



CITY OF DUPONT

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

NOTICE OF APPLICATION WITH OPTIONAL DNS Bell Hill PFAS Treatment Facility

The City of DuPont has received permit applications for the Bell Hill PFAS Treatment Facility that may be of interest to you and you are invited to comment on the proposal.

City File Nos.: Bell Hill PFAS Treatment Facility - Land Use Application (PLNG2022-025), SEPA Environmental Review (PLNG2022-033)

Project Description: The proposal is for the approval of the Bell Hill PFAS Treatment Facility, a 2.85-acre site in the Manufacturing and Research Park (MRP) district, which includes Bell Hill Reservoir, Wells 1 and 2, and a booster station. The proposed development is a 1,753 square foot foundation concrete pad, 3 sets of two 12-foot carbon treatment vessels, wellhouse building expansion, and extensive site piping changes.

Date of Complete Application: March 3, 2023

Date of Notice of Application: March 8, 2023

Permit Comments Due: March 22, 2023

Project Location: Section 25, Township 19, Range 0, in the City of DuPont, off of Bell Hill Place, on Pierce County Tax Parcel No. 0119252010.

Project Applicant:

City of DuPont
1700 Civic Drive
DuPont, WA 98327

City Representative:

Barbara Kincaid
Public Services Director
(253) 912-5393

City Permits, Approvals, and Procedures: Type II Site Plan Approval (PLNG2022-025), SEPA Environmental Review (PLNG2022-033), Land Use Approval, Building Permit for treatment plant, Building Permit for wellhouse building expansion, Grading and Civil Construction Permit.

Other Potential Permits and Approvals: Washington State Department of Health Approval.

SEPA (PLNG2022-033): The City of DuPont has reviewed the proposal and probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-significance (MDNS). The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposal.** Agencies, tribes, and the public are encouraged to review and comment on the proposed projects and its probable environmental impacts. Comments must be submitted by the date noted above to:

Barb Kincaid, AICP
Director of Public Services
City of DuPont
1700 Civic Drive
DuPont, WA 98327
(253) 912-5393 / bkinaid@dupontwa.gov

The following may require mitigation for the adverse environmental impacts of the proposals: Aesthetics. (Note: The mitigation measures are in addition to conditions of approval required for adherence to the development regulations listed below.)

Consistency Review: 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; (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 21, Water & Sewer Utilities; Title 22, Stormwater Utility; Title 23, Environment; and Title 25 Land Use Code. In order to obtain site plan approval, all of the development regulations and criteria specified in the district applicable to the property must be satisfied in addition to any general development requirements in Chapters 25.75 through 25.95 and 25.105 through 25.125 DMC.

Required Studies: Cultural Resources Assessment, Landslide Hazard Review, Preliminary Site Plan, Grading Plan, Storm Drainage Utility Plan, Landscaping Plan, Stormwater Analysis, SEPA Checklist, Operation and Maintenance Manual, Renderings, Noise Memo.

Public Comment: The public may comment on the proposal by submitting written comments to the City of DuPont by 5 p.m. March 22, 2023. 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/139/Active-Development-Projects>.

Comments must be submitted by the date noted above. They may be submitted via email to bkincaid@dupontwa.gov, mailed or dropped off to City Hall at the address provided above.