



CITY OF DUPONT
Department of Public Services
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

December 30, 2025

Mr. Phil A. Olbrechts
City of DuPont Hearing Examiner
Olbrechts and Associates, PLLC
720 N. 10th St. A 3297
Renton, WA 98057

RE: Champion Centre Request for Reconsideration
DuPont Projects: PLNG2023-010, -011, -013, and -014

Dear Mr. Olbrechts:

We are in receipt of your Decision dated December 19, 2025, on the above referenced project. At this time, we would like to request a Reconsideration as allowed per RCW 34.05.470. Per the referenced RCW, any party may file a petition for Reconsideration, stating the specific grounds upon which relief is requested. The DuPont Municipal Code does not provide separate procedures for Reconsideration.

Please consider the following:

1. A staff report, dated November 12, 2025, was provided prior to the Public Hearing. A Revised staff report was presented at the November 18, 2025 public hearing. The revised staff report added four new conditions of approval (numbers 13, 14, 15 and 16), as reflected on page 19 of the enclosed document, 20251003_revised Champion Centre staff report. It is our understanding that the November 18, 2025 staff reports stands as the final record and we respectfully request that Conditions of Approval 13-16 be added to your Final Decision. Please accept my apology for not having sent an electric copy of this document to you after the hearing.

2. Regarding the statement on page 2 of the Decision that the biologist 'changed' the prior wetland classification, the City would like to clarify its statement on this topic. Comments received during the Notice of Application (NOA) raised a concern that the wetland report and specifically, the wetland rating was flawed. The applicant was required to review its work and in doing so, updated certain information based on the DMC and most recent wetland guidance from the Department of Ecology (DOE). The Category II rating was not changed. The classification was peer reviewed and confirmed by city consultant from Ecological Land Services.

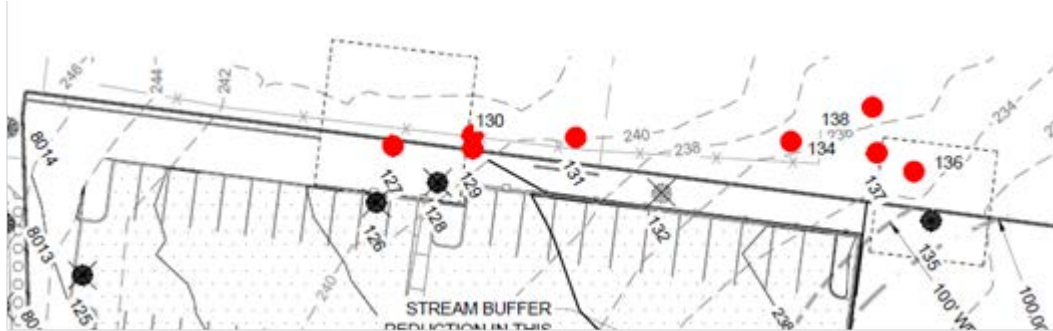
3. In your Decision, you have added new Condition #13, pasted below. Staff requests Reconsideration of this condition.

The Applicant shall consult with the Trotters to ascertain if any of the proposed construction will adversely affect the trees on their property and try to reach a mutual agreement on any

measures necessary to protect Trotter trees beyond what is already required by City regulations (if any such accommodation is necessary). Trotter trees designated for retention in the Applicant's arborist report shall be subject to DMC 25.120.030(5), which provides that no construction will be allowed within the dripline of retained trees.

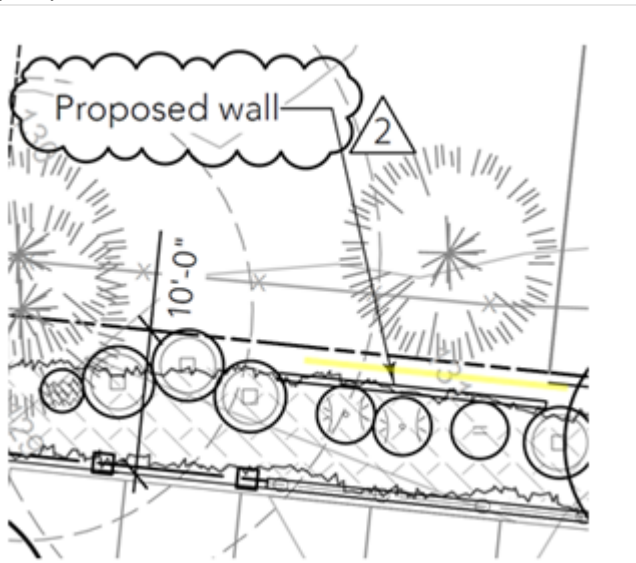
Grounds for Relief

The project arborist, Favero Greenforest, submitted a report and tree retention plan, which is included as Attachment 5 to Exhibit 3(c) and (d) in the record. The tree retention plan addresses on-site and off-site trees and indicates that protection of off-site trees have been factored into the approved design (as well as on-site trees). For your convenience, a clip of the tree retention plan is included below which shows the trees on the Trotter property as red dots.



Additionally, these trees are shown in the tree inventory in the Favero Greenforest report as trees to be retained. Best Management Tree Protections measures are required during construction for tree preservation, per the DuPont Municipal Code (DMC) Chapter 25.120. DMC 25.120.030(5) provides no construction will be allowed within the dripline of retained trees, unless there is no alternative and the intrusion is the minimum possible as determined by the administrator.

Below is a clip from the site plan that proposes a wall between the project parcel and the Trotter property.



Staff proposes to replace the proposed wall with a wood fence which, along with the landscape buffer, will provide similar visual protection between the parking stalls and the Trotter property. A fence does

not require a continuous footing like a wall and could be located further from the Trotter trees, thereby addresses potential root damage and tree preservation concerns for the trees on the Trotter parcel. The site plan currently includes wood fencing along the perimeter of the project. Therefore, granting this minor change is consistent with the overall project design.

Thank you for your time in considering this Reconsideration request. If you have any questions, please call me at 253.433.4238.

Sincerely,

Barbara Kincaid

Barbara Kincaid
Director of Public Services
City of DuPont

Cc: File

Loren Combs, ldc@vsilawgroup.com

Wendy Garrison, wgarrison@lseinc.com

Patrick Kelly, pkelly@ahbl.com

Enc: 20251003_revised Champion Centre Staff Report