



LEROY SURVEYORS & ENGINEERS, INC.

Surveying • Engineering • Geology • Septic Design • GPS • GIS Mapping

Exhibit 3.h

Type III Modification Letter



LEROY SURVEYORS & ENGINEERS, INC.

Surveying • Engineering • Geology • Septic Design • GPS • GIS Mapping

December 20, 2023

Ms. Barb Kincaid
 Director of Community Development
 City of DuPont
 1700 Civic Drive, DuPont WA 98327

RE:

Applicant:	Champions Centre, a not-for profit Washington corporation
Property Location:	Four tax parcels located at DuPont Steilacoom Road and Barksdale Avenue 0019362039, -2009, -2012, and -2043
Subject Matter:	Request for Tree Modification Permit

Dear Ms. Kincaid:

On behalf of Champions Centre, a Washington not-for-profit corporation, and as its authorized representative, I am requesting, pursuant to DMC 25.10.050 for approval for a Tree Modification, that will approve the Tree Retention Plan and Buffer Mitigation Plan submitted by the Applicant along with this request.

Champions Centre has multiple locations and it has found that the ideal size for its worship service main meeting room is for between 300 to 350 adults, with extra rooms for youth activities. It has found this to be a perfect size as it is large enough to develop a sense of community within the congregation, but small enough to minimize traffic impact upon the community in which it is built. If the congregation grows too big for everyone to meet in the smaller size meeting room, then the pastors of the Church will hold multiple services to accommodate the growth. The senior Pastor of Champions Centre believed that whenever possible a church building should be located in the community that it intends to serve, and that DuPont was a location that Champion Centre felt called to serve. Champions Centre decided to initially rent a space in a multitenant facility until such time as it could find a location inside the City of DuPont upon which to build a church.

The Champions Centre Dupont congregation is currently meeting in a leased multitenant building located within the City Limits. In a relatively short period of time the DuPont congregation has grown exponentially, and current Sunday worship services are averaging 350 adults, along with their small children. The DuPont church has already gone to multiple Sunday services in order to accommodate all of the attendees. Given the speed at which the DuPont congregation has grown, the local church has opted for an assembly room that will seat 350 people for the worship service, as well as space for youth activities.

Thanks to the efforts of two Champions Centre Tacoma Campus church members, Dave and Terry Rich, the Champions Center now has the opportunity to build a church within the City of Dupont. Dave and Terry Rich are the sole members of Legacy Land Development, LLC, the owner of the Property for which these applications are being submitted. Legacy Land Development LLC and Champions Centre have entered into a purchase and sale agreement for



LEROY SURVEYORS & ENGINEERS, INC.

Surveying • Engineering • Geology • Septic Design • GPS • GIS Mapping

the Champions Centre, which will close once the Champions Centre has obtained the necessary land use approvals to apply for a building permit.

The Property consists of 4 legal lots of record. However, part of this submittal package includes a Boundary Line Adjustment Lot Line Elimination Application. Upon approval there will only be three lots: 1) Lot A, approximately 139,369 square feet upon which the Church and parking will be constructed; 2) Lot B, approximately 39,928 square feet upon which a small 3,000 square foot retail pad will be located with which the accessory use EV parking will be provided that will be open to the public; and 3) Lot C, approximately 747,729 square feet, upon which the wetland and associated buffer is located and which will be conveyed to the City at the time Lot A and B are developed.

The Church has spent a great deal of time working with the Property Owner and the development team, trying to come up with a church building design that respects the land, while still achieving the Church's objective for a religious assembly building that will fulfill its mission in DuPont. The final building design, for which Site Development Approval is requested, has been created to wrap around the natural knoll upon which a grove of Oak trees is located. Although the existing grove contains Oak trees that have been heavily impacted by invasive species, the Church intends to enhance the knoll by removing all of the invasive species and planting more healthy oak trees and native undergrowth vegetation, and thus honoring the natural lay of the land. Unfortunately, given the physical constraints due to the topography and the location of existing easements, the only location for which a building that will accommodate the religious objectives of the Church, it will result in the removal of 3 Landmark oak trees. However, the Church, in order to mitigate this impact, is not only enhancing the wetland buffer, but also intends to plant 75 White Oak trees so that after development there will be a much healthier and numerically more significant stand of oak trees on the Property than exists today.

Exhibit 3(b) is the Arborists Report in which the arborists sets forth, in his professional opinion, , how the project proposal meets the requirements of the Tree Retention Code (Chapter 25.210 DMC). The Landscape Plan (Exhibit 2c) shows, amongst other things, the location of the 75 White Oak trees (a/ka/ Garry Oaks), that will be planted to mitigate the impacts of removing the three white oaks that must be removed in order for the church facility to be built, while preserving the Knoll upon which a grove of White Oaks are located. Exhibit 3(k) shows the trees that will remain and that will be removed. Exhibit 3(i) is a memorandum of legal authorities from Dille Law PLLC that provides additional legal support to the Applicant's request to be allowed to remove the three White Oaks in order to build the Church building.

Thank you for taking the time to review our materials, and if further information is needed, please feel free to contact me at 253-973-5857.

Respectfully submitted

Wendy Garrison
Applicant's Representative

Wendy
Garrison

Digitally signed by Wendy
Garrison
DN: cn=Wendy Garrison, o, ou,
email=wgarrison@lseinc.com,
c=US
Date: 2023.12.20 08:16:01
-08'00'