



# CITY OF PUYALLUP

## Development Services Department

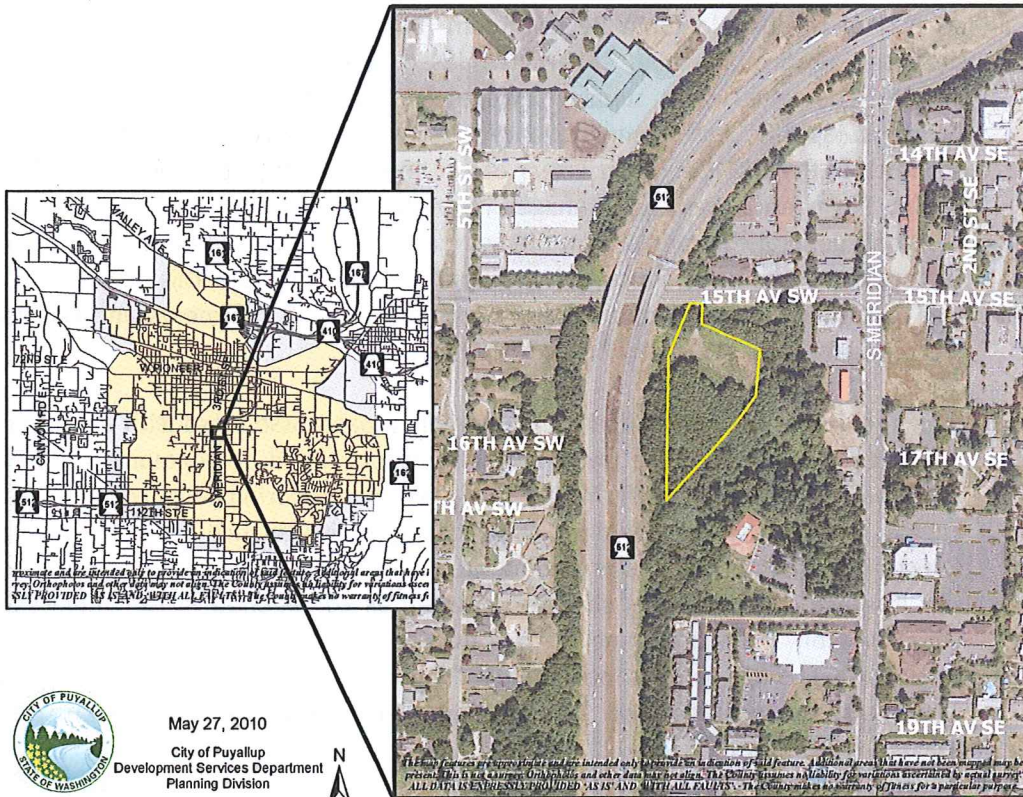
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### BINDING SITE PLAN COMMITTEE NOTICE OF DECISION

**CASE NO. P-10-0007:** A Binding Site Plan approval request for the subdivision of one 2.73 acre property, currently zoned General Commercial (CG), into two separate parcels with associated structures, parking, utility and site improvements. Specifically, the request would result in a 1.47 acre parcel with a six (6) story, 120 room hotel and a 1.25 acre parcel with a 3-story, 18,000 square foot professional office building.

The Binding Site Plan Committee (BSPC) held an appropriately noticed public meeting on **Wednesday July 07, 2010, 2:00 p.m.** – Puyallup City Hall, Council Chambers, 333 South Meridian - Puyallup, WA 98371. The BSPC conducted a public meeting and **approved** Case No. P-10-0007 based on the following findings and conditions:

#### Site Map



May 27, 2010

City of Puyallup  
Development Services Department  
Planning Division

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## **FINDINGS AND CONCLUSIONS**

Pursuant to PMC 19.10.050(4), the Binding Site Plan Review Committee is required to make certain findings in order to approve the proposed Binding Site Plan. The required findings and conclusions are set forth as follows:

**1. The Binding Site Plan is consistent with existing development.**

The site is currently undeveloped; therefore the uses and structures proposed cannot be evaluated relative to previous site improvements or structures. However, the proposed set of uses – hotel and professional office building – are both allowable uses within the CG zone district per PMC 20.30.010. Currently, there are two other lodging facilities within the direct vicinity of the project with another proposed hotel – Hampton Inn – to be constructed within the direct vicinity of the project. Additionally, a large number of medical professional office buildings are also within direct vicinity of the project as the subject site is located near the Good Samaritan hospital. **Therefore, the BSPC concurs with the staff finding that the structures and associated uses proposed through the subject Binding Site Plan application are consistent with existing development within the direct vicinity of the project;**

**2. The proposed Binding Site Plan contains adequate provisions for utility and infrastructure improvements needed to serve the proposed development – PMC 19.10.050(4).**

- a. As part of the Development Review Team (DRT) review, staff has determined the proposed Binding Site Plan either provides or can be sufficiently conditioned to provide adequate water supply, sewage disposal, stormwater facilities and fire hydrants. Specific Staff comments and/or recommended conditions of approval are set forth in the DRT Comment Letter dated June 2, 2010 (Attachment “1”). Colleen Harris, Engineering Services Manager requested to add the Engineering Services Division’s general comments from the February 26, 2010 DRT letter as a condition of the approval. The BSPC concurred with that recommendation. This permit approval will condition the applicant to comply with any and all comments and conditions stemming from that February 26, 2010 DRT letter;
- b. Staff’s review of the anticipated transportation impacts associated with the proposed improvements indicates the transportation impacts would be adequately addressed provided the applicable traffic impact fees – as to be determined by the city’s Traffic Engineer – are paid at the time of building permit issuance for each applicable structure approved through the Binding Site Plan process. Additionally, all required off site frontage improvements shall be provided as conditioned in the subject SEPA determination and subsequent site civil plan review. The BSPC members concurred with staff’s findings as described therein. **Therefore, the BSPC finds that adequate provisions for utilities and infrastructure improvements have been or are**

conditioned to be made to serve the proposed project as required per PMC 19.10.050(4); and

3. ~~The Binding Site Plan complies with other applicable Code provisions.~~

The Development Review Team (DRT) has reviewed the proposed Binding Site Plan for consistency with City Code requirements, and finds the Plan to be consistent or has recommended conditions to ensure the Plan is consistent with other applicable Code provisions. The DRT's findings and recommended conditions are set forth in the DRT letter dated February 26 and June 2, 2010. **The BSPC therefore concurs with the staff finding that the proposed Binding Site Plan either complies or has been adequately conditioned to ensure compliance with other applicable code provisions to be reviewed and approved in future permit actions for site development.**

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**DECISION**

Binding Site Plan Committee conducted a public meeting on Wednesday, July 07, 2010 on Case No. P-10-0007, and finds that the proposed Binding Site Plan for the Fairfield Inn development project meets the required criteria under Section 19.10.050(4) of the Puyallup Municipal Code. Therefore, the BSPC hereby provides written approval of the request for the subject Binding Site Plan proposal, subject to the following conditions:


1. Compliance with the terms and conditions of the Development Review Team Letter dated February 26 (engineering general comments only), and June 02, 2010;
2. Compliance with the mitigation measures set forth in the SEPA Mitigated Determination of Non-Significance dated June 15, 2010;
3. All critical areas and associated buffers on site, including the mitigation areas for project impacts to the adjacent wetland/stream buffers, as well as significant trees scheduled for retention, shall be placed in a Native Growth Protection Area (NGPA) tract(s) which shall be depicted on a final drawing to be submitted to the city for review prior to recording the subdivision proposal. Approval as granted herein is dependent upon the tract(s) being delineated on the face of the drawing(s) with the following statement which shall be prominently displayed on the face of the plat drawing sheet which delineates the NGPA tract(s):
  - o Dedication of the Native Growth Protection Area (NGPA) conveys to the public a beneficial interest in the land within the tract. This interest includes the protection of critical areas, habitat benefits for local wildlife, public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering and protection of mitigation plantings. The NGPA imposes upon all present and future owners and occupiers of land subject to the tract the obligation, enforceable on behalf of the public by the City of

Puyallup, to leave undisturbed all trees and other vegetation in the tract. Maintenance of mitigation plantings in order to meet the identified goals and objectives of the approved mitigation plan (i.e. weeding, mulching, pruning, removal dead plant materials, replanting, etc.) may be allowed after review and written approval by the City of Puyallup Planning Division. All vegetation within the tract(s) shall not be cut, pruned, chemically treated, covered by fill or exposed by excavation/clearing, removed or damaged and all current grades within the 40 percent slope area as delineated shall not be modified without express written permission from the City of Puyallup, which permission must be obtained in writing from the City of Puyallup Planning Division prior to subject impact actions.

4. Compliance with the conditions set forth by the city's Hearing Examiner in the approved variance applications – P-10-0006, P-10-0054 – dated June 18, 2010
5. Each structure on site shall be designed and constructed in accordance with the latest adopted version of the International Building Code (IBC) at the time of application, which may include the addition of a “no build” easement if warranted for code compliance.

Passed at their meeting of July 07, 2010, the Binding Site Plan Committee approved this request with the following vote:

AYES:	Committee members Tom Utterback, Ken Brouillette, and Ray Cockerham
NAYS:	None
ABSTAIN:	None
ABSENT:	Jim Morrow

 - SR. PLANNER  
Thomas C. Utterback, Chair (FOR) DATE: 7/21/10

The Binding Site Plan shall be recorded within six months of approval by the Binding Site Plan Committee. Failure to record the subdivision within this specified time frame will result in the approval being rendered null and void per PMC 19.10.090. Upon written request of the applicant, the development services department may grant one extension of not more than six months. Such a request must be received by the development services department prior to the six-month expiration date. Any requested appeal of the subject decision rendered herein shall be in accordance with PMC 19.10.100.

The subject decision referenced above was based on the review of the following documents:

- a. Updated SEPA checklist dated **June 08, 2009**. Prepared by Mel Garland, 2601 S. 35<sup>th</sup>, Suite 200, Tacoma, WA 98409.
- b. Updated preliminary site plan received **May 07, 2010**. Submitted by David Murphy, 2101 Ninth Ave, Suite 211, Seattle, WA 98121.
- c. Updated wetland buffer averaging plan received **May 07, 2010**. Prepared by Jeff Jones, PWS, 402 East Main, Suite 402, Auburn, WA 98002.
- d. Preliminary landscape plan received **May 07, 2010**. Prepared by Colleen Hallenbeck, 13217 167<sup>th</sup> St E, Puyallup, WA 98374.
- e. Architectural elevations received **May 07, 2010**. Submitted by David Murphy, 2101 Ninth Ave, Suite 211, Seattle, WA 98121.
- f. Traffic Impact Analysis and traffic scoping worksheet received **May 07, 2010**. Submitted by Greg Heath, P.E., 2214 Tacoma Road, Puyallup, WA 98371.
- g. Geotechnical Engineering study received **February 19, 2008**. Prepared by Robert A Blomquist, L.G., 1805 136<sup>th</sup> Place NE, Suite 201, Bellevue, WA 98005.
- h. Technical memorandums addressing geologically hazardous areas on the subject site, received **May 28, 2010, June 02, 2010 and June 08, 2010**. Prepared by Austin X. Huang, L.G., 2715 Meridian Street, Bellingham, WA 98225.
- i. Wetland Assessment report dated **March 28, 2007**. Prepared by Jeff Jones, PWS, 402 East Main, Suite 110, Auburn, WA 98002.
- j. Wetland Functional Assessment, pre and post buffer averaging conditions report dated **December 3, 2007**. Prepared by Angelo Josue, Wetland Scientist, 402 East Main, Suite 110, Auburn, WA 98002.
- k. Preliminary stormwater drainage report received **January 8, 2009**. Prepared by Geoff Sherwin, 2601 S. 35<sup>th</sup>, Suite 200, Tacoma, WA 98409.
- l. Tree evaluation and protection plan prepared **August 6, 2007**. Prepared Galen M. Wright, ISA Board Certified Master Arborist, 1919 Yelm Highway Southeast, Olympia, WA 98501.