

NOTICE OF PROPOSAL & NOTICE OF COMMUNITY WORKSHOP
State Farm Property Comprehensive Plan Amendment and Rezone
City File Nos. PLNG2022-020, -021, -022

The City of DuPont is proposing a Type V Comprehensive Plan Amendment (PLNG2022-020) and Rezone (PLNG2022-021) that may be of interest to you and you are invited to comment on the proposal.

Proposal: The proposal is for a change to the Comprehensive Plan Future Land Use Map and Zoning designation in the DuPont Station Village planning area. The proposal site includes tax parcels 0119351043 and 3000200690 located at 1000 Wilmington Drive and 1408 Palisade Boulevard, DuPont, WA 98327. The two properties represent approximately the eastern half of DuPont Station Village, a mixed-use planning area on the southern border of the City of DuPont, located east of Palisade Boulevard and north of Wilmington Drive. The site is a total of 52.2 acres, all but .5 acres have been home to the State Farm Regional Office campus since 1995 when the property was developed. The northern .5-acre parcel contains a real estate office building. The sites are currently designated as Office on the Comprehensive Plan future land use map and zoning map. The proposal is to change the future land use designation to Mixed Use in the Comprehensive Plan and the zoning to Mixed Use District-2 to allow for a broader range of land use types than what is currently permitted.

Applicant: City of DuPont Dept. of Community Development, 1700 Civic Drive, DuPont, WA 98327

Location: The proposal site includes tax parcels 0119351043 and 3000200690 located at 1000 Wilmington Drive and 1408 Palisade Boulevard, DuPont, WA 98327.

Date of Notice of Proposal: September 12, 2022

Community Workshop Date and Time: September 26, 2022 at 6 p.m.

Upcoming Tentative Public Hearing Dates: Planning Commission on October 10, and City Council on November 29, 2022

SEPA Environmental Review: The proposal is also subject to the requirements of DMC Chapter 23.01, and WAC 197-11, State Environmental Policy Act, as a non-project, Growth Management Act-integrated action (PLNG2022-022). The City anticipates issuance of a Determination of Nonsignificance (DNS) prior to the Planning Commission Public Hearing with a 14-day comment period.

Community Workshop Location: This will be a hybrid meeting; it will be in-person at DuPont City Hall, Council Chambers, 1700 Civic Drive, DuPont, WA, and virtually via Zoom. The Zoom link information is as follows and will also be found on the meeting agenda on the City's website at www.dupontwa.gov, once published:

Join Zoom Meeting: <https://us02web.zoom.us/j/82404915078?pwd=V1NWRE45TWJsdlhMdIVpc3JiN2ltQT09>

Meeting ID: 824 0491 5078

Passcode: 453495

One tap mobile: 12532158782,,82404915078#,,,,*453495# US (Tacoma)

Public Involvement: All members of the public are encouraged to participate, including attending the community workshop and commenting on the proposal, whether in writing, in person, or via Zoom at the community workshop; receive notice of and participate in the community workshop; and request a copy of the decision once made. Submitting comments or a request for notification of the decision will provide for future notification.

Copies of the Proposal documents may be viewed at City Hall at the location listed below or at the following website location: <https://www.dupontwa.gov/135/Planning-Services>. Written comments may be provided via email to jhowald@dupontwa.gov or mailed or dropped off to City Hall at: Barb Kincaid, Director of Public Services and City SEPA Official, City of DuPont, 1700 Civic Drive, DuPont, WA 98327.

City Permits and Approvals: The comprehensive plan amendment and rezone applications are legislative actions subject to requirements outlined in DMC 25.170 Comprehensive Plan Amendment and DMC 25.165 Reclassification and Text Amendment. The Type V process requires a community workshop, public hearing and

final decision by the City Council, outlined in DMC 25.175 Administration of Development Regulations. Notices of future public hearing(s) will be provided but are tentatively scheduled to occur on October 10, 2022 with the Planning Commission and November 29, 2022 with City Council.

Consistency Review: Per DMC 25.170.090, the project will be evaluated for consistency with the Comprehensive Plan Land Use Goals and Policies, Pierce County Countywide policies, and Puget Sound Regional Council's Vision 2050 policies; and the City of DuPont regulations for providing community facilities, including but not limited to utilities, transportation, parks, or schools, concurrent with development. It will also be evaluated for consistency with DMC 25.165.030 Review Criteria.