



CITY OF DUPONT

Department of Community Development
1700 Civic Drive, DuPont, WA 98327
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October 27, 2021

Sent via email only to:

Ben Eldridge
Barghausen Consulting Engineers
18215 72nd Ave South
Kent, WA 98032

Subject: Founder's Ridge - Applications for PLNG2021- 018 (Site Plan Review and Design Review), -019 (Tree Modification), -020 (Large Lot Subdivision), and -021 (SEPA) Notice of Incomplete Application

Dear Mr. Eldridge:

On October 5, 2021, we received the following application plans and documents for your application for Site Plan Review, Tree Modification, Large Lot Subdivision and SEPA Environmental Review for the Founder's Ridge proposal:

- Cover Letter prepared dated October 4, 2021 prepared by Barghausen Consulting Engineers
- Architectural Site Plan prepared by NorthPoint Development dated July 7, 2021
- Large Lot Segregation Plans prepared by Barghausen Consulting Engineers plotted on Sept. 30, 2021
- Preliminary Grading and Utilities Plan prepared by Barghausen Consulting Engineers dated July 23, 2021
- ALTA Survey prepared by Barghausen Consulting Engineers dated Oct. 27, 2020
- Grading and Tree Retention Plan prepared by Soundview Consultants dated May 26, 2021
- Arborist Report prepared by Soundview Consultants dated Sept. 15, 2021
- Letter Request for Tree Modification prepared by Troyer Strategic Advisors dated Sept. 22, 2021
- Authorization to Act as Agent signed by Rodger May dated July 29, 2021
- Financially Responsible Party Letter signed by Jeffrey Nelson of NorthPoint Development dated July 23, 2021
- Narrative Description of Proposed Uses and compliance with design review, undated
- Narrative Description of Compliance with Old Fort Lake Subarea Plan, undated
- Approval for Refuse and Recycling location, dated May 27, 2021
- Pierce County Sewer Information letter dated June 17, 2021
- Design Details, Materials and Colors, Elevations and Floor Plan prepared by NorthPoint dated July 2021
- Landscape, Irrigation and Tree Preservation Plans prepared by NorthPoint dated Sept. 15, 2021
- Site Lighting Plan prepared by Windward Engineers & Consultants dated April 28, 2021
- Typical Water Conservation and Irrigation Plan prepared by NorthPoint dated July 13, 2021

- Preliminary Large Lot Application form dated Sept. 29, 2021
- Land Use Application form dated Sept. 29, 2021
- Land Use Application form for Tree Modification dated Sept. 29, 2021
- SEPA Checklist prepared by Barghausen Consulting Engineers dated July 13, 2021
- Water Availability Form signed by Barghausen Consulting Engineers
- Vicinity Map dated March 19, 2021 prepared by Barghausen Consulting Engineers
- Title Report dated Sept. 3, 2021 prepared by Chicago Title Insurance Company
- Traffic Impact Analysis prepared by Gibson Traffic Consultant dated June 2021
- Preliminary Stormwater Site Plan prepared by Barghausen Consulting Engineers dated July 14, 2021
- Site Noise Study prepared by SSA Acoustics dated July 17, 2021
- Phase 1 Environmental Site Assessment prepared by Terra Associates dated May 5, 2021
- Geotechnical Report prepared by Terra Associates dated May 21, 2021
- Cultural Resources Report prepared by Historical Research Associates dated August 20, 2021
- Wetland and Fish and Wildlife Habitat Report and Voluntary Bat Habitat Restoration Plan prepared by Soundview Consultants dated May 2021
- Adjacent property owners mailing labels dated July 14, 2021

Your application is incomplete for processing. We need the following items to deem the application complete:

1. Throughout almost all plans and documents there are descriptions of the proposed use as either industrial/warehouse, light industrial or industrial/manufacturing uses. Industrial, light industrial and warehouse uses are not an allowed use for the MUV-5 property. We refer you back to the City pre-application meeting letter dated June 17, 2020 (comments A.7 and B.1) and the 2nd pre-application meeting comment letter dated January 25, 2021 (comments A.7 and B.1). **Revise all of the submitted documents to correctly reference the type of use proposed that is in compliance with DMC 25.41.020(a): Table of Land Uses and the hearing examiner's interpretation of the uses dated Aug. 3, 2018. Clarify if it is intended which uses from the table are proposed, which could be contemplated as a future tenant and which will be excluded.**
2. The pre-application comment letter included a requirement that you provide a description of compliance with the pedestrian amenity standards provided in DMC 25.41.060(4) (Comment B.17). The narrative you provided describing compliance with the design requirements does not address this. **Revise the design narrative to address DMC 25.41.060(4).**
3. The pre-application comment letter included a requirement that you provide a narrative response to the large lot subdivision criteria found in DMC 24.06.070 (comment C.1), which wasn't included in the submittal. **Provide a response to the review criteria in DMC 24.06.070.**
4. The pre-application comment letter included a requirement that you provide spec sheets for the light fixtures (comment #F.3.h.). **Provide light fixture spec sheets.**
5. The following comments pertain to the Cultural Resources Report prepared by Historical Research Associates dated August 20, 2021 and the SEPA checklist, Section B.13.
 - a. It appears from the SEPA Checklist that additional cultural resources survey work is being completed. **Describe the timing associated with additional cultural resources investigations so that we can consider the timing in the scheduling of the EIS.**
 - b. In Section 8.2 Potential Burial Areas, the report identifies two areas considered to have a high potential to contain human burials in the eastern end of the AI and an area identified by

Nisqually Indian Tribe. The consultant recommends avoidance of these areas or an additional phase of investigations to assess whether there are burials in these portions of site. **Please clarify whether the current site plan has complied with the avoidance recommendation, and if so, what provisions have been made to preserve these areas and avoid disturbance.**

- c. As is the norm for archaeological reports, the study does not provide specific location of archaeological resources to prevent disturbance by third parties. **Provide an evaluation of submitted plans by the study authors to confirm whether avoidance recommendations have been met.**
 - d. Additional peer review will occur by the city and other agencies through permit and SEPA review. Additional resources and/or different alternatives and recommendations for avoidance, preservation and conservancy may result from this review.
6. DMC 25.41.010 Purpose describes the purpose of the mixed use village as (emphasis underlined) *“The mixed use village (MUV) is intended to provide a location for a spectrum of future services, recreation, employment, and living options arranged in a mixed use village. This district is intended to provide area for those uses that desire to conduct business in an atmosphere of prestige location in which environmental amenities are protected through a high level of development standards. Light manufacturing uses with excessive impacts such as noise or emission of significant quantities of dirt, dust, odor, radiation, glare or other pollutants are prohibited. The MUV zoning district is established to implement the Old Fort Lake subarea plan and the applicable goals and policies for the Old Fort Lake area as listed in the city of DuPont subarea plan.”* **Explain how the site/development plan achieves to the highest extent practical the protection of environmental amenities.**

The following are additional comments provided following a brief review of the plans and documents submitted. While these comments are not required to be addressed to determine if the application is complete, they are provided now should you choose to address them early in the project review process.

7. Old Fort Lake Subarea Plan (OFLSP) Land Use Goals and Policies, LU 1.1: Encourage development that balances sound economic development while maintaining the small-town character of the city by protecting and enhancing development patterns. **Please address how the proposed development contributes to “maintaining the small-town character of the city.”**
8. OFLSP Land Use Goals and Policies, GOLU-3 Provide family wage employment by promoting industrial facilities in the subarea. The text refers to an economic impact analysis completed by Toyer Strategic Advisors, Inc. This is included in Exhibit E to 21127-M-Tree Modification-2021-09-29. The 474 projected employees appears to be very low. This also relates to the uses proposed as addressed in 1, above. **Provide clarification on the basis for the projected employee count and correlate it to the type of uses allowed per DMC 25. 41.020(a).**
9. OFLSP Land Use Goals and Policies, 5.4: Apply the City’s design regulations and guidelines to future development within the subarea so that buildings are attractive and carry forward the community character that is established in Dupont. **Please address how the proposed development will “carry forward the community character that is established in DuPont.”**
10. OFLSP Land Use Goals and Policies, LU 5.5: Adopt special buffering standards to protect natural areas and the golf course from impacts from industrial uses. **Please identify any additional buffering provisions that are proposed, beyond code minimum landscaping, to “protect natural areas and the golf course from impacts from industrial uses.”**

11. OFLSP Future Transportation Goals and Policies: GOAL: T-1: Provide a robust multi-modal transportation network that serves a variety of users. **Please indicate how transit and other high occupancy transportation modes will be provided for in the development.**
12. OFLSP Community Character Goals and Policies Goal: CC-1: Develop buildings that are attractive and project a welcoming appearance to pedestrians, customers, and the residents of Dupont. **Please describe how the buildings specifically are “attractive and project a welcoming appearance to pedestrians, customers, and the residents of Dupont.”**
13. OFLSP Community Character Goals and Policies Goal: CC 2: Create attractive streetscapes that accommodate a variety of users including motorists, bicyclists, and pedestrians. **Please specify the specific provisions on each street segment that accommodates motorists, bicyclists, and pedestrians.**
14. OFLSP Community Character Goals and Policies Goal: CC 2.4: Require development projects to demonstrate that new roadways and site plans will provide landscaping that meets or exceeds City standards. **Please identify any cases where landscaping exceeds City Standards.**
15. The City of Dupont Comprehensive Plan (CP): Land Use Goals and Policies: LU 9.2: Ensure development standards limit standalone warehousing and establish limitations on uses adjacent to main streets in order to ensure the small-town aesthetic of DuPont is maintained. **Please identify specific building features that “ensure the small-town aesthetic of DuPont is maintained.”**
16. CP: Economic Development Goals: ED 3.2: Provide opportunities to small businesses as they are a vital part of the City’s economic framework by promoting the local use of special small business financing and management assistance programs. **Please identify specific provisions of the proposed buildings that provide opportunities for small businesses.**
17. DMC 23.01.110 requires the EIS include Economy, Cultural Factors and Social Policy Analysis. As we proceed through the scoping process the City will provide the applicant with guidance as to how best address these elements that is based on the City’s Comprehensive Plan vision, goals and policies.

Upon submittal of a complete application we will issue of a Notice of Complete Application, followed by a Notice of Application, Determination of Significance, and Notice of Scoping Meeting. At that time the site will need to be posted with public notice signs. The City will be providing the signs for your installation. Note that code requires sign installation within 3 days of issuance of the Notice of Complete Application.

If you have any questions, please call me at 253-912-5393, or email me at bkincaid@dupontwa.gov.

Sincerely,



Barb Kincaid, AICP
 Director of Community Development

Cc: PLNG2021-018,-019, -020, -021
 Jeffrey Nelson, NorthPoint Development
 Sherri Ingles, Building Department
 Mike Turner, City of DuPont Fire Marshal
 Fred Foreman, City of DuPont Public Works
 Scott Hein, City of DuPont Public Works
 Dominic Miller, Gray & Osborne, Inc. (representing the City of DuPont)

Lisa Klein, AHBL, Inc. (representing the City of DuPont)
David Sherrard, Leon Environmental, LLC