



City of DuPont  
1700 Civic Drive  
DuPont, Washington 98327

**Mayor Roundtable Notes**  
**Tuesday, October 3, 2017**  
**6:30pm**

Mayor Courts thanked everyone for attending a roundtable discussion about potential land use in the area that is generally referred to as the Old Fort Lake area, as shown on the PowerPoint slide with a red border, totaling 300 acres of developable land. The primary purpose of the roundtable is to provide citizens a chance to ask questions and learn about said sub-area plan for Old Fort Lake.

Mayor Courts showed where in the Land Use and Building Process the City is currently working on; beginning last year when the City finished the 10-year update of the Comprehensive Plan for the whole City to submit to the State prior to its deadline. However, the Council felt that there was not enough time to focus on the area around Old Fort Lake which the City is now addressing in 2017 as a sub-area plan since the City is allowed one update of the Comprehensive Plan every year. He went on to explain that a Memorandum of Understanding (MOU), a nonbinding document, is an optional step which the City Council and the potential developer entered into to address the limitations and desires for said area, wherein the developer agreed to market that property for that purpose for two years from the point of time that he completes the purchase while the City completes zoning updates. He continued to explain that the City is currently in a two-part Sub-area plan process: firstly, once the Planning Commission consisting of appointed volunteers complete its extensive work, they will make a land use and zoning recommendation to the City Council who has the benefit of the work of the Planning Commissioners, while going through a similar process of public hearing, research, presenters; and for the City Council to decide how the land use should go. He added that the City would have to update its Ordinance (Municipal Code) to address the zoning from the sub-area plan; and eventually enter into a very tight Development Agreement with the developer with specific requirements leading to issuing building permits.

Mayor Courts indicated that current zoning of a business technology park has been in place for about 20 years and explained that citizens were expressing their concerns with the 2010 Development Agreement which was what was posted on social media and Mayor agreed that it is not what the City needs. If nothing is done, this 2010 Development Agreement is currently in effect where developers would pursue and just go straight to the permitting process. He emphasized that this is what the City is currently looking into changing.

Mayor Courts painted a picture that past development is “Zoning 101” and we are currently in “Zoning 201” where one major designation for the whole Old Fort Lake area is probably not appropriate which is why he presented the following: (1) area in blue – 40 acres of owned by the Nisqually Tribe; (2) areas in red are the 1841 Wilkes observatory, 1833 Hudson Bay Co original site, and Plymouth Rock, the first non-Native settlement in Puget Sound owned by the City, not with great access except through the golf course. He then added that for “Zoning 301” would be the work the Planning Commission has done where they have refined and broken down the areas even more and looked at tight appropriate uses.

On the Slide titled “Current Draft Zoning”, Planning Director Wilson then explained current and future allowable and non-allowable types of uses (from open space/commercial recreation facilities to service, commercial, K-12 education, hotel, conference/community centers, etc.) on each of the Mixed Used Village areas (MUV) areas 1 through 9, its challenges and reasons for each types of uses.

Mayor Courts stated that the underlying “bottom line up front” is that the City does not own this property it is owned by the California Teachers Retirement Association, and therefore is not up to the City to dictate the development of the area but for the City to work with them and the only way is for the City to purchase the property if the City only chooses to designate it as open space. He gave perspective that the recession period gave the City time to pause and has now allowed the City the ability to do the work right now to get the best possible outcome. He acknowledged the big traffic issues and proposed transportation infrastructure changes in response to citizen concerns that McNeil Street cannot handle additional traffic. He pointed out the provision of additional venue for traffic to flow off and out by removing commercial traffic access via Wren commercial traffic and no traffic next to Pioneer; which then would open another avenue to get out of the residential area with a parallel route through some of the commercial development which would reduce traffic since there is another route.

He acknowledged Don Dresser in the audience who expressed concern with parking access for some of the historical sites. He reported that discussions with the developers included the protection of the City’s green spaces, trails, natural features that make DuPont special; requested the connection of the bluff trail with the switchback trail and do trail improvements we requested, and create public access parking in order to have access to the trailheads and historic sites and recreation area at Old Fort Lake as part of the MOU with \$5MM for development of City’s recreation and historic sites which the City cannot do on its own. He also noted that, while environmental restrictions still exist today, he provided to the Planning Commission to not consider those or self-regulate the City during their land use discussions in order to use property to its highest best uses in the future. He understands that the State and other jurisdictions can constrain us right now but we would not restrain ourselves, learning from City’s discussion with the WA State of Department of Ecology that there is an opportunity to mitigate some of constraints imposed in the last 20 years (i.e. toxicity has leached out overtime)

Mayor Courts again acknowledged that there are traffic concerns but reminded everyone that owners have the legal right to do some development and he believed that there is an increased traffic misconception out there by stating that current allowed uses actually create more significant traffic versus the proposed uses. City Administrator Danek then presented a 40-year study/data collection of the Institute of Transportation Engineers standards and briefly explained how commercial office has more than twice the number of daily trips than a freestanding warehouse.

Mayor Courts showed a chart of the Proposed Land Uses Comparisons with what is allowed and not allowed uses under the Present Business Technology Park Zoning Standards and the Proposed Mixed Use Village Zoning, and further broken down, such as the Planning Commission is proposing to limit Freestanding Warehouse/Distribution to 400,000 square feet (or up to 600,000 square feet with Hearing Examiner review), and Retail/Services is a maximum tenant size of 20,000 square feet.

In summary, Mayor Courts expressed that the Old Fort Lake area is the “crown jewel of DuPont”, 300 acres of undeveloped property and that Planning Commission has been charged with the responsibility to determine the highest and best uses for said property for recommendation to the City Council. He stated what the developer is able to offer the community financially and culturally with facilities and activities that the City can benefit from and added that the alternative if this does not move forward is for other developers to apply for more density development which, while it would generate tax revenue, would also generate traffic. He expressed his appreciation for the Planning Commission work for putting together a great product to bring forth to the City Council.

Question and Answer session followed.