



CITY OF BLACK DIAMOND

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NOTICE OF APPLICATION (NOA) AND SEPA COMMENT PERIOD FOR SITE PLAN REVIEW, SENSITIVE AREAS PERMIT, SEPA CHECKLIST AND TRAFFIC CONCURRENCY

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

Notice of Application Date: January 24, 2024

Comments Due Date: February 7, 2024

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: CCD Black Diamond Partners LLC

Project Name: Oakpointe Drive Thru Coffee Shop

Application Number(s): PLN23-0084 (Site Plan Review), PLN23-0082 (Sensitive Areas Permit), PLN23-0085 (SEPA Checklist), and PUB23-0063 (Traffic Concurrence)

Zoning: CC (Community Commercial)

Location: Vacant Lot, Parcel #1121069050, Section 11, Township 21 North, Range 06 East, Willamette Principal Meridian

Project Description: Oakpointe to construct a 2,200 square foot drive through coffee shop with 15 parking stalls and 340-foot drive through to accommodate 15 cars.

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: Application, Narrative, Site Plan, SEPA Checklist, Sensitive Area Study, Landscape Plans, Civil Documents, Stormwater Report, Geotechnical Report, Traffic Reports/Deviation Request

Other Associated Permit(s): PRE22-0014 (Pre-Application Meeting), PUB24- (Deviation Request), PLN18-0005 (Transfer of Development Rights), PLN20-0095 (Transfer of Development Rights)

Requested Approval: Site Plan, Sensitive Areas Reasonable Use Exception, and Capacity Reservation Certificate

Applicable Development Regulations: Applications for Site Plan Review (BDMC 18.12), Sensitive Areas Reasonable Use Exception (BDMC 19.10.080), and Traffic Concurrency (BDMC 11.11) are required to be processed as Type 2 land use reviews pursuant to Black Diamond Municipal Code (BDMC) Chapter 18.08.

Application Process: Date of Application: 12/29/2023
 Complete Application: 01/19/2024
 Notice of Application: 01/24/2024
 Comment Period Ends: 02/07/2024

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 mailing to PO Box 599, Black Diamond, WA 98010, or dropping off at City Hall, 24301 Roberts Drive, Black Diamond, WA 98010.

Staff Contact: Mona Davis, Community Development Director, Community Development Department, City of Black Diamond, 360-851-4528, 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 February 7, 2024.**



VICINITY MAP





SITE PLAN

