



# CITY OF BLACK DIAMOND

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## **SITE PLAN REVIEW DECISION LAWSON HILLS FIRE STATION FILE NUMBER: PLN21-0028**

### **I. APPLICATION INFORMATION**

**Project Name:** The Lawson Hills Fire Station Site Plan Review

**Project Description:** This application proposes to construct a new 2-bay fire station near the corner of Lawson Street and Botts Drive. The proposed fire station building will be approximately 4,900 square feet in size.

In association with the new fire station building, proposed site development work includes the installation of curbs, gutters, sidewalks, and landscaping on the project site. Existing water utilities within the Botts Drive right-of-way will be extended into the project site. Existing sewer utilities within the Lawson Street right-of-way will be extended into the project site. Existing overhead telephone and fiber optic utilities will be relocated outside of the proposed sidewalk alignment.

**Property Owner/Applicant:** Oakpoint / CCD Black Diamond Partners

**Location:** The proposal is located on an unaddressed parcel near the intersection of Lawson Street and Botts Drive. The site lies within a portion of the Northwest Quarter of Section 15 Township 21 North, Range 6 East, King County, WA.

**Parcel Numbers:** 132106-9022

**Site Area (cumulative):** 1.11 acres

**Zoning Designation:** Master Planned Development (MPD)

**Future Land Use Designation:** Low Density Residential with a Master Planned Development Overlay

### **II. FINDINGS**

1. Site Plan Review is required prior to the location of any building or facility changing the physical conditions of a site, and approval is required prior to the issuance of building permits, pursuant to Black Diamond Municipal Code (BDMC) 18.16.020.
2. The Site Plan Review process does not provide approval for any on-site utility installation or building construction. Subsequent utility and building permit applications for site improvements must be submitted and approved by the City.

3. Site Plan Approval is an administrative decision processed as a Type 2 decision, pursuant to BDMC 18.16.030 and detailed in the Lawson Hills MPD Development Agreement Section 12.8.4.
4. The Site Plan Review application was submitted on January 28, 2021 and deemed complete on June 17, 2021. Subsequent review of the application required resubmittals of revised/corrected information in September 2021.
5. Type 2 decisions require public notice as set forth in BDMC 18.08.120. A Notice of Application (NOA) and SEPA Comment Period was issued with a 14-day public comment period. A supplemental 14-day public comment period was provided on August 18, 2021 following the installation of a public notice board on the project site. Following the supplemental NOA and SEPA Comment Period, public notice for this proposal – including publication on the City’s website, installation of a notice board on the project site, and publication in the *Enumclaw Courier-Herald* newspaper – had been completed. The City received 2 separate public comment letters during the comment period. All public comments are included in the project file.
6. The parcel is zoned Master Planned Development (MPD) and is a part of the Lawson Hills Master Planned Development. The site has a Land Use Designation (as identified in the City’s Comprehensive Plan) of Low Density Residential with an MPD Overlay. As detailed in the Lawson Hills Development Agreement.
7. The location and property for the fire station identified in this Site Plan Review application has been mutually agreed upon by the City and Master Developer, pursuant to the Lawson Hills Development Agreement Section 13.4(C). As detailed in the Lawson Hills Development Agreement Table 4-1, all Site Plan Parcels identify Public uses and facilities (as described in BDMC 18.46) as additional possible uses.
8. This proposal has been evaluated for anticipated environmental impacts in association with a SEPA Environmental Review processed under City File Number PLN21-0037. The SEPA Environmental Review resulted in a Mitigated Determination of Non-Significance (MDNS).
9. This proposal is utilizing Wetland Buffer Averaging, as described in Black Diamond Municipal Code 19.10.130. The proposal requested to alter the wetland buffers of off-site Wetlands S and T, which extend onto the project site. Proposed buffer averaging activities will have no impact on the footprints of the associated wetlands, and are limited to the wetland buffers. As proposed, the wetland buffer averaging results in a buffer reduction of 2,193 square feet, a buffer addition of 3,604 square feet, and a net buffer gain of 1,411 square feet. Following a sensitive areas review processed under City File Number PLN21-0038, the Mayor approved the buffer averaging request. Recommended mitigation measures to ensure compliance with BDMC 19.10.130 and prevent impacts to sensitive areas resulting from the buffer averaging proposal were incorporated into the MDNS for this proposal, processed under City File Number PLN21-0037.



10. The utility permit associated with this proposal is being processed under City File Number PUB21-0049.

### **III. APPLICABLE PLANS, CODES, AND STANDARDS**

1. The Lawson Hills Master Planned Development (MPD) Permit – Ordinance 10-947
2. The Lawson Hills MPD Development Agreement (LH DA) – Ordinance 11-971
  - a. LH DA Section 4.0 – Land Use and Project Elements
  - b. LH DA Section 5.0 – Bulk, Landscape and Sign Standards
  - c. LH DA Section 6.0 – Internal Street Standards Within the Lawson Hills MPD
  - d. LH DA Section 7.0 – Water, Sewer and Stormwater Utility Standards
  - e. LH DA Section 8.0 – Sensitive Areas Standards
  - f. LH DA Section 12.0 – Development Review Process
  - g. LH DA Exhibit H – MPD Project Specific Design Standards and Guidelines
3. Black Diamond Municipal Code (BDMC)\*
  - a. BDMC Chapter 18.08 – Administration: Procedures, Notice, and Appeals
  - b. BDMC Chapter 18.16 – Site Plan Review Process
  - c. BDMC Chapter 18.70 – Lighting / Dark Sky
  - d. BDMC Chapter 18.72 – Landscape Requirements
  - e. BDMC Chapter 18.80 – Off-Street Parking and Loading Requirements
  - f. BDMC Chapter 19.10 – Sensitive Areas
  - g. BDMC Chapter 19.30 – Tree Preservation
  - h. BDMC Chapter 19.98 – Master Planned Development
4. City of Black Diamond Engineering Design and Construction Standards\*

*\* As contained within Exhibit E of the Lawson Hills Development Agreement*

### **IV. CONCLUSION**


With the implementation of conditions, the proposed site plan is consistent with the City's Comprehensive Plan, the Black Diamond Municipal Code, The Lawson Hills Development Agreement, and complies with all applicable development regulations, requirements, codes, and standards. As such, the criteria for Site Plan Review approval established by BDMC 18.16.040 have been satisfied.

Alterations or amendments to this approved site plan are subject to the same procedures as those required for this initial site plan approval. Site plan approval granted pursuant to this decision expires two years after the date of approval if construction of the project has not been substantially completed. An extension may be granted pursuant to BDMC 18.14.050.

### **V. DECISION**

As the mayor's designee and under the authority of BDMC 18.08.030, this Site Plan Review application (PLN21-0028) for the Lawson Hill Fire Station and associated site improvements within the Lawson Hills MPD is **APPROVED** with the following conditions:

1. The proposed fire station structure will require a separate building permit approval prior to the commencement of construction.
2. All exterior non-emergency lighting shall utilize full cut-off fixtures in compliance with the Dark Sky requirements of Black Diamond Municipal Code 18.70.
3. The associated Lot Line Adjustment for this proposal (PLN21-0040) must be approved and recorded prior to the issuance of a building permit for the fire station structure. In the case that the Lot Line Adjustment is not approved, this Site Plan application must undergo a minor alteration to account for accurate property boundaries.
4. Proposed utilities will require a separate utility permit approval prior to the commencement of on-site development activities.
5. Removal of significant trees, as defined by BDMC 19.30, will require a separate tree removal permit prior to commencing site development activities.

A handwritten signature in dark ink, appearing to read 'Andy Williamson', followed by a long horizontal line extending to the right.

Andy Williamson, MDRT Director / Designated Official

**Approval Date:** January 12, 2022

## **VI. APPEALS**

As established by Black Diamond Municipal Code Section 18.08.210, within fourteen (14) calendar days of this decision any aggrieved party of record may file an administrative appeal to the Hearing Examiner. The appeal shall be accomplished by filing of a written request with the Community Development Director, together with payment of the appeal fee as established by the City's fee schedule. The filed appeal shall briefly specify the issues of the appeal, as detailed in Black Diamond Municipal Code 18.08.210(E). Decisions that are not appealed within the fourteen (14) day appeal period are deemed final and conclusive.