



CITY OF BLACK DIAMOND

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NOTICE OF APPLICATION / SEPA COMMENT PERIOD PRELIMINARY SHORT PLAT: PLN23-0072, SITE PLAN REVIEW: PLN23-0073, SEPA: PLN23-0074

Notice Released: December 6, 2023

The City of Black Diamond has received the following application that may be of interest to you. The application and related documents are electronically available for public review upon request of the Master Development Review Team (MDRT) – see Staff Contact section below.

Project Name: Visconsi North Commercial Preliminary Short Plat and Visconsi North Commercial Site Plan Review

Application Date: September 20, 2023

Complete Application Date: October 19, 2023

Application Numbers: PLN23-0072 (Preliminary Short Plat), PLN23-0073 (Site Plan Review), and PLN23-0074 (SEPA Environmental Review)

Applicant: Visconsi Companies, Ltd.

Project Description: The applicant is requesting preliminary short plat approval to subdivide one existing parcel into three parcels for future commercial development. In association with the preliminary short plat application, the applicant is also requesting site plan review approval for three commercial uses on the site: a 2,378 square-foot quick service restaurant, a 7,239 square-foot car wash, and a 4,335 square-foot convenience store with fuel service. Site improvements include installation of drive aisles, roadway landscaping, sidewalks, site perimeter landscaping, and connections to existing underground utilities within the MPD. Stormwater generated from the project site will be managed via onsite treatment and infiltration facilities. There are no sensitive areas or associated buffers located on the subject property.

Location: The proposal is located to the northwest of the intersection of Roberts Drive and Willow Avenue SE on unaddressed King County Parcel number 1521069097. The proposal fronts Roberts Drive within the Ten Trails MPD.

SEPA Environmental Review: The City has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-Significance (DNS). This determination is based on the scope of the proposal and applicable code requirements specific to this proposal, including the requirement for an approved temporary erosion and sediment control (TESC) plan, an approved stormwater pollution prevention plan (SWPPP), and an approved National Pollutant Discharge Elimination System (NPDES) General Stormwater Construction Permit through the Department of Ecology. The proposal may include additional mitigation measures under applicable codes, and the project review may incorporate or require mitigation measures regardless of whether an EIS is prepared.

The optional DNS process established in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its environmental impacts. Comments related to this application must be submitted by **5:00pm on December 20, 2023** to the Staff Contact listed below. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

Environmental Documents: The City has adopted the Final Environmental Impact Statement (FEIS) prepared for The Villages (a/k/a Ten Trails) Master Planned Development, which this application is a part of. Additionally, the City has issued a MDNS for the Ten Trails Phase 1B Plat A Preliminary Plat (City File Number PLN20-0108), in which this commercial development was identified and assessed. In association with this proposal, the applicant has prepared the following environmental documents: SEPA Environmental Checklist, traffic impact study, geotechnical engineering report, preliminary drainage report, critical areas memo, and preliminary architectural elevations.

Required Permits: Preliminary Short Plat (Type 2 – Administrative Decision) and Site Plan Review (Type 2 – Administrative Decision). Preliminary Short Plan approval and/or Site Plan Review approval does not permit construction activities to begin. Subsequent permit applications, including building permits, signage permits, and utility permits will be required.

Estimated Date of Decision: A threshold determination will be issued following the close of the comment period on December 20, 2023. Review of the Site Plan Review application may extend beyond the issuance of the threshold determination.

Staff Contacts: Alex Campbell, AICP – Master Development Review Team (MDRT) Senior Planner City of Black Diamond. Phone: 360-851-4544; Email: acampbell@blackdiamondwa.gov

Mona Davis, Community Development Director/SEPA Official, Community Development Department, City of Black Diamond. Phone: 360-851-4447; Email: mdavis@blackdiamondwa.gov

Public Comment: You are invited to express comments, request a copy of the decision when it becomes available, request a copy of the threshold determination when it becomes available, and be made aware of any appeal rights. Written comments may be submitted during the public comment period, which is 14 days from the date of this notice, to the Master Development Review Team via email (acampbell@blackdiamondwa.gov) or regular mail to PO Box 599, Black Diamond, WA 98010.

**COMMENTS RELATED TO THIS APPLICATION ARE REQUESTED BY
5:00 P.M. on December 20, 2023.**

