



PROJECT OVERVIEW	
<p><b>Applicant:</b> Kali Barnes</p> <p><b>Staff Coordinator:</b> Rachael N. Brown</p> <p><b>Property Owner:</b> BCC PUYALLUP LLC</p> <p><b>Address:</b>            1019 39TH AVE SE, PUYALLUP, WA 98374;            1021 39TH AVE SE, PUYALLUP, WA 98374;            1015 39TH AVE SE, PUYALLUP, WA 98374;</p> <p><b>Parcel ID#:</b> 0419034036; 0419034038</p> <p><b>Site Size:</b> 3,122,703.00</p> <p><b>Comp Plan Designation:</b> B/IP</p> <p><b>Zoning:</b> MP</p>	<p><b>Proposal:</b> Create 8 Binding Site Plat lots with existing improvements to remain. No new structures are proposed.</p> <p><b>Relevant History:</b> South Hill Business and Technology Center is a business park site spanning 3 lots with 3 main business park buildings and several smaller outbuildings and structures. Of the existing 3 lots, 2 lots are proposed for subdivision into 8 binding site plan lots. The existing business park buildings and their associated outbuildings will each remain on their own lot and new vacant lots will be created. No new buildings or uses are proposed with this binding site plan.</p> <p><b>Staff Recommendation:</b> APPROVE WITH CONDITIONS</p>

**PUBLIC NOTIFICATION RECORD - APPLICATION NOTICE**

- Permit request received by city on March 13, 2023
- Initial submittal deemed complete by Planning Division on April 27, 2023
- Notice of complete land use application mailed to all owners of property within a specified radius of the site (as required by PMC 20.12.010) as indicated by the Pierce County Assessor Treasurer’s records: May 5, 2023
- Notice of Application sent to the current list of public agencies and Tribes noticed of complete land use applications by the Department: May 5, 2023
- Notice of Application Published in the Tacoma News Tribune: May 5, 2023
- Notice of Application was posted at the project site by the applicant: May 10, 2023 (verification provided by the applicant via affidavit of posting).

**PUBLIC NOTIFICATION RECORD - HEARING NOTICE**

- Notice of Public Hearing mailed to all owners of property within a specified radius of the site as indicated by the Pierce County Assessor Treasurer’s records: (21 days in advance of hearing - 14 days minimum required by PMC 20.12.010 (1)).
- Notice of Public Hearing was posted at the project site by the applicant: (verification provided by application via affidavit of posting - 16 days in advance of public hearing, 10 day minimum required by PMC 20.12.010 (3)).
- Notice of Public Hearing published in the Tacoma Weekly: 2/11/2026 (21 days in advance of hearing - 14 days minimum required by PMC 20.12.010(1)).

**COMMENT RECORD**

Response to Notice of Application

- Dept. of Ecology - Standard comments regarding solid waste management and toxic cleanup of contaminated site at South Hill Business and Technology Center - Received 5/19/2023
- Nisqually Indian Tribe - No Comments - Received 5/22/2023

Response to SEPA Notice of Decision

- Squaxin Island Tribe - No Comments - Received 2/19/2026

## **STATUS OF REGULATIONS**

Since the filing of the complete application, no amendments to regulations applicable to the project have been codified.

## **STATE ENVIRONMENTAL POLICY ACT (SEPA) STATUS**

A SEPA Environmental Checklist was submitted February 13, 2023.

SEPA Addendum to the SEPA Supplemental Environmental Impact Statement (SEIS) 1986 issued on February 5, 2026. Addendum concluded that the project environmental review, while adding new information, did not result in substantial new analysis of significant impacts.

Notice was issued for this SEPA addendum to agencies February 5, 2026. No substantive comments were received regarding this SEPA Addendum. One comment was received from the Squaxin Island Tribe stating that they had no comments (Exhibit 20).

Future development proposals will be subject to additional SEPA review, as applicable.

## **PROJECT DETAILS**

Proposal to subdivide 2 existing lots into 8 binding site plan lots. The existing buildings on the sites will remain unchanged. Each existing main building will be positioned on its own lot. No new structures or uses are proposed.

## **SURROUNDING AREA**

North: Pierce College campus

South: Commercial development along 39th Avenue SE

East: Institutional and commercial uses

West: Bradley Lake Park and forested open space (owned by City of Puyallup)

## **CRITICAL AREA REVIEW**

A Wetland Delineation and Fish & Wildlife Habitat Assessment (Soundview Consultants, May 11, 2018) identified six wetlands onsite:

- Wetland A - Category III (80-foot buffer)
- Wetland B - Category III (150-foot buffer)
- Wetlands C, D, E, and F - Category IV (no buffer)

The proposed Binding Site Plan does not alter, disturb, or impact any delineated wetlands or buffers. Future development on individual lots must comply with PMC 21.06 Critical Areas regulations and buffer requirements.

Bradley Lake is located approximately 175 feet northwest of the site within Bradley Lake Park. No impacts are proposed.

Hearing Examiner Staff Report

Case #PLBSP20230028

Page 3 of 4

## **STAFF CONCLUSIONS**

- The Binding Site Plan is consistent with the Comprehensive Plan Business/ Industrial Park (B/IP) designation.
- The proposal complies with PMC 19.10 requirements for Binding Site Plans.
- Project complies with City of Puyallup Development Standards (as conditioned)
- No critical area impacts are proposed.
- Engineering and traffic issues have been adequately addressed.
- SEPA environmental review concluded that the project environmental review, while adding new information, did not result in substantial new analysis of significant impacts.
- Future development remains subject to design review, traffic analysis, SEPA review, and all applicable code requirements.

## **STAFF RECOMMENDED HEARING EXAMINER CONDITIONS**

- All conditions as listed in the Final Development Review Letter dated January 23, 2026 (Exhibit 12)