

**Hilton Home 2 Suites Hotel Temporary Construction Site Office Trailers  
Administrative Decision  
City File No. TEMP 15-01**

**I. Background**

On March 10, 2015, Thomas Builders, Inc. filed a Type I application to place two temporary construction site office trailers (8 feet by 20 feet each) on Lot 1 of Barksdale Station Plat to facilitate construction of Hilton Home 2 Suites Hotel, DuPont.

**II. Findings**

1. A Type I decision is required for the proposed temporary use per DMC 25.155.
2. Temporary uses shall be reviewed to the standards of and may be conditioned as allowed by DMC 25.155. A single construction entrance and onsite gravel parking is required by code.
3. The proposed project is categorically exempt from SEPA review per WAC 197-11-800.
4. Vehicular access to the site is proposed from a shared access drive with Hampton Inn and Suites off Station Drive, a private street.
5. Onsite parking will be located wholly within Lot 1 of Barksdale Station Plat or on neighboring sites within Barksdale Station Plat as mutually agreed upon with the owners of the property.
6. The temporary construction site office trailers will be removed from the property within 30 days of completion of Hilton Home 2 Suites Hotel.
7. The use is consistent with the DuPont Comprehensive Plan.

**III. Decision**

The Type I application for two temporary construction site office trailers Lot 1 of Barksdale Station Plat to facilitate construction of Hilton Home 2 Suites Hotel, City File Number TEMP 15-01, meets the applicable decisional criteria of DMC 25.155.030 and is hereby approved subject to the following conditions:

1. Contractor and/or employee parking within the City right-of-way (i.e. Steilacoom-DuPont Road, Clark Road, Barksdale Avenue ) and Station Drive is not allowed. Access to the site should be made via the internal private access road consistent with the approved Grading Plans.
2. Proposed utilities to the temporary construction trailer should be identified (i.e. water, electricity).
3. The two 8 foot by 20 foot trailers and parking area location are subject to erosion and sediment control Best Management Practices (BMP) in accordance with the current edition of the Washington State Department of Ecology's "Stormwater Management Manual for Western Washington." All erosion and sediment control BMP's shall be maintained in a satisfactory condition until the potential for on-site erosion has passed. The Contractor is responsible for periodic inspection of the site for stormwater control and shall provide additional BMP's, as necessary.

4. The two 8 foot by 20 foot trailers and parking area location are proposed adjacent to existing utilities and easements, which include a 10-foot water easement, 10-foot electrical easement , 10-foot gas easement, 20-foot telephone easement, and 10-foot construction easement. The trailers should be located outside of the City water easement. The contractor shall comply with the conditions of said easements.
5. The temporary construction site office trailers and all construction debris shall be removed from the site within 30 days of completion of the project.

#### **IV. Appeal of Decision**

Any party of record with standing may appeal this decision to the DuPont Hearing Examiner per DMC 25.175.010(3)(b). Said appeal must be filed within 14 days of this decision.

Dated this 20th day of March, 2015.



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Thomas E. Danek, Jr., City Administrator