



CITY OF DUPONT
Planning Commission
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

Chair, Jeff Foe
Vice-Chair, John Colvin

April 8, 2024

6:30 PM

AGENDA

		Page
1.	CALL TO ORDER	
2.	ROLL CALL	
3.	PUBLIC COMMENTS (SEE INSTRUCTIONS BELOW)	
4.	APPROVAL OF AGENDA	
5.	APPROVAL OF MINUTES	
5.1.	Minutes of March 11, 2024 <u>Minutes of March 11, 2024</u>	3 - 5
6.	UNFINISHED BUSINESS	
6.1.	Old Fort Lake Subarea Plan Update 1. Continue review of draft Single Family and Middle Housing Design Standards 2. Continue review of draft Parking Standards 3. Review draft Land Use, Housing and Capital Facilities Goals and Policies 4. Periodic Comprehensive Plan <ul style="list-style-type: none">• Public Participation• Chapter Updates Overview• Work Plan	6 - 57
	<u>a. 20240311 Draft Chapter 25.71.700 SF and MH Zoning and Design Standards</u> <u>b. 20240220 Parking Standards</u> <u>c. 0240307 Draft Land Use Goals and Policies</u> <u>d. 20240307 Draft Housing Goals and Policies</u> <u>e. 20240307 Draft Capital Facilities and Utilities Goals and Policies</u> <u>PRESENTED 20240408 PC Comprehensive Plan Update</u>	
7.	PUBLIC COMMENT	
8.	PLANNING COMMISSIONERS' COMMENTS	

9. ADJOURNMENT

*To attend the meeting remotely, call into the Zoom meeting, dial **1-253-215-8782**, and enter Webinar ID: **850 1524 0585** and Passcode: **242281** or use the following link:*

*<https://us02web.zoom.us/j/85015240585?pwd=Yitxajl5OW5XQ2tnSm5YUWIHSkxLUT09> and Passcode: **242281**.*

To provide public comment, detailed instructions are located at the following link:

<https://www.dupontwa.gov/DocumentCenter/View/6137/Public-Comment-Instructions---Agencies---Rev-10172022-PDF>.

The public may watch the meeting live on "YouTube" at the following link:

https://www.youtube.com/channel/UCI-nrLK1wNfpq3_CeNJw40A. A recording of the meeting can be found on the same site following the meeting.



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MEETING MINUTES Monday, March 11, 2024

Call to Order: Chair Foe called the meeting to order at 6:32pm.

Roll Call: Chair Foe, Vice-Chair Colvin, Commissioners, Chase, Thakor, Burlison, Lynch, Schou. Commissioner Chase made a motion to excuse Commissioner Henry and Commissioner Colvin seconded the motion. Motion carried 7-0.

Staff Present: Public Services Director, Kincaid, and Administrative Specialist, Howald

Director Kincaid welcomed all who attended the meeting and offered a brief description of the process for the Old Fort Lake Subarea Plan Update.

Public Comments

Murry Hutchins, GCH, represents the landowners as a planning and landscape architecture company, offered assistance to answer any questions.

Dennis Benardy, DuPont, offered naming suggestions for the Old Fort Lake Subarea to include Native Americans, soldiers who have served and given the ultimate sacrifice and may have families still here and women.

Approval of the Agenda

Commissioner Colvin made a motion to approve the agenda and Commissioner Chase seconded the motion. Motion carried 7-0

Approval of the Minutes

Commissioner Thakor made a motion to approve the February 12, 2024, Minutes, and Commissioner Schou seconded the motion. Motion carried 7-0.

Commissioner Schou made a motion to approve the February 26, 2024, Minutes, and Commissioner Colvin seconded the motion. Motion carried 7-0.

Unfinished Business

Director Kincaid explained the meeting is to continue work on the Old Fort Lake Subarea Plan Update.

Ms. Kincaid reviewed the agenda and began with a discussion of a goals recap and follow up from the February 26th meeting on the proposed revision to the Bluff Train width and Revised Land Use Map and Densities.

Ms. Lisa Klein, AHBL, consultant to the City, provided insight to trail widths.

Director Kincaid and Ms. Klein discussed changes to the draft Land Use Maps and housing densities.

Ms. Klein then began a discussion of a Draft Zoning Regulations of Single Family and Middle Housing Design and Multifamily, DMC 25.71.100.

Director Kincaid reminded this process is creating two maps concurrently, the OFL Subarea Plan Update and the Dupont Municipal Code.

Permitted used were discussed followed by background information on dimensional regulations per zoning district and zoning regulations, DMC 25.71.100.

Discussion continued of new Single-Family and Middle Housing Design Standards DMC 25.71.700 based on state regulation.

Ms. Klein included new or changed definitions to DMC 25.10 of Coverage and Lot Coverages. and informed the next meeting will discuss DMC 25.71.707, Design Standards.

Discussion proceeded with review of DMC 25.71.270 Draft Parking Standards.

Director Kincaid presented and discussed an introduction to the Comprehensive Plan Periodic update. This included definitions, requirements, goals and processes of the Comprehensive Plan and Growth Management Act.

Director Kincaid informed the next meeting will be April 8th. Topics to be discussed include, Old Fort Lake Subarea Plan to finalize Single Family and Middle Housing Design Standards, Review Goals and Policies and a work plan and schedule for the City Comprehensive Plan Periodic Update.

Question and discussion periods occurred throughout the presentation.

Public Comments

Penny Coffey, DuPont, expressed thanks for the Planning Commissioners hard and Staff for hard work.

Jana Ross, DuPont, had a question on multifamily housing and expressed the possible benefits of accessory dwelling units.

Eric Ross, DuPont, expressed multifamily housing would be a benefit to the JBLM population due to the rising cost of housing.

Emily Griffith, representing the ROA and COA for NWL, asked for clarification of garages and off-site parking and definition of a use in neighborhood business.

Becky Toppenberg, DuPont, asked for clarification of the OFL Subarea area location, and had questions on tree preservation, soil, and remediation and protection of public from contaminants during construction phase. Ms. Toppenberg informed she had submitted a letter which was late and encouraged review of the expressed traffic challenges and concerns. She expressed thanks for the time spent working on this.

Director Kincaid informed Ms. Toppenberg's letter was received along with several other comments and will be distributed to the Planning Commissioners.

Jon Potter, Albatross, expressed appreciation for the opportunity to take in the information.

Planning Commissioners Comments

Commissioner Schou would like to see historical street names incorporated into the Old Fort Lake Subarea Plan.

Adjournment

Chair Foe adjourned the meeting at 8:49pm.

Chair, Jeff Foe

Date

Please note that the minutes from Advisory Commission Meetings are not verbatim.

DRAFT

Draft March 11, 2024

The following represents new design standards specific to detached single-family and all types of middle housing in the Old Fort Lake Subarea. Plain text is verbatim from the Washington State Dept. of Commerce's Model Ordinance for Tier 3 Cities related to addressing Middle Housing per the new requirements of HB 1110. It is to be noted that plain text is optional for a city to use. **Bolded text represents provisions from RCW 36.70A.635 that are mandatory per the legislation. Red text is staff-suggested additions or modifications within the allowed flexibility for local agencies.** Note that staff are choosing to combine the detached single-family standards with the middle housing standards.

DMC 25.71.700 Design Standards – Single-Family and Middle Housing

25.71.700 Purpose.

The purpose of DMC 25.71.700 these regulations is to:

- A. To implement Engrossed Second Substitute House Bill 1110, codified in RCW 36.70A.030, 36.70A.280, 36.70A.635, 36.70A.636, 36.70A.637, 36.70A.638, 43.21C.495, and 43.21C.450, 64.32, 64.34, and 64.38, and 64.90, by providing land use, development, design, and other standards for middle housing developed on all lots zoned predominantly for residential use.
- B. To implement the Community Character, Housing and Land Use goals and policies of the Old Fort Lake Subarea Plan.
- C. To provide in one location all development standards for single-family and middle housing.

25.71.701 General Provisions.

- A. Nothing in this ordinance prohibits the city from permitting detached single-family residences.
- B. Nothing in this ordinance prohibits the city from requiring any development, including middle housing development, to provide affordable housing, either on-site or through an in-lieu payment, nor limit the city's ability to expand or modify the requirements of an existing affordable housing program enacted under RCW 36.70A.540.
- C. Nothing in this ordinance requires the issuance of a building permit if other federal, state, and local requirements for a building permit are not met.
- D. Nothing in this ordinance affects or modifies the responsibilities of the city to plan for or provide "urban governmental services" as defined in RCW 36.70A.030.
- E. The city shall not approve a building permit for single-family or middle housing without compliance with the adequate water supply requirements of RCW 19.27.097.
- F. The city shall not require through development regulations any standards for middle housing that are more restrictive than those required for detached single-family residences, but may apply any objective development regulations that are required for detached single-family residences, including, but not limited to, set-back, lot coverage, stormwater, clearing, and tree canopy and retention requirements to ensure compliance with existing ordinances intended to protect critical areas and public health and safety.
- G. The same development permit and environmental review processes shall apply to middle housing that apply to detached single-family residences, unless otherwise required by state law including, but not limited to, shoreline regulations under chapter 90.58 RCW, building codes under chapter

19.27 RCW, energy codes under chapter 19.27A RCW, or electrical codes under chapter 19.28 RCW.

H. Conflicts. In the event of a conflict between this ordinance and other development regulations applicable to single-family and middle housing, the standards of this ordinance control.

25.71.702 Definitions.

Definitions applicable to this Chapter are found in DMC 25.010.

25.71.703 Applicability.

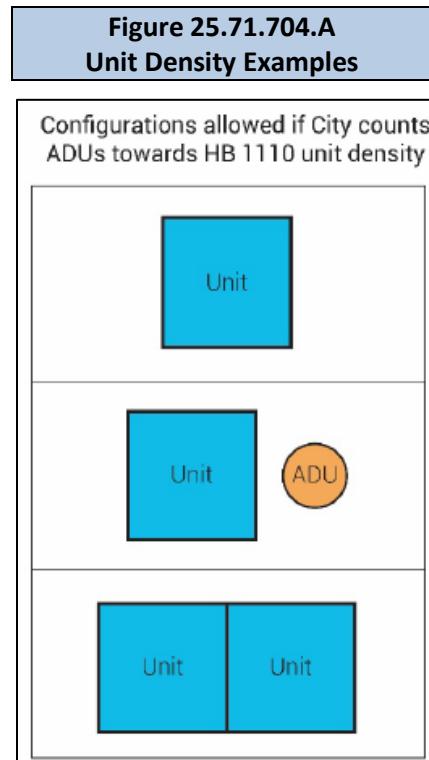
A. The provisions of this ordinance shall apply in the Old Fort Lake Subarea to all housing within the Single-Family (SF) and Middle Housing (MH) zoning districts.

B. The provisions of this ordinance do not apply to:

- Lots designated with critical areas designated under RCW 36.70A.170 or their buffers as required by RCW 36.70A.170.

25.71.704 Unit Density.

A. The permitted unit density on all lots zoned predominantly for residential use (see DMC 25.71.703(A)) is two units per lot, unless zoning permitting higher densities or intensities applies. See DMC 24.71.100 for higher densities associated with middle housing and multifamily zoning districts. Accessory dwelling units (ADUs) count toward the unit density.



B. The standard of subsection (A) does not apply to lots after subdivision below 1,000 square feet unless the city has a smaller allowable lot size in the zone.

C. Per RCW36.70A.681(3), requirements for ADUs to be addressed with periodic update.

25.71.705 Housing Types Allowed.

Subject to the requirements of RCW 36.70A.635(5), on all lots zoned predominantly for residential use the following housing types are permitted by-right, **per the Permitted Uses Table in DMC 25.71.120.**

- A. Single-Family District: Detached Single-Family and Duplexes
- B. Middle Housing District: Duplexes, Triplexes, Fourplexes, Fiveplexes, Sixplexes, Townhouses, Stacked flats, Courtyard apartments, and cottage housing.

25.71.706 Dimensional Standards.

A. Applicability.

- 1. The city shall not require through development regulations any standards for middle housing that are more restrictive than those required for detached single-family residences, but may apply any objective development regulations that are required for detached single-family residences. This includes, but is not limited to, the following types of dimensional standards: building height, setbacks, lot coverage, floor area ratio, lot area and lot dimension, impervious surface, open space, and landscaped area standards.
- 2. If a conflict exists between these standards for single-family and duplex housing and those provided elsewhere in the City's zoning code or Old Fort Lake Design Standards, the provisions of this chapter shall apply.

B. Density. **Lot area requirements and unit density shall comply with DMC 25.71.704 of this chapter.**

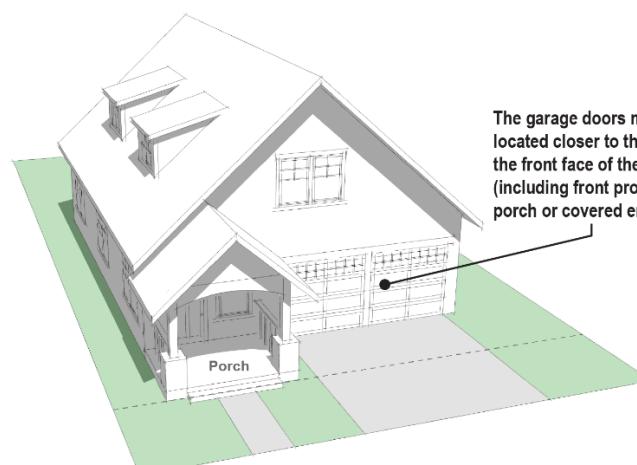
C. Units per structure. The minimum or maximum number of units per structure are guided by the definitions of middle housing types listed in **Section 21.71.705** of this chapter and defined in DMC 25.10.

D. Maximum building height for all **single-family and** middle housing types: 35 feet

E. Minimum setbacks:

- 1. The minimum required setbacks for **single-family and middle housing** are as follows.
 - a. Street or front: 15 feet, except 10 feet for lots with a unit density of three or more.
 - b. Street or front, garage door (where accessed from a street): 20 feet
 - c. Side street: Five feet. The street side yard is that other than the street from which the lot fronts upon.
 - d. Side interior: Five feet, and zero feet for attached units internal to the development.
 - e. Rear, without an alley: 20 feet.
 - f. Rear **with access from an alley:** Fifteen feet from the centerline of the alley.
- 2. **Allowed** Setback projections:
 - a. Covered porches and entries may project up to five feet into required front and rear setbacks.

- b. Balconies, chimneys, bay windows and similar appurtenances may project up to two feet into required front and rear setbacks as long as it does not constitute more than 20 percent of the wall façade to which it is attached.
- c. Eaves may extend two feet beyond the line of the appurtenance or two feet into the required side yard, whichever is greater. **If they eaves extend closer than 10 feet between structures they shall be constructed of fire-rated materials.**
- d. Required parking spaces may occupy required setbacks.
- e. Storage sheds in rear yards that are less than 100 square feet in area and eight feet in height and decks, provided the deck is maximum six inches above finish grade.

Street setback standards for individual/private garages on small single-family lots.
 <p>The garage doors may not be located closer to the street than the front face of the dwelling (including front projection of the porch or covered entry).</p>
 
<p>The examples above comply with the standard, as the garage doors are not placed in front of the dwelling (including covered porch or living areas above the garage).</p>



F. Maximum Lot coverage.

1. The maximum lot coverage for **single-family and** middle housing is 40 percent.
2. Lot coverage is measured as follows: the total area of a lot covered by buildings or structures divided by the total amount of site area minus any required or planned dedication of public rights-of-way and/or designation of private rights-of-way. Lot coverage does not include building overhangs such as roof eaves, bay windows, or balconies and it does not include paved surfaces.

25.71.707 Single-Family and Middle Housing Design Standards.

A. Applicability.

1. These standards apply to **all single-family and** middle housing types.
2. For the purposes of this section, a “street” refers to any public or private street and does not include alleys.

B. Purpose. The purpose of these standards is to:

1. Promote compatibility **between single-family and middle housing uses.**
2. De-emphasize garages and driveways as major visual elements along the street.
3. Provide clear, safe and accessible pedestrian routes between buildings and streets.
4. Implement the definitions of cottage housing and courtyard apartments provided by state law.
5. **To enhance the character of the street and neighborhood.**
6. **To provide usable open space for residents.**

C. Design Review. The process used for reviewing compliance with **these** design standards shall be administrative design review.

D. Standards.

1. Entries Each building shall incorporate a primary building entry or one or more private unit entries, such as a covered porch or recessed entry. Each entry shall feature minimum weather protection of three feet by three feet.
2. Driveway access and garage standards. Where the garage door(s) face the street, they may occupy no more than 50-percent of the ground-level façade facing the street. Garage doors may exceed this limit up to a maximum of 65-percent of the ground level façade facing the street provided at least two of the following design details are utilized:
 - a. A decorative trellis over at least the entire width of the garage door(s).
 - b. A window or windows are placed above the garage on a second story or attic wall.
 - c. A balcony that extends out over the driveway.
 - d. Utilizing all single vehicle car doors as an alternative to wider garage doors suitable for two car garages.
 - e. Windows in the garage door.
 - i. Decorative details on the garage door. Standard squares on a garage door will not qualify as a decorative detail.

Figure XX Garage design detail examples.	
	A decorative trellis over the garage door.
	A balcony over the garage, single doors (instead of a wider double door), and windows above the garage on a second story.

- f. Driveway cut width. Driveway cuts are limited to the widths identified in Table XX, below.

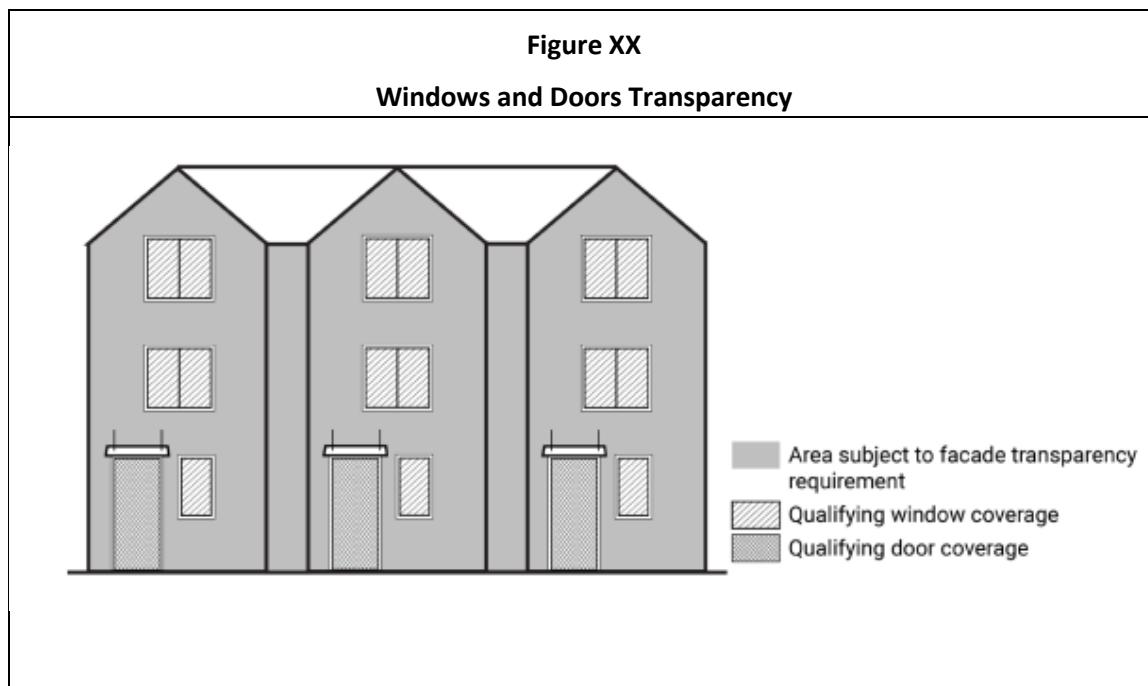
Table XX. Driveway cut width		
Lot width	Minimum driveway width	Maximum driveway width
≥ 40 feet	10 feet	20 feet

< 40 feet	10 feet	12 feet or 20 feet if shared with adjacent lot
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g. **Shared driveways** may be allowed for providing access to residential units in a subdivision per Table XX provided:

- i. The residential units being served by a shared driveway are limited to no more than two per shared driveway, unless the driveway extends to the rear of the unit for garage access.
- ii. At least one lot abuts a public right-of-way.
- iii. The shared driveway would not adversely affect future circulation to neighboring properties.
- iv. The shared driveway poses no safety risk and provides sufficient access for utilities, emergency vehicles and personnel.
- v. Shared driveways must be located within an easement.
- vi. The maximum length, minimum paved width and easement width, and applicable turnaround requirements must comply with the city's Public Works Standards.

a. Windows and doors. A minimum of 15 percent of the area of the street-facing façade elevation shall include windows or doors. Facades separated from the street by a dwelling or located more than 100 feet from a street are exempt from this standard.



b. Minimum Useable Open Space in Yards. For all single-family and duplex lots:

- i. All new single-family and duplex units must provide a contiguous open space to the side or rear of the dwelling with a minimum dimension of 15 feet on all sides. For duplexes, each unit must have access to its own space meeting the dimensions.
- ii. Covered but unenclosed decks and porches may be used as a part of the usable open space provided they are part of a space that meets the standards herein.

25.71.708 Cottage Housing Design Standards.

- A. Applicability. These standards apply to cottage housing proposals.
- B. **Design Review. The process used for reviewing compliance with cottage housing design standards shall be administrative design review.**
- C. Standards.
 - 1. Cottage size. Cottages shall each have no more than 1,600 square feet of net floor area, excluding attached garages.
 - 2. Entries. All cottages shall feature a roofed porch **at least three feet by three feet.**
 - 3. **Open space. Open space shall be provided equal to a minimum 20 percent of the lot size. This may include common open space, private open space, setbacks, critical areas, and other open space.**
 - 4. Common open space
 - a. **At least one outdoor common open space is required.**
 - b. Common open space shall be provided equal to a minimum of 300 square feet per cottage. Each common open space shall have a minimum dimension of 15 feet on any side.
 - c. Orientation. Common open space shall be bordered by cottages on at least two sides. At least half of cottage units in the development shall abut a common open space and have the primary entrance facing the common open space.
 - d. Parking areas and vehicular areas shall not qualify as common open space.
 - e. Critical areas and their buffers, including steep slopes, shall not qualify as common open space.
 - 5. Community building.
 - a. A cottage housing development may contain no more than one community building. The community building is not to be counted toward the open space requirements.
 - b. A community building shall have no minimum off-street parking requirement.

25.71.709 Courtyard Apartments Design Standards.

- A. Applicability. These standards apply to courtyard apartments proposals.
- B. Design Review. The process used for reviewing compliance with cottage housing design standards shall be administrative design review.**
- C. Standards.
 - 1. Common open space.
 - a. **At least one outdoor common open space is required.**
 - b. **Common open space shall be bordered by dwelling units on two or three sides.**
 - c. Common open space shall be a minimum dimension of 15 feet on any side.
 - d. Parking areas and vehicular areas do not qualify as a common open space.
 - 2. Entries. Ground-related courtyard apartments shall feature a covered pedestrian entry, such as a covered porch or recessed entry, with minimum weather protection of three feet by three feet, facing the street or common open space.

25.71.710 Parking Standards.

- A. See DMC 25.71.270 for single-family and middle housing parking standards.

25.71.711 Infrastructure Standards.

- A. Transportation. Regulations for driveways, frontage improvements, alley improvements, and other transportation public works and engineering standards shall not be more restrictive for middle housing than for detached single-family residences, except as addressed by this ordinance.
- B. Infrastructure including driveways and fire apparatus roads, shall be designed in accordance with the city's Public Works Standards, building and fire codes or other fire, life, and safety standards.



DUPONT OLD FORT LAKE DESIGN STANDARDS



Draft – Feb. 26, 2024

Community Design Regulations

Sections:

- 25.71.200 Purpose.
- 25.71.210 Streets, through-block connections, parks, and trails.
- 25.71.220 Streetscape classifications and regulations.
- 25.71.230 Maximum block size.
- 25.71.240 Through-block connections.
- 25.71.250 Parks
- 25.71.260 Trails.
- 25.71.270 Off-street parking regulations.**

25.71.270 Off-street parking regulations.

The provisions herein supplement the off-street parking provisions in Chapter 25.95 DMC to be specific to Old Fort Lake Subarea. Where there is a conflict, the provisions herein apply.

A. Off-street parking regulations are set forth in Table 25.71.270 below.

Table 25.71.270 Off-street parking regulations for Old Fort Lake Subarea (minimum number of parking spaces required).	
Use Categories	Minimum number of parking spaces required
NON-RESIDENTIAL (spaces per square feet of gross floor area, unless otherwise noted)	
Automotive repair	1/500sf
Child Day Care Center	3/worker at maximum shift
Personal services use	1/1,000 SF
Restaurants, Taverns, Breweries	10/1,000 SF open to the public
Schools	1 / employee for elementary and middle/junior high schools; add 1 / 10 students for high schools
Government services, general	2/1,000 SF
Clinics	2/1,000 SF
Retail uses	3/1,000 SF
Banks and Credit Unions	2/1,000 SF
Office	2/1,000 SF
Hotels	1/unit or suite
Light manufacturing	0.9/1,000 SF
Research and Development	.9/1,000 SF
Uses not otherwise categorized	As determined by community development director

RESIDENTIAL* (spaces per dwelling unit)	
MULTIFAMILY USES	
Studio + 1-bedroom	1/unit
2-bedroom	1.5/unit
3-bedroom or more	1.75/unit
Adult Retirement Community	0.5/unit
OTHER RESIDENTIAL	
Detached single family	2/lot
Middle housing types on lots smaller than 6,000 SF before any zero-lot line subdivision or lot split	1/unit**
Middle housing types on lots greater than 6,000 SF before any zero-lot line subdivision or lot splits	2/unit**
Accessory dwelling unit	0.5/unit
Assisted Living Facilities	0.5/unit
Nursing Homes	0.8 / bed

***Note, some developments within a ¼ mile of frequent transit may be eligible for a parking minimum exception per HB 1923, modified by HB 2343, allowing a minimum of .75 stalls per unit.**

****The minimum parking provisions for Middle Housing types do not apply to the portions of the Old Fort Lake Subarea for which the Department of Commerce has certified a parking study in accordance with RCW 36.70A.635(7)(a), in which case off-street parking requirement shall be as provided in the certification from the Department of Commerce.**



PROJECT MEMO



TO: City of DuPont Planning Commission **DATE:** March 7, 2024
FROM: Barb Kincaid and **PROJECT NO.:** 2220649.30
 Lisa Klein, AHBL **PROJECT NAME:** Old Fort Lake Subarea Plan Update
SUBJECT: Land Use and Housing –DRAFT Goals and Policies

This memo provides a draft of the Land Use Goals and Policies reflecting comments from the Planning Commission. These goals and policies, together with the other Subarea goals and policies, serve to bring to life the vision for the Subarea:

"The vision for the Old Fort Lake Subarea is to plan for a range of residential, employment and recreational opportunities that are sustainable and embody DuPont's high quality of life, character, and its rich history while preserving natural resources and emphasizing the surrounding beauty of the area."

Proposed Land Use Goals and Policies

Goal LU-1 Plan for public amenities such as parks and trails that take advantage of Puget Sound views and provide connections to historic and cultural resource areas. Ensure that the bluff trail and viewpoints are accessible to all.

LU 1.1 Emphasize public views and access to the shoreline via public trails and trail connectivity.

Goal LU-2 Strategically plan for a range of sustainable commercial and entertainment-related uses that provide jobs and offer goods and services that respond to the needs of the City's residents while drawing visitors.

LU 2.1 Plan for a range of high-intensity commercial uses that are attractive and inviting.

LU 2.2 To support economic viability, locate the commercial areas near higher residential density areas.

LU 2.3 Plan for a range of low intensity commercial uses that provide a for a variety of personal services, offices and small scale light manufacturing at a neighborhood scale that is distinctly separate from the high intensity commercial area.

LU 2.4 Plan for hotel and entrainment type uses that create a draw to the subarea and expands the Home Course Golf Course usership and opportunities for tournaments.

LU 2.5 Prohibit light industrial, warehouse and heavy manufacturing type uses from locating in the Subarea.

Goal LU-3 Plan for civic and public uses that support the public health, safety and welfare of the subarea.

- LU 3.1 Provide opportunities for the development of a cultural/community center, convention center, cultural/historic interpretive center or other public facilities.
- LU 3.2 Plan for a future 10-acre school site in the Subarea to service the new children within the subarea. Coordinate with the Steilacoom Historic School District on the optimal location for a new school that supports their planning efforts.
- LU 3.3 Plan for future public safety needs in accordance with the Capital Facilities Plan.

Goal LU-4 Minimize nuisances and impacts to protect residential uses and adjacent properties.

- LU 4.1 Minimize the adverse visual, odor, fumes, and noise impacts of mechanical equipment, utility cabinets and other service areas at ground and roof levels to protect residential uses and adjacent properties by requiring enclosures and/or screening.
- LU 4.2 Minimize light pollution and ensure that functional lighting contributes to the character and safety of the streetscape and does not disturb adjacent developments and residences.
- LU 4.3 Promote lighting practices and systems to conserve energy, decrease dependence on fossil fuels, and limit greenhouse gas emissions.

Goal LU-5 Promote sustainable and energy-efficient site and building design.

- LU 5.1 Promote building and lighting practices and systems to conserve energy, decrease dependence on fossil fuels, and limit greenhouse gas emissions.
- LU 5.2 Apply the defined Wildland-Urban interface areas standards to the Old Fort Lake Subarea.
- LU 5.3 Support the use of low-impact development techniques throughout the subarea for the infiltration of stormwater in small-scale facilities such as bioretention ponds, rain gardens and other methods.
- LU 5.4 Comply with the Citywide Comprehensive Plan goals and policies related to addressing Climate Change.
- LU 5.5 Comply with the Citywide Comprehensive Plan goals and policies related to addressing tree canopy.
- LU 5.6 Comply with the Citywide Comprehensive Plan goals and policies related to water-wise landscaping standards to reduce water use.

Goal LU-6 Plan for a range of uses in the subarea while recognizing the environmental constraints associated with the Department of Ecology Consent Decree.



PROJECT MEMO



TO: City of DuPont Planning Commission **DATE:** March 7, 2024
FROM: Barb Kincaid and **PROJECT NO.:** 2220649.30
 Lisa Klein, AHBL **PROJECT NAME:** Old Fort Lake Subarea Plan Update
SUBJECT: Land Use and Housing –DRAFT Goals and Policies

This memo provides a draft of the Housing Goals and Policies.

Proposed Housing Goals and Policies

Goal H-1 Strategically plan for a range of housing types and densities that meets the state-mandated growth targets while protecting DuPont's high quality of life and community character.

H1.1 Plan for a housing density in the Subarea that exceeds the growth targets in anticipation of future density mandates. It should be anticipated that additional/new housing will be provided in other areas of the City.

Goal H-2 Develop new zoning and design standards for housing that conform to the requirements of Washington State legislation while reflecting the City's existing residential character.

H 2.1 Plan for and accommodate housing that is affordable to all economic segments.

H 2.2 Develop design standards requiring architectural details such as porches and garages setback from building fronts while minimizing costs that will be passed on to future buyers.

H 2.3 Ensure new zoning and design standards strategically plan for compatibility with adjacent uses.

H 2.4 Ensure new housing is buffered from the adjacent Home Course Golf Course to protect people and structures from errant golf balls.

H 2.5 Require parks and recreation areas associated with housing development that are owned and maintained by the Homeowner's Association; are usable, safe and inviting; and of a size that is commensurate with the City's established level of service.

H 2.6 Ensure the new housing design standards for middle housing are not more stringent than standards for single family housing.

H 2.7 Encourage multifamily development to meet the City's housing needs and to foster a compact and diverse community.

H 2.8 Allow for up to two accessory dwelling units on all lots that are located in land use designations that allow for single family homes as required per RCW36.70A.680 and 681.

Goal H-3 Conform to the DuPont Comprehensive Plan Housing Element Goals and Policies specifically for housing affordability, housing supply and inventory, social equity, and population growth.

H 3.1 Consider additional tools to incentivize housing affordability, such as Multifamily Tax Exemptions, streamlining the permitting process, and others, when a covenant is recorded preserving the affordability for a minimum of 50 years.

H 3.2 Modify DMC 25.85 Affordable Housing Incentives Program as needed to comply with current Growth Management Act requirements for housing affordability.

DRAFT



Project Memo
Old Fort Lake Subarea Plan Update
2220649.30
March 7, 2024

Old Fort Lake Subarea Plan Update Continue review of draft Single Family...

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PROJECT MEMO



TO: City of DuPont Planning Commission **DATE:** March 7, 2024
FROM: Barb Kincaid and **PROJECT NO.:** 2220649.30
 Lisa Klein, AHBL **PROJECT NAME:** Old Fort Lake Subarea Plan Update
SUBJECT: Capital Facilities and Utilities - DRAFT Goals and Policies

This memo provides a draft of the Capital Facilities and Utilities Goals and Policies.

Proposed Capital Facilities Goals and Policies

CF Goal 1 Plan for the provision and development of roads, water system, wastewater and storm drainage systems, parks, civic facilities and police and fire protection that are adequate to meet the needs of the Subarea at full development.

- CF 1.1 Require that individual development projects are constructed consistent with the Subarea Plan in terms of infrastructure, open space, and land usage.
- CF 1.2 Require developers to plan their utility infrastructure to allow for future blocks to develop within the subarea.
- CF 1.3 Require developers to construct roadway access to their properties within the subarea; ensure that all development proposals are designed in a way to accommodate the future roadway and trail networks as illustrated in the Old Fort Lake Subarea Plan.
- CF 1.4 Remain “grant-ready,” by maintaining partnerships with service providers to enhance “in-kind” and regional participation, keeping capital facilities plans current, and ensuring that local plans are consistent.
- CF 1.5 Obtain rights-of-way and easements to ensure that future access and utilities can be provided to all development properties within the subarea.

CF Goal 2 Ensure that public facilities necessary to support new development are available and adequate concurrent with the development.

- CF 2.1 Apply the levels of service standards as adopted in the Comprehensive Plan for all development within the Old Fort Lake subarea.
- CF 2.2 Require developers to construct and/or fund capital facilities that are needed to meet City concurrency standards.
- CF 2.3 Explore additional funding sources and strategies to ensure long-term infrastructure maintenance within the subarea.
- CF 2.4 Work with the school district to coordinate the development of a new school to coincide with anticipated residential development.

CF Goal 3 Celebrate the subarea’s cultural sites through enhancement and education.

- CF 3.1 Create funding plans for the preservation and enhancement of the Wilkes Observatory, the 1833 site, Old Fort Lake, and other cultural and historic features.
- CF 3.2 Create development plans for cultural sites that include public access, informational signage, viewing areas, and visitor structures.

Proposed Utilities Goals and Policies

U Goal 1 Ensure utilities are available for development.

- U-1.1 Coordinate with utility providers at early stages in project planning and the development review process.
- U-1.2 Design and install utilities with sufficient capacity to meet anticipated land use intensity.
- U-1.3 Plan for an accessible utility infrastructure system that provides for practical connections; to the greatest extent practical, require that water, wastewater and storm drainage lines are developed within public rights-of-way.
- U-1.4 Review the utilities capacity on an annual basis to ensure there is long-term capacity to support future uses within the subarea; identify any potential service deficiencies and work with service providers to adequately plan for future demand.
- U-1.5 Seek funding sources for infrastructure to support development within the subarea.

U Goal 2 Provide adequate sanitary sewer system concurrent with development.

- U-2.1 Coordinate with Pierce County to provide sanitary sewerage service to the residents and businesses of the subarea.
- U-2.2 Require all new development (excluding remote open space buildings) to connect to a public sanitary sewer system.
- U-2.3 Design new sanitary sewer systems to service the future demand that is anticipated from the Old Fort Lake Future Land Use Plan.

U Goal 3 Provide potable water to the subarea.

- U-3.1 Provide an efficient and adequate water supply to the residents and businesses of the subarea.
- U-3.2 Require all new development (excluding remote open space buildings) to connect to a public water system.
- U-3.3 Design new potable water systems to service the future demand that is anticipated from the Old Fort Lake Future Land Use Plan.
- U-3.4 Explore opportunities to reduce potable water use including low-flow appliances/fixtures/toilets, water reuse and rainwater harvesting, and drought tolerant landscaping.

U Goal 4 Minimize erosion by enforcing stormwater management from start through completion of development.

- U 4.1 Require that future development comply with the City's adopted stormwater management program.
- U 4.2 Determine applicable low impact development (LID) best management practices (BMPs) during the planning stages for new projects as required by the City's stormwater management program.
- U 4.3 Design landscaping and planting areas as key components of a site's water quality stormwater strategy; create landscaping plans that reduce and/or eliminate the need for fertilizers and chemicals.
- U 4.4 Encourage development to conduct rainwater harvesting for irrigation and reuse purposes.



U 4.5 Conduct timely updates to the City's stormwater management program to compile with periodic amendments to the Department of Ecology Stormwater Management Manual for Western Washington.

DRAFT



Project Memo
Old Fort Lake Subarea Plan Update
2220649.30
March 7, 2024

Old Fort Lake Subarea Plan Update Continue review of draft Single Family...

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DuPont Old Fort Lake Subarea Plan

Citywide Comprehensive Plan Update

Planning Commission Meeting – April 8, 2024



AGENDA ITEM #6.6.1

Agenda

Old Fort Lake Subarea Plan:

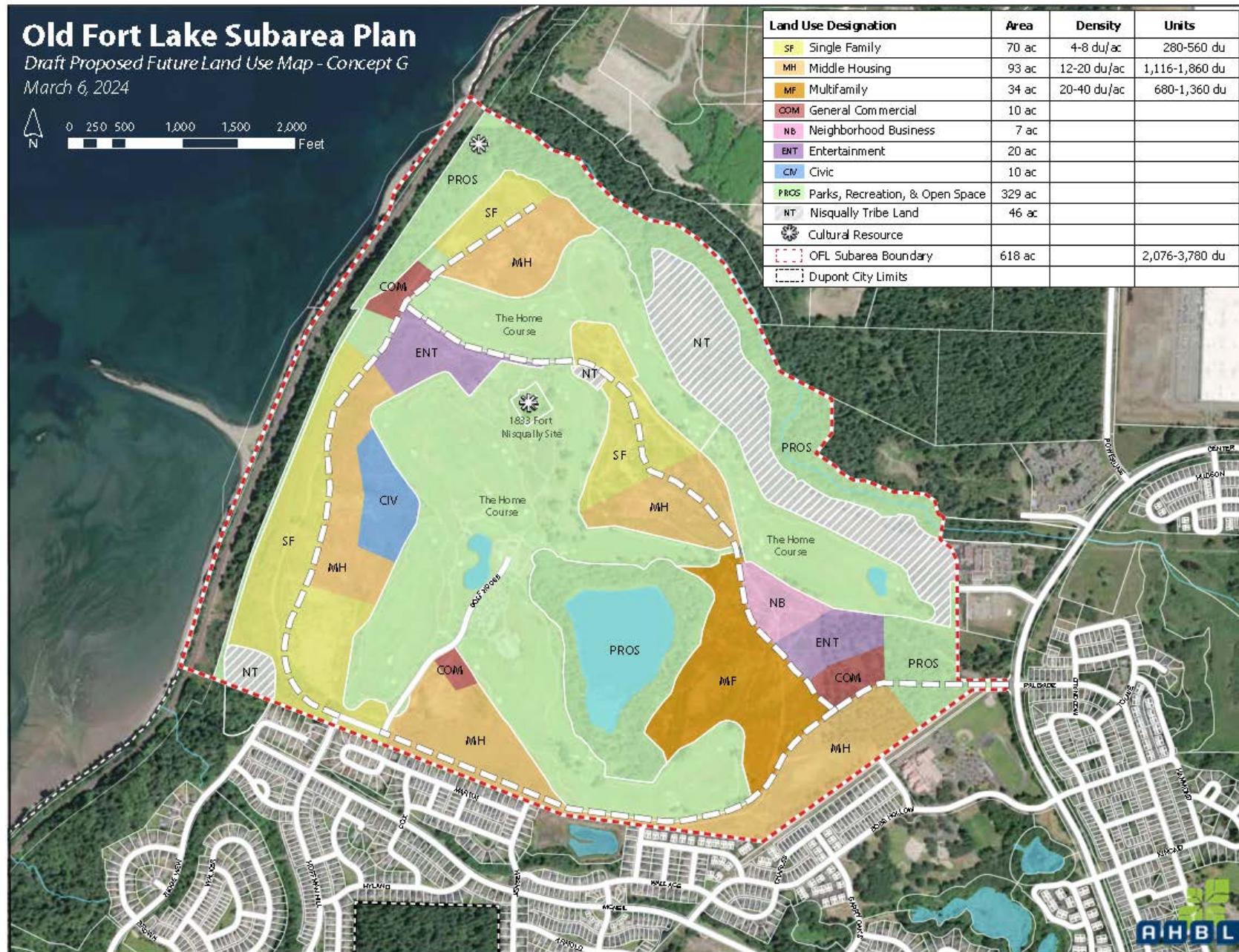
1. Recap from March 11, 2024 Meeting
 1. Concept G & School siting
 2. Street names
 3. 200-unit apartment buildings
 4. ADUs and units per lot
2. Continue Review of NEW Draft DMC 25.71.700 Single Family and Middle Housing Design Standards
3. Continue Review of Draft DMC 25.71.270 Parking Standards
4. Review Draft Land Use, Housing, and Capital Facilities Goals and Policies

Comprehensive Plan Periodic Update:

1. Public Participation Plan
2. Chapter updates – what we are focusing on
3. Work Plan

PC Meeting Recap -3/11/2024 - SCHOOL SITING

Old Fort Lake Subarea Plan Update Continue review of draft Single Family...



PC Meeting Recap -3/11/2024 – Street Names

Community Character Goals and Policies:

CC-3.5 Explore an informational and wayfinding sign design that is cohesive throughout the subarea and expresses the subarea's cultural and historic heritage. Require street names be based on historic and cultural figures important to the subarea's history, including Native Americans and women.

Cultural & Historic Goals and Policies:

CR 2.2 Incorporate cultural and historical storytelling within the bluff trail and other key locations in the subarea and connects historic and cultural resource sites. Use interpretive signage, trail wayfinding signage, street names, native languages, artwork, and a mix of historic building materials throughout the trails as a means of educating and celebrating DuPont's rich history. Ensure that all people, industry and historical periods are included. Ensure that all place names are explained as to their historic or cultural significance. Ensure that signage and artwork does not interfere with views.

PC Meeting Recap -3/11/2024 - Multifamily Building Examples



Creekside Village, DuPont / 3 stories, 12 units per building



Northpointe Chadwick Project, 4 stories, 189 units



Traditions Federal Way Project, 6 stories, 200 units



Together Center, Redmond, 6 stories, 200 units per building

PC Meeting Recap -3/11/2024 - Accessory Dwelling Units

HB 1337 – Accessory Dwelling Units Legislation

- Requires cities allow a minimum of two ADUs per lot when lot sizes are greater than 2,000 SF.
- Setbacks, lot coverage, design standards, cannot be more restrictive than for principal units.
- Restrictions on short term rentals are allowed.
- City's may not be held civilly liable if in violation of a restrictive covenant or deed restriction.

HB 1110 – Middle Housing Legislation

- Allows DuPont (Tier 3 cities) to limit density to two units per lot, inclusive of ADUs. (WA Dept of Commerce recommends legal guidance.)
- Washington Dept. of Commerce *User Guide for Middle Housing Model Ordinances*, dated January 26, 2024 says: “Cities that choose to count ADUs toward units density should carefully review RCW 36.70A.635(5), which states in part: (5) A city must allow at least six of the nine types of middle housing... A city may allow accessory dwelling units to achieve the unit density required in subsection (1) of this section. Cities are not required to allow accessory dwelling units or middle housing types beyond the density required in subsection (1) of this section...”

DMC 25.71.700 Single-Family and Middle Housing Design Standards

See New Handout DMC 25.71.700 Design Standards Single-Family and Middle Housing

- Plain text is from the Middle Housing Model Ordinance but optional
- **Bold text is from the Middle Housing Model Ordinance but mandatory**
- **Red text is staff suggested additions or modifications within the allowed flexibility**
- Note staff has combined detached single-family standards with middle housing standards in DMC 25.71.700

DMC 25.71.707 Design Standards to Review—

- Entries
- Driveways and garages
- Windows and doors
- Yard space
- Cottage Housing
- Courtyard Apartments
- Infrastructure
- Park/Recreation Space Requirements

DMC 25.71.700 Single-Family and Middle Housing Design Standards

Proposed Modification to DMC 25.71.250 to require park development associated with all single family and middle housing projects, regardless if a subdivision is involved.

25.71.250 Parks

This section describes requirements for private development and the proposed Bluff Park to implement the Old Fort Lake Subarea Plan's goals and policies. Other Citywide parks and recreation plans, goals and policies can be found in the City's Parks, Recreation and Open Space Plan.

A. Park-land requirement. Park-land dedication and construction is required for residential subdivisions projects with ten or more units. The residential project shall include:

1. One-tenth of the combined gross area of the project ~~lots one acre or less in size~~, exclusive of all other dedications, must be developed for parks, and recreation use for the subdivision project. The Director must approve suitable locations for such parks and playgrounds.

2. A property owners' association for the proposed subdivision project shall be created, which shall own and maintain the parks and recreation spaces in perpetuity.

B. Park design criteria. Parks and recreation areas integrated into residential subdivisions projects must meet the following design criteria:

DMC 25.71.700 Single-Family and Middle Housing Design Standards

Proposed Modification to DMC 25.71.706 to refer the applicant to DMC 25.71.250 for park requirement.

DMC 25.71.706 Dimensional Standards

G. Parks and Recreation Space

Single family and middle housing projects with 10 or more units are required to dedicate and construct park land.
See DMC 25.71.250 for the park size and design criteria.

DMC 25.71.270 Draft Parking Standards

Review Draft Parking Standards Handout

Mandatory Middle Housing Parking Standards, per HB 1110

DMC 25.71.270 Parking Standards.

- A. Off-street parking for middle housing shall be subject to the following:
 1. A **maximum of one off-street parking space per unit shall be required on lots smaller than 6,000 square feet**, before any zero lot line subdivisions or lot splits.
 2. A **maximum of two off-street parking spaces per unit shall be required on lots greater than 6,000 square feet** before any zero lot line subdivisions or lot splits.

Detached Single-Family remains at 2/lot

Note: Staff have chosen to put all parking requirements into a table format in DMC 25.71.270 to include all uses in the Subarea.

Land Use, Housing and Capital Facilities Goals and Policies

Review (3) Goals and Policies Handouts in March 11, 2024 Meeting Packet

1. Draft Land Use Goals and Policies dated March 7, 2024 (page 8 of 21)
2. Draft Housing Goals and Policies dated March 7, 2024 (page 10 of 21)
3. Draft Capital Facilities Goals and Policies dated March 7, 2024 (page 12 of 21)

These goals and policies, together with the other Subarea goals and policies, serve to bring to life the vision for the Subarea:

“The vision for the Old Fort Lake Subarea is to plan for a range of residential, employment and recreational opportunities that are sustainable and embody DuPont’s high quality of life, character, and its rich history while preserving natural resources and emphasizing the surrounding beauty of the area.”

Land Use Goals and Policies

Goal LU-1 Plan for public amenities such as parks and trails that take advantage of Puget Sound views and provide connections to historic and cultural resource areas. Ensure that the bluff trail and viewpoints are accessible to all.

LU 1.1 Emphasize public views and access to the shoreline via public trails and trail connectivity.

Goal LU-2 Strategically plan for a range of sustainable commercial and entertainment-related uses that provide jobs and offer goods and services that respond to the needs of the City's residents while drawing visitors.

LU 2.1 Plan for a range of high-intensity commercial uses that are attractive and inviting.

LU 2.2 To support economic viability, locate the commercial areas near higher residential density areas.

LU 2.3 Plan for a range of low intensity commercial uses that provide a for a variety of personal services, offices and small scale light manufacturing at a neighborhood scale that is distinctly separate from the high intensity commercial area.

LU 2.4 Plan for hotel and entrainment type uses that create a draw to the subarea and expands the Home Course Golf Course usership and opportunities for tournaments.

LU 2.5 Prohibit light industrial, warehouse and heavy manufacturing type uses from locating in the Subarea.

Land Use Goals and Policies (cont'd)

Goal LU-3 Plan for civic and public uses that support the public health, safety and welfare of the subarea.

- LU 3.1 Provide opportunities for the development of a cultural/community center, convention center, cultural/historic interpretive center or other public facilities.
- LU 3.2 Plan for a future 10-acre school site in the Subarea to service the new children within the subarea. Coordinate with the Steilacoom Historic School District on the optimal location for a new school that supports their planning efforts.
- LU 3.3 Plan for future public safety needs in accordance with the Capital Facilities Plan.

Goal LU-4 Minimize nuisances and impacts to protect residential uses and adjacent properties.

- LU 4.1 Minimize the adverse visual, odor, fumes, and noise impacts of mechanical equipment, utility cabinets and other service areas at ground and roof levels to protect residential uses and adjacent properties by requiring enclosures and/or screening.
- LU 4.2 Minimize light pollution and ensure that functional lighting contributes to the character and safety of the streetscape and does not disturb adjacent developments and residences.
- LU 4.3 Promote lighting practices and systems to conserve energy, decrease dependence on fossil fuels, and limit greenhouse gas emissions.

Land Use Goals and Policies (cont'd)

Goal LU-5 Promote sustainable and energy-efficient site and building design.

- LU 5.1 Promote building and lighting practices and systems to conserve energy, decrease dependence on fossil fuels, and limit greenhouse gas emissions.
- LU 5.2 Apply the defined Wildland-Urban interface areas standards to the Old Fort Lake Subarea.
- LU 5.3 Support the use of low-impact development techniques throughout the subarea for the infiltration of stormwater in small-scale facilities such as bioretention ponds, rain gardens and other methods.
- LU 5.4 Comply with the Citywide Comprehensive Plan goals and policies related to addressing Climate Change.
- LU 5.5 Comply with the Citywide Comprehensive Plan goals and policies related to addressing tree canopy.
- LU 5.6 Comply with the Citywide Comprehensive Plan goals and policies related to water-wise landscaping standards to reduce water use.

Goal LU-6 Plan for a range of uses in the subarea while recognizing the environmental constraints associated with the Department of Ecology Consent Decree.

Housing Goals and Policies

Goal H-1 Strategically plan for a range of housing types and densities that meets the state-mandated growth targets while protecting DuPont's high quality of life and community character.

- H1.1 Plan for a housing density in the Subarea that exceeds the growth targets in anticipation of future density mandates. It should be anticipated that additional/new housing will be provided in other areas of the City.

Goal H-2 Develop new zoning and design standards for housing that conform to the requirements of Washington State legislation while reflecting the City's existing residential character.

- H 2.1 Plan for and accommodate housing that is affordable to all economic segments.
- H 2.2 Develop design standards requiring architectural details such as porches and garages setback from building fronts while minimizing costs that will be passed on to future buyers.
- H 2.3 Ensure new zoning and design standards strategically plan for compatibility with adjacent uses.
- H 2.4 Ensure new housing is buffered from the adjacent Home Course Golf Course to protect people and structures from errant golf balls.

-- *cont'd* --

Housing Goals and Policies (cont'd)

- H 2.5 Require parks and recreation areas associated with housing development that are owned and maintained by the Homeowner's Association; are usable, safe and inviting; and of a size that is commensurate with the City's established level of service.
- H 2.6 Ensure the new housing design standards for middle housing are not more stringent than standards for single family housing.
- H 2.7 Encourage multifamily development to meet the City's housing needs and to foster a compact and diverse community.
- H 2.8 Allow for up to two accessory dwelling units on all lots that are located in land use designations that allow for single family homes as required per RCW36.70A.680 and 681.

Goal H-3 Conform to the DuPont Comprehensive Plan Housing Element Goals and Policies specifically for housing affordability, housing supply and inventory, social equity, and population growth.

- H 3.1 Consider additional tools to incentivize housing affordability, such as Multifamily Tax Exemptions, streamlining the permitting process, and others, when a covenant is recorded preserving the affordability for a minimum of 50 years.
- H 3.2 Modify DMC 25.85 Affordable Housing Incentives Program as needed to comply with current Growth Management Act requirements for housing affordability.

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Capital Facilities Goals and Policies (cont'd)

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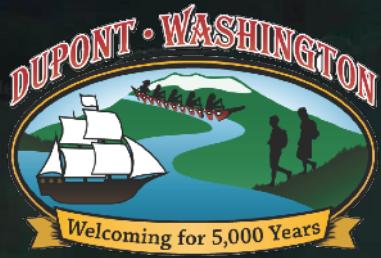
Utilities Goals and Policies (cont'd)

U Goal 3 Provide potable water to the subarea.

- U-3.1 Provide an efficient and adequate water supply to the residents and businesses of the subarea.
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DuPont Citywide Comprehensive Plan Update

Planning Commission Meeting – April 8, 2024



AGENDA ITEM #6, 6.1

DuPont Comp Plan Periodic Update – Public Participation Plan



Make sure the DuPont Comprehensive Plan reflects the input of the City and its residents

- ✓ Public meetings and outreach
- ✓ Farmer's Market/City events outreach
- ✓ Storefront Location
- ✓ Collect "interested parties" email list
- ✓ Regular website updates
- ✓ Nisqually Tribe outreach – including MOA
- ✓ JBLM outreach
- ✓ WA Dept. of Commerce reviews
- ✓ Puget Sound Regional Council reviews
- ✓ Planning Commission and Council meetings, workshops and hearings

RCW 36.70A.020: Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts

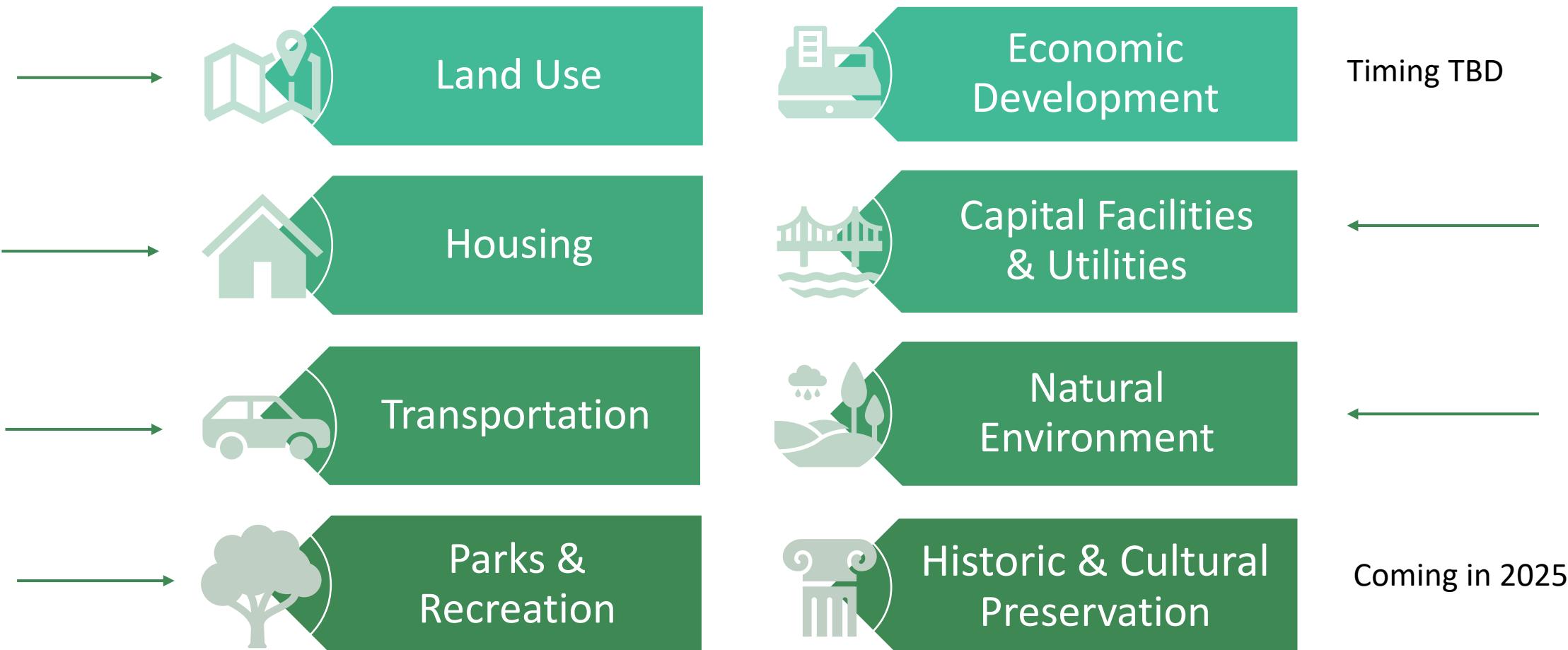
Vision for DuPont

The City of DuPont is a model small city known for its planned setting and hometown sense of community; a place that blends its natural beauty, rich Northwest history, and vibrant economy with a proactive approach to its future.

DuPont Comprehensive Plan Elements

Revise the DuPont Comprehensive Plan to reflect new regulatory guidance

DuPont Approach - Only update what is mandatory



DuPont Comprehensive Plan Elements – LAND USE ELEMENT



Land Use

- Update for consistency with Pierce County Countywide Planning Policies
- Review and audit entire plan to update Population Projections
- Update to incorporate housing needs based on buildable lands allocations
- Update to include climate guidance
- Update to incorporate open space corridors and green spaces for habitat and connection to critical areas and urban forestry.
- Review and update drainage, flooding and stormwater runoff corrective actions
- Adopt goals and policies for achieving environmental justice, including efforts to avoid creating or worsening environmental health disparities
- Adopt goals and policies to reduce and mitigate wildfire risks through wildfire preparedness and fire adaptation measures.

DuPont Comprehensive Plan Elements – HOUSING ELEMENT

- Incorporate goals and policies for preservation and improvement of existing housing
- Incorporate goals and policies for moderate density/middle housing
- Incorporate goals and policies for housing near employment and role of ADUs
- Complete an inventory and analysis of existing and projected housing need by income band
- Identify land capacity for housing by type of housing including government-assisted, low, very low and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing.
- Prove adequate provisions for existing and project housing needs for all economic segments.
- Document barriers and actions to achieve housing availability.
- Identify and address racially disparate impacts, displacement, and exclusion in housing
- Identify and establish anti-displacement policies with consideration for low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.



Housing

DuPont Comprehensive Plan Elements – CAPITAL FAC AND UTILITIES ELEMENT



Capital
Facilities &
Utilities

- Complete an inventory of green infrastructure
- Update to identify the transportation facilities, and public facilities and services needed to serve the UGA and the funding to provide the transportation facilities and public facilities and services
- Provide policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan
- Forecast and provide locations and capacities for needed or expanded capital facilities
- Work with Pierce County Public Utilities to address their needed capital facilities
- Provide the location and capacity of existing and proposed utilities, including telecommunications
- Identify and include contact information about all public entities

DuPont Comprehensive Plan Elements – TRANSPORTATION ELEMENT



Transportation

- Update the transportation facilities needed to serve the City and the funding for it.
- Identify actions to bring facilities to established multimodal levels of service
- Forecast multimodal transportation for a minimum of 10 years including updated land use assumptions
- Project system needs to equitably meet current and future demand and equitably implement the multimodal network
- Prepare a transition plan for transportation as required in Title II of ADA.
- Identify and designate planned improvements for active transportation facilities that encourage and promote healthy lifestyles.
- If funding falls short of identified needs, discuss how additional funds will be raised, or how land use assumptions will be reassessed to meet LOS standards.

DuPont Comprehensive Plan Elements – PARKS & RECREATION ELEMENT



Parks &
Recreation

- Update for consistency with Capital Facilities Plan
- Update tree canopy coverage
- Update for consistency with Parks, Recreation & Open Space Plan (PROS)

DuPont Comprehensive Plan Elements – OTHER REQUIREMENTS

Climate Change & Resiliency:

- Preparation of a Climate Change Chapter is due in 2029
- This update will address greenhouse gas reduction, climate preparedness, response and recovery goals and policies peppered throughout the Comp Plan Update.

Tribal Participation:

- A memorandum of agreement between City and tribes for collaboration and participation is required.
- Update process for tribal coordination in the Comp Plan

Siting Essential Public Facilities:

- Update to include Reentry and Rehabilitation facilities and Regional Transit Facilities as EPFs

General Consistency:

- With Countywide Planning Policies
- With PSRC Multi-county Planning Policies
- All plan elements
- Buildable Lands

Future Emergency Amendments:

- Set up a procedure for adopting future emergency comprehensive plan amendments

DuPont Comprehensive Plan Elements – WORK PLAN

April – early May



Perform a gap analysis to identify areas of the plan that require updating

May - August



Engage the community to develop community goals based on state and regional requirements.

August - October



Develop a draft plan and collect public feedback.

October - December



Planning Commission forwards a recommendation to City Council who approves the final plan.

January – June 2025



Update and Adopt Development Regulations consistent with the comprehensive plan

March 2025 – December 2025



Historic & Cultural Element and other amendments as needed on an annual basis

March 2028 - December 2029



Develop and Adopt a Climate Change & Resiliency Chapter

Planning Commission Meeting - May 13

1. Old Fort Lake Subarea Plan (cont'd):
 - Wrap up
2. Comprehensive Plan Periodic Update:
 - Review Gap Analysis
3. Development Regulations Amendment
 - Readerboard Signs



Thank you!

