



Unique History ... Vibrant Future

CITY OF DUPONT
Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

**City of DuPont
State Environmental Policy Act
Determination of Nonsignificance (DNS)**

**DuPont Station Properties Comprehensive Plan Amendment and Rezone
City File Nos. PLNG2022-020, -021, -022**

Description of Proposal: The proposal is for a comprehensive plan land use map amendment and rezoning of two tax parcels totaling 52.2 acres in the DuPont Station planning area, most of which is the site of the former State Farm regional office campus. The land use designations of the two parcels is proposed to be changed on the Future Land Use Map in the Comprehensive Plan from Office to Mixed Use. The zoning designation is proposed to be changed from Office to Mixed Use District-2. The proposed comprehensive plan amendment and rezoning are nonproject actions that intend to allow for a broader range of use types than what is permitted under the current land use and zoning designation.

Location of Proposal: The proposal site includes tax parcels 0119351043 and 3000200690 located at 1000 Wilmington Dr and 1408 Palisade Blvd, DuPont, WA 98327.

Applicant: Andy Takata, City Administrator, City of DuPont

Findings:

1. The application was filed on Sept. 12, 2022. The environmental checklist is dated Sept. 9, 2022 (City File No. PLNG2022-022).
2. The proposal is subject to the requirements of DMC Chapter 23.01, and WAC 197-11, State Environmental Policy Act, as a non-project, Growth Management Act-integrated action. Future development proposals for the subject properties would undergo a separate project-level SEPA environmental review following the requirements of DMC Title 23 Environment, if not exempted under WAC 197-11-800.
3. The City will hold a community workshop with the Planning Commission on Sept. 26, 2022, followed by a Public Hearing with the Planning Commission (tentative) on October 10, 2022 and a public hearing with City Council (tentative) on November 22, 2022.
4. A comprehensive plan map amendment is subject to the review criteria in DMC 25.170.090 and a rezone is subject to the review criteria in DMC 25.165.030.
5. Future development proposals will also be required to comply with the DuPont Municipal Code, including Title 25 Zoning Code, Title 22 Stormwater Utility, Title 21 Water and Sewer Utilities, Title 9 Public Peace and Safety, and the 1989 Memorandum of Agreement between Weyerhaeuser Real Estate Company, the city of DuPont and the Washington State Historic Preservation Officer regarding the discover of cultural resources, as well as all other applicable City regulations and state and federal laws.

Comment Period: The DNS is issued under WAC 197-11-340(2). The lead agency has determined that the proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request.

The City will not act on this proposal for 14 days from issuance (issuance date: September 22, 2022). SEPA comments must be received no later than 5:00 pm, October 6, 2022. The final decision may be appealed per DMC 23.01.210(c)(2) to the Growth Management Hearings Board within 60 days of the City's publication of the adopting ordinance.

DuPont SEPA Responsible Official

Barb Kincaid

September 22, 2022

Barb Kincaid

Date

Cc: File No. PLNG2022-022

Attachments: CPA and Rezone SEPA Checklist 9-9-2022