



## CITY OF DUPONT

Department of Community Development  
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Telephone: (253) 964-8121  
[www.dupontwa.gov](http://www.dupontwa.gov)

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November 28, 2022

**Sent via email only to:** [dmiller@g-o.com](mailto:dmiller@g-o.com)

Dominic Miller, P.E.  
Gray & Osborne, Inc.  
2102 Carriage Drive SW, Bldg. I  
Olympia, WA 98502

**Subject:** Notice of Incomplete Application  
Hoffman Hill PFAS Treatment Facility - Land Use Application (PLNG2022-026)

Dear Mr. Miller:

On October 31, 2022, we received the following application materials for your land use application for the proposed Bell Hill PFAS Treatment Facility:

1. Preapplication meeting response letter with comments from the applicant.
2. Land use application form with signature.
3. Conditional use permit application form with signature.
4. Renderings illustrating different tank color options from multiple perspectives.
5. Stormwater Analysis Memo prepared by Gray & Osborne, Inc.
6. Noise Memo prepared by Gray & Osborne, Inc.
7. Landslide hazard Review prepared by PanGEO, Inc.
8. Vicinity Map
9. Site Plan prepared by Grey & Osborne, Inc.
10. Grading Plan prepared by Grey & Osborne, Inc.
11. Storm Drainage and Utility Plan prepared by Gray & Osborne, Inc.
12. SEPA Checklist
13. Cultural Resources Assessment Technical Memo prepared by CRC

The application is incomplete. The following additional information is needed for the land use application to be considered complete and fully ready for city staff to review:

1. Provide a conceptual landscape plan that includes the following:
  - a. Location of existing trees within project limits, the species, and size (estimated DBH). Indicate on the plan trees to be removed or replaced and trees to be retained and their associated tree protection radii as requested in the preapplication meeting response letter and required for land use applications.
  - b. Areas to be hydroseeded/restored following construction.
2. Indicate on the grading plan trees to be removed and trees to be protected. Also depict any trees with driplines within the project limits to demonstrate that clearing, grading, trenching, cutting, impervious

surface, or other construction will not occur within driplines of adjacent offsite trees as requested in the preapplication meeting response letter.

3. Demonstrate that the existing access and interior circulation can accommodate all vehicles required for routine maintenance of both the existing water plant facilities and the proposed carbon filters as requested in the preapplication meeting response letter.
4. The Noise memo submitted is not sufficient to fully understand the noise generated by the proposal. Provide vendor documentation describing how the filters operate and the noise generated during the filtration process.

The process for review of the application will not require a Conditional Use Permit as the use has already been established. Therefore, the process will require Type II Site Plan Review.

Please note that we intend to hold a neighborhood meeting on the project. There may be additional requirements that result from the meeting. While not required for a complete application, the following additional information is needed prior to the neighborhood meeting:

- a. Provide the distance of the water treatment facilities from the nearest residential property line to the site plan.
- b. Provide another rendering depicting the tank color in a forest green color.

We will be in touch to coordinate the meeting once we have a complete application.

If you have any questions, please call me at 253-912-5393, or email me at [bkincaid@dupontwa.gov](mailto:bkincaid@dupontwa.gov).

Sincerely,



Barb Kincaid, AICP  
Director of Public Services

Cc: PLNG2022-025  
Lisa Klein, AHBL, Inc. (representing the City of DuPont)