



# CITY OF BLACK DIAMOND

---

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

Phone: (360) 851-4567  
Fax: (360) 851-4501  
[www.blackdiamondwa.gov](http://www.blackdiamondwa.gov)

## NOTICE OF APPLICATION FOR HUXDOTTER COFFEE SITE PLAN REVIEW & TRAFFIC CONCURRENCY

**NOTICE IS HEREBY GIVEN** for the application described below:

**Notice of Application Date:** Wednesday, September 13, 2023

**Comments Due Date:** Wednesday, September 27, 2023

The City of Black Diamond has received the following applications that may be of interest to you. The application 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:** Meghan Howey, BCRA Design

**Project Name:** Huxdotter Coffee

**Application Numbers:** PLN23-0047 (Site Plan Review) and PUB23-0040 (Traffic Concurrency)

**Location:** Currently unaddressed, Lot 3 of Foothills Village Binding Site Plan, parcel number 258990-0030, located in a portion of the NE1/4 of the NW1/4 of Section 11, Township 21 North, Range 6 East, Willamette Meridian, King County, Washington.

**Project Description:** The proposal is for a 649-square-foot, free-standing drive-through coffee stand with walk-up customer service in the Foothills Village. The site area is 25,832 square feet. Other improvements include 11 parking stalls (including two ADA), trash enclosure, patio area, landscaping, and pedestrian connections to the SR 169 and Summit Dr sidewalks. Vehicular access will be through Summit Dr on Lot 2 of Foothills Village. The site is in the Community Commercial (CC) zone and the SR 169 Gateway Corridor Overlay District with a comprehensive plan designation of Community Commercial.

**SEPA Compliance:** This project was determined to be exempt from SEPA review per Washington Administrative Code (WAC) Sections 197-11-800(1)(b)(iv):

*The construction of an office, school, commercial, recreational, service or storage building with 4,000 square feet of gross floor area, and with associated parking facilities designed for 20 automobiles. [...]*

**Project Documents:** Master Application, Stormwater Pollution Prevention Plan, Narrative, Stormwater Report, Vicinity Map, Plan Set, SEPA Exemption Request, and Traffic Concurrency Application

**Other Associated Permit(s):** PLN20-0012 (Recorded Binding Site Plan), PRE23-0001 (Pre-Application Meeting), PUB23-0034 (Water Certificate), and PUB23-0035 (Sewer Certificate)

**Requested Approval:** Site Plan Review and Transportation Capacity Reservation Certificate (CRC)

**Applicable Development Regulations:** Applications for Site Plan Reviews are required to be processed as Type 2 land use reviews pursuant to Black Diamond Municipal Code (BDMC) Chapter 18.08. Process requirements for Transportation CRCs and Site Plan Reviews and are further detailed in Chapters 11.11 and 18.16 BDMC.

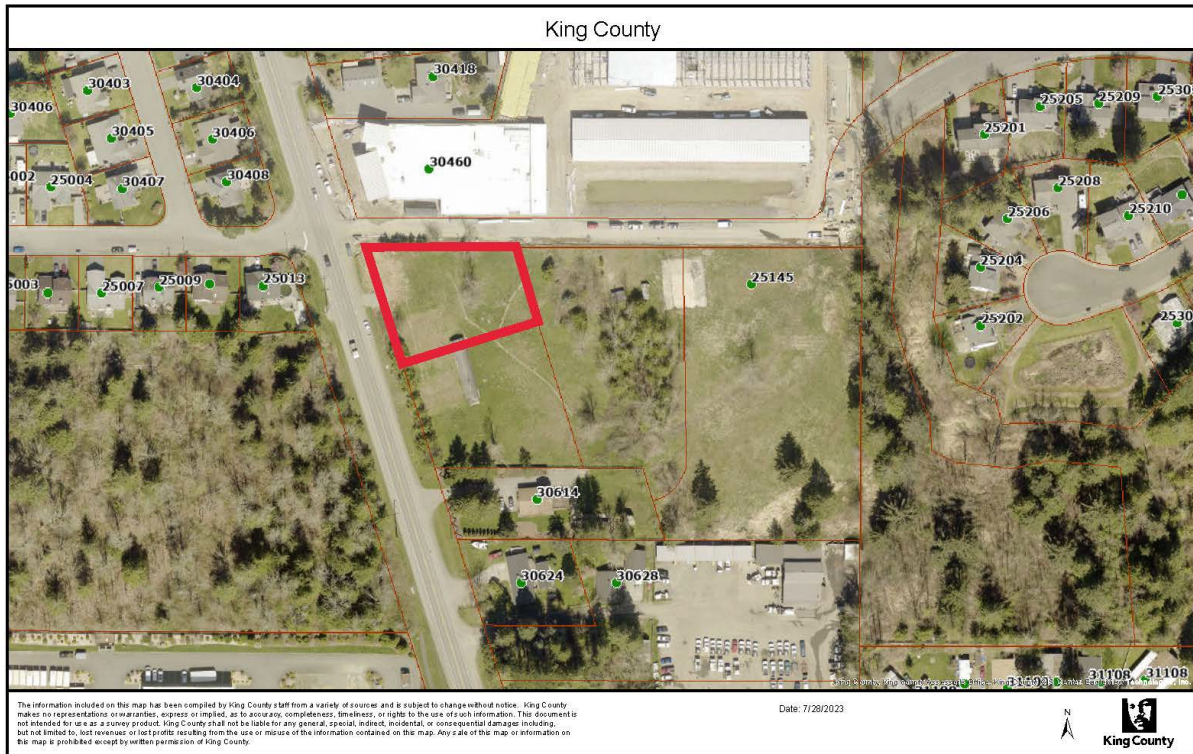
**Application Process:**      Date of Application: August 7, 2023  
   Complete Application: September 5, 2023  
   Notice of Application: September 13, 2023  
   Comment Period Ends: September 27, 2023 at 5:00 p.m.

**Written Comments:** 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, P.O. Box 599, Black Diamond, WA 98010, or drop off at Community Development, 24301 Roberts Drive, Black Diamond, WA 98010.

**Staff Contact:** Andrew Love, Contract Planner, Community Development Department, City of Black Diamond, (360) 851-4530, [alove@blackdiamondwa.gov](mailto:alove@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 p.m. on Wednesday, September 27, 2023.**

# VICINITY MAP



# PRELIMINARY SITE PLAN

