CITY OF PUYALLUP

AFFIDAVIT OF NOTICE

I certify under penalty of perjury under the laws of the State of Washington that on this date I sent true and correct copies of the attached **Notice of Application** to each person listed below, or on the attached mailing list, in the matter of **Michael Chen**, Planning Case No. **P-21-0136** in the manner indicated.

| Party | Method of Service |
|---|--|
| Publication Notice: Tacoma News Tribune | U.S. First Class Mail, postage prepaid |
| Publication Date: June 13, 2022 | ☐ Inter-office Mail |
| | ⊠ E-mail |
| | ☐ Fax |
| | ☐ Hand Delivery |
| | Legal Messenger |
| (Attached mailing list) | U.S. First Class Mail, postage prepaid |
| Puyallup Tribe of Indians | ☐ Inter-office Mail |
| Puyallup School District | E-mail |
| | ☐ Fax |
| | ☐ Hand Delivery |
| | Legal Messenger |
| | U.S. First Class Mail, postage prepaid |
| | ☐ Inter-office Mail |
| | E-mail |
| | ☐ Fax |
| | ☐ Hand Delivery |
| | Legal Messenger |

Dated: June 30, 2022 – Materials submitted by Assistant Planner Nabila Comstock

Gabriel Clark

Gabriel Clark Planning Technician



City of Puyallup

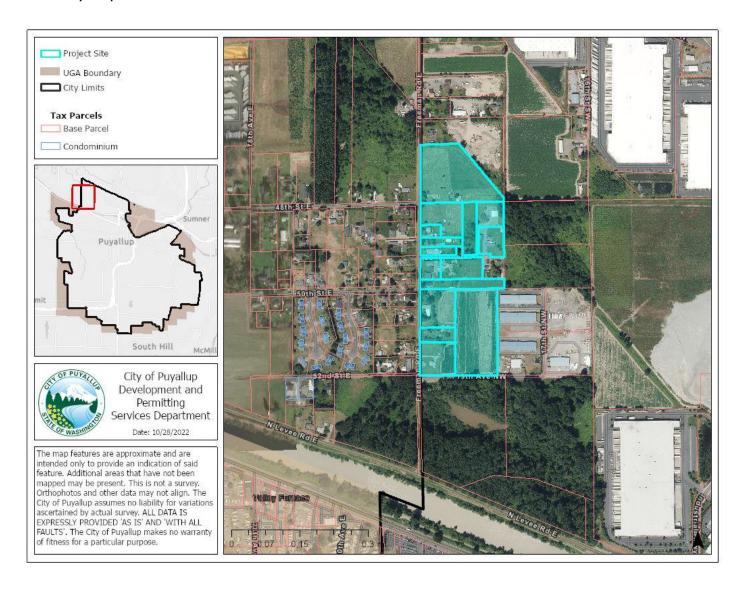
Planning Division 333 S. Meridian, Puyallup, WA 98371 (253) 864-4165 www.cityofpuyallup.org

October 27, 2022

NOTICE OF COMPLETE LAND USE PERMIT APPLICATION

The following land use permit application has been submitted to the Development and Permitting Services Department for review. This notice was sent to all property owners within a specified radius of the site.

Vicinity Map:



Application Information

Case Number: P-21-0136

Permit Type: Preliminary Site Plan, SEPA

Proposal: Proposed warehouse development consisting of two (2) warehouse

structures, one building approximately 236,000 square feet and one building approximately 259,000 square feet (total of approximately 495,000 square feet of warehouse) on a collection of parcels totaling approximately 24 acres. Previous project application was revised from total land area of approximately 21 acres and 407,000 square feet of building area; previous public notice was provided on November 22, 2021. The project proposal includes street improvements, utility extensions, storm water management,

off street parking, and landscaping.

Applicant(s): VECTOR DEVELOPMENT COMPANY

Owner(s): SESSLER JON & MARIA

Site Address: 4723 FREEMAN RD E, PUYALLUP, WA 98371;

Parcel Number: 0420174075; 0420201027; 0420201034; 0420201036; 0420201039;

0420201040; 0420201042; 0420201045; 0420201052; 0420201066; 0420201101; 0420205003; 0420205004; 0420205016; 0420205017;

Date of Application: November 02, 2021

Date of complete

application determination:

November 18, 2021

Date of Public Hearing

(if set):

No hearing will be set for this permit.

Environmental documents/studies

required:

SEPA environmental checklist, storm water report, cultural resources assessment, critical areas report(s), traffic report(s), preliminary utilities, site plan, and all other reports and studies required by code

Identified critical areas on or adjacent to the

site:

Volcanic hazard area, 100-year floodplain, regulated seclusion area, wetland, potential landslide hazard area, aquifer recharge area

Public Comments

Please be advised that any response to this letter will become a matter of Public Record. Recipients of this notice, consulted agencies and other agencies are encouraged to contact the staff listed below to become a Party of Record on the subject permit application (s). The public may review contents of the official file for the subject proposal, provide written comments, participate in public hearings/meetings for the subject permit (s), and request a copy of the final decision. The application file is available for review at https://permits.puyallupwa.gov/portal/ by searching the case number or site address. The file can also be viewed in person at Puyallup City Hall during normal business hours (9:00am – 3:00pm) at the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).

Written comments will be accepted if filed with the Development and Permitting Services Department on or before 3:00PM on: November 14, 2022.

Americans with Disabilities Act (ADA) Information

The City of Puyallup in accordance with Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability. This material can be made available in an alternate format by emailing Michelle Ochs at michelleo@puyallupwa.gov, by calling (253) 253-841-5485, writing us via mail (333 South Meridian, Puyallup, WA 98371) or by visiting the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).

Environmental Review (SEPA)

The City may issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) for this proposal under the optional DNS SEPA process, provided in WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Environmental mitigation measures under consideration: None identified as of the date of this mailer. Staff reviewing SEPA checklist.

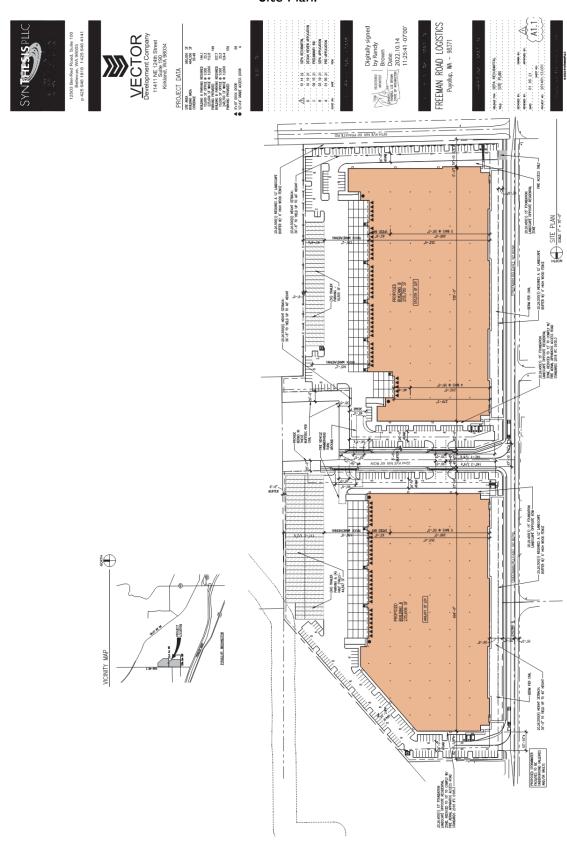
Consistent with WAC 197-11-545 regarding consulted agencies, other agencies and the public, comments must be received on this notice to retain future rights to appeal the subject determination.

Staff Contact

If you have any comments or suggestions, please email them to Chris Beale, Senior Planner

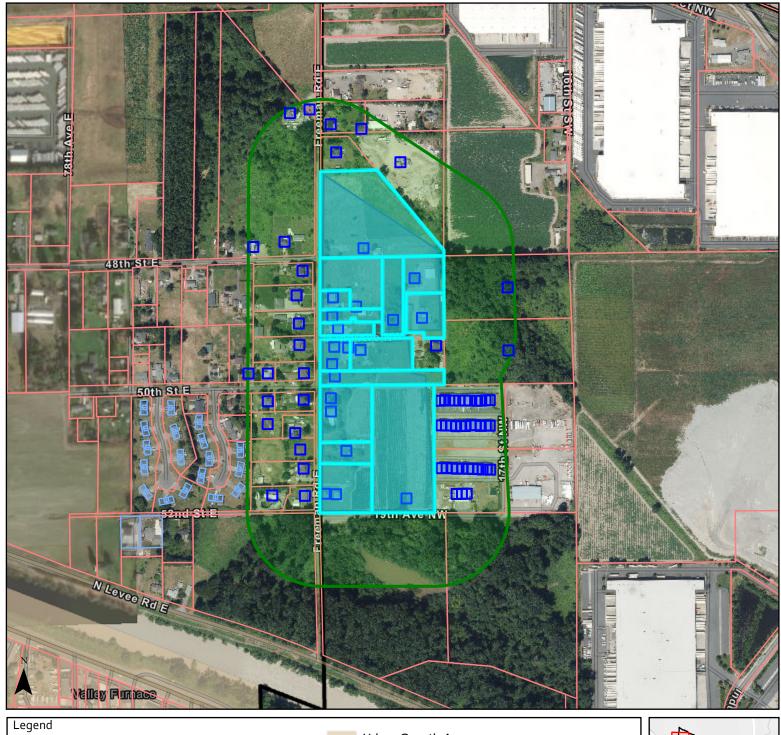
at CBeale@PuyallupWA.gov or call (253) 841-5418.

Site Plan:





City of Puyallup Planning Division Freeman Rd Logistics Mailing Map





Condominium

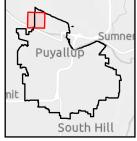
Base Parcel

Condominium



Puyallup City Limits

] Puyallup Tribe Boundary



0.07 0.15 0.3 mi

Date: 10/28/2022

Map produced using City of Puyallup GIS web apps.

The printed information was derived from digital databases within the City of Puyallup GIS Portal. The City of Puyallup cannot accept responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Scale: 1:9,028

0420205018 REILY RANDALL & CAMMIE 4802 FREEMAN RD E FIFE. WA 98424-3744

0420174046 CITY OF FIFE 5411 23RD ST E FIFE, WA 98424-2061

0420201030 JONES GREGG H & DIANA L 5002 FREEMAN RD E FIFE, WA 98424

0420205003 CRP/VDC FREEMAN LOGISTICS OWNER LLC 11411 NE 124TH ST STE 190 KIRKLAND, WA 98034

0420201110 STATE OF WASHINGTON DOT PO BOX 47440 OLYMPIA, WA 98504-7440

0420201034 CRP/VDC FREEMAN LOGISTICS OWNER LLC 11411 NE 124TH ST STE 190 KIRKLAND, WA 98034

0420174075 CRP/VDC FREEMAN LOGISTICS OWNER LLC 11411 NE 124TH ST STE 190 KIRKLAND, WA 98034

0420205015 CARRELL VICTORIA SPECIAL NEEDS TRUST 5124 FREEMAN RD E FIFE, WA 98424-3761

0420174028 BARRY DENNIS EUGENE ETAL PO BOX 6132 BELLEVUE, WA 98008-0132

0420201004 BLODGETT MICHAEL C 13906 284TH ST E GRAHAM, WA 98338 0420201023 PETERSON BURGON & JULIE 8022 48TH ST E FIFE. WA 98424-3726

0420201039 CRP/VDC FREEMAN LOGISTICS OWNER LLC 11411 NE 124TH ST STE 190 KIRKLAND, WA 98034

6387000021 UNKNOWN CONVERSION PARTY UNKNOWN PARTY ADDRESS UNKNOWN CITY, WA 00000

0420201027 CRP/VDC FREEMAN LOGISTICS OWNER LLC 11411 NE 124TH ST STE 190 KIRKLAND, WA 98034

0420205010 SCHENK BUSINESS PARK LLC PO BOX 99 SUMNER, WA 98390

0420201008 ASBJORNSEN STEVEN 4885 SW NATCHEZ ST TUALATIN, OR 97062-8762

0420174013 CITY OF FIFE 5411 23RD ST E FIFE, WA 98424-2061

0420174071 KINDEL STEVEN 4521 FREEMAN RD E PUYALLUP, WA 98371-2447

0420201057 POPOV VLADIMIR & DARYA 4922 FREEMAN RD E FIFE, WA 98424-3745

0420201101 CRP/VDC FREEMAN LOGISTICS OWNER LLC 11411 NE 124TH ST STE 190 KIRKLAND, WA 98034 WORSWICK TERRY L & CHARLENE R 5014 FREEMAN RD E FIFE, WA 98424-3760

0420201084

0420205013 SCHENK BUSINESS PARK LLC PO BOX 99 SUMNER, WA 98390

0420201032 ALMONT CHARLES R JR 8320 49TH ST E PUYALLUP, WA 98371-2502

0420205004 ASBJORNSEN JOYCE 5005 FREEMAN RD E PUYALLUP, WA 98371-3227

0420201035 SORIANO VIRGILIO & HUESCA FLOR 5110 FREEMAN RD E FIFE, WA 98424-3761

0420178009 STATE OF WASHINGTON DOT PO BOX 47440 OLYMPIA, WA 98504-7440

0420205016 CRP/VDC FREEMAN LOGISTICS OWNER LLC 11411 NE 124TH ST STE 190 KIRKLAND, WA 98034

0420174026 BARRY FAMILY TRUST PO BOX 110525 TACOMA, WA 98411-0525

0420201019 LEEPER RAYMOND G & MARJORIE A 4824 FREEMAN RD E FIFE, WA 98424-3744

6387000012 WELLS ALAN B & LAURIE L LITTLEFIELD-5013 80TH AVENUE CT E FIFE, WA 98424 0420201040 CRP/VDC FREEMAN LOGISTICS OWNER LLC GUNTLE ANDREW L 11411 NE 124TH ST STE 190 KIRKLAND, WA 98034

0420205014 8105 52ND ST E FIFE. WA 98424-3763

0420201053 **TSITSEY ANDRE & JANE** 8106 50TH ST E FIFE. WA 98424-3747

0420201052 CRP/VDC FREEMAN LOGISTICS OWNER LLC 11411 NE 124TH ST STE 190 4746 E MERCER WAY KIRKLAND, WA 98034

0420201114 CARR THOMAS J TRUST MERCER ISLAND, WA 98040

0420174032 USA IN TRUST FOR 3009 E PORTLAND AVE TACOMA, WA 98404

0420201033 JESCO HOMES LLC 15504 73RD AVE E PUYALLUP, WA 98375

0420205019 HOBBS DONALD A & HOBBS-HINKLE CHARISSE WHIDBY WILLIAM C & BECKY L 4812 FREEMAN RD E FIFE, WA 98424-3744

0420201017 4912 FREEMAN RD E FIFE, WA 98424-3745

0420201111 STATE OF WASHINGTON DOT PO BOX 47440 OLYMPIA, WA 98504-7440

0420201036 ASBJORNSEN JOYCE D 5005 FREEMAN RD E PUYALLUP, WA 98371-3227

0420201015 8002 48TH ST E FIFE, WA 98424-3726

0420201066 STIDHAM GREGORY A & LEANNA M CRP/VDC FREEMAN LOGISTICS OWNER LLC 11411 NE 124TH ST STE 190 KIRKLAND. WA 98034

0420201045 11411 NE 124TH ST STE 190 KIRKLAND, WA 98034

0420205017 CRP/VDC FREEMAN LOGISTICS OWNER LLC CRP/VDC FREEMAN LOGISTICS OWNER LLC 11411 NE 124TH ST STE 190 KIRKLAND. WA 98034

0420174054 LOGAN EARL & EVELYN PO BOX 110525 TACOMA. WA 98411-0525

0420201109 SIMONSON ROBERT J 31811 PACIFIC HWY S STE B-123 FEDERAL WAY. WA 98003

0420174072 KINDEL STEVEN E & CHERYL R 4519 FREEMAN RD E PUYALLUP, WA 98371-2447 FIFE, WA 98424-3760

0420201083 WORSWICK TERRY L 5014 FREEMAN RD E

0420201104 TERHUNE RAY INVESTMENTS LLC PO BOX 1563 SUMNER, WA 98390

0420201042 CRP/VDC FREEMAN LOGISTICS OWNER LLC 11411 NE 124TH ST STE 190 KIRKLAND, WA 98034

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:

IPL0096340

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

TAC - Legal Ads

Final Cost:

289.19

Payment Type:

Account Billed

User ID:

IPL0019819

ACCOUNT INFORMATION

CITY OF PUYALLUP DEVELOPMENT SERVICE IP 333 S MERIDIAN
PUYALLUP, WA 98371-5913
253-841-5479
Sharon@ci.puyallup.wa.us
CITY OF PUYALLUP DEVELOPMENT SERVICE

TRANSACTION REPORT

Date

October 28, 2022 12:55:34 PM EDT

Amount:

289.19

SCHEDULE FOR AD NUMBER IPL00963400

October 31, 2022

The News Tribune (Tacoma)

PREVIEW FOR AD NUMBER IPL00963400

NOTICE OF COMPLETE LAND USE APPLICATION(S)

The City of Puyallup Development Center hereby announces that the following complete land use application(s) have been submitted for processing.

Planning Case No. P-21-0136:

Applicant: VECTOR DEVELOPMENT

COMPANY

Location: 4723 FREEMAN RD E.

PUYALLUP, WA 98371

Zoning: ML – Limited Manufacturing Request: FREEMAN ROAD LOGIS-TICS / VECTOR DEVELOPMENT

Comment Due Date: November 14, 2022

SEPA status: Under review, no threshold determination yet issued. The City of Puyallup and The City of Fife are co-lead agencies.

Environmental mitigation measures under consideration: None identified as of the date of this notice. Public Comments: The public. consulted agencies and other agencies are encouraged to contact the staff listed below to become a 'Party of Record' on the subject permit application(s). The public may review contents of the official file for the subject proposal, provide written comments, participate in public hearings/meetings for the subject permit(s), and reguest a copy of the final decision. The application file is available for public review at www.cityofpuyallup.org/ActivePermits

*Consistent with WAC 197.

11-545 regarding consulted agencies, other agencies and the public, comments must be received on this notice to retain future rights to appeal the subject Determination.

Staff contact: Chris Beale, Senior Planner - (253) 841-5418 CBeale@

PuyallupWA.gov W00000000

Publication Dates

<< Click here to print a printer friendly version >>

Gabriel Clark

From: Gabriel Clark

Sent: Friday, October 28, 2022 9:12 AM

To: A. Clark - Pierce County SEPA official; Andy Whitener, Squaxin; Angela Dillon Puyallup

Tribe; Annette Bullchild, Nisqually; Brad Beach, Nisqually; Casey Barney; Central Pierce Fire; City of Edgewood; City of Fife (sfriddle@cityoffife.org); City of Sumner Planning; DAHP; Dan Krenz - USACE; David Troutt - Nisqually Natural Resources; Dept of Commerce; Dr. Martin Fox, Muckleshoot; ECY WETLANDS; Fruitland Mutual Water Co.; George Walter - Nisqually Environmental; Glen St Amant, Muckleshoot; Heidi Thomas -

Nisqually Transportation; Laura Murphy - Muckleshoot Indian Tribe; Matthew

Herrington, Comcast; MBA Pierce County; Pierce County Surface Water; Pierce County Traffic - Brian C.; Pierce Transit; P-S Chamber of Commerce; PSCAA; PSE; Puyallup School District - Brian Devereux; Puyallup Tribe - SEPA Review; Randy Tarter, Williams Pipeline; Sean Vance; Shaun Dinubilo; Tacoma Water; TPCHD; WA Dept of Natural

Resources; WDFW Region 6, South Sound; WSDOT; Yakama Nation

Cc: Chris Beale

Subject: Notice of Complete Land Use Application

Attachments: Notice of Application Mailer.pdf; P-21-0136 SITE PLAN.pdf; 21585-F-SEPA Freeman

Logistics-2022-10-18 (1).pdf

CITY OF PUYALLUP

Development Services Center

333 S Meridian, Puyallup, WA 98371

(253) 864-4165 Fax (253) 840-6678

NOTICE OF COMPLETE LAND USE APPLICATION

Department of Natural Resources - Review Team

Department of Commerce – Review Team

WSDOT - Review Team

Department of Ecology - Zach Meyer

Department of Fish & Wildlife - Region 6, South Sound

Tacoma Pierce County Health Department - SEPA review

Central Pierce Fire Protection – Kevin Berdan

Pierce County Planning and Land Services – Adonais Clark

Pierce County Public Works, Traffic – Rory Grindley, Brian Churchill

Pierce County Surface Water – Erick Thompson

City of Sumner - Ryan Windish

City of Fife – Steve Friddle

City of Edgewood – Darren Groth

Puyallup Tribe of Indians – Russ Ladley, Brandon Renyon, Andrew Strobel, Char Naylor, Jeffrey Thomas, Jennifer Keating, Robert Barandon, Carol Ann Hawks, Lisa Anderson, Charlotte Basch, Angela Dillon, Alec Wrolson, Crystal Stone, Lois Boome, Nancy Shippentower, Sam Stiltner, David Winfrey

Muckleshoot Indian Tribe – Glen St. Amant, Laura Murphy, Dr. Martin Fox

Nisqually Tribe - Annette Bullchild, Brad Beach, Heidi Thomas, George Walter, David Troutt

Squaxin Tribe – Shaun Dinubilo, Andy Whitener

Master Builders Association, Pierce County – Jessica Gamble

Yakama Tribe – Elizabeth Sanchey, Kate Valdez

Puyallup School District – Brian Devereaux

Pierce Transit – Tina Vaslet

US Army Corps of Engineers – Dan Krenz

WA State Department of Archaeology & Historic Preservation (DAHP) – SEPA Review

Puget Sound Clean Air - SEPA Review

Puyallup-Sumner Chamber of Commerce – SEPA Review

Comcast – Matthew Herrington

Other public and private utilities: Williams Pipeline, Puget Sound Energy, Fruitland Mutual Water company, Valley Water company, Tacoma Water

Re: PROJECT ID: P-21-0136 - NOTICE OF COMPLETE APPLICATION

Brief Project Description: Proposed warehouse development consisting of two (2) warehouse structures, one building approximately 236,000 square feet and one building approximately 259,000 square feet (total of approximately 495,000 square feet of warehouse) on a collection of parcels totaling approximately 24 acres. Previous project application was revised from total land area of approximately 21 acres and 407,000 square feet of building area; previous public notice was provided on November 22, 2021. The project proposal includes street improvements, utility extensions, storm water management, off street parking, and landscaping.

Please find attached to this email the notice of application, SEPA checklist and submitted site plan for the above referenced project; the City of Puyallup is the SEPA Lead Agency for this permit(s). Parcel specific information may be found on the attached notice, at www.cityofpuyallup.org/activepermits, or on the CityView Portal.

Additional permit materials may be provided upon request by replying to the Case Planner Chris Beale via email at CBeale@PuyallupWA.gov. The City may issue a determination of non-significance or mitigated determination of non-significance for this proposal under the optional DNS process provided in WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtain upon request.

Please provide comments within 14 days, or November 14, 2022. If you'd like to be added to the Party of Record list on the project and receive future review letters and public hearing notices (if applicable), please reply to this email requesting to be placed on the party of record list for this case.

Please reference the case number or the project name in future correspondence or emails.

Thank you,

Gabriel Clark

Planning Technician | City of Puyallup

(253) 770-3330

gclark@puyallupwa.gov

Did you know that you can easily submit for a permit online? Introducing CityView, our new online permitting system. Permit applications will now be accepted through the <u>CityView Portal</u>. For more information on the permit system, go to the <u>City's website page here</u>. Or, scan this QR code with your phone to learn more.



Gabriel Clark

From: NoReply@ecy.wa.gov

Sent: Friday, October 28, 2022 3:47 PM

To: Gabriel Clark

Subject: SEPA record published

CAUTION: This is an External Email. Do not click links or open attachments unless you are expecting them.

The SEPA admin reviewed and published <u>SEPA record number 202205428</u>, <u>"Freeman Logistics"</u>. Lead Agency File Number: P-21-0136. It will now be available to the public.

From: Garret Peck

Email: separegister@ecy.wa.gov Phone number: (360) 407-6300