



CITY OF BLACK DIAMOND

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NOTICE OF APPLICATION FOR SITE PLAN REVIEW, SEPA, AND TRAFFIC CONCURRENCY

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

Notice of Application Date: September 20, 2023

Comments Due Date: October 4, 2023

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.

Owner/Applicant: Rajinder Bains, Blackstar Diamond Market
Mike Baily, LDG Architects

Project Name: Diamond Market Gas

Application Number(s): PLN23-0051 (Site Plan Review), PLN23-0052 (SEPA), PUB23-0041 (Traffic Concurrence)

Zoning: Community Commercial (CC)

Location: 30712 3rd Ave, Black Diamond, WA 98010, Parcel Number 1121069030, Section 11, Township 21 North, Range 06 East Willamette Principal Meridian

Project Description: New development consisting of a gas station with a 2-story convenience store proposing second floor office and residential apartment. Additionally, a drive-thru coffee stand and U-Haul rental facility is also proposed.

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 Determination of Non-Significance (DNS)/Mitigated Determination of Non-Significance (MDNS) for this project. The optional DNS process, as specified in Washington Administrative Code (WAC) 197-11-355, is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. 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: Master Application, Site Plan, Landscaping Plan, Preliminary Civil Plans, Preliminary Stormwater Site Plan Report, SEPA, Vicinity Map, Narrative, Pre-App Meeting Summary Notes, and Traffic Concurrency Application

Other Associated Permit(s): PRE22-0001 (Pre-Application Meeting), PUB23-0011 (Water Investigation), PUB23-0012 (Sewer Investigation)

Requested Approval: Site Plan Review, SEPA, and Transportation Capacity Reservation Certificate

Applicable Development Regulations: Applications for Site Plan Review and SEPA 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 Review, SEPA, and Transportation Concurrency are further detailed in BDMC Chapters 18.16 and 11.11.

Application Process: Date of Application: August 16, 2023
 Complete Application: September 8, 2023
 Notice of Application: September 20, 2023
 Comment Period Ends: October 4, 2023, at 5:00 p.m.

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 email to the staff contact, by mail to the City of Black Diamond, PO Box 599, Black Diamond, WA 98010, or drop off at Community Development, 24301 Roberts Drive, Black Diamond, WA 98010.

Staff Contact: Jill Kuzaro, Assistant Planner, Community Development Department, City of Black Diamond, 360-851-4527, jkuzaro@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 Wednesday, October 4, 2023.**

VICINITY MAP



SITE ADDRESS: 30712 3RD AVE BLACK DIAMOND
98010
PARCEL NUMBER: 1121069030



SITE PLAN

