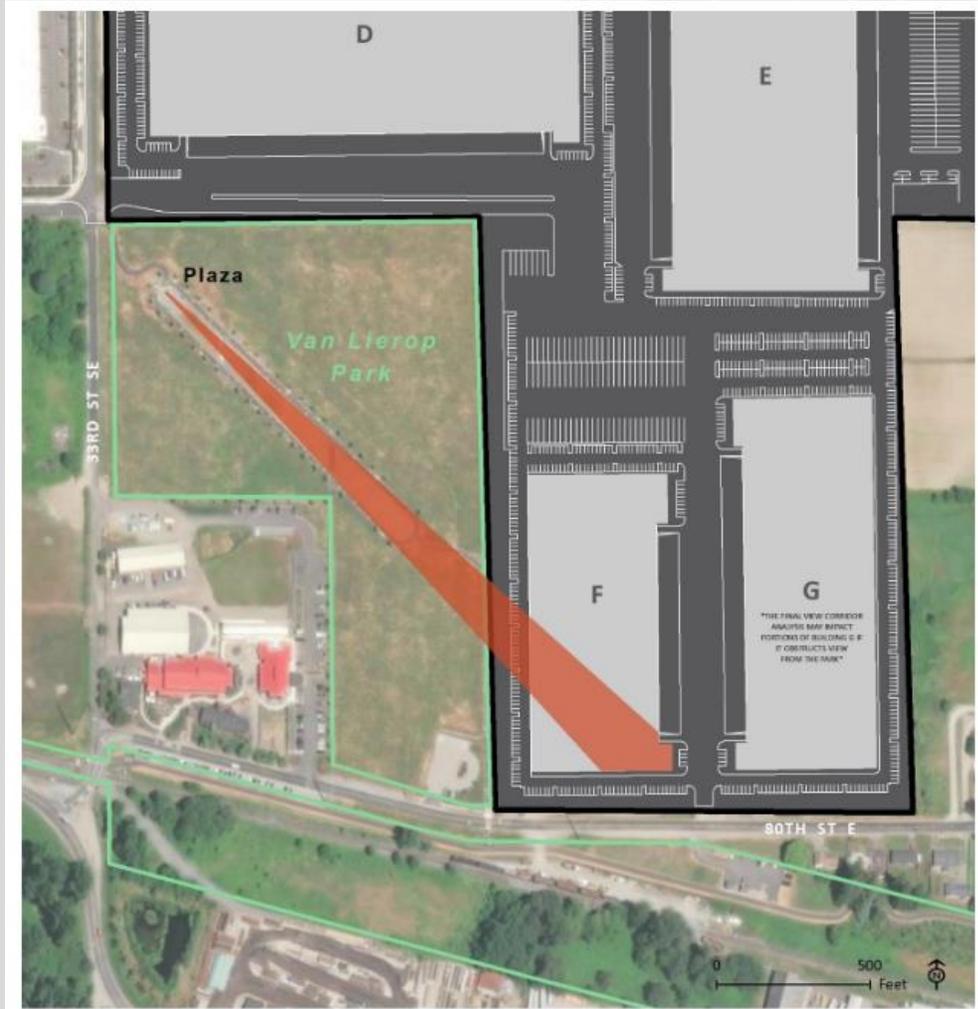
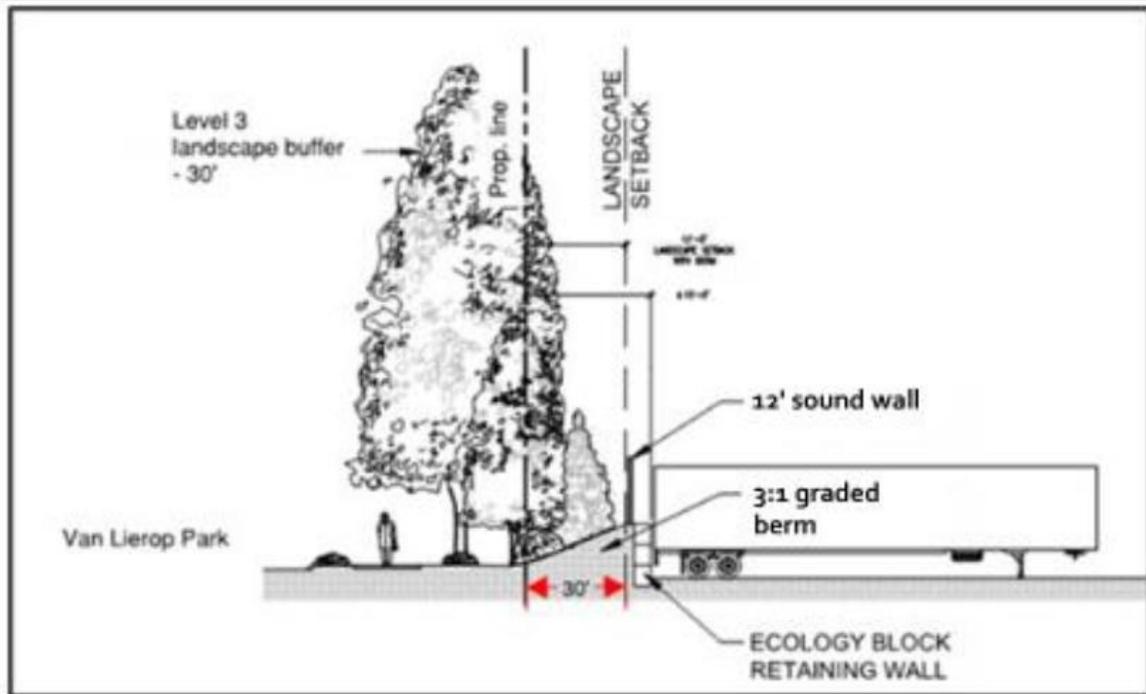
- The aesthetic section examined the visual impacts of the project from five (5) key observation point locations, including within the Van Lierop Park and residential locations



- ▲ Key View Location
- Project Site
- Proposed Warehouse
- ▨ Proposed Open Space
- - - Proposed Pedestrian Trail

KEY TOPICS: Aesthetics

- Key Mitigation

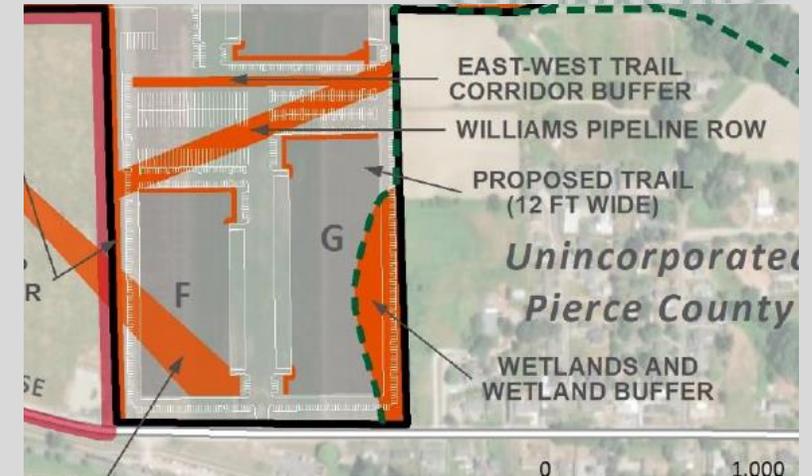
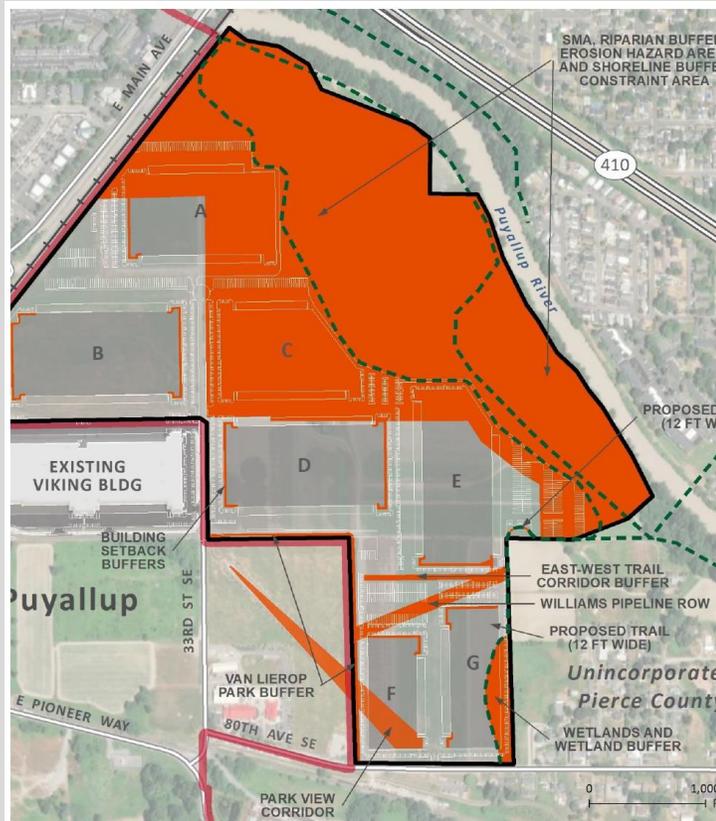


KEY TOPICS: Recreation

- Key Mitigation

Trail Mitigation:

- Re-align trail as proposed (along edge of parking lot) to a location nearer to shoreline/river
- Provide east-west trail connection to park in a buffered trail corridor



KEY TOPICS: Surface Water/Wetlands

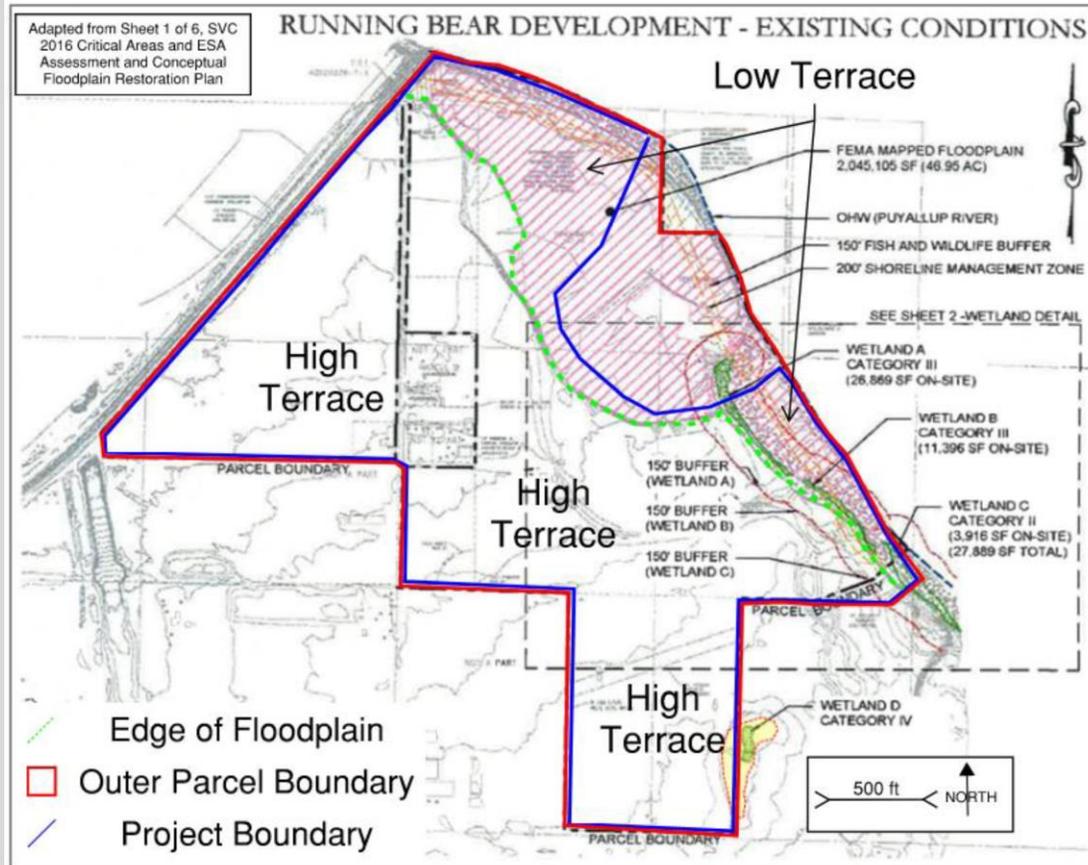


Figure 4-7. Map of FEMA floodplain and wetlands A, B and C delineated by Soundview Consultants (SVC 2016) and expanded outline of Wetland D per EIS team delineation 2020 (yellow polygon).

- Surface waters considered in this analysis
 - Storm water outfall
 - Storm water
 - Puyallup River, floodplain
 - Floodway, channel migration
 - Onsite wetlands

KEY TOPICS: Surface Water/Wetlands

- Key Mitigation
 - Evaluate the outfall erosion issues, take corrective action as needed to redesign, repair, or relocate the stormwater outfall structure
 - Preserve wetland hydrology
 - Protect development from impacting or filling wetland “D”
 - Consider overall reduction of site hard surfaces and apply LID techniques as needed to reduce water quality impact concerns



KEY TOPICS: Noise

- Analysis in the DEIS considers the maximum permissible environmental noise levels (dBA) at receiving locations
- Impacts demonstrate sensitive receiving sites, such as the Park and residential land uses, would be impacted by noise in excess of allowed
- Key Mitigation:
 - Installation of berming and noise walls
 - Early installation of all noise walls, landscaping and berming
 - Staging of soil materials near edges to attenuate noise



FREQUENTLY ASKED QUESTIONS

- **Is this project being approved by the City?**
- **Will the City or Pierce County permit the final project?**
- **Why didn't the City study some other type of land use in the Alternatives analysis?**
- **There are a number of considered Alternatives - will there be a Preferred Alternative at the Final EIS?**
- **How will my comments be considered?**

NEXT STEPS IN SCHEDULE

Project schedule:

1. DEIS issued December 14, 2023
2. DEIS open for comment December 14, 2023 - March 15, 2024 (90 days)
3. Process comments, provide summary response to comments received – Spring, 2024
4. FEIS preparation – Spring/Summer, 2024
5. Publication of FEIS and “Preferred Alternative” – Fall, 2024



HOW TO COMMENT



1. Online at knutsonfarmseis.org thru the online comment form
2. Via email to comment@knutsonfarmseis.org
3. In-person verbal comment at our in-person public meeting on Jan 17, 2023; 5pm open house – meeting from 6pm-8pm
4. **Mail** - Written comments to:
Puyallup City Hall
Attn: Knutson Farms EIS comments
333 South Meridian
Puyallup, WA 98371
5. Voicemail line: (253) 251-2959

