



CITY OF BLACK DIAMOND

P.O. Box 599
24301 Roberts Drive
Black Diamond, WA 98010

Phone: (360) 851-4447
Fax: (360) 851-4501
www.ci.blackdiamond.wa.us

REVISED **NOTICE OF APPLICATION (NOA) / SEPA COMMENT PERIOD** **FOR REZONE, SEPA & BINDING SITE PLAN**

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

Notice of Application Date: April 7, 2021

Comments Due Date: April 21, 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: PK Properties / Weston Butt

Project Name: Black Diamond Commercial Mixed-Use

Application Number(s): PLN19-0057 (Binding Site Plan), PLN21-0007 (Rezone) & PLN21-0008 (SEPA)

Current Zoning: Business/Industrial Park (B/IP)

Proposed Zoning: Community Commercial (CC)

Location: 31109 3rd Ave (SR169), Black Diamond, WA; Parcel 1121069008 – Section 11, Township 21, Range 6.

Project Description: Applicant proposes a Rezone from B/IP to CC and Binding Site Plan approval on a 31.30-acre parcel to develop a commercial mixed-use retail and residential project that includes a mix of tenant types (grocery, retail, service, restaurant, fueling, and multi-family residential).

SEPA Compliance: Following review of the submitted State Environmental Policy Act (SEPA) checklist, an initial evaluation of the proposed project for probable significant adverse environmental impacts has been conducted. The City anticipates issuing a Mitigated Determination of Nonsignificance (MDNS) for this project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination for this specific proposal may be obtained upon request.

Project Documents: Rezone application, SEPA Checklist, Binding Site Plan, Traffic Studies and Assessments, Capacity Reservation Certificate, Wetland, Fish & Wildlife Habitat Assessment Report

Other Associated Permit(s): Transportation Concurrency (PUB19-0125), Civil Plans (PUB19-0113), Clear & Grade (PUB19-0114), Level II Tree Permit (PLN19-0060), future building permits, and tenant improvements.

Requested Approval: Rezone, Binding Site Plan & SEPA Threshold Determination

Applicable Development Regulations: Applications for Rezones are required to be processed as Type 4 land use reviews pursuant to Black Diamond Municipal Code (BDMC) Chapter 18.08. Process requirements for Rezone reviews are further detailed in BDMC Chapter 18.12.020. A Binding Site Plan is a Type 2 decision pursuant to BDMC Chapter 18.08.050.

Application Process:

- Date of Application: February 1, 2021
- Completeness Date: February 25, 2021
- Revised NOA Date Mailed: April 7, 2021
- Revised NOA Date Published: April 7, 2021
- Revised NOA Date Posted on Site: April 7, 2021
- Comment Period Ends: 5:00 pm on April 21, 2021

Public Hearing: Pursuant to BDMC 18.08.070, Type 4 decisions are made by the City Council following a closed record hearing based on a recommendation from the hearing examiner following an open record public hearing. SEPA appeals and Type 2 decision appeals are heard by the hearing examiner.

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: Mona Davis, Community Development Director/SEPA Official, Community Development Department, City of Black Diamond, 360-851-4447, mdavis@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 21, 2021.**

