

CITY OF DuPONT
1700 Civic Drive
DuPont, Washington 98237

Planning Agency Meeting Minutes
Monday, November 9, 2009

MEMBERS: Tammy Corey, Don Dresser, Linda Jordan, and Jeff Mitchell

EXCUSED: None

STAFF: Linda Bentley, Consultant
Bill Kingman, Senior Planner
Shelly Kerslake, City Attorney

CALL TO ORDER

Chair Jordan called the regular meeting to order at 7:00 p.m.

APPROVAL OF AGENDA

Mr. Mitchell moved to approve the agenda, seconded by Mr. Dresser. Motion carried unanimously.

APPROVAL OF MINUTES

Mr. Dresser moved to approve the minutes of the September 28, 2009, Planning Agency meeting, seconded by Mr. Mitchell. Ms. Corey abstained since she did not attend the September 28, 2009, Planning Agency meeting. Motion carried.

OLD BUSINESS

Ms. Bentley gave a status update on the following projects:

Shoreline Master Program Update: The Watershed Company (subconsultant) just completed the draft shoreline jurisdiction report and related maps, which will be sent to Ecology for its review and comment. Ms. Bentley will email a copy to the Planning Agency. Also, Ms. Bentley will be developing background information on the Update for the City's webpage and working on a more detailed public involvement plan.

Comprehensive Plan Update: The WA Department of Commerce (formerly CTED) authorized a grant of \$16,975 to the City for the required comprehensive plan update, which is due by December 2011. Ms. Bentley, in conjunction with Mr. Kingman, will be

developing a Scope of Work required to access the grant monies. Substantive work on the comp plan update will not begin until 2010.

Capital Facilities Plan Update: Ms. Bentley still expects to have a draft CFP update to present to the Planning Agency for review and discussion in January 2010.

NEW BUSINESS

Review/recommendation of First Park NWL Development Agreement: Mr. Kingman presented background information on the project itself and the key reasons why staff recommends that the Planning Agency recommend that the Mayor sign the agreement. Mr. Mitchell asked why a development agreement was before the Planning Agency when that had not occurred in the past. Mr. Kingman responded that, since the agreement involves land use issues, the City Council wanted the Planning Agency's review and recommendation.

Wayne Reisenauer, Development Manager for Applicant First Industrial Realty Trust, Inc., gave the Planning Agency more background on the project, presented maps showing intended development parameters, and explained why the development agreement, which would extend the time for completion of the project under the current zoning regulations from five to ten years, is important for the success of the project.

Alexander W. ("Sandie") Mackie, attorney for First Industrial Realty Trust, Inc., presented a review of state law regarding plats, specifically the requirement for completion of infrastructure before lots may be sold.

Planning Agency members asked Mr. Reisenauer, Mr. Mackie, or Mr. Kingman the following questions:

Q: Is the 5-year clock ticking?

A: Yes, the preliminary plat was approved June 2009.

Q: Are infrastructure improvements going to be done in the 5 years?

A: Yes, by June 2014.

Q: Were there any word changes from the 5-year agreement to the 10-year agreement?

A: There was no 5-year contract. The 5-year requirement is from state law.

Q: Would this development stop installation of already-planned historical markers, signage, etc.?

A: No.

Q: How many projects does First Industrial Realty Trust, Inc. have nationwide?

A: First Industrial Realty Trust, Inc. is a publicly-held real estate investment trust (REIT) holding approximately 6,000 acres of land. Its major partner for this development is the California State Teachers' Retirement System.

Q: What is the main type of development across the country, i.e., what is their expertise?

A: First Industrial Realty Trust, Inc. expertise is in business park development, with an emphasis on office and light industry.

Q: For this development, how big is the biggest warehouse?

A: They will be mostly smaller buildings although there must be different types to be financially feasible, including ancillary commercial uses such as copy services, offices, corporate headquarters.

Q: So, the zoning code would not allow a Dania-type development?

A: The code would not allow such a development.

Q: What percentage could be warehouse/office?

A: Under the code, where you have an office component the warehouses could occur. Specifically, Center Drive will remain closed to truck traffic.

Q: Will there be parking for trail users, particularly for the Wilkes Observatory?

A: Yes, there will be parking at the site.

Q: Will there be double-loaded (buildings on both sides of the street) development on Loop Road?

A: We analyzed three potential locations for the road along the bluff area to give optimum flexibility for potential developments. The development agreement does not specify a preference for any one road design.

Q: What are the golf course's concerns?

A: We have been in contact with the golf course and have been mutually supportive of each others' plat applications. The golf course owners supported our development to the Hearing Examiner and we continue to work with them.

Q: Will the roads be done by next year in time for the golf tournament?

A: We have a prospect for one of the parcels that may allow us to get the road work done.

One audience member, Craig Koeppler, representing DuPont Corporate Park, spoke in favor of the development and of the development agreement extending the time to complete the project.

Mr. Mitchell moved to delay recommendation to City Council to the Planning Agency's next meeting on November 23, 2009, seconded by Mr. Dresser. Motion carried unanimously.

PLANNING AGENCY CALENDAR

November 23, 2009 – Regular Meeting
December 14, 2009 – Regular Meeting (if needed)
December 28, 2009 – Regular Meeting (if needed)

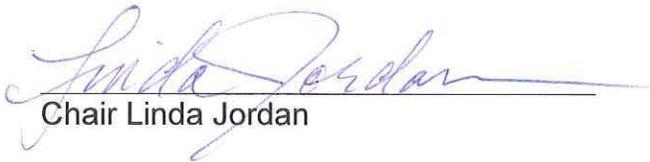
STAFF UPDATE

Mr. Kingman reviewed the changes in status for the various development projects that are underway.

The Planning Agency position 3 is still vacant.

ADJOURNMENT

Chair Jordan adjourned the meeting at 8:10 p.m.



Chair Linda Jordan

Minutes Prepared by Linda Bentley, Planning Consultant