



Planning and Land Services  
2401 South 35<sup>th</sup> Street  
Tacoma, WA 98409



Department of Planning and Land Services  
2401 South 35<sup>th</sup> Street, Ste. 175  
Tacoma, WA 98409-7460  
(253) 798-7037

**Applicant/Property Owner:**

Knutson Farms, Inc.  
16406 - 78<sup>th</sup> Street E  
Sumner, WA 98390-2900

**Agent:**

Barghausen Consulting Engineers  
Attn: Dan Balmelli  
18215 - 72<sup>nd</sup> Avenue S  
Kent, WA 98032 (425) 251-6222

**Project Location:**

6719 134<sup>th</sup> Avenue, Puyallup, WA

Within Section 25 & 26, T20N, R4E, W.M., in  
Council District No. 2.

**Tax Parcel Numbers:**

0420252002, 2003, 2012, 2055, 2056, 2700,  
2701, 3702, 3703, 3704, 3705, 3007, 3036,  
3057, 3063, 3064, 0420261012, 4014, 4033

**County Contact:**

Marcia Lucero, Project Manager  
[mlucero@co.pierce.wa.us](mailto:mlucero@co.pierce.wa.us) (253) 798-2789

**To Comment:**

Send written comment, with application name and  
number to:

Planning and Land Services  
Current Planning, Suite 175  
2401 South 35<sup>th</sup> Street  
Tacoma, WA 98409

You may request notice of any applicable public  
meeting, hearing, or copy of the final decision in  
the comment letter.

**Written comments will be accepted until  
4:30 p.m. on January 2, 2015 - July 18, 2016**

**December 4, 2014**

**June 21, 2016**

**Revised**

**Notice of Application**

**Short Plat / Planned Development  
District / Administrative Design Review  
/ Environmental Review /  
Administrative Use Permit /  
Shoreline Substantial Development:**

**Knutson Farms PDB / ADR63-14 /  
SD36-14**

**Application Numbers:  
792206, 792210, 792212, 792213, 840137  
792211, 792212, 792213, 840137**

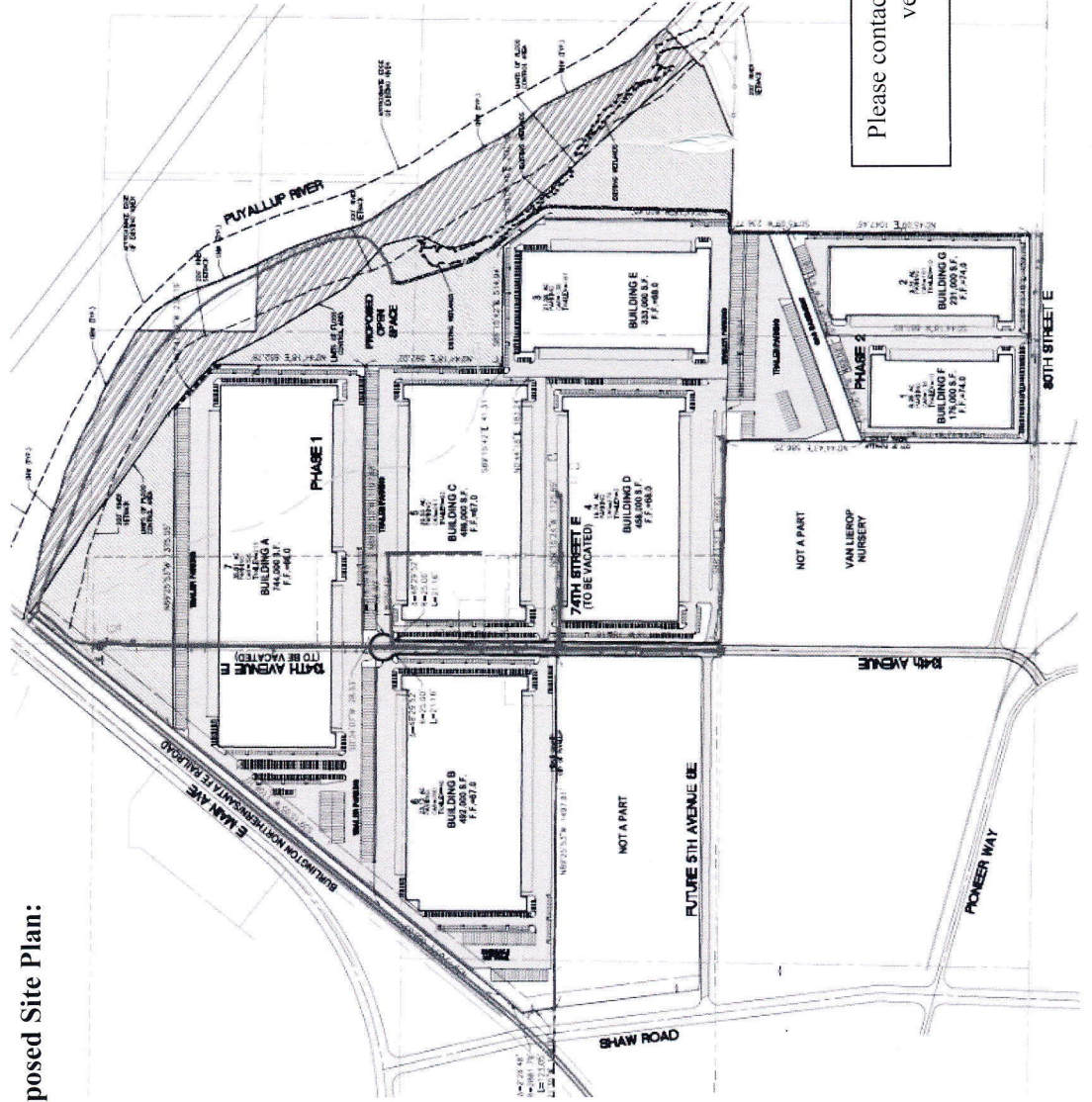
**Pierce County online information:**  
<https://palsonline.co.pierce.wa.us/palsonline/#/permitSearch/permit/departementStatus?applPermitId=792206>



**Proposed Action:**

Preliminary Short Plat, **Planned Development District (PDD)**, Administrative Design Review (ADR), Environmental Review (SEPA), **Administrative Use Permit (AUP)** and Shoreline Substantial Development (SD) to allow for the development of a warehouse/industrial park facility. The proposed development consists of a seven lot short plat for seven future buildings totaling approximately **3,019,812-3,012,000** sq. feet along with associated grading, paved parking, and required infrastructure on a **+81-187**-acre site.

**Proposed Site Plan:**



**Complete Application Date:**

November 26, 2014, **AUP** applied for on **June 16, 2016**

**Permits/Review Requested:**

- 792206 - Preliminary Short Plat Permit
- 792210 - Environmental Checklist (SEPA)
- 792211 - **Planned Development District**
- 792212 - Administrative Design Review
- 840137 - Administrative Use Permit**
- 792213 - Shoreline Substantial Development (SD)

**Applicable Regulations:**

Development Regulations:  
General Provisions, Zoning, Environmental, Land Divisions, Critical Areas, Shoreline Use

**Other Permits Which May Be Required:**

Unknown at this time

**Requested Studies:**

Unknown at this time

**State Environmental Policy Act:**

Checklist submitted with application

**Community Plan Area:** Alderton-McMillan

**Zone Classification:** Employment Center (EC)

**Shoreline Environment:** Conservancy

The Employment Center (EC) zone classification covers geographic areas located within urban growth areas and are designated to provide adequate industrial areas to meet the needs of a growing job-based economy. It includes manufacturing, or other industrial development.

**Public Hearing: YES**

Notice will be sent prior to the public hearing date and include the exact place, time, and date of the public hearing.

**Land Use Advisory Commission Meeting:**

Not Applicable, inactive advisory commission

Please contact the County for a larger printed version of the site plan

## Comment Instructions—Proposed Warehouse Development

Of particular interest to those who live in the City of Puyallup is the proposed development of a 187-acre site for warehouses. The site is located just east of the Shaw Road extension bridge. The applicant's preliminary site plan shows over 3 million square feet of industrial (warehouse distribution and freight movement) space in seven separate warehouses. Please see the site plan in the accompanying Revised Notice of Application.

Because the proposed warehouse development is not within city limits, the City of Puyallup does not have jurisdiction over the proposed project. Rather, Pierce County is the jurisdictional and permitting authority. Thus, if you would like to submit comments about the proposed project, you should submit comments to Pierce County.

The initial comment deadline is **July 18, 2016**, although according to Pierce County code, Pierce County is able to accept public comment at any time prior to the decision on the project permit. According to the Revised Notice of Application, you can provide comment as follows:

Send written comment, with application name and number to:

Planning and Land Services  
Current Planning, Suite 175  
2401 South 35th Street  
Tacoma, WA 98409

You may request notice of any applicable public meeting, hearing, or copy of the final decision in your comment letter.

**Alternatively**, although the Revised Notice of Application for this project indicates a mailing address for written comments, comments may also be submitted via e-mail to the project manager, Marcia Lucero, [mlucero@co.pierce.wa.us](mailto:mlucero@co.pierce.wa.us). For questions, please contact Ms. Lucero via her e-mail address or by calling (253) 798-2789.

More generally, Pierce County's online permit system offers a way for those interested in this project to receive status updates via e-mail. Those who sign up will automatically be notified when there has been a review, inspection or change in the application or permit status. To sign up, navigate to [co.pierce.wa.us](http://co.pierce.wa.us), choose "E-Services/Online Tools" and then select "Online Permits" below the "Property" header.

The City of Puyallup