



CITY OF DUPONT

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

NOTICE OF APPLICATION DuPont 243 Proposal

The City of DuPont has received permit applications for the DuPont 243 Proposal that may be of interest to you, and you are invited to comment on the proposal.

Project Description: Construct two office/warehouse buildings totaling approximately 268,380 square feet, to include grading, paved truck maneuvering and truck and vehicular parking areas, landscaping, water and sanitary sewer extensions, stormwater collection, and infiltration facility, extension of Sequelitchew Drive, relocation and reconstruction of the onsite portion of Sequelitchew Creek Trail and protection of an existing historical marker with a 50-foot buffer.

City File Nos.: PLNG2022-031(Site Plan Review); and PLNG2022-032 (SEPA)

Date of Submission: Nov. 21, 2022

Date of Complete Application: Dec. 19, 2022

Date of Notice of Application: Feb. 23, 2023

Comments Due: March 9, 2023

Project Location: 1700 Center Drive, DuPont, WA. Pierce County Tax Parcel No. 011926-6005 and 6006. Located in the NW ¼ of Scn 26, Twn 19N, Rge 1E, W.M.

Project Applicant:

Ben Varin
Avenue 55
601 Union Street, Suite 2930
Seattle, WA 98101

Project Representative:

Dan Balmelli
Barghausen Consulting Engineers
18215 – 72nd Ave South
Kent, WA 98032

City Permits, Approvals, Procedures: Type II Site Plan Review (PLNG2022-031), and SEPA Environmental Review (PLNG2022-032). Type III procedures (per DMC 25.175.010(4)) require a public hearing and final decision by the City's Hearing Examiner. Public notice of the hearing date will be provided separately, a hearing date has not been scheduled at this time. A SEPA Determination has not been made and, when issued, will include a comment and appeal period.

Other Potential Permits and Approvals: Building Permit, Grading Permit, Sewer Line Extension Permit (Pierce County), Sanitary Sewer Service Permit (Pierce County), NPDES Permit (Ecology) and potentially Forest Practices Permit.

Consistency Review: Pursuant to DMC 25.175.040, City staff will review the proposed project permit application for consistency with applicable regulations and the comprehensive plan by evaluating the following: (i) The type of land use permitted at the site, including uses that may be allowed if the criteria for their approval have been satisfied; (ii) The level of development, such as units per acre, density of residential development in urban growth areas, or other measures of density; (iii) Availability and adequacy of infrastructure and public facilities identified in the comprehensive plan; (iv) Whether the plan or development regulations provide for funding of these facilities as required by Chapter 36.70A RCW; and (v) The character of the proposed development, as authorized by development regulations, including Title 12, Buildings and Construction; Title 14, Streets, Sidewalks, Curbs, Driveways and Parking Strips; Title 21, Water & Sewer Utilities; Title 22,

Stormwater Utility; Title 23, Environment; and Title 25 Land Use Code. Based on the consistency evaluation, a recommendation on the proposal will be prepared for the City Hearing Examiner's consideration.

Submitted Studies: Cultural Resources Report, Building Elevations, Geotechnical Engineering Study, Letters of Sewer Availability, Preliminary Civil and Landscaping Plans, Preliminary Stormwater Management Report, SEPA Checklist, Transportation Impact Analysis, Tree Report, and Water Availability. Additional studies are required to evaluate noise, Priority Habitats and Species, and lighting impacts.

Public Comment: Copies of all application plans and documents may be viewed at City Hall at the location listed below or at the following website location: <https://www.dupontwa.gov/697/DuPont-243>. The public may comment on the proposal by submitting written comments to the City of DuPont by 5 p.m. March 9, 2023. They may be submitted via email to bkincaid@dupontwa.gov or mailed or dropped off to City Hall at the following address:

Barb Kincaid, AICP
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