



# 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: PLNG2023-007

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: Sequalitchew Creek Restoration Plan  
Applicant name: South Puget Sound Salmon Enhancement Group  
Address: 6700 Martin WAY E, Suite 112 Olympia, WA 98516  
Phone number: 360-412-0808 Fax number: N/A

Applicant's representative: Cole Baldino  
Address: 6700 Martin Way E, Suite 112 Olympia, WA 98516  
Phone number: 360-464-0004 Fax number: N/A

#### **Description of proposal. Be specific.**

Robison Rail Bridge: The trail berm will be breached and a new steel bridge installed to restore a surface water connection between the East and West Edmond Marsh areas (Figures 5a and 5b). The bridge will be 70 feet long and 12 feet wide, large enough to allow periodic maintenance v

Losing Reach/Center Drive: Project activities in this area, shown in Figures 6a through 6j, will improve in-stream and riparian habitat and support restoration of year-round flows in Sequalitchew Creek. The existing concrete sidewalk along the creek will be removed to provide more space fo

City Hall Culvert: Sequalitchew Creek passes through an existing 56-inch metal culvert under the pedestrian trail west of Center Drive. The existing culvert is perched above the stream channel and would not meet Washington Department of Fish and Wildlife requirements for fish passage

Beaver Management: Active management of water levels and beaver activities in Edmond Marsh is proposed in order to maintain the hydraulic gradients that provide flows through the watershed. Proposed activities (Figures 4a through 4c) include notching an existing beaver dam and inst

#### **Site Information:**

Assessor's Parcel Number(s): 3000791020, 3000580650, 3001000110, 3000060200, 3000580640, 3000  
Area of site in square feet: 81300  
Area of streets and alleys: 0  
Area of storm drainage improvements and conveyance lines: 0  
Area of open space and neighborhood green tracts: 0  
Area of critical areas and buffers: 0  
Area of building floors: 0  
Area of impervious surfaces: 0  
Area of landscaping: 0  
Building height: 0  
Number of dwelling units: 0  
Number of employees: 0  
Number of disabled, compact and standard parking stalls: 0

Description and area of all proposed tracts: Excavate existing trail berm material at Robison Trail new bridge location 5,000 sq. ft. Install new Robison Trail bridge, regrade adjacent trail, install sewer manholes 500 sq ft/Notch

### **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 ¼ 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.

Cole Baldino Digitally signed by Cole Baldino  
Date: 2023.10.10 13:45:50  
-07'00' 10/10/2023  
(Applicant Signature) (Date)

Cole Baldino  
(Print name)