



CITY OF BLACK DIAMOND

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NOTICE OF APPLICATION (NOA) FOR SITE PLAN REVIEW

NOTICE IS HEREBY GIVEN for the application(s) described below:

Notice of Application Date: April 14, 2021

Comments Due Date: April 28, 2021

The City of Black Diamond has received the following application(s) that may be of interest to you. The application(s) and any related documents are available for public review by contacting the City's project manager or by submitting a public record request available on the City's website.

Applicant / Owner: Western Gateway LLC/Chris Garcia

Project Name: Frankie's Pizza Black Diamond

Application Number(s): PLN21-0023

Zoning: Community Commercial (CC)

Location: Address TBD, SW corner of the intersection of Gomer Evans Dr and SR169, Parcel 0844001365 –Township 21, Range 6, Section 14.

Project Description: Applicant proposes a Site Plan Review in order to develop a 1500 sq ft building that is intended to be a Frankie's Pizza. The subject lot is 8175 and the proposal include 7 parking spots as well as a loading lane/space.

SEPA Compliance: The application proposes development of a 1500 sq ft commercial building with 7 parking spaces. This criteria exempts the project from the SEPA review process per WAC 197-11-800 as the proposed structure is less than 4000 sq ft and has less than 20 parking stalls

Project Documents: Site Plan Review application, Coal Mine Hazard Study, Traffic Studies and Assessments, Preliminary Stormwater Site Plan Report

Other Associated Permit(s): Transportation Concurrency (PUB21-0028), future Civil Plans, future building permits

Requested Approval: Site Plan Review

Applicable Development Regulations: Applications for Site Plan Review are required to be processed as Type 2 land use reviews pursuant to Black Diamond Municipal Code (BDMC) Chapter 18.08. Process requirements for Site Plan Reviews are further detailed in BDMC Chapter 18.16.030.

Application Process: Date of Application: March 22, 2021
 Completeness Date: April 8, 2021
 Notice of Application: April 14, 2021
 Comment Period Ends: 5:00 pm on April 28, 2021

Written Comments: ***This may be the only opportunity to comment on the environmental impacts of the proposal.*** Written comments on this proposal may be submitted to the City of Black Diamond either by e-mail to the staff contact, by mail to the City of Black Diamond, PO Box 599, Black Diamond, WA 98010, or dropping off in the lock box at the City of Black Diamond City Hall, 24301 Roberts Drive, Black Diamond, WA 98010.

Staff Contact: Joey Portmann, Assistant Planner, Community Development Department, City of Black Diamond, 360-851-4529, jportmann@blackdiamondwa.gov

There is a 14-day public comment period with this Notice of Application. You are invited to submit written comments, request a copy of the decision when it becomes available, and be made aware of any appeal rights during the public comment period by contacting the staff contact listed above. **Responses must be received no later than 5:00 pm on April 28, 2021.**

FRANKIE'S PIZZA VICINITY MAP

