



CITY OF DUPONT

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

Notice of Public Hearing

Champions Centre

City File Nos: PLNG2023-010 (Site Plan Review), PLNG2023-014 (Critical Areas Permit),
PLNG2023-011 (Tree Modification), PLNG2025-010 (Design Review)

Related City File Numbers: SEPA2023-013

Project Description: 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.

Public Hearing Date and Time: November 18, 2025 at 2pm

Public Hearing Location: DuPont City Hall / Council Chambers
1700 Civic Drive
DuPont, WA 98327

Project Applicant:

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

A public hearing will be held with the City of DuPont Hearing Examiner on November 18, 2025 at 2:00 pm following the procedures outlined in DMC 25.175.050. Anyone who wishes to testify/comment on the proposal may do so in person or by submitting written comments up to the date of the hearing (submit by 2:00pm on November 18, 2025). Written comments may be submitted via mail to 1700 Civic Drive, DuPont WA 98327 or by dropping off at same location as mailing address C/O Barb Kincaid. For questions, contact Barb Kincaid at bkincaid@dupontwa.gov.

Staff Report & Recommendations: A determination of consistency with DMC 25.150 Site Plan will be completed per DMC 25.175.040(1). The evaluation will be summarized in a staff report available for review approximately seven (7) days prior to the public hearing. The application materials and staff report may be viewed on the City's website as follows:

- Application materials <https://www.dupontwa.gov/714/Champions-Centre>
- Staff report: The staff report will be available for review approximately 7 days prior to the public hearing at the same link.

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