



Unique History ... Vibrant Future

**CITY OF DUPONT**  
Department of Community Development  
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**City of DuPont**  
**State Environmental Policy Act**  
**MODIFIED Determination of Nonsignificance (DNS)**  
**(modifications are shown in underlined text)**

**DuPont Station Properties Comprehensive Plan Amendment, Rezone and Text Amendments**  
**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. Text amendments are proposed to DMC Chapter 25.35 Mixed Use District and DMC Chapter 25.36 Mixed Use District-2 to refine the allowed uses in these Districts. The proposed comprehensive plan amendment, rezoning and text amendments 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 held a community workshop with the Planning Commission on Sept. 26, 2022, followed by two Planning Commission Meetings on October 10 and October 24, 2022. A Public Hearing with the Planning Commission is scheduled (tentative) on November 14, 2022 and a public hearing with City Council (tentative) on November 22, 2022.
4. Public comment on the proposal resulted in the refinement of allowed uses in the Mixed Use (DMC 25.35) and Mixed Use District-2 (DMC 25.36) zoning districts.
5. A comprehensive plan map amendment is subject to the review criteria in DMC 25.170.090 and a rezone and text amendment is subject to the review criteria in DMC 25.165.030.
6. 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) and modified per WAC 197-11-340(2)(f). 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.

There is no comment period required for a Modified DNS. 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

October 28, 2022

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Barb Kincaid

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Date

Cc: File No. PLNG2022-022

Attachments: CPA and Rezone SEPA Checklist 10-28-2022