



CITY OF BLACK DIAMOND

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NOTICE OF APPLICATION/SEPA COMMENT PERIOD REZONE PLN22-0047 & SEPA PLN22-0048

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

Notice of Application Date: August 17, 2022

Comments Due Date: August 31, 2022

The City of Black Diamond has received the following applications that may be of interest to you. The applications 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: Palmer Coking Coal Co., LLP

Project Name: Palmer Rezone #3

Application Numbers: PLN22-0047 & PLN22-0048

Zoning: Business/Industrial Park (B/IP) to Medium Density Residential (MDR8)

Location: Parcel number 1021069111; vacant parcel north of Fairfax St and Dail Dr (address not assigned); Section 10, Township 21N, and Range 6E

Project Description: Type 4 – Quasi-judicial

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 either a Determination of Non-Significance (DNS) or 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: Cover letter, Rezone Application & SEPA Checklist

Other Associated Permits: PLN22-0045 (Palmer Rezone #1), PLN22-0046 (Palmer Rezone #1 SEPA), PLN22-0022 (Palmer Rezone #2), & PLN22-0023 (Palmer Rezone #2 SEPA)

Requested Approval: Rezone to Medium Density Residential (MDR8) & SEPA Threshold Determination

Applicable Development Regulations: Applications for Rezones are required to be processed as Type 4 land use reviews pursuant to Black Diamond Municipal Code (BDMC) Chapter 18.08. Process requirements for Rezones are further detailed in BDMC Chapter 18.12.020.

Application Process: Complete Application: August 8, 2022
Notice of Application: August 17, 2022
Comment Period Ends: 5:00 pm on August 31, 2022

Public Hearing: Pursuant to BDMC 18.08.070, Type 4 decisions are made by the City Council following a closed record hearing based on a recommendation from the hearing examiner following an open record public hearing.

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 e-mail to the staff contact, by mail to the City of Black Diamond, PO Box 599, Black Diamond, WA 98010, or dropping off in the lock box at the City of Black Diamond City Hall, 24301 Roberts Drive, Black Diamond, WA 98010.

Staff Contact: Mona Davis, Community Developer Director/SEPA Official, 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 August 31, 2022.**

VICINITY MAP

