



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: Wednesday, January 18, 2023

Comments Due Date: Wednesday, February 1, 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: Kelly Latte's – Chad McGraw

Project Name: Kelly Latte's at Tammeron Site Plan

Application Number(s): PLN22-0076 (Site Plan Review)

Zoning: Neighborhood Commercial

Address: 29201 217th Place SE, Black Diamond, WA 98010

Tax Parcels: 6151800550, 6151800545

Section/Township/Range: NW-4-21-6

Project Description: Construction of a Kelly Latte's coffee shop with drive-through

SEPA Compliance: This project was determined to be exempt from SEPA review per Washington Administrative Code (WAC) 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 twenty automobiles.

Project Documents: Application, site plan, sewer certificate, bond letter

Other Associated Permit(s): PRE22-0015 (pre-app), PUB22-0095 (traffic concurrency), SGN22-0008 (banner sign placement)

Requested Approval: Site Plan Approval

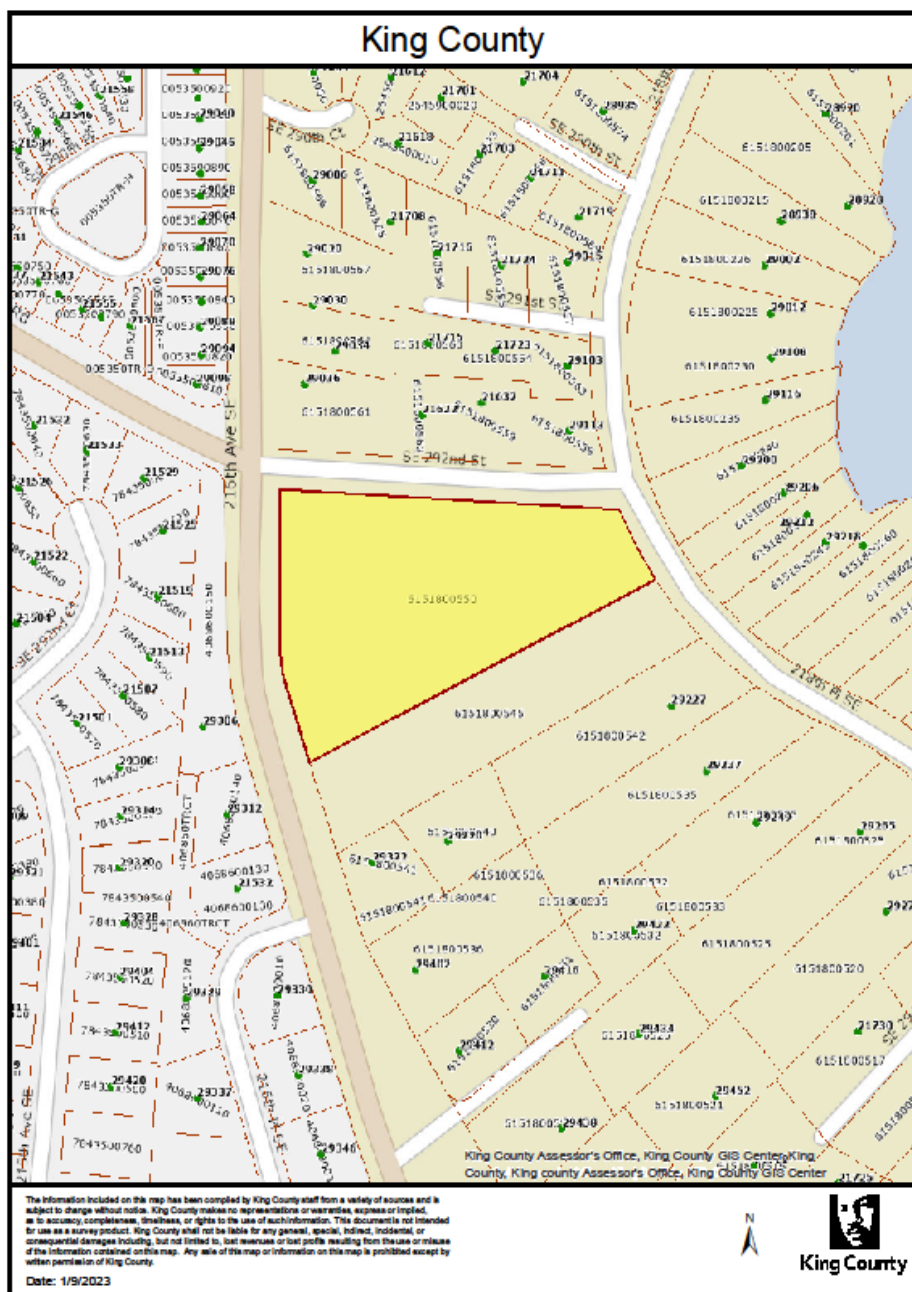
Applicable Development Regulations: Applications for Site Plan Reviews are required to be processed as Type 2 land use reviews pursuant to Black Diamond Municipal Code (BDMC) Chapter 18.08. Process requirements for Site Plan Reviews are further detailed in BDMC Chapter 18.16.

Application Process: Complete Application: January 6, 2023
Notice of Application: January 18, 2023
Comment Period Ends: February 1, 2023

Staff Contact: Benjamin Persyn, Assistant Planner, Community Development Department, City of Black Diamond, 360-851-4535, bpersyn@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 February 1, 2023.**

VICINITY MAP



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