



CITY OF DUPONT

Department of Community Development
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SEPA ENVIRONMENTAL POLICY ACT

NOTICE OF DECISION TO ISSUE A MITIGATED DETERMINATION OF NONSIGNIFICANCE

Champions Centre

City File Number: SEPA2023-013 (SEPA)
Related File Numbers: PLNG2023-010 (Site Plan Review), PLNG2023-014 (Critical Areas Permit),
PLNG2023-011 (Tree Modification), PLNG2025-010 (Design Review)

Description of proposal: The proposal is for the construction of a church to accommodate a congregation of approximately 350 people and an eating and drinking establishment. The subject property consists of four legal lots of record, which upon approval of the lot line adjustment, 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 3.2 acres (139,369 square feet) upon which a 26,000 square foot church and associated parking lot will be constructed.
- Lot B will be approximately 0.79 acre (34,601 square feet) upon which a 3,000 square foot eating and drinking establishment will be constructed, along with EV parking as an accessory use that will be open to the public.
- Lot C will be approximately 17.28 acres (753,056 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 site is undeveloped land that includes mature forest canopy consisting of native trees, a mixed understory with documented presence of common invasive plant species, scattered stands of trees including Oregon white oaks, and a 20-acre wetland with associated stream known as the Bell Marsh. Clearing, grading, and site preparation will include removal of 62% of the trees on-site. Replacement trees will be required at the rate required by City Code. A Type III Tree Modification Request is included in the proposal. The applicant is proposing to remove 3 Landmark Trees within the development footprint and to replace them with 75 mature trees of same species. The proposal includes implementation of a Buffer Mitigation Plan and Habitat Management Plan in order to accommodate a reduced wetland buffer around Bell Marsh.

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.

Proponent: Wendy Garrison
LeRoy Surveyors & Engineers, Inc.
P.O. Box 740, Puyallup, WA 98371

Lead Agency: City of DuPont

Responsible Official: Barb Kincaid
Director of Public Services
City of DuPont

Contact Information: Barb Kincaid, City of DuPont, 1700 Civic Drive, DuPont, WA 98327, 253-912-5393

The Responsible Official hereby makes the following findings and conclusions based on a review of the environmental checklist and attachments; comments received from City Departments and consultants; other information on file with the City and the policies, plans and regulations designated by the City of DuPont as a basis for the exercise of substantive authority under RCW 43.21C.060.

The lead agency has determined that the requirements for environmental analysis and protection have been adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A RCW, and mitigation measures have been included as part of this determination which alleviates any probable significant adverse environmental impact.

A Notice of Application with Optional DNS anticipating an MDNS was issued on January 19, 2024. The comment period ended on February 2, 2024. There were 19 comments submitted expressing concern about the project, the majority of which addressed the loss of existing oak trees on the property due to the project. Other issues of concern were the classification of Bell Marsh as a class 1 or 2 wetland, general wetland impacts, vehicle traffic generation, visual compatibility with the Historic Village, and temporary construction impacts. There were also twenty comments submitted in support of the project.

A. FINDINGS

This determination is based on the following findings and conclusions:

1. Earth – The site topography includes gradual to moderate slopes up to 22% in grade that generally descend northwestward from Steilacoom-DuPont Road towards the wetland and Barksdale Avenue. The proposed area of development slopes from a high point of 246 feet in the south corner of the site to a low of approximately 232 feet near the wetland buffer. A Geotechnical Soil Observation Report was prepared for the proposed development by LeRoy Surveyors and Engineers on August 24, 2023, revised October 14, 2024. Soils were found to be generally recessional glacial outwash deposits consisting predominately of Spanaway gravelly sandy loam and there are no indications of unstable soils in the vicinity. Proposed clearing limits are approximately 168,508 square feet and earthwork consists of 2,655 cubic yards of cut and 25,539 cubic yards of fill. Upon completion, the proposed development will result in approximately 118,834 square feet of impervious surface coverage, approximately 66% of the development area. A temporary erosion and sedimentation control (TESC) plan will be implemented during construction to reduce and control erosion impacts.
2. Air – During construction activity, dust and vehicular exhaust from construction equipment are the most likely short-term sources of emissions. The primary source of long-term emissions will be from vehicular exhaust resulting from the proposed development. Watering will be implemented during construction to minimize airborne dust.
3. Water – The subject property is largely dominated by the Bell Marsh wetland and associated stream and is in the FEMA Floodzone A. A critical areas report was prepared by Grette Associates on July 2019, revised May 2024, that delineated Bell Marsh as a Type II wetland and identified the associated stream as a Type F, both of which require a 100-foot protective buffer per City Code. The proposed area of development is outside of the delineated wetland and flood zone, but within the protective buffer. The City has approved reduced wetland buffer ranging from 36 feet to 100 feet in width, with the implementation of a Buffer Mitigation Plan and Habitat Management Plan in order to accommodate for the proposed development while maintaining or enhancing the ecological functions these features provide. The TESC plan will ensure construction activities do not cause erosion impacts to the wetland and stream.

Current site stormwater runoff flows north into the Bell Marsh wetland. A storm drainage system was designed for the proposed per City of DuPont standards and in accordance with the requirements of the 2019 Ecology Stormwater Manual. Upon completion of the proposed development, the majority of runoff will be collected by catch basins where it will be discharged to on-site stormwater filter systems that will provide quality mitigation and be conveyed to two underground infiltration trenches located in

the parking areas. A minor amount of stormwater runoff will sheet-flow infiltrating the landscaping and into the wetland.

4. Plants – Existing vegetation is a mix of deciduous and coniferous trees and an understory consisting of native and invasive plant species. An arborist report prepared for the proposed development by Greenforest dated January 29, 2025 and a tree retention plan prepared by LeRoy Surveyors & Engineers dated January 28, 2025 identified 84 existing trees on-site, 32 (38%) of which are proposed for retention and 52 (62%) of which are proposed for removal. Tree protection measures are provided to ensure the retained trees do not withstand any damage during grading and construction. The removed trees will be replaced at the rate required by the City Code.
5. Animals – Songbirds, deer, and other animals common in urbanized areas are known to be present onsite. The Washington Dept. of Fish and Wildlife (PHS) map identifies the subject property as high potential for containing habitat for three different bat species. The site is also within the Pacific Flyway for migratory birds. The proposed development is not anticipated to have any negative impacts on wildlife habitat or cause disturbance to wildlife, however, a habitat management plan was developed and will be implemented for the wetland buffer reduction. The habitat management plan includes the removal of invasive plant species, planting of native plant species, and monitoring.
6. Environmental Health – The site is undeveloped but shows signs of human activity and disturbance. There is no known contamination on site and the proposed development will not involve the use or storage of toxic or hazardous materials.
7. Noise – Existing noise is from vehicular traffic on the surrounding streets. Temporary noise associated with construction equipment and traffic is anticipated at acceptable levels and only during the hours allowed by the City Code to ensure noise impacts are limited.
8. Land Use – The site is currently vacant undeveloped land. The portion of the subject property to be developed within proposed Lots A and B is located in the Historic Village, and a portion of the wetland parcel, Lot C, is located in the Bell Hill Village. All subject parcels are in the Commercial zoning district and are surrounded by other Commercial zoned properties to the south and southeast and by Open Space and R3 to the north and northwest.
9. Aesthetics – The proposed development will significantly alter the existing aesthetics of the undeveloped site and will be visible from the surrounding streets and adjacent properties. The church building will be 24 feet tall, the eating and drinking establishment will be 18 feet tall, and surface parking for 173 vehicles including EV charging stations will be provided. To ensure consistency with surrounding neighborhood character, the development will be subject to the City's development regulations and design standards including but not limited to setbacks, buffer landscaping and walls, exterior building materials, and architectural details. The proposed new buffering landscaping and wall will help to provide a visual screen to mitigate the impact to aesthetics.
10. Light and Glare – The primary sources of light or glare resulting from the completed project will be produced from exterior lighting fixtures and vehicle headlights. The main time of day that this will occur is Sunday evenings. The project will utilize light fixtures and landscaping designed to minimize glare and/or light spill affecting adjacent uses and the wetland wildlife habitat.
11. Recreation – The subject property does not currently contain any recreation uses, the nearest facility is Lafrati Park located to the west of the subject property. The proposed development is not anticipated to impact recreation.
12. Historic and Cultural Preservation – There are three local historic landmarks within the immediate vicinity of the proposed site. Lafrati Park/Barksdale Avenue was the original entry point to the Village of DuPont. Within Lafrati Park is a residential structure, built in 1910, that was once the former DuPont Plant manager's residence. There is another residential structure built in 1913 that was once the residence of the former assistant manager of the DuPont Plant. To the west of the site is the Historic

Village, which is on the State and National Register of Historic Places. A cultural resources report prepared for the proposal by Drayton Archeology dated August 15, 2023 concluded that, although the project is in an area of moderate probability for cultural resources, no cultural materials were located during field investigation and recommended that the project proceed without further archaeological oversight.

13. Transportation – The project site is bound by Barksdale Avenue to the southwest and Wilmington Drive to the southeast and the proposal includes full access driveways onto both rights-of-way. The main transportation impacts associated with the proposed development would occur on Sunday morning when church services occur. The proposed restaurant will be the main attractor during the weekday PM peak hour with limited church activity during this same time period. A transportation impact analysis report prepared by Heath and Associates dated September 1, 2023 indicates that the proposed development could potentially generate 360 net new weekday trips and 43 net new trips during the weekday PM peak hour and 329 net new Sunday peak hour trips are estimated. The project will have its greatest impacts at the Barksdale Avenue/DuPont-Steilacoom Road intersection, however, vehicle traffic volumes at this intersection are expected to drop considerably upon completion of the new interchange to the north and operating level of service conditions are expected to be good. The proposed pedestrian right-of-way improvements include replacing the existing sidewalk along Barksdale Avenue and addition of ADA ramps at the intersection. Based on the information presented for the proposed uses, limited transportation impacts are expected.
14. Public Services – The proposed development will need the typical level of public services and utilities, all of which are available on site, and will be required to pay the associated impact fees and/or charges.

B. MITIGATION MEASURES

1. Tree protection measures shall be implemented as specified on the landscape plans prepared by ARW Landscape Design dated August 1, 2025.
2. The Wetland Buffer Mitigation Plan prepared by Grette Associates dated August 2025 shall be implemented.
3. The Habitat Management Plan prepared by Grette Associates dated August 2025 shall be implemented.
4. A construction general stormwater permit is to be obtained prior to clearing, grading, or excavation activities.
5. All imported fill must be clean fill utilizing an approved source.
6. A temporary erosion and sedimentation control (TESC) plan shall be implemented during construction to reduce and control erosion impacts.
7. The following inadvertent discovery protocols shall be followed:

Archaeological Resources

If archaeological resources (e.g., shell midden, faunal remains (bones), stone tools, historic glass, metal, or other materials) are observed during project activities, all work in the immediate vicinity must stop and the area secured. The project archaeologist must be contacted immediately to inspect the materials and contact relevant parties. An assessment of the materials and consultation with government and tribal cultural resources staff is a requirement of Washington law. Once the situation has been assessed, steps to proceed can be determined.

Human Burials, Remains, or Unidentified Bone(s)

If human remains or indeterminate bones are encountered, work must stop immediately. The area surrounding the remains must be secured and of adequate size to protect them from further disturbance until the DAHP provides notice to proceed. The discovery of any human skeletal remains must be reported to law enforcement immediately. The county medical examiner/coroner will assume

jurisdiction over the human skeletal remains to determine whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are nonforensic, the State Physical Anthropologist at the DAHP will assume jurisdiction over the remains. The DAHP will notify appropriate cemeteries and all affected tribes of the disturbed remains. The State Physical Anthropologist will determine whether the remains are Native or Non-Native origin and report that finding to appropriate cemeteries and affected tribes. The DAHP will handle all consultation with the affected parties as to the future preservation, excavation, and deposition of the remains and authorize a timeline for the continuation of work.

CONCLUSIONS OF THE RESPONSIBLE OFFICIAL: The Responsible Official has determined, with the mitigation measures listed above, that the proposal will not have a probable significant adverse impact on the environment, and an Environmental Impact Statement is not required under RCW 43.21c.030(2)(c). The mitigation measures described are recommended as conditions of project approval. This decision is made after review of a completed environmental checklist, other information on file with the City, and existing regulations.

PUBLIC COMMENT: The Optional DNS process was used for this application pursuant to the Washington Administrative Code (WAC) 197-11-355. The public comment period was held from January 19, 2024 to February 2, 2024 during which time 41 comments were received.

APPEAL PERIOD: Consistent with DMC 25.175.060(4) and WAC 197-11-680, this Determination may be appealed to the City hearing examiner. Pursuant to DMC 25.175.060(3), only parties of record may file an administrative appeal. **Per DMC 23.01.210(b)(1)(C), appeals must be filed within 14 days after the issuance of this MDNS (no later than 5:00 pm on November 3, 2025).** Instructions for filing an appeal are found in DMC 25.175.060(4). Appeals shall be in writing, be accompanied by the required appeal fee (\$487), and contain the information detailed in DMC 25.175.060(4) (d). You should be prepared to make specific factual objections. Contact Barb Kincaid at the City to read or ask about the procedures for SEPA appeals.

SEPA Responsible Official Signature: Barbara Kincaid Date: October 20, 2025
Barb Kincaid
Director of Public Services
City of DuPont

NOA/DNS Issue Date: January 19, 2024
End of Public Comment Period: February 2, 2024
Notice of Decision: October 20, 2025
End of Appeal Period: November 3, 2025
Parties of Record:

1. Emily Griffith
2. Brad Beach
3. Eddie Anderson
4. Hunter Bungert
5. Tristan J. Ellingsworth
6. Tammie Pitzler
7. Amber Blair
8. Dustin Blair
9. Valerie Marmolejo
10. Kevin Torg

11. Nikki Macias
12. Chaise Music
13. Isabel Olds
14. Dan Otchere
15. Isaac and Jaime Paulson
16. Loujanna Rohrer
17. Sandon McCoy
18. Tashara Smith
19. Monet Thompson
20. Sherrell Young
21. Mary Zepeda
22. Don Zimmerman
23. Chrystal Patterson
24. Sean Arent
25. Chris Barnes
26. Karen Burch
27. Kathleen Trotter and Ruth Egger
28. Beth Elliot
29. Jessica Fester
30. Asa and Candice Frederick
31. Maria Gudaitis
32. Judy Norris
33. Bridget King
34. Nicole McNeil
35. Karen Nolan
36. Judy Norris
37. Krista Novak
38. Krystal Richards
39. Alicia Roubicek
40. Michelle Ryder
41. Portland Williams

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