

I. FINDINGS

A. REQUEST

On March 20, 2013, Barghausen Consulting Engineers, on behalf of Mr. Nick Griot, filed a Type II administrative land use application with the City of DuPont to construct a 695,000 square foot (SF) warehouse on a 32 acre site (**Exhibit 1**).

B. LOCATION OF PROJECT

The vacant site is located at the northeast corner of Center Drive and International Place, Pierce County Assessor's Parcel Numbers 300039-0010 through 0210 and 300039-0240 through 0270.

C. LAND USE PROCESS

The site is designated Industrial by the DuPont Comprehensive Plan and zoned Industrial by the DuPont Zoning Map. Warehouses are a permitted use in the Industrial zone per DuPont Municipal Code (DMC) 25.50.020(1)(f) with a Type II administrative land use process per DMC 25.50.040. The Applicant submitted Type II land use application March 20, 2013, which was determined complete for processing March 25, 2013

D. PUBLIC NOTICES

Notice of the land use application was issued March 27, 2013, with close of the comment period on April 26, 2013. No comments were submitted.

E. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The City of DuPont SEPA Responsible Official issued an environmental decision for the application February 10, 2015 (**Exhibit 2**). The comment period closed February 24, 2015. **No comments were received.** The appeal period closed March 11, 2015. **No appeals were filed.**

F. CONSISTENCY WITH DuPONT COMPREHENSIVE PLAN GOALS AND POLICIES

The DuPont Comprehensive Plan designates the property as Industrial. The DuPont Zoning Map zones the property as Industrial Applicable Comprehensive Plan policies are stated below.

CF-1: "Concurrency for the provision of roads, water system extensions, waste water system extensions, schools, fire protection, and parks shall mean that they are in place at the time of occupancy of the housing and/or businesses to be served."

In response, public facilities and services necessary to serve the development will be provided by the Developer in order to meet adopted level of service standards.

CF-3: "Require all development projects, both public and private, to demonstrate that there are adequate public facilities and infrastructure to support the project or to demonstrate how such facilities will be provided as part of the project."

In response, adequate public facilities and infrastructure are either presently installed or will be installed by the Developer as part of the project.

CF-5: "Require wastewater system extensions to continue to connect to the County's treatment facility to accommodate all new development."

In response, wastewater from the subject site is proposed to connect to Pierce County's sewer treatment facility. The Applicant shall provide proof of Pierce County Utility permits for sewer service prior to issuance of DuPont building and civil construction permits for the subject project per SEPA Mitigation Measure #13.

CF-6: "Require new developments to incorporate appropriate on-site storm-water facilities or connect to regional facilities in order to prevent pollution, siltation, erosion, flooding and other surface water degradation."

In response, development proposes four onsite drainage basins. Each will collect, treat, and infiltrate all stormwater consistent with the 2005 Department of Ecology Stormwater Management Manual for Western Washington, Volume III, which was adopted by DuPont. No storm drainage will be directed off the site.

U-3.3: "Require all new development to have sanitary sewer service."

In response, the Applicant shall provide proof of Pierce County Utility permits for sewer service prior to issuance of DuPont building permit for the project.

U-4.4: "New construction should be designed so that peak storm water discharge is no greater than the discharge was prior to any previous or supposed development."

In response, the submitted Preliminary Stormwater Site Plan states the site will not release any stormwater off the site, matching the pre-development conditions, consistent with the applicable regulatory document, the 2005 Department of Ecology Stormwater Management Manual for Western Washington, Volume III.

G. PLANNING COMMENTS

Planning reviewed the land use applications and recommend the application be approved with the following conditions:

1. Full implementation of the project SEPA decision dated February 10, 2015.
2. Full implementation of the Revised Tree Plan dated February 14, 2014.

3. All interior lot lines shall be eliminated prior to issuance of the building permit.
4. All unused private access easements shall be extinguished prior to issuance of the building permit.
5. Signs require separate permits.

H. ENGINEERING COMMENTS

Engineering reviewed the land use and recommend:

1. DMC 25.50.030(3) states “no structure shall be closer than 15 feet to the property line. Any building wall over 40 feet high shall be set back at least an additional 1 foot for each foot in height over 40 feet.” At a proposed 44 foot building height, the refuse enclosure along International Place shall be relocated to provide a 19 foot (15 feet + 4 feet) clear from the International Place ROW.

I. FIRE DEPARTMENT COMMENTS

Fire reviewed the land use application recommend it be approved as submitted without conditions.

J. BUILDING DEPARTMENT COMMENTS

Building reviewed the land use application and recommend:

1. The project will be required to receive land use and grading/civil construction approvals prior to issuance of building permit for the proposed structure.
2. The structure will be required to comply with the requirements of the building construction codes that are in effect at the time of building permit application submittal. The following codes are currently enforced by the City of DuPont: the 2009 International Building Code, the 2009 International Residential Code, the 2009 International Fire Code, the 2009 International Mechanical Code, the 2009 International Fuel Gas Code, the 2009 Uniform Plumbing Code (each as amended and adopted by the State of Washington); and the 2009 Washington State Energy Code. Be advised the 2012 editions of the aforementioned Codes are expected be in effect July 1, 2013. Permit applications received after June 30, 2013 will be required to adhere to the Editions of the Codes as amended and adopted by the State of Washington.
3. The accessibility requirements of WAC 51-50-005 (or State adopted edition at permit submittal date) must be incorporated into the construction plans for the site and related structure, to include, but not be limited to the provision for accessible parking spaces, and provisions for accessible route(s) of travel within the site and providing connectivity with adjacent improvements.
4. Separate Building, Plumbing, and Mechanical Permits will be required for the structure associated with the development project. Plans showing the details for construction for each shall be submitted to the city for review and approval

prior to permit issuance. (Note: Electrical permits may be obtained through Wa. St. L&I.; sewer service and permitting through Pierce County Utilities.)

5. Separate Fire Suppression, Fire Alarm and Underground Fire service permits for the proposed structure will be required, review and inspection by the Dupont Fire Department.
6. The project will be required to comply with the DuPont Fire Departments requirements for emergency service access, fire-flow requirements, etc., as may be identified.
7. Prior to issuance of a building permit for the structure, the applicant will be required to provide a copy of Pierce County Sewer Service Permit for city record. (Please note that Pierce County Sewer Utility requires a pre-treatment review and approval be completed prior to their issuance of service connection permit. Additionally, where sewer connection is provided to a shell building, each subsequent tenant must also complete a pre-treatment review with the utility, and must provide copy of sewer service permitting, where applicable, prior to obtaining a building permit for associated improvements.)
8. The local fire suppression requirements contained in the DMC shall not reduce the ability to utilize available fire-resistive substitution provisions contained in the Building Code.
9. Permit forms and other information may be obtained either at city hall or may be downloaded through the city's website. Assistance in completing applications is available by calling the permitting staff.
10. The project must comply with the requirements for GIS as-built drawings contained in DMC Chapter 24.09. As-built drawings and submittals shall be submitted and approved prior to issuance of a Certificate of Occupancy for the building, or portions thereof.
11. Building addressing will be assigned as the project scope and planning progress.
12. Per WAC 51-50-009, Recyclable Materials and Solid Waste Storage, (code citation included in the Washington State Amendments to the IBC) " All local jurisdictions shall require that space be provided for storage of recycled materials and solid waste for all new buildings" that is "designed to meet the needs of the occupancy, efficiency of pick-up, and shall be available to occupants and haulers." The trash enclosure shown on Sheet C2 shall be sized to include containers for storage of refuse and recyclable waste.
13. Interior Lot lines and easements are to be eliminated and recorded prior to Building Permit approval.
14. Pursuant to RCW 19.122.033, the applicant shall consult with all utility and pipeline companies.

K. CONSISTENCY WITH DUPONT MUNICIPAL CODE DECISIONAL CRITERIA FOR TYPE II LAND USE APPLICATIONS

The application is processed with a Type II procedure as discussed in this report. Type II decisional criteria are contained in DMC 25.175.040. Each criteria and staff response is listed below.

1. The type of land use permitted at the site, including uses that may be allowed if the criteria for their approval have been satisfied.

Staff Response: The proposed use, warehouse, is a permitted use in the Industrial zone per DMC 25.50.020(1)(f).

2. The level of development, such as units per acre, density of residential development in urban growth areas, or other measures of density.

Staff Response: The proposed level of development is consistent with applicable development requirements including building setback, building height, lot coverage, oak tree preserve, landscaping, parking, right-of-way improvements, and drainage.

3. Availability and adequacy of infrastructure and public facilities identified in the comprehensive plan.

Staff Response: The City Engineer examined the application and determined the proposed infrastructure improvements adequately address infrastructure demands generated by the proposal. No school impacts are anticipated as no children will reside in the warehouse.

4. Whether the plan or development regulations provide for funding of these facilities as required by Chapter 36.70A RCW.

Staff Response: The Developer will submit construction permits, pay all applicable fees and construct all necessary utility extensions to serve the development at their cost. City funds will not be used to construct the project.

5. The character of the proposed development, as authorized by development standards.

Staff Response: The project complies with zoning and development regulations stated in Title 25, Land Use.

II. CONCLUSIONS

Any findings that may be deemed to be conclusions are incorporated herein by reference. The application will be consistent with the DuPont Municipal Code if approved with the recommended conditions contained in this report.

III. RECOMMENDATION

Based on the findings and conclusions in this report, DuPont recommends approval of the Northwest Logistics Center II Warehouse land use application, DuPont File No. ADM 13-01, with the following conditions:

1. Full implementation of the project SEPA decision dated February 10, 2015.
2. Full implementation of the Revised Tree Plan dated February 14, 2014.
3. All interior lot lines shall be eliminated prior to issuance of the building permit.
4. All unused private access easements shall be extinguished prior to issuance of the building permit.
5. Signs require separate permits.
6. DMC 25.50.030(3) states “no structure shall be closer than 15 feet to the property line. Any building wall over 40 feet high shall be set back at least an additional 1 foot for each foot in height over 40 feet.” At a proposed 44 foot building height, the refuse enclosure along International Place shall be relocated to provide a 19 foot (15 feet + 4 feet) clear from the International Place ROW.
7. The project will be required to receive land use and grading/civil construction approvals prior to issuance of building permit for the proposed structure.
8. The structure will be required to comply with the requirements of the building construction codes that are in effect at the time of building permit application submittal. The following codes are currently enforced by the City of DuPont: the 2009 International Building Code, the 2009 International Residential Code, the 2009 International Fire Code, the 2009 International Mechanical Code, the 2009 International Fuel Gas Code, the 2009 Uniform Plumbing Code (each as amended and adopted by the State of Washington); and the 2009 Washington State Energy Code. Be advised the 2012 editions of the aforementioned Codes are expected to be in effect July 1, 2013. Permit applications received after June 30, 2013 will be required to adhere to the Editions of the Codes as amended and adopted by the State of Washington.
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19. Interior Lot lines and easements are to be eliminated and recorded prior to Building Permit approval.
20. Pursuant to RCW 19.122.033, the applicant shall consult with all utility and pipeline companies.

Northwest Logistics Center II Warehouse Land Use Application Exhibit List

1. Land Use Application, File No. ADM 13-01
2. SEPA decision dated February 10, 2015