



## CITY OF DUPONT

Department of Community Development  
1700 Civic Drive, DuPont, WA 98327  
Telephone: (253) 964-8121  
www.dupontwa.gov

May 10, 2022

### Sent via email only to:

Angie Kim  
Bridge Industrial  
10655 NE 4<sup>th</sup> Street  
Bellevue, WA 98004

Subject: Bridge Industrial DuPont BLA (PLNG2021-023)  
Planning Department Comments

Dear Ms. Kim:

On March 24, 2022 you submitted the following additional materials for City review related to the Boundary Line Adjustment application for the Bridge Industrial project (PLNG2021-023):

1. Revised Boundary Line Adjustment Drawings, prepared by Bush, Roed & Hitchings dated Jan. 12, 2022
2. Response to Comment Letter
3. Lot Closure Calculations
4. Draft Access Easement

We have reviewed the resubmitted BLA materials and have the following Planning Department comments and request for revisions. The action items are provided in **bold**. A copy of the City Engineer's comments is also attached. A response to these comments is required before we can complete the Staff Report and Decision. Accordingly, your application is on hold pending resubmittal of the requested additional information.

1. The project proposes adjusting the east-west common property boundary between tax parcels 3001000010 and 3001000020 and between tax parcels 3001000040 and 3001000050. Table 1 provides a comparison of the existing and proposed parcels. The changes in area do not match the original lot areas. **Revise the lot areas so that the current and proposed total lot areas match.**

<b>Table 1 – Proposed Lot Changes</b>				
<b>Tax Parcel</b>	<b>Lot Name</b>	<b>Current Lot Areas (acres)</b>	<b>Proposed Lot Areas</b>	<b>Changes in Area</b>
3001000010	Parcel A	2.112	0.545	-1.567
3001000020	Parcel B	2.027	3.596	+1.569
3001000040	Parcel C	3.634	0.745	-2.889
3001000050	Parcel D	2.378	5.267	+2.889
Total		10.151 acres	10.153 acres	+.002

2. We have reviewed the draft access easement. The description of the access easement is for “no less than a 10-foot laneway”. Please clarify in the easement that a two lane road or drive aisle would be a minimum of 20 feet in width.

If you have any questions, please call me at 253-912-5393, or email me at [bkincaid@dupontwa.gov](mailto:bkincaid@dupontwa.gov).

Sincerely,



Barb Kincaid, AICP  
Director of Community Development

Encl: Gray & Osborne, Inc Letter dated May 9, 2022

Cc: PLNG2021-023  
Angie Kim, Bridge Industrial  
Sherrri 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)



May 9, 2022

Ms. Barbara Kincaid  
City of DuPont  
1700 Civic Drive  
DuPont, Washington 98327

SUBJECT: WILLIAMSON PLAT BOUNDARY LINE ADJUSTMENT  
LOTS 1, 2, 4, AND 5, REC. NO. 200512055001  
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON  
G&O #21291.00

Dear Ms. Kincaid:

On April 25, 2022, Gray & Osborne, Inc. received a submittal package regarding the above-subject project. The package included the following:

- BLA Drawing by Bush, Roed & Hitchings, Inc. (7 sheets dated March 14, 2022);
- Lot Closure Calculations by Bush, Roed & Hitchings, Inc. (13 sheets); and
- Declaration of Access Easement by Hillis Clark Martin & Peterson P.S. (8 sheets).

We have reviewed the information provided for compliance with City of DuPont Municipal Code 24.07 and City Standards (comment numbering coincides with our previous review letter dated March 3, 2022):

#### **GENERAL**

1. Applicant should submit a completed City of DuPont Boundary Line Adjustment Application.
2. Response to comment – accepted.

#### **DRAWINGS**

3. Response to comment – accepted.
4. Response to comment – accepted.



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5. Response to comment – accepted.

**DECLARATION OF ACCESS EASEMENT**

6. The second Exhibit A should be relabeled as Exhibit B.
7. Applicant shall provide Exhibit C with a map depicting the location of the proposed access easement.

Thank you for the opportunity to provide these comments. Please contact me if you have any questions or concerns regarding this matter.

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/sp

cc: Ms. Christina Mudgett, P.E., Public Works Director, City of DuPont  
Ms. Lisa Klein, AICP, AHBL, Inc.