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City of DuPont  
Building Services

October 1, 2021

Re: The Home Course Teaching Shed  
Land Use Application

City of DuPont  
1700 Civic Drive  
DuPont, WA 98327

The information provided below is in response to the pre-application meeting comments.

Financially Responsible Party;  
PNGA / WSGA Properties Inc  
1010 S 336<sup>th</sup> St., Suite 310  
Federal Way, WA 98003

Floor Area Ratio Calculation;

Total Site	= 143.31 Acres
43,560 sf per acre x 143.31	= 6,242,584 sf
Allowable Floor Area Ratio	= .3
6,242,584 sf x .3	= 1,872,775 sf allowable floor area
Existing Building Area Total	= 15,055 sf
<u>Proposed Teaching Shed Area</u> =	<u>956 sf</u>
Total Building Area	= 16,011 sf OK, less than allowable floor area

Narrative Response to DMC 25.130.030(1) Accessory Use

The proposed Teaching Shed is an accessory building to the existing Event Center Building.

The Teaching Shed is less than 25% of the floor area of the primary building.

Individual golf lessons would be provided in the building and are not expected to create additional traffic.

According to the pre-application meeting the Planning Dept. comments the Home Course is located in the MUV-9 zoning district. The district is intended to support active recreation and supporting land uses. The teaching shed is considered an accessory use to the golf course.

Building Materials and Colors

The building materials and colors will match the recently constructed Pro Shop. The body of the building will be painted white with black asphalt shingles.