



CITY OF BLACK DIAMOND

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www.blackdiamondwa.gov

NOTICE OF APPLICATION (NOA) FOR SITE PLAN REVIEW AND TRAFFIC CONCURRENCY

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

Notice of Application Date: February 14, 2024

Comments Due Date: February 29, 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: Alan Olson/Dan Balmelli, Barghausen Consulting Engineers

Project Name: Provident Electric Storage Building

Application Number(s): PLN23-0099 (Site Plan Review) and PUB23-0081 (Traffic Concurrency)

Zoning: CC (Community Commercial)

Location: 31114 3rd Ave, Parcel #1121069028, Section 11, Township 21 North, Range 06

Project Description: Provident Electric intends to construct an accessory storage building located on the eastern side of the existing Provident Electric building in an area that is currently lawn. Access to the storage building will be through ADA accessible route as well as a garage access on the east.

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

Project Documents: Application, Narrative, Site Plan, Geotechnical Report, Exemption Memo, Vicinity Map, Topographic Map

Other Associated Permit(s): BLD23-0198 (Commercial Accessory Structure), PUB23-0080 (Civil Plan), PRE23-0005 (Pre-Application Meeting)

Requested Approval: Site Plan and Capacity Reservation Certificate

Applicable Development Regulations: Applications for Site Plan Review (BDMC 18.12) 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.

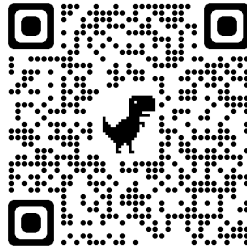
Application Process: Date of Application: 01/05/2024
Complete Application: 02/02/2024
Notice of Application: 02/14/2024
Comment Period Ends: 02/29/2024

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 by email to the staff contact, by mail to PO Box 599, Black Diamond, WA 98010, or dropping off at City Hall, 24301 Roberts Drive, Black Diamond, WA 98010.

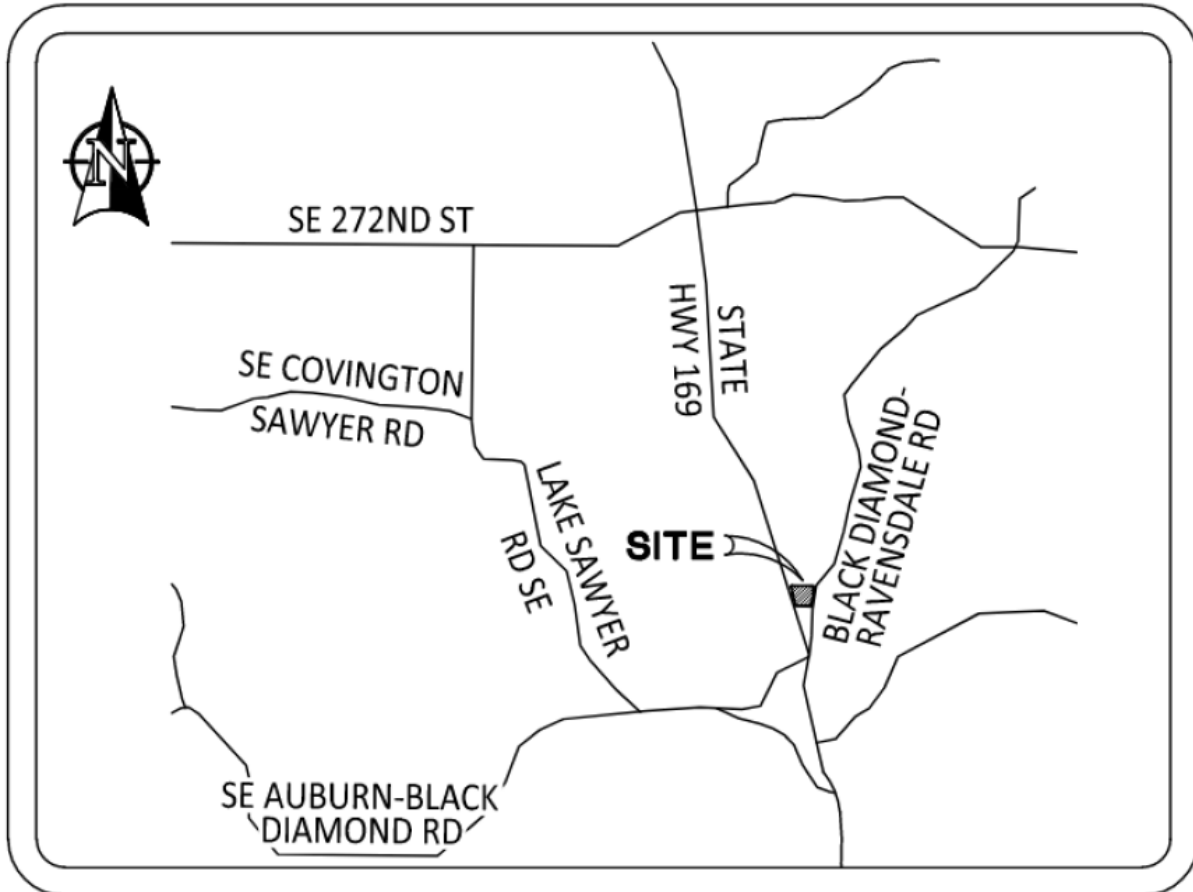
Staff Contact: Jill Kuzaro, Assistant Planner, Community Development Department, jkuzaro@blackdiamondwa.gov, 360-851-4527

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 29, 2024.**

QR Code to view application materials by searching by permit number PLN23-0099:



VICINITY MAP



VICINITY MAP (N.T.S.)

SITE PLAN

