



## MEMORANDUM

TO: BARBARA KINCAID  
CITY OF DUPONT  
FROM: DOMINIC MILLER, P.E. *DM*  
DATE: NOVEMBER 16, 2022  
SUBJECT: HOFFMAN HILL PFAS TREATMENT  
CONDITIONAL USE PERMIT REVIEW  
CRITERIA RESPONSES  
CITY OF DUPONT, PIERCE COUNTY,  
WASHINGTON  
G&O #21235.00

The City of DuPont is proposing to construct a new water treatment plant and subsequent water system improvements at the Hoffman Hill reservoir site. This memo serves to address each of the decisional review criteria required by the City of DuPont Conditional Use Permit and found in the DuPont Municipal Code (DMC), Section 25.135.030.

In order to approve a conditional use permit, the decision maker shall make written findings of fact demonstrating that all of the following criteria are satisfied:

1. That the use is listed as a conditional use, or that that listing for conditional uses contains the language permitting similar land uses in the district where the conditional use is proposed. For the use to be determined "similar" the majority of the aspects of use shall be the same or lesser than those of listed conditional uses;

*The Hoffman Hill reservoir site is currently in a residential zoning area, however the conditional uses allowed in such zone include "Above-ground utility and communication structures over 50 square feet in area or 7.5 feet in height...". The project falls under this description. The project consists of equipment similar to existing on-site equipment the City owns and operates.*

2. That the granting of such conditional use permit will not be detrimental to the public health, safety, comfort, convenience and general welfare, will not adversely affect the established character of the surrounding neighborhood, and will not be injurious to the property or improvements in such vicinity and/or district in which the property is located;



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*The proposed project does not adversely affect the established character and planned character of the surrounding vicinity. It is to be constructed on a site that currently houses similar facilities. The project site has been and will continue to be compatible with the surrounding predominantly residential land use. The overall project aims at improving water quality for the surrounding area.*

3. That the proposed use is properly located in relation to the other land uses and to transportation and service facilities in the vicinity; and further, that the use can be adequately served by such public facilities and street capacities without placing an undue burden on such facilities and streets;

*The Hoffman Hill site is the most ideal site for the project as the water treatment plant will be served by an existing on-site well and finished product will be pumped into the existing on-site reservoir for distribution to the City's water system.*

4. That the site is of sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, landscaping and other such features required by the DMC;

*The DMC was abided by during the design of the project including set back lines, parking, and landscaping. The project does not increase the daily traffic/parking of the site.*

5. That the proposed use is consistent with the goals and policies of the DuPont comprehensive plan. (Ord. 02-707 § 1)

*The City of DuPont's Comprehensive Plan includes the PFAS treatment project in Table 60: Water Facilities Projects. The City's Water System Plan also discusses the presence of PFAS in the water sources and the need for its removal in Chapters 3 and 8 as well as Appendix N.*

DJM/sp