

ENVIRONMENTAL CHECKLIST
WAC 197-11-960

A. BACKGROUND

1. Name of proposed project, if applicable: South Hill Business & Technology Center

2. Name of applicant: Mark Nemirow

3. Address and phone number of applicant and contact person:

18300 Cascade Ave South
Suite 220
Tukwila, WA 98188

20-619-5336

4. Date checklist prepared: 2/28/2022

5. Agency requesting checklist: Puyallup

6. Proposed timing or schedule (including phasing, if applicable):

Seeking amendment of land use from its current designation of B/IP (and MP zoning) to MUC (mixed use center) with UCX zoning

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A wetland assessment was conducted by Soundview Consultants on 4/26/18

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

Seeking approval of amendment of land use from its current designation of B/IP (and MP zoning) to MUC (mixed use center) with UCX zoning.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This proposal is for a non-project land use change for an existing site area of 71.69 acres in the South Hill Neighborhood Planning area. The South Hill area is one of two Regional Growth Centers (RGC) in Puyallup. There are no site-specific uses proposed at this time. The range of proposed uses include high-density residential, pedestrian oriented retail, large format retail, and multi-story office, consistent with the City's Amendment to its Comprehensive Plan and the adoption of the South Hill Neighborhood Plan in 2017. Site specific or project specific impacts (and mitigation) can be evaluated at the project approval level. Washington Administrative Code (WAC) 197-11-060(5).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range of boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

North side of 39th Ave. SE, between 5th St. SE & College Way, behind Puyallup Medical Center.
NE1/4, SE1/4, NW1/4 & SW 1/4 OF SE1/4, Section 3, T19N-R4E, W.M. 1015-1021 39th Ave. SE

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS *(see attached)*

ENVIRONMENTAL CHECKLIST SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

Request for change of land use and zoning

Project Description: _____

CHECKLIST NO.: _____

Use this supplemental checklist for "non-project" actions which are different or broader than single site specific project such as plans, policies and program. Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of how the extent of the proposal or the types of activities likely to result from the proposal would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?

The proposal is not likely to increase any discharges to water or air, or to add to the production, storage, or release of toxic substances, or produce additional noise. The range of uses are all within the range of uses (and impacts) for higher density commercial uses. The range impacts, depending on any specific project, can be similar to the range of uses and impacts under current zoning. Project specific impacts (and appropriate mitigation) can be analyzed at the project approval level.

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal is not likely to increase impacts to plants, animals, fish, or marine life. The location of the proposal is already heavily characterized by urban growth. The City's environmental requirements will apply to any future development, just as they would to any proposal under current zoning.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

The proposal is not likely to deplete energy or natural resources. The location of the proposal is already heavily characterized by urban growth. The City's environmental and building codes already address energy consumption.

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal is not likely to affect environmentally sensitive areas or areas designated for governmental protection. The location of the proposal is already heavily characterized by urban growth. The City has adopted sensitive/critical areas codes and standards which would equally apply to the proposal area regardless of the underlying zoning.

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is not likely to affect land and shoreline uses. The location of the proposal is already heavily characterized by urban growth. The City has adopted shorelines codes and standards which would equally apply to the proposal area regardless of the underlying zoning.

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation nor public services and utilities?

The proposal is not likely to increase demands on transportation or public services and utilities. The location of the proposal is already heavily characterized by urban growth. It is located in an area with highly accessible arterials. No new services or utilities are expected as a result of a change in zoning classification.

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

The proposal is not likely to conflict with local, state, or federal environmental requirements or protections. The proposal only changes the range and types of urban uses. Any specific project will be subject to further environmental review at the project stage.

SIGNATURE

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and in exhibits attached hereto are true and correct to the best of my knowledge and belief. I understand that the processing of this application may require additional supporting material upon request to City staff.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and it's agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes, and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Applicant:



Date:

