



CITY OF DUPONT

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

SEPA ENVIRONMENTAL POLICY ACT DETERMINATION OF NONSIGNIFICANCE DuPont Municipal Code (DMC) Amendment 25.20.060

City File Number: PLNG2024-010

Date of Issuance: September 6, 2024

Description of proposal: The proposal is for non-project related action to amend the Complete Community Overlay district (CCO) code section 25.50.060(2)(b) to allow for up to 200 dwelling units in a single building in lieu of the current limit of 150 dwelling units.

Current code language: Multifamily project in the CCO district shall not exceed 150 units per single building.

Modified code language: Multifamily project in the CCO district shall not exceed **200** units per single building.

Project Location: Non-project specific. City wide modification in a designated CCO area

Proponent: City of DuPont Planning Department
1700 Civic Drive
DuPont, WA 98327
Phone: 253.912.5393

Lead Agency: City of DuPont

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

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

Findings: This determination is based on the following findings and conclusions:

1. The code modification only applies to properties located within a Complete Community Overlay district or properties that seek this zoning designation in the future.
2. The code modification will allow 200 dwelling units within a single multifamily building in lieu of current cap of 150 dwelling units but does not modify the allowable density. Density is still controlled by the underlying zoning and therefore this modification has no significant environmental impact.
3. This is a non-project specific code amendment and applies to the entire City of DuPont.

4. Earth – This is a non-project specific code amendment. Not applicable.
5. Air – This is a non-project specific code amendment. Not applicable.
6. Water – This is a non-project specific code amendment. Not applicable.
7. Stormwater - This is a non-project specific code amendment. Not applicable.
8. Plants – This is a non-project specific code amendment. Not applicable.
9. Animals – This is a non-project specific code amendment. Not applicable.
10. Environmental Health – This is a non-project specific code amendment. Not applicable.
11. Noise – This is a non-project specific code amendment. Not applicable.
12. Housing – This is a non-project specific code amendment. Not applicable.
13. Aesthetics – This is a non-project specific code amendment. Not applicable.
14. Light and Glare – This is a non-project specific code amendment. Not applicable.
15. Recreation – This is a non-project specific code amendment. Not applicable.
16. Historic and Cultural Preservation – This is a non-project specific code amendment. Not applicable.
17. Transportation – This is a non-project specific code amendment. Not applicable.
18. Public Services – This is a non-project specific code amendment. Not applicable.

The Lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). this decision was made after review of a completed SEPA environmental checklist and other information on file with the lead agency. Files may be viewed at this location: <https://www.dupontwa.gov/451/Notices-Decisions>. Hardcopy files area available for viewing at City Hall by request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance. Comments must be submitted by 5:00 pm on September 20, 2024 to the City of DuPont at 1700 Civic Drive, DuPont WA 98327.

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. **Appeals must be filed within 14 days after issuance of this DNS (no later than 5:00 pm on October 4, 2024).** 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:

Barb Kincaid

Barb Kincaid, SEPA Official
Director of Public Services

September 6, 2024

Date