



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 4th 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.

Email between A.Kim and B.Kincaid, verified error.

Table 1 – Proposed Lot Changes				
Tax Parcel	Lot Name	Current Lot Areas (acres)	Proposed Lot Areas	Changes in Area
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	+0.002

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.

Updated Easement attached

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

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

Cc: PLNG2021-023
Angie Kim, Bridge Industrial
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)