



# CITY OF DUPONT

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

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## NOTICE OF APPLICATION WITH OPTIONAL DNS Champions Centre

The City of DuPont has received permit applications for the Champions Centre church development that may be of interest to you and you are invited to comment on the proposal.

**City File Nos.:** Type II Site Plan Review (PLNG2023-010), Type III Critical Areas Permit (PLNG 2023-014), Type III Tree Modification (PLNG2023-011), & Type I Boundary Line Adjustment/Lot Line Elimination (PLNG2023-012), Type I SEPA Environmental Review (PLNG2023-013)

**Project Description:** The proposal is for the construction of a church to accommodate a congregation of approximately 350 people. The subject property consists of four legal lots of record, which upon approval of the lot line elimination, will become three lots. Although the property consists of approximately 21.29 acres, only approximately 4.1 acres are proposed to be developed as follows:

- Lot A will be approximately 139,369 square feet upon which a 26,000 square foot church and associated parking lot will be constructed.
- Lot B will be approximately 39,928 square feet upon which a 3,000 square foot retail pad will be constructed, along with EV parking as an accessory use that will be open to the public.
- Lot C will be approximately 747,729 square feet upon which the wetland and associated buffer is located and which may be conveyed to the city at the time Lots A and B are developed.

The proposal includes a request to remove regulated landmark trees and to reduce the standard wetland buffer.

**Date of Complete Application:** January 16, 2024

**Date of Notice of Application:** January 19, 2024

**Comments Due:** February 2, 2024

**Project Location:** The subject property is located at DuPont Steilacoom Road and Barksdale Avenue and includes tax parcel numbers 0119362039, 0119362009, 0119362012, and 0119362043. Section 36 Township 19 Range 01 Quarter 21

**Project Applicant/Agent:** Wendy Garrison  
LeRoy Surveyors & Engineers, Inc.  
P.O. Box 740, Puyallup, WA 98371

**City Permits, Approvals, and Procedures:** Critical Areas Permit (Type III), Tree Modification Permit (Type III), Site Plan Review (Type II), Boundary Line Adjustment (Type I), and SEPA Environmental Review (Type I). The applications will be reviewed concurrently, and a public hearing will be required. A date has not been set for the public hearing; a separate notice of the public hearing will be issued.

**Other Potential Permits and Approvals:** Other city permits potentially required include a site development permit, design review, transportation concurrency, building permit, sign permit, right-of-way permit, NPDES permit, Pierce County Sewer Division approval. A forest practices permit may also be required.

**SEPA:** The City of DuPont has reviewed the proposal and probable adverse environmental impacts. A SEPA Mitigated Determination of Non-significance (MDNS) is anticipated.

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 / [bkincaid@dupontwa.gov](mailto:bkincaid@dupontwa.gov)

The following may require mitigation for the adverse environmental impacts of the proposal: historic and cultural resources, tree protection, critical areas, noise, and traffic mitigation measures are anticipated. (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 14, Streets, Sidewalks, Curbs, Driveways and Parking Strips; Title 21, Water & Sewer Utilities; Title 22, Stormwater Utility; Title 23, Environment; Title 24, Subdivision Regulations; and Title 25, Land Use Code.

**Required Studies:** Stormwater Drainage Report, Arborist Report, Geotechnical Report, Critical Areas Report, Buffer Mitigation Plan, Habitat Management Plan, Cultural Resources Study, Transportation Impact Analysis, and a SEPA Checklist.

**Public Comment:** The public may comment on the proposal by submitting written comments to the City of DuPont by 5 p.m. February 2, 2024. 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](mailto:bkincaid@dupontwa.gov) or mailed or dropped off to City Hall at the address provided above.