



## CITY OF DUPONT

Department of Community Development  
1700 Civic Drive, DuPont, WA 98327  
Telephone: (253) 964-8121  
[www.dupontwa.gov](http://www.dupontwa.gov)

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### PLANNING DIVISION REPORT AND RECOMMENDATION TO THE DIRECTOR

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**PROJECT:** DuPont Public Works Facility North Site  
**FILE NUMBER:** PLNG 2021-003  
**DATE OF REPORT:** May 25, 2021  
**FROM:** Lisa Klein, AHBL (planning consultant to the City)

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**SUMMARY OF REQUEST:** Type I Critical Areas Exception approval to construct pedestrian improvements in the 100-foot Sequalitchew Creek buffer.

**LOCATION:** 1700 to 1780 Civic Drive, tax parcel 0119266004, in Sections 26, all in Twp 19 N, Range 1E, W.M, Pierce County, Washington.

**APPLICANT:** Gus Lim, Public Works Director  
City of DuPont Public Works Department  
1780 Civic Drive  
DuPont, WA 98327

**APPLICANT'S AGENT:** Dominic Miller, P.E.  
Gray & Osborne, Inc.  
2102 Carriage Drive SW, Bldg. 1  
Olympia, WA 98502

**CITY CONTACT:** Barb Kincaid, AICP  
Community Development Director  
City of DuPont  
1700 Civic Drive  
DuPont, WA 98327-9603  
Office: (253) 912-5393  
[bkincaid@dupontwa.gov](mailto:bkincaid@dupontwa.gov) / [www.dupontwa.gov](http://www.dupontwa.gov)

**SUMMARY OF RECOMMENDATION:** Staff Recommends approval of the Critical Areas Exception subject to conditions listed in Section E.

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## **A. SUMMARY OF RECORD**

See the list of attachments provided in Section H, which includes the submittal plans and documents and comments received on the application during the City review process (Attachments 1 – 11).

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## **B. FINDINGS OF FACT**

### **1. Property and Project Description**

- a. The property is located at 1700 - 1780 Civic Drive in the City of DuPont Civic Campus, which includes the existing City Hall, Public Safety Building and associated parking.
- b. The property is located within the Mixed Use zoning district and is designated by the Comprehensive Plan as being within the Civic Center planning area.
- c. The application is related to the DuPont Public Works Operations Facility – North Site project (PLNG2019-024, -034, -036 & PLNG2020-001; SEPA2019-005). That project received a SEPA Mitigated Determination of Nonsignificance on February 24, 2020. It also received a Type III Approval from the City's Hearing Examiner on June 1, 2020. It included the following Condition No. 4.a:

*“All grading and improvements shall be relocated outside of the Sequalitchew Creek 100-foot buffer. Alternatively, you may apply for a Type III Critical Area Permit for work within the 100-foot buffer. A Habitat Management Plan and stream buffer mitigation plan will be required per the requirements of Chapter 25.105.”*

- d. The proposal seeks to construct a new secure gravel path adjacent to the north of the existing City Hall parking lot, which requires 180 square feet of permanent impact to the outer portions of the Sequalitchew Creek buffer. In addition, 1,320 square feet of temporary buffer impacts will be required for the grading and construction of the path. The impacts will be mitigated by restoring the temporary impacts with new planting (1,320 square feet) and mitigating the permanent impacts with an expanded and replanted buffer area totaling 1,380 square feet. The temporary impacts will be fully mitigated, and the permanent impacts will be fully mitigated by replanting an area that exceeds the permanent impact area by over 700 percent.
- e. The application included a Habitat Management Plan and Stream Buffer Mitigation plan prepared following the requirements of Chapter 25.105.

### **2. Application Review Process**

- a. As required by the Hearing Examiner Condition No.4.a described in B.1.c, the applicant submitted a Type III Critical Areas Permit together with a Habitat Management Plan and Stream Buffer Mitigation Plan that were prepared per the requirements of Chapter 25.105. The application was deemed complete on April 12, 2021.
- b. Staff have evaluated the proposal and determined that the permit should be modified from a Type III Critical Area Permit to a Type I Critical Area Exception as the proposal meets the criteria for an exception as outlined in 25.105.070(2)(a). See the analysis provided in Section C, below.
- c. Per DMC 25.175.010(7), permits/approvals for which environmental review has been completed in connection with other project permits, are excluded from the Notice of application and Notice of decision procedure requirements. SEPA Environmental Review was previously completed for the proposal, as described in B.1.c, above.

d. DMC 25.105.070(2) provides that Critical Areas Exception requests shall be made in writing and subject to the administrative authority of the director. This staff report provides the analysis and staff recommendations for the director's consideration and approval.

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## C. ANALYSIS AND CONCLUSIONS OF CONSISTENCY WITH DMC 25.105.070(2) CRITICAL AREA EXCEPTIONS

### 1. Planning Department Review

DMC 25.105.070 Exemptions and exceptions describes that certain actions may be granted specific exceptions or modifications as provided in DMC Chapter 25.105 Critical Areas. DMC 25.105.070(2)(a) describes Exceptions to include (emphasis added in underlined text):

“construction of new transportation corridors, such as roads, sidewalks and trails; utilities such as water and sewer lines, gas lines, telecommunications and underground power lines; recreation facilities such as boardwalks, viewing platforms and pedestrian bridges; research facilities and monitoring stations where it can clearly be demonstrated that the project is needed for the benefit of the public; and no feasible alternative exists or to gain access to private property; and there is no feasible alternative to the proposed location; and the proposed location results in no net loss in a critical area’s functional value. An alternative site for the proposed activity shall be considered feasible if it is available and the proposed activity can be carried out on the site after taking into consideration costs, existing technology, infrastructure, and logistics, in light of overall project purposes. There is no feasible alternative when the following can be demonstrated:

- (i) The basic purpose of the public transportation or underground utility project cannot reasonably be accomplished using one or more other sites in the city that would avoid or result in less adverse impacts on critical areas; and
- (ii) The basic purpose of the project cannot be accomplished by a reduction in the size, scope, or configuration of the project as proposed or by changing the design of the project in a way that would avoid or result in fewer adverse effects on the critical area.
- (iii) Projects or alterations qualifying as an exception under this section shall be required to mitigate any impacts to critical areas in accordance with the mitigation requirements provided in this chapter.
- (iv) Exception requests shall be made in writing and subject to the administrative authority of the director.

*Staff Analysis and Conclusions: The proposal is for the construction of a pedestrian connection from the Civic Campus parking lot to the new public works facility, 180 square feet of which is located in the Sequalitchew Creek 100-foot buffer. The pedestrian connection will be constructed with a gravel surface, but otherwise functions the same as a sidewalk or trail, both of which are listed as allowed critical areas exceptions. The pedestrian connection is gated and fenced to limit the use to only those employees or invited guests needing to access the public works facilities.*

*The location of the pedestrian access is the only feasible location for the facility. The Civic Campus is largely constructed to include City Hall and the public safety building and their associated parking lot. Secure access from the parking lot is only feasible on the perimeter of the lot as it would otherwise impact campus circulation, remove parking spaces, and/or be less secure than the proposed location.*

*Per DMC 25.105.070(2)(a)(i), the purpose of the pedestrian connection can only be accomplished on the subject property as it provides a connection to and between the new public works facility and other civic functions that are already located on the property.*

*Per DMC 25.105.070(2)(a)(ii), the impact to the critical areas has been minimized to the greatest extent possible. The applicant has proposed using gravel instead of an alternative pavement that provides a more natural surface in an effort to lessen the potential for adverse effects on the critical areas.*

*Per DMC 25.105.070(2)(a)(iii), the impacts have been adequately mitigated through the planting plan. The temporary impacts will be fully mitigated, and the permanent impacts will be fully mitigated by replanting an area that exceeds the permanent impact area by over 700 percent.*

*Per DMC 25.105.070(2)(a)(iv), the applicant has requested approval of the pedestrian connection within the critical area in writing and this staff report provides the analysis of the request for the administrative authority's review.*

*The Habitat Management Plan and Stream Buffer Mitigation Plan were prepared by a licensed landscape architect. In the letter from Robert H. Droll dated March 30, 2021, the landscape architect confirms that the mitigation proposed will offset the permanent and temporary impacts and will result in no impacts to the functions and values of the stream buffer. The plantings are native types and are appropriate for the long-term functions and values of an upland riparian buffer. The plantings provide wildlife habitat and are an improvement to the existing condition. The temporary impacts will be fully mitigated, and the permanent impacts will be fully mitigated by replanting an area that exceeds the permanent impact area by over 700 percent.*

*There is a note on the Habitat Management Plan that is to be removed prior to City signature and approval of the plans. The note states that plant "quantities are provided for information only. Contractor is responsible for deriving own quantities." The City will require the planting quantities provided on the planting plans be planted within the mitigation area. (Condition No. 2)*

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#### **D. CONCLUSIONS**

Staff have reviewed the proposal and concluded that it meets the criteria to be qualified as a Critical Area Exception per DMC 25.105.070(2)(a). The application includes the required Habitat Management Plan and Stream and Buffer Mitigation Plan that demonstrate, subject to the conditions provided in Section E, the impacts to the buffer will be mitigated and result in no net loss to habitat functions and an improvement to the existing conditions.

## **E. RECOMMENDATIONS**

Based on the findings and conclusions in this report, DuPont staff recommends approval of the DuPont Critical Areas Exception, City File No. PLNG 2021-003, subject to the following conditions:

1. The fence type shall be black vinyl coated with black slats consistent with the overall fence type used for the project as provided on Fence Detail 1 on Sheet GD-8 of the Civil Plans prepared for the Site Development Permit.
2. The plantings shall be planted in accordance with the Planting Notes provided on the Habitat Management Plan and Mitigation Plan (Attachment H.5) with one exception. The note stating "Quantities are provided for information only. Contractor is responsible for deriving own quantities", shall be replaced with "Plant quantities provided on the Habitat Management Plan shall be planted by the contractor. Any replacements or reduction in quantities shall be approved by the Community Development Director." Provide a revised Habitat Management Plan for City signature depicting this note change.
3. Note that the City will be required to maintain the health of the vegetation within the planted area. The area shall be included within the City's routine landscape maintenance schedule.

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## **F. DECISION**

Based on the Findings and Analysis summarized above, the City finds that the proposed Critical Areas Exception, as conditioned, is consistent with DMC 25.105.070(2)(a). The City has determined that the Critical Areas Exception meets the standards and criteria necessary to obtain approval by the City. All conditions included in the Recommendations (See Section E) are incorporated herein with this Approval.

*Barb Kincaid*

May 25, 2021

Barb Kincaid, AICP  
Community Development Director / City of DuPont

Date

## **G. APPEALS**

Consistent with DMC 25.175.010 and 25.175.060(4), this decision by the director may be appealed to the City hearing examiner. Only parties of record may file an administrative appeal. An appeal must be filed within 14 days after issuance of this decision (**by June 8, 2021**). The instructions for filing an appeal are found in DMC 25.175.060(4).

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## **H. ATTACHMENTS**

The following list of attachments represents the Summary of Record on the application:

1. Request for Critical Area Exception prepared by Gray & Osborne, Inc. dated January 6, 2021
2. Top Soil and Irrigation Plan prepared by Robert W. Droll dated September 17, 2020

3. Cover Letter prepared by Gray & Osborne, Inc., dated March 30, 2021
4. Land Use Application signed March 30, 2021
5. Habitat Management Plan and Mitigation Plan prepared by Robert W. Droll dated March 30, 2021
6. Confirmation of Planting Types Letter prepared by Robert W. Droll dated March 30, 2021
7. Sequalitchew Creek Temporary Buffer Impact Figure 1 undated
8. Sequalitchew Creek Permanent Buffer Impact Figure 2 undated
9. Notice of Complete Application Dated April 12, 2021
10. Cover Letter prepared by Gray & Osborne, Inc. dated April 29, 2021
11. Revised Proposed Grading Plan and Wall and Fence Details prepared by Gray & Osborne, Inc. dated Mar 2021, plotted Apr 27, 2021 (5 sheets)

Cc: File No. PLNG2021-003

Applicant: Gus Lim, City of DuPont Public Works Director

Applicant's Agent: Dominic Miller, P.E., Gray & Osborne, Inc.

Parties of Record on related Public Works Operations Facility (aka North Site) PLNG2019-024, -034, -036 and PLNG 2020-001:

Bill Anderson, City of DuPont Building Official

Mike Turner, City of DuPont Fire Marshal

Maryanne Zukowski PE, PH Consulting (as City Traffic Engineer)

Adam Braun, PE, AHBL, Inc. (as City Engineer)

Lisa Klein, AICP, AHBL, Inc. (as City Contract Planner)

Erita Welborn, Tacoma-Pierce County Health Department (commenting agency)

Eva Barber, Washington Department of Ecology (commenting agency)

Stephanie Jolivette, Washington Department of Archaeology & Historic Preservation (commenting agency)



CONSULTING ENGINEERS



January 6, 2021

Ms. Barbara Kincaid  
City of DuPont  
1700 Civic Drive  
DuPont, Washington 98327

SUBJECT: REQUEST FOR CRITICAL AREAS EXCEPTION, PUBLIC WORKS  
FACILITY – NORTH SITE, PLNG2019-024  
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON  
G&O #19233.00

Dear Ms. Kincaid:

Regarding the Critical Areas for the Public Works Facility North Site, we are submitting this Request for Critical Areas Exception pursuant to DMC 25.105.070(2). This submittal includes the following documents:

- Overall Site Plan (Sheet GA-010);
- Proposed Overall Grading Plan (Sheet G1-6);
- Figure 1: Temporary Impact;
- Figure 2: Permanent Impact; and
- Landscape Plan (Sheet L3.0), Topsoil Plan (Sheet L2.0), and Irrigation Plan (Sheet L1.0).

As part of the Public Works Facility – North Site Project, a gravel path is proposed to provide access to the proposed Main Building. Attached are the Overall Site Plan (Sheet GA-010) and the Overall Grading Plan (Sheet G1-6), which depict the proposed gravel path along the northerly property line to the west of the proposed Main Building.

In the City letter dated August 18, 2020 for the DuPont Public Works Facility - North Site, the City included the following comment:

3. Hearing Examiner Condition #4.a requires that grading and improvements located within the 100-foot Sequalitcreek buffer requires a Type II Critical Area permit, Habitat management Plan, and a Stream Buffer Mitigation Plan.

City Response: You state that the proposed project will include grading and improvements within the 100-foot creek buffer and that you will pursue approval under DMC 25.105. You submitted a narrative and exhibits that describe request for consideration of the impact as an

Attachment H.1: Request for Critical Area Exception prepared by Gray & Osborne, Inc. dated January 6, 2021



Ms. Barbara Kincaid  
January 6, 2021  
Page 2

Exemption per DMC 25.105.070(1). We do not agree that the proposal meets the requirements for an exemption, however, it may meet the requirements for an Exception per DMC 25.105.070(2), which allows construction of new public sidewalk if there is no feasible alternative and that the proposal shall mitigate the impacts to the critical buffer in accordance with DMC 25.105. Your proposal may qualify for this exception if you can demonstrate there is no feasible alternative. Per DMC 25.105.070(2)(c), exception requests shall be made in writing and subject to the administrative authority of the director. Submit a narrative that addresses the requirements of DMC 25.105.070(2)(a) - (c). Any permanent impacts caused by the public sidewalk shall be mitigated by planting an equivalent area in the same vicinity as the impact. All temporary impacts shall be restored with similar plantings as the permanent impact replacement areas. The plantings shall be native types appropriate for an upland riparian buffer. The plantings shall be reviewed and approved by a qualified biologist. Approval of the exception request is required prior to issuance of site development or building permits. Note that the City will be required to maintain the health of the vegetation within the planted area.

## **PUBLIC BENEFIT AND FEASIBILITY OF ALTERNATIVES**

DMC 25.105.070(2)(a) requires that the proposed impacts are of public benefit and that no feasible alternative exists. The Public Works Facility Project includes construction of a gravel path for pedestrians to access the proposed Main Building from the existing parking lot between the existing City Hall and Public Safety Buildings. The gravel path is of benefit to the public, as it provides access to the proposed Main Building of the project. The alignment of the path is adjacent and north of a securely fenced parking and drive-aisle area that is used by the City of DuPont Police Department. The alignment of the path represents the only feasible alternative for this pedestrian access, due to the need to retain the security fencing of the area to the north of the Public Safety Building for purposes of the City of DuPont Police Department. We are not aware of feasible alternatives to accomplish the basic purpose the pedestrian walkway that would avoid or result in less adverse impacts on critical areas.

We submit that the exception criteria of DMC 25.105.070(2)(a) is met with the provided narrative.

## **MITIGATION OF IMPACTS TO CREEK BUFFER**

DMC 25.105.070(2)(b) requires mitigation of impacts to critical areas. The proposed impacts to the 100-foot Sequalitchee Creek buffer for construction of a gravel pedestrian walkway is as follows:



Ms. Barbara Kincaid  
January 6, 2021  
Page 3

- Area of temporary impact is 1,500 square feet as shown on the attached Figure 1.
- Area of permanent impact is 180 square feet as shown on the attached Figure 2.

To mitigate the impacts to the creek buffer, we propose the following:

- Restore the temporary impact area less the permanent impact area (1,500 SF – 180 SF = 1,320 SF) per the attached Sheets L3.0, L2.0 and L1.0. Restoration includes irrigation, topsoil and plantings. The plantings have been selected by a qualified biologist.
- Restore the permanent impact area of 180 SF with an area of 1,380 SF per the attached Sheets L3.0, L2.0 and L1.0. Restoration includes irrigation, topsoil and plantings. The area is to the east of the impacted area, but retains a planted area between the parking stalls and the creek buffer. The plantings have been selected by a qualified biologist.
- As the property owner, the City commits to maintaining the health of the vegetation of the planted areas.

We submit that the exception criteria of DMC 25.105.070(2)(b) is met with the provided mitigation plan.

We appreciate your consideration of this request. Please notify me if additional information is required.

Sincerely,

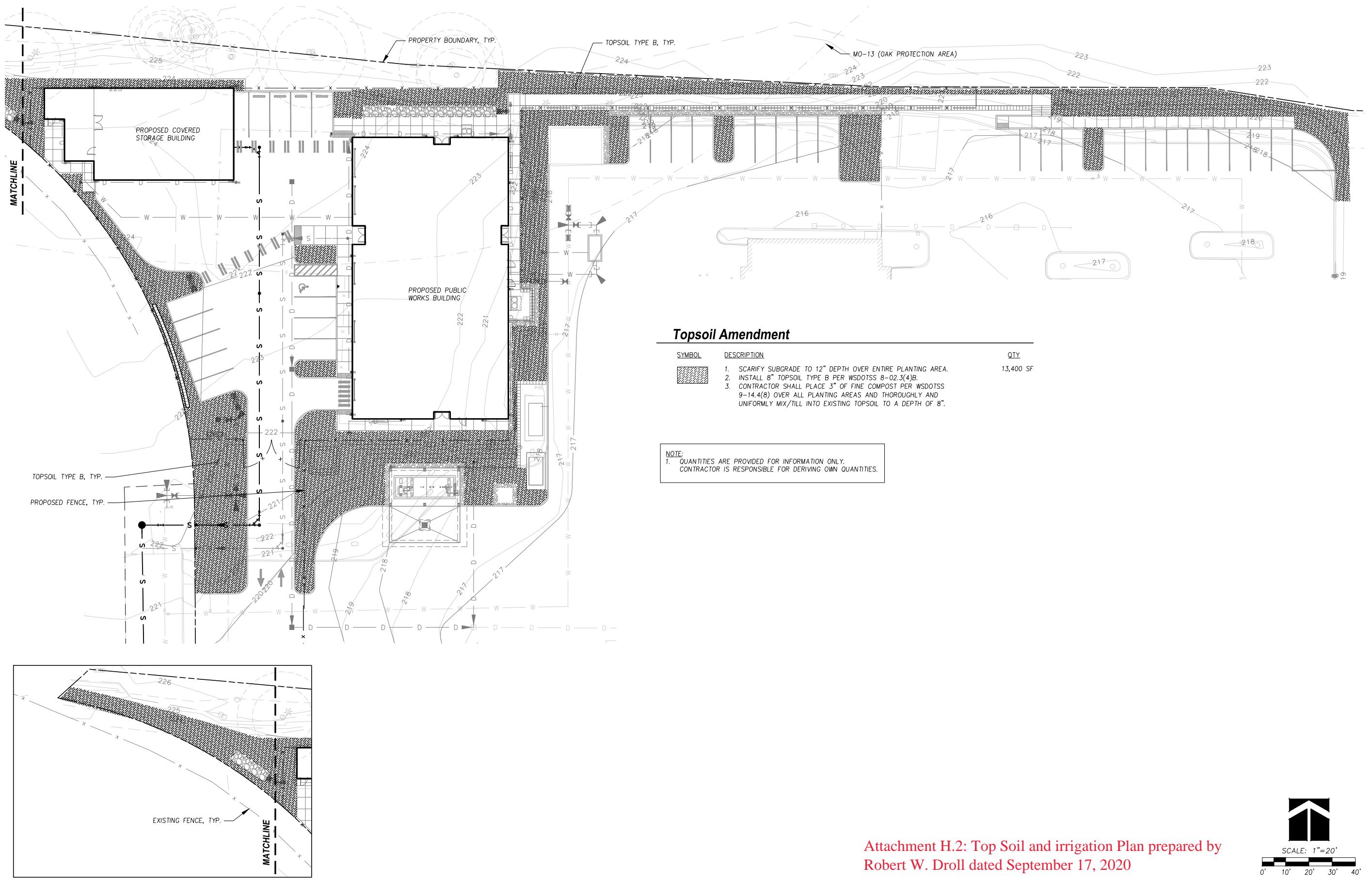
GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/sp  
Encl.

cc: Mr. Gus Lim, P.E., Public Works Director, City of DuPont  
Ms. Lisa Klein, AHBL, Inc.

# DuPont Public Works Facility



Attachment H.2: Top Soil and irrigation Plan prepared by  
Robert W. Droll dated September 17, 2020

**L2.0**

1  
2  
3  
4  
5  
6

City of DuPont Public Works  
1700 Civic Drive  
DuPont, WA 98327

**Robert W. Droll**

Landscape Architect, PS



4405 7th Avenue SE, Ste. 203  
Lacey, WA 98503  
(360) 456-3813  
FAX (360) 493-2063  
E-MAIL bob@wcall.com

Landscape Architecture  
Site Planning  
Environmental Design  
Urban Design  
Land Planning  
Project Management



**BID SET**

PROJECT NO. 19052

DRAWING \_\_\_\_\_

DESIGNED BY RWD

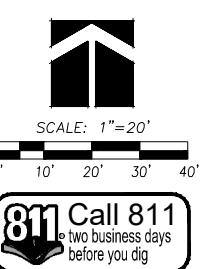
DRAWN BY PM, AD, PV

CHECKED BY RWD

REVISION  
DATE CHANGE

DATE: September 17, 2020

**Topsoil Plan - North Site**





March 30, 2021

Ms. Barbara Kincaid  
City of DuPont  
1700 Civic Drive  
DuPont, Washington 98327

SUBJECT: TYPE III CRITICAL AREAS APPLICATION, PUBLIC WORKS  
FACILITY – NORTH SITE, PLNG2019-024, -034, -036 &  
PLNG 2020-001  
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON  
G&O #19233.00

Dear Ms. Kincaid:

Regarding the Critical Areas for the Public Works Facility North Site and in response to your letter dated February 3, 2021, we are submitting this Type III Critical Areas Permit Application.

This submittal includes the following documents:

- Land Use Application;
- Habitat Management Plan and Mitigation Plan; and
- Letter in support of Critical Areas Permit from Robert W. Droll, Landscape Architect.

We appreciate your consideration of this request. Please notify me if additional information is required.

Sincerely,

GRAY & OSBORNE, INC.

A handwritten signature in blue ink, appearing to read 'D. J. Miller'.

Dominic J. Miller, P.E.

DJM/sp  
Encl.

Attachment H.3: Cover Letter prepared by  
Gray & Osborne, Inc. dated March 30, 2021

cc: Mr. Gus Lim, P.E., Public Works Director, City of DuPont  
Ms. Lisa Klein, AHBL, Inc.



# City of DuPont Planning Division Land Use Application

1700 Civic Drive  
DuPont, WA 98327  
[www.dupontwa.gov](http://www.dupontwa.gov)

Phone: (253) 912-5393  
Fax: (253) 964-1455

City File Number: PLNG2021-003

All information listed in this application, or by applicable ordinance, must be submitted in order for a land use application to be determined complete. Only a complete land use application will be processed for conformance with adopted policies and requirements.

## General Information:

Project name: DuPont Public Work Facility - North Site [TYPE III CRITICAL AREAS PERMIT]

Applicant name: City of DuPont

Address: 1780 Civic Drive, DuPont, WA 98327

Phone number: 253-912-5211 Fax number: 253-292-7517

Applicant's representative: Dominic Miller, P.E. - Gray & Osborne, Inc.

Address: 2102 Carriage Drive SW, Bldg I, Olympia WA

Phone number: 360-292-7481 Fax number: 360-292-7517

Description of proposal. Be specific.

Type III Critical Area Permit for encroachment into 100-foot Sequalitchew Creek buffer

## Site Information:

Assessor's Parcel Number(s): #0119266004

Area of site in square feet: 335,412 SF

Area of streets and alleys: N/A

Area of storm drainage improvements and conveyance lines: 280 lf

Area of open space and neighborhood green tracts: N/A

Area of critical areas and buffers: Steep Slope buffer and Creek buffer

Area of building floors: 16,000 SF office, 2,920 SF vehicle, 900 SF fueling station

Area of impervious surfaces: 26,000 SF

Area of landscaping: 16,200 SF

Building height: N/A

Number of dwelling units: N/A

Number of employees: N/A

Number of disabled, compact and standard parking stalls: N/A

Description and area of all proposed tracts: N/A

**RECEIVED**

(Revised 9/14/2014)

**Required Plans, Information and Fee:**

(Quantity and minimum scale of each item or drawing is indicated in parenthesis. Plans shall be no larger than 24 by 36 inch sheet size)

1.  Vicinity Map (include as part of site plan).
2.  Site Plan drawn at 1 inch = 20 feet extending 100 feet beyond the property lines (eight copies).
3.  Landscape Plans identifying: location, size and species of all landmark, historic and specimen trees; trees to be retained, specific tree protection measures drawn at 1 inch = 20 feet (seven copies).
4.  Grading Plan with estimated dimensions and quantities of work involved drawn at 1 inch = 20 feet horizontal with 2' contour intervals (seven copies).
5.  Storm Drainage and Utility Plan drawn at 1 inch = 20 feet (seven copies).
6.  Preliminary Stormwater Management Report and calculations (three copies).
7.  Roadway cross sections, (seven copies of single line drawing with dimensions).
8.  One each 8 by 11 inch reduction of all drawings.
9.  Average daily trips generated by the proposal based on the International Transportation Engineers Trip Generation Manual (two copies).
10.  Building Elevations drawn at  $\frac{1}{4}$  inch = 1 foot or larger. Identify building materials and colors (eight copies).
11.  Title report of subject lot that is less than 30 days old to identify all encumbrances (two copies).
12.  Draft of proposed covenants, conditions and restrictions related to the maintenance of open space or commonly owned improvements, if applicable (two copies).
13.  Letter of Sewer Availability from Pierce County (two copies).
14.  Letter of Water Availability from City of DuPont (two copies).
15.  One site drawing showing the refuse enclosure(s) that is approved via signature and date by LeMay, Inc. Contact person is Charlie Maxwell, Public Relations Director, 253-537-8687.
16.  Completed Environmental Checklist (two copies).
17.  Completed Land Use Application (one copy).
18.  Completed Agent Affidavit (one copy).
19.  Filing fee(s).

**Note:**

Fill out and return this application with all material listed in the Required Plans, Information and Fee section. Submittal of all required plans, information and fees constitutes a complete application. You will be contacted by the City within 28 days of formal application submittal regarding whether the application is complete. Site work may not start until all necessary permits have been obtained. Paper or electronic drawings of the proposal may be requested for presentation purposes.

  
(Applicant Signature)

3/30/2024  
(Date)

  
(Print name)



March 30, 2021

Mr. Dominic Miller  
Gray & Osborne, Inc.

SUBJECT: CRITICAL AREA PERMIT, CITY OF DUPONT PUBLIC WORKS FACILITY  
– NORTH SITE, PLNG2019-024

Dear Mr. Miller:

In support of a Critical Area Permit Application, we are providing the following:

- Habitat Management Plan and Mitigation Plan

In response to the items under Part 1.c of the City letter dated February 3, 2021, we are providing the following information:

- 1) In our opinion, the impact to the Sequalitchew Creek buffer is caused by unavoidable pedestrian path construction and should qualify for a Critical Areas Exception per DMC25.105.070(2). DMC 25.105.070(2)(a) requires that the proposed impacts are of public benefit and that no feasible alternative exists. The Public Works Facility Project includes construction of a gravel path for pedestrians to access the proposed Main Building from the existing parking lot between the existing City Hall and Public Safety Buildings. The gravel path is of benefit to the public, as it provides access to the proposed Main Building of the project. The alignment of the path is adjacent and north of a securely fenced parking and drive-aisle area that is used by the City of DuPont Police Department. The alignment of the path represents the only feasible alternative for this pedestrian access, due to the need to retain the security fencing of the area to the north of the Public Safety Building for purposes of the City of DuPont Police Department. We are not aware of feasible alternatives to accomplish the basic purpose of the pedestrian walkway that would avoid or result in less adverse impacts on critical areas.
- 2) In our opinion, the plantings included in the Habitat Management Plan and Mitigation Plan are native types and are appropriate for the long-term functions and values of an upland riparian buffer. The selected plantings provide wildlife habitat and are an improvement to the existing conditions.
- 3) The proposed fencing along the trail is intended to be a 6 ft. high chain link fence as shown on Sheets G1-7, G1-8 and GD-8 of the Conformed Drawings. The new plantings will be protected with appropriate offsets from the proposed fence line.

Attachment H.6: Confirmation of Planting  
Types Letter Prepared by Robert E. Droll  
Dated March 30, 2021

- 4) In our opinion, the mitigation proposed will offset the permanent and temporary impacts and will result in no impacts to the functions and values of the stream buffer.

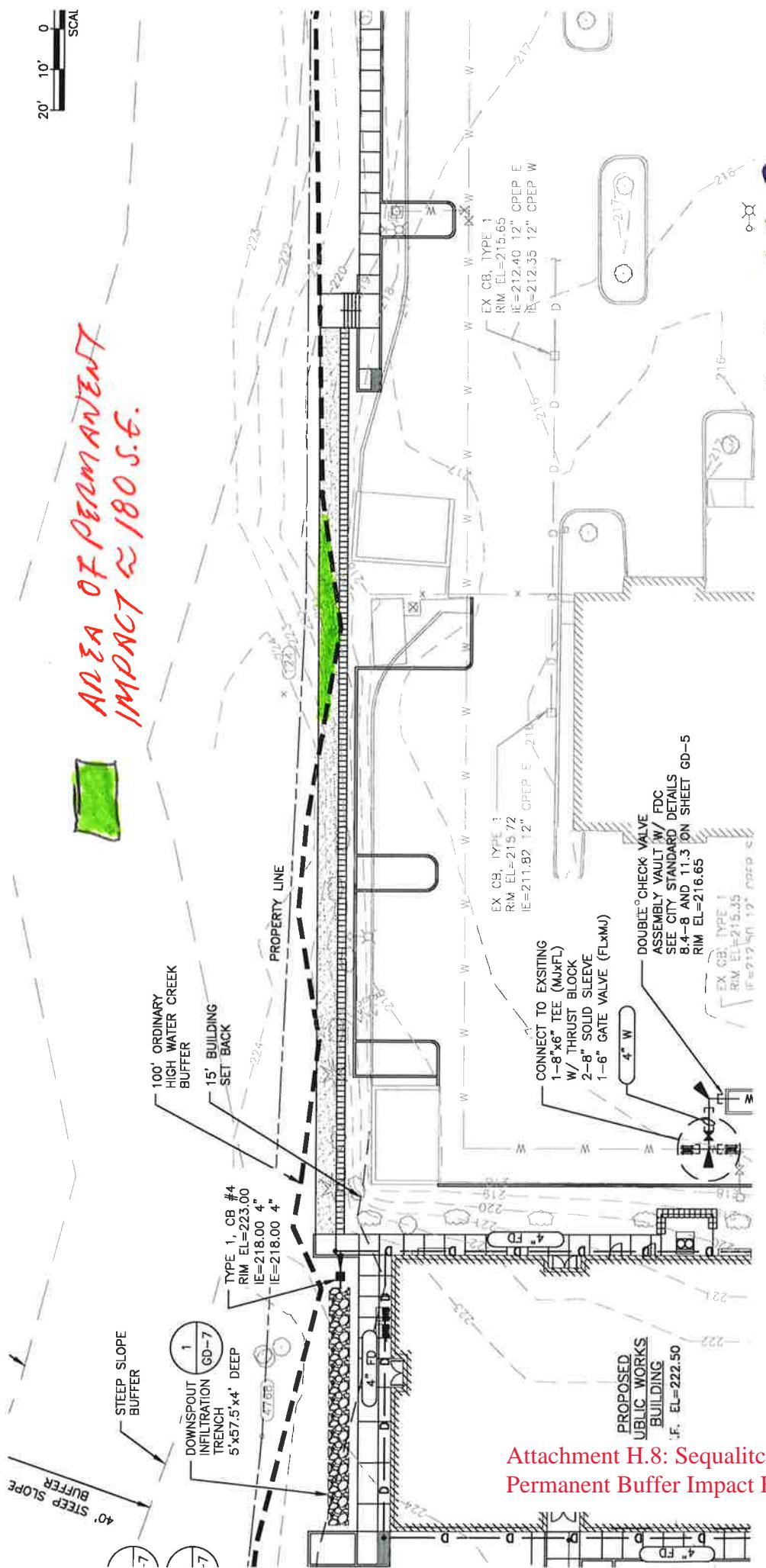
Sincerely,

A handwritten signature in blue ink that reads "Robert W. Droll". The signature is fluid and cursive, with "Robert" on the top line and "W. Droll" on the bottom line.

Bob Droll  
Robert W. Droll, Landscape Architect, PS  
4405 7<sup>th</sup> Ave SE, Suite #203  
Lacey, WA 98503  
[bob@rwdroll.com](mailto:bob@rwdroll.com)  
360.456.3813

cc: Mr. Gus Lim, P.E., Public Works Director, City of DuPont





## Attachment H.8: Sequalitchew Creek Permanent Buffer Impact Figure 2 undated



## CITY OF DUPONT

Department of Community Development  
1700 Civic Drive, DuPont, WA 98327  
Telephone: (253) 964-8121  
[www.dupontwa.gov](http://www.dupontwa.gov)

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April 12, 2021

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

Dom Miller, PE  
Gray & Osborne Engineering  
2102 Carriage Drive SW, Bldg. I  
Olympia, WA  
[dmiller@g-o.com](mailto:dmiller@g-o.com)

**Subject:** DuPont Public Works Operations Facility – North Site Type III Critical Areas Review  
Notice of Complete Application  
City File No. PLNG2021-003

Dear Mr. Miller:

On March 30, 2021 we received the following application materials for a Type III Critical Area Permit:

1. Cover Letter prepared by Gray & Osborne, Inc., dated March 30, 2021
2. Land Use Application signed March 30, 2021
3. Habitat Management Plan and Mitigation Plan prepared by Robert W. Droll dated March 30, 2021
4. Confirmation of Planting Types Letter prepared by Robert W. Droll dated March 30, 2021

The application is complete for processing. We have evaluated the application and determined that it meets the criteria for a Critical Area Exception instead of a Type III Critical Area Permit. Additional information is required to complete the review and issue approval:

1. It appears from other permit application materials as though a 6-foot chain link fence is proposed to be added to a retaining wall with heights as high as 3.25 feet. Buildings or structures are required to be located outside of the 100-foot Sequalitchew Creek buffer and the associated 15-foot building setback per DMC 25.105.(2)(g)(v). This includes fences and walls 6 feet or greater in height per DMC 25.10.190.165. Add the 100-foot Sequalitchew Creek buffer and wall heights to the Habitat Management Plan and Stream Buffer Mitigation Plan. Any combination of wall and fence that is 6 feet or greater in height is to be located outside of the 15-foot buffer setback.

Upon receipt of the additional information, the City will complete its evaluation of the proposal and determine it should be modified from a Type III Critical Area Permit to a Type I Critical Area Exception as it appears to meet the criteria in DMC 25.105.070(2)(b). A refund of the difference in application fee will be provided.

**Attachment H.9: Notice of Complete Application Date April 12, 2021**

If you have any questions, please call me at 253.912.5393, or email me at bkincaid@dupontwa.gov.

Sincerely,



Director of Community Development

Cc: File No. PLNG2019-024, -034, -036 & PLNG 2020-001  
Gus Lim City of DuPont Public Works Director  
Bill Anderson, City of DuPont Building Official  
Mike Turner, City of DuPont Fire Marshal  
Fred Foreman, City of DuPont Public Works  
Scott Hein, City of DuPont Public Works  
Adam Braun, AHBL, Inc. (representing the City of DuPont)  
Lisa Klein, AHBL, Inc. (representing the City of DuPont)



April 29, 2021

Ms. Barbara Kincaid  
City of DuPont  
1700 Civic Drive  
DuPont, Washington 98327

SUBJECT: TYPE III CRITICAL AREAS APPLICATION, PUBLIC WORKS  
FACILITY – NORTH SITE, PLNG2019-024, -034, -036 AND  
PLNG 2020-001  
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON  
G&O #19233.00

Dear Ms. Kincaid:

We are in receipt of your letter dated April 12, 2021 regarding the North Site Type III Critical Areas Review. Attached are supplemental exhibits showing that the 6-foot high fence is separate and distinct from the 3-foot high wall. There are no buildings or structures proposed within the 100-foot Sequalitchew Creek buffer or the associated 15-foot building setback.

We appreciate your consideration of this request. Please notify me if additional information is required.

Sincerely,

GRAY & OSBORNE, INC.

A handwritten signature in blue ink, appearing to read 'DJM'.

Dominic J. Miller, P.E.

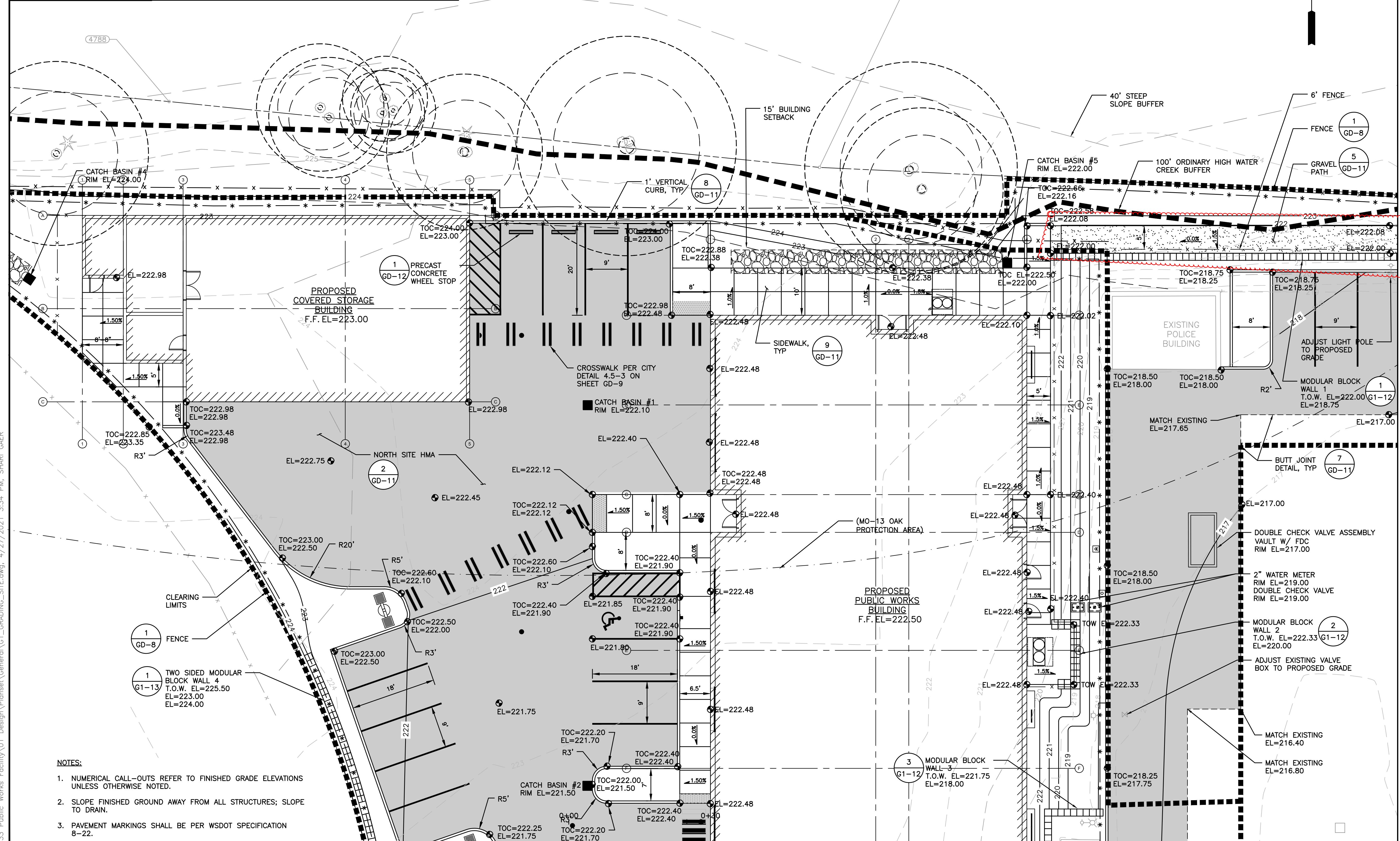
DJM/sp  
Encl.

cc: Mr. Gus Lim, P.E., Public Works Director, City of DuPont  
Ms. Lisa Klein, AHBL, Inc.

Attachment H.10: Cover Letter Prepared by  
Gray & Osborne, Inc. dated April 29, 2021

RIGHT-OF-WAY DISCLAIMER		APPROVED FOR CONSTRUCTION
BY: City of Dupont		DATE: _____
THE RIGHT-OF-WAY AND/OR PROPERTY LINES SHOWN HEREON ARE BASED ON AVAILABLE INFORMATION, NOT ON A SURVEYED LOCATION, AND ARE ONLY APPROXIMATE.		
These drawings are approved for construction for a period of 12 months from the date shown hereon. The City reserves the right to make revisions, additions, deletions, or modifications should construction be delayed beyond this time limitation. The City, by approving these drawings, assumes no liability in regards to their accuracy or omissions.		

SECTION 26 TOWNSHIP 19 RANGE 01

  
SCALE: 1"=10'


## PROPOSED GRADING PLAN

SCALE: 1"=10'-0"

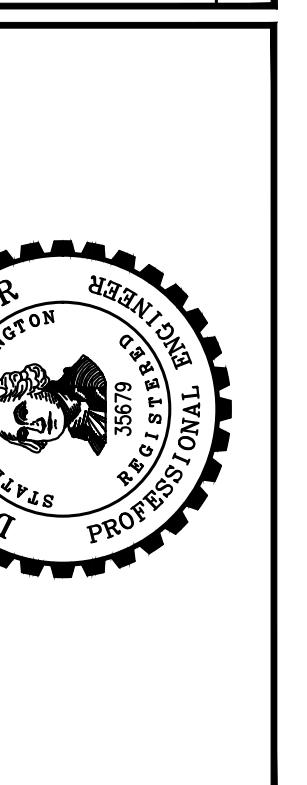
Attachment H.11: Revised Proposed Grading Plan and Wall and Fence  
Details prepared by Gray & Osborne, Inc. dated March 2021, plotted April  
27, 2021 (5 pages)

  
TWO INCHES AT FULL SCALE.  
IF NOT, SCALE ACCORDINGLY

**Gray & Osborne, Inc.**  
CONSULTING ENGINEERS  
2102 CARRIAGE DRIVE SW, BLDG 1  
OLYMPIA, WA 98502 • (360) 292-7481

DATE: MAR 2021  
DRAWN: CDG  
CHECKED: SLG  
APPROVED: DJM

No.	REVISION	DATE	APPROVED



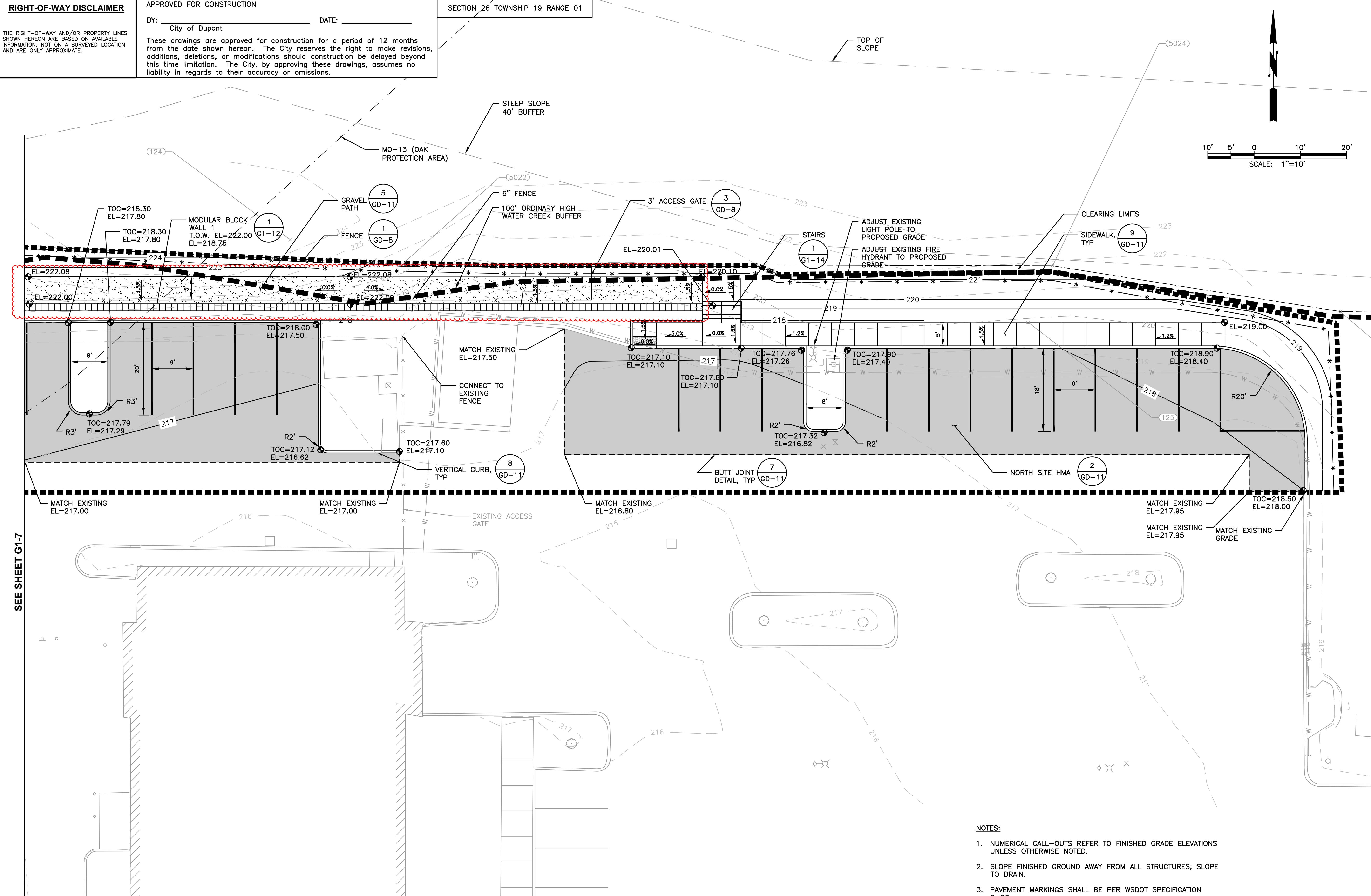
**DUPONT**  
WASHINGTON  
CITY OF  
PIERCE COUNTY  
PUBLIC WORKS FACILITY  
PROPOSED GRADING PLAN

**G1-7**  
OF: 14

JOB NO.: 19233.00  
DWG: G1,\_GRADING\_SITE

RIGHT-OF-WAY DISCLAIMER	
APPROVED FOR CONSTRUCTION	
BY: <u>City of Dupont</u>	DATE: _____
THE RIGHT-OF-WAY AND/OR PROPERTY LINES SHOWN HEREON ARE BASED ON AVAILABLE INFORMATION, NOT ON A SURVEYED LOCATION, AND ARE ONLY APPROXIMATE.	

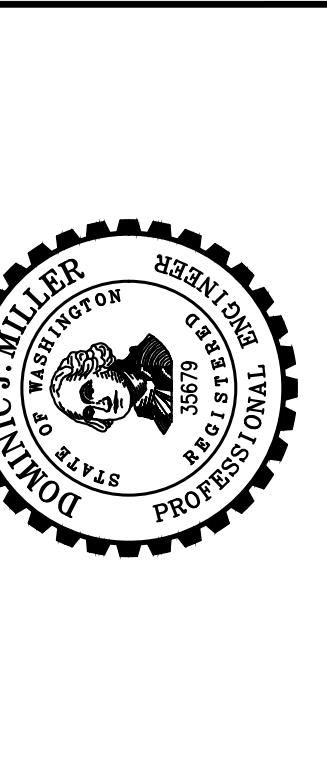
SECTION 26 TOWNSHIP 19 RANGE 01



**Gray & Osborne, Inc.**  
CONSULTING ENGINEERS  
2102 CARRIAGE DRIVE SW, BLDG 1  
OLYMPIA, WA 98502 • (360) 292-7481

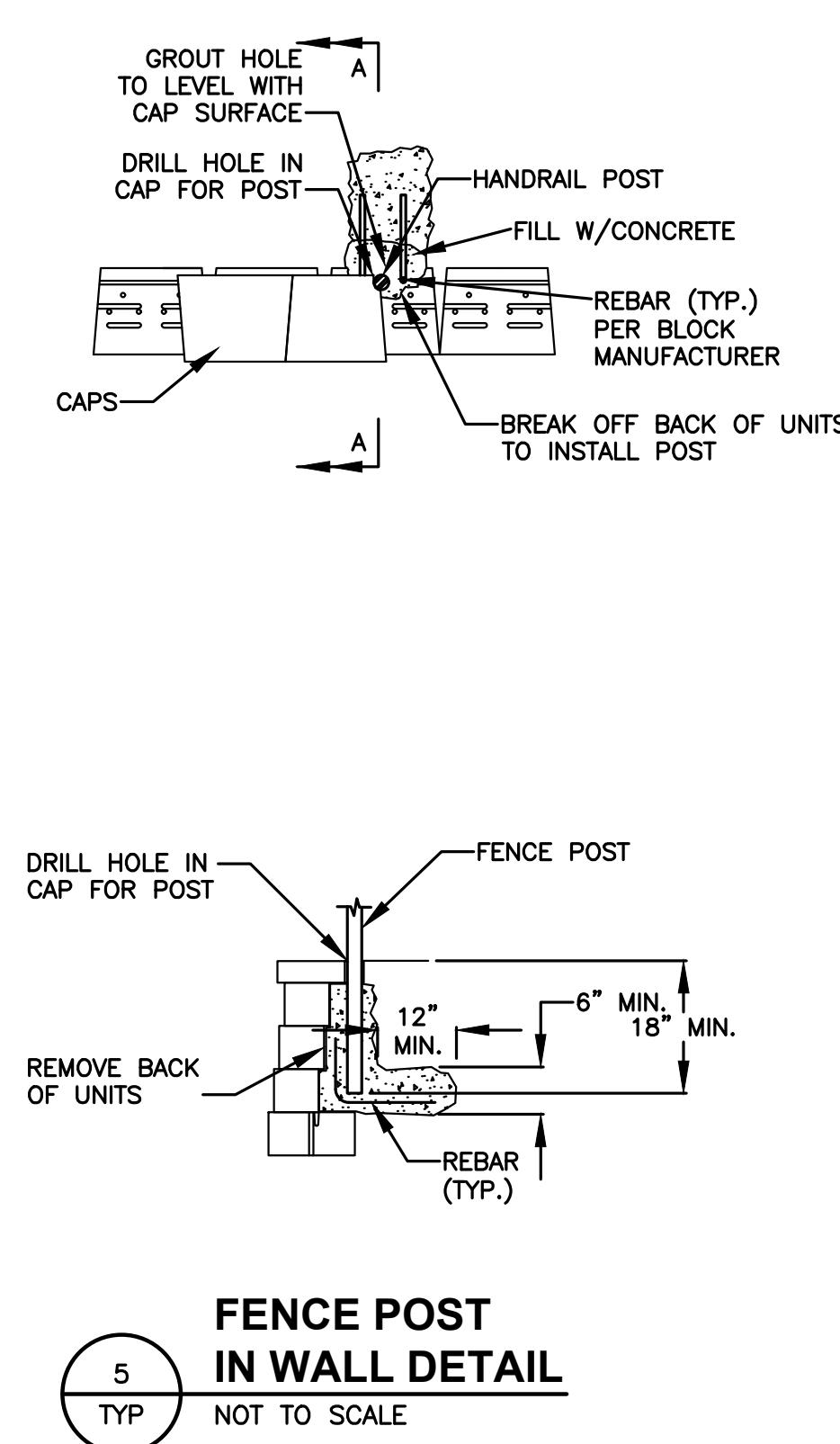
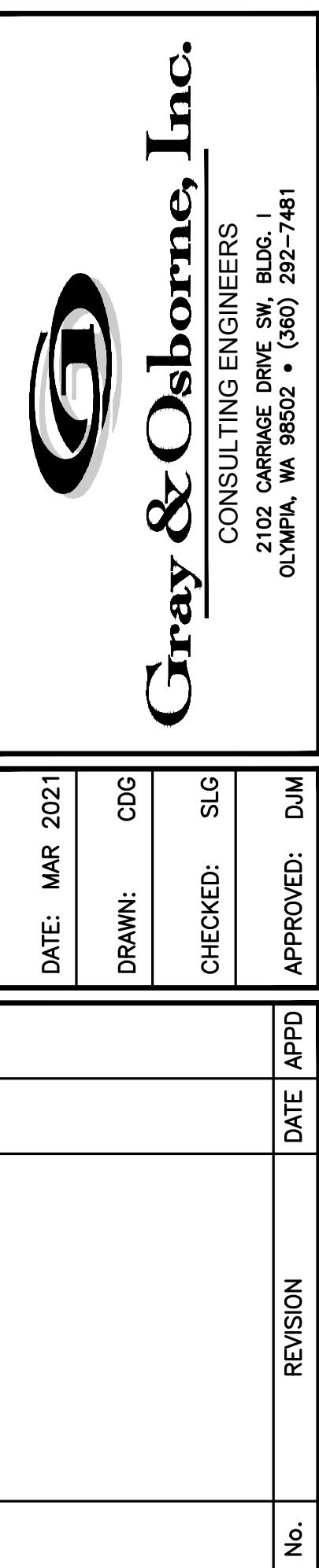
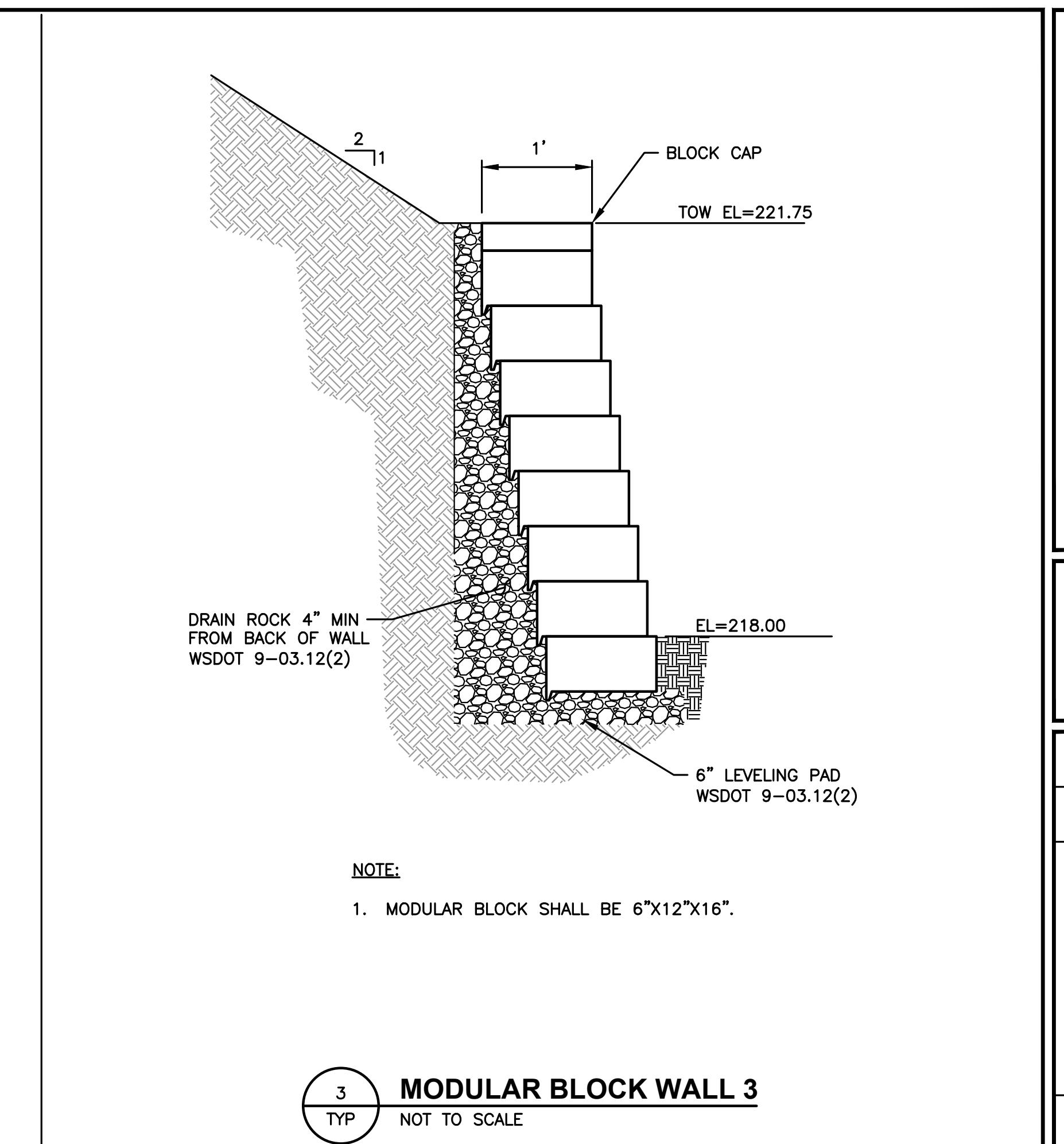
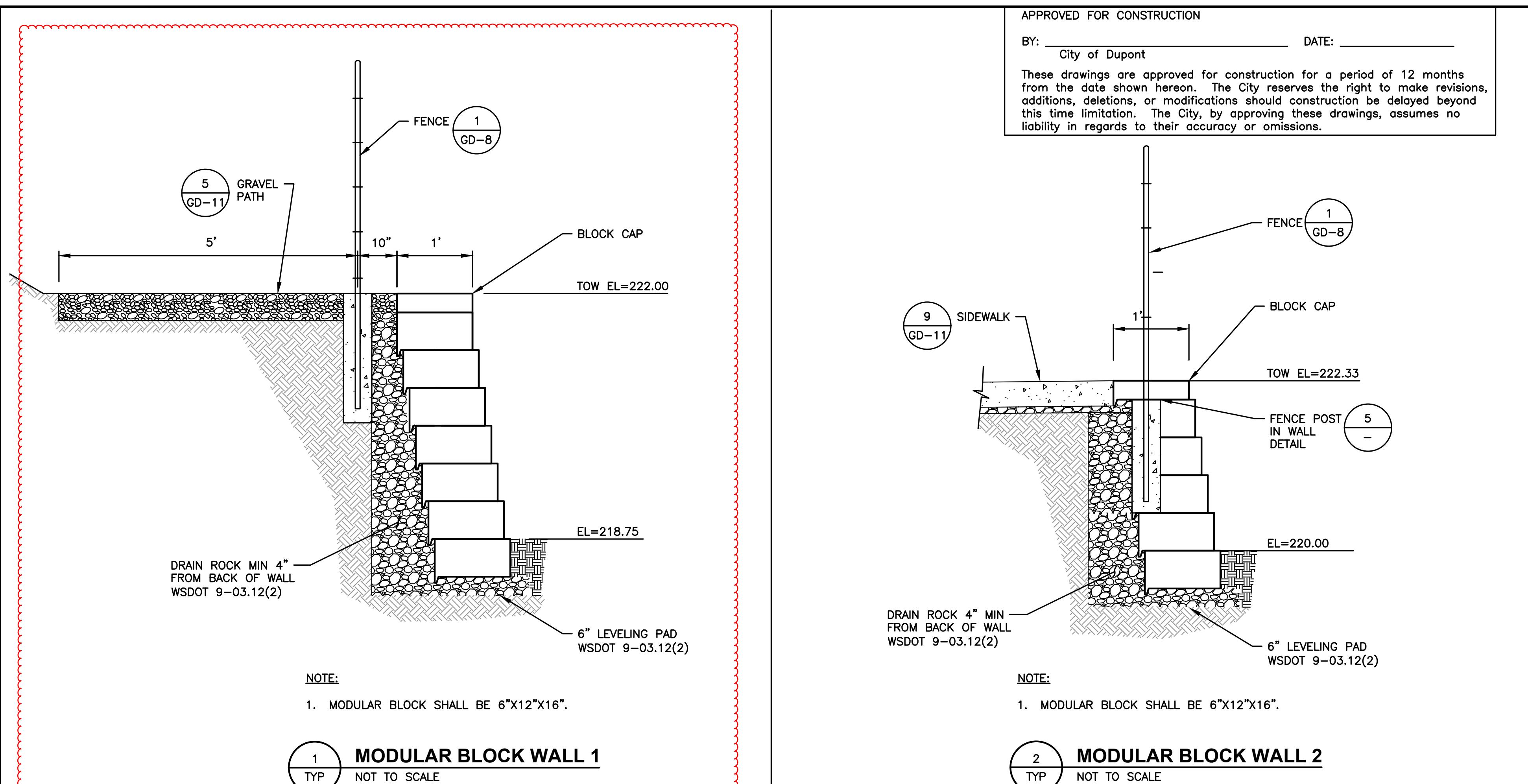
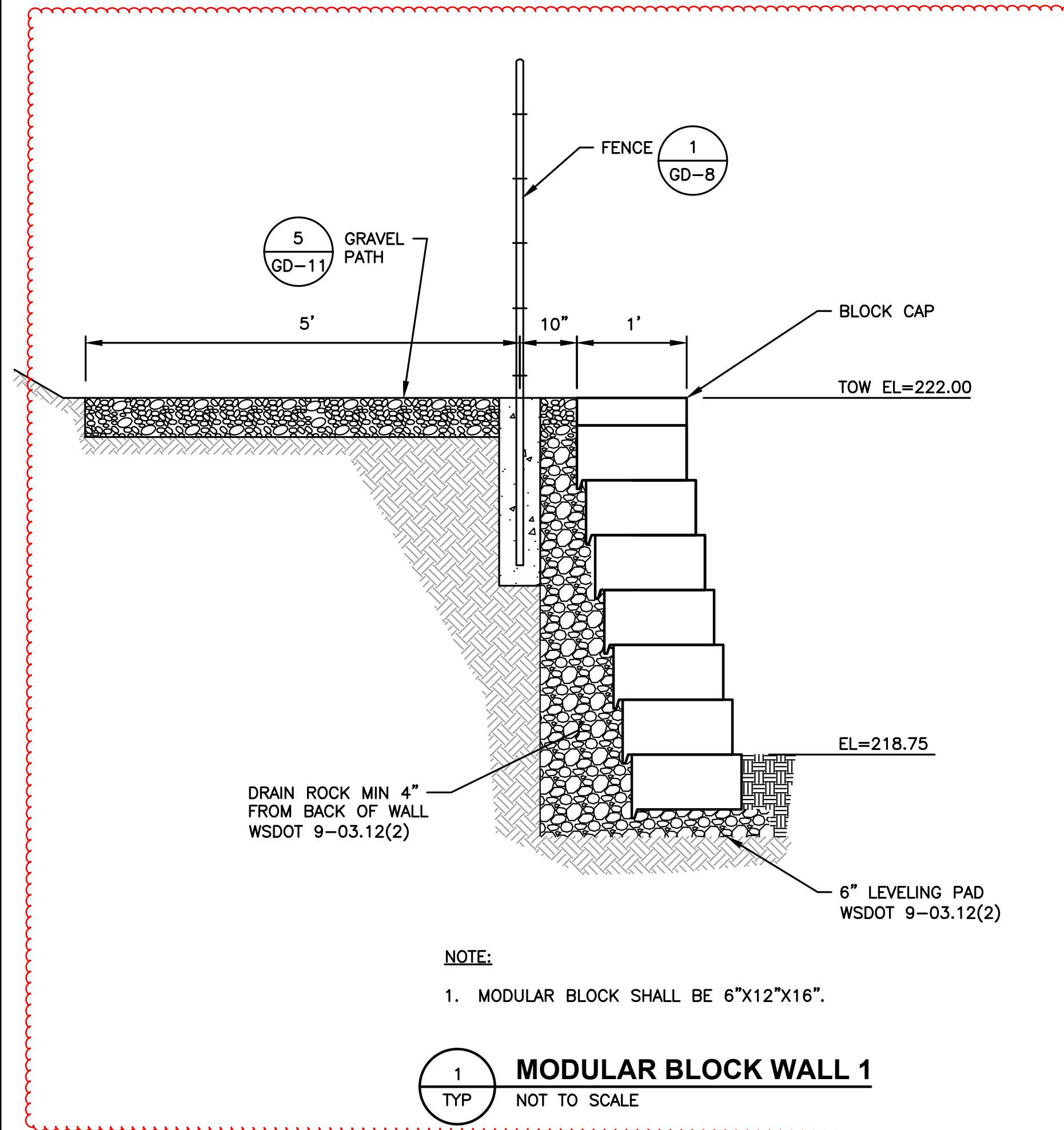
DATE: MAR 2021  
DRAWN: CDG  
CHECKED: SLG  
APPROVED: DJM

No.	Revision	Date	Approved



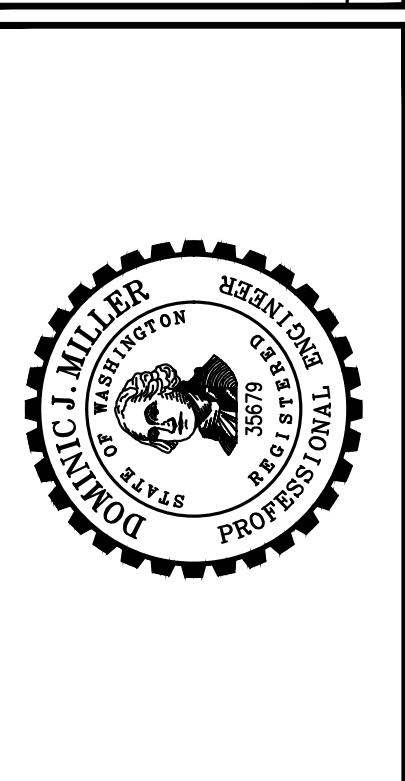
**DUPONT**  
WASHINGTON  
CITY OF  
PIERCE COUNTY  
PUBLIC WORKS FACILITY  
PROPOSED GRADING PLAN

SHEET: G1-8  
OF: 14  
JOB NO.: 19233.00  
DWG: G1\_GRADING\_SITE



DATE: MAR 2021	DRAWN: CDG	CHECKED: SLG	APPROVED: DJM
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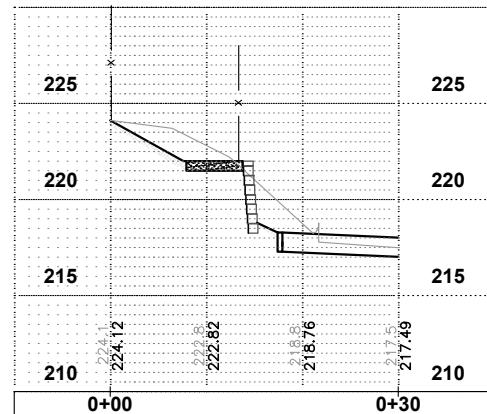
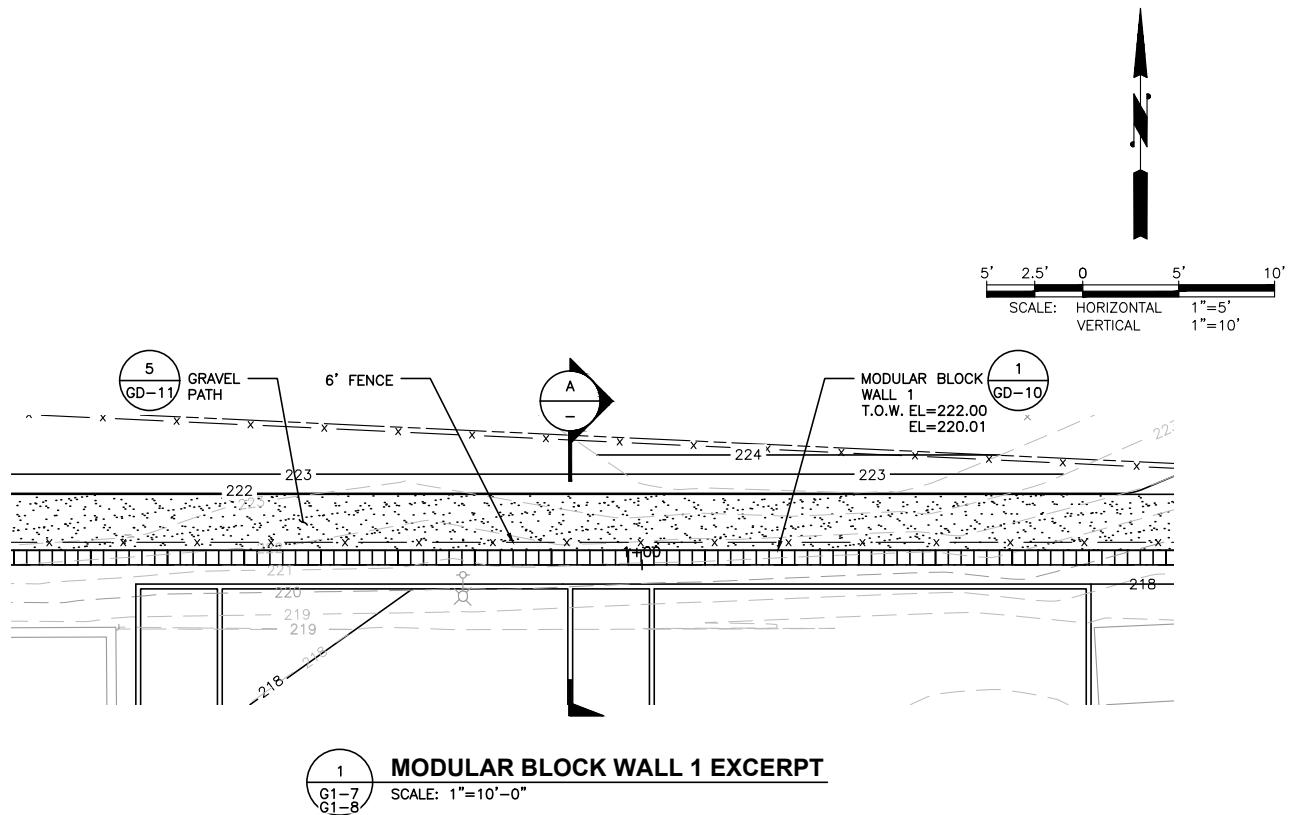
No.	REVISION	DATE	APPROVED
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CITY OF DUPONT  
PIERCE COUNTY  
WASHINGTON  
PUBLIC WORKS FACILITY  
WALL DETAILS

SHEET: GD-10  
OF: 13  
JOB NO.: 19233.00  
DWG:MISC\_DET1  
TWO INCHES AT FULL SCALE.  
IF NOT, SCALE ACCORDINGLY





L:\DUPONT\19233 Public Works Facility\01 Design\PLanset\General\G1-WALL.dwg, 4/27/2021 4:11 PM, SHARI GAER

**CITY OF DUPONT**  
**PUBLIC WORKS FACILITY**



**Gray & Osborne, Inc.**  
CONSULTING ENGINEERS

CONSULTING ENGINEERS

