



# CITY OF BLACK DIAMOND

---

P.O. Box 599  
24301 Roberts Drive  
Black Diamond, WA 98010

Phone: (360) 851-4567  
Fax: (360) 851-4501  
[www.blackdiamondwa.gov](http://www.blackdiamondwa.gov)

## NOTICE OF APPLICATION FOR SAYERS SITE PLAN REVIEW & TRAFFIC CONCURRENCY

**NOTICE IS HEREBY GIVEN** for the application described below:

**Notice of Application Date:** Wednesday, October 5, 2022

**Comments Due Date:** Wednesday, October 19, 2022

The City of Black Diamond has received the following applications that may be of interest to you. The application 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:** Terry and Susan Sayers

**Project Name:** Sayers Site Plan

**Application Number:** PLN22-0039 (Site Plan) and PUB22-0073 (Traffic Concurrence)

**Zoning:** Neighborhood Commercial (NC)

**Location:** 24306 Roberts Rd (Parcel 1521069033)

**Project Description:** The proposal is to improve the property to support future commercial and residential use. Proposed improvements to the site include a 176-square-foot deck, 19 parking stalls (including 1 ADA stall), a designated loading zone, and frontage improvements. These areas will be paved with approximately 20,522 square feet of asphalt. The remainder of the site will contain landscaping and open space encompassing approximately 24,261 square feet of the site. The improvements would be located outside of the 75-foot wetland buffer in the northwest corner of the site, with no impacts to the associated wetland buffer proposed.

**SEPA Compliance:** This project was determined to be exempt from SEPA review per Washington Administrative Code (WAC) 197-11-800(3):

*The repair, remodeling, maintenance, or minor alteration of existing private or public structures, facilities or equipment, including utilities, recreation, and transportation facilities involving no material expansions or changes in use beyond that previously existing; [...]*

**Project Documents:** Sensitive Areas Report, Stormwater Report, Narrative, Revised Narrative and Traffic Concurrency Report, Morganville Articles of Formation, Master Permit Applications – Building and Planning, Vicinity Map, Preliminary Site Plan, Parking Plan, Title Report, Landscape Plans, and Site Survey

**Other Associated Permit(s):** BLD21-0106, BLD22-0018, BLD22-0044, MEC22-0035, MEC22-0036, PLM21-0014, and PLN21-0074

**Requested Approval:** Site Plan Review and Transportation Capacity Reservation Certificate

**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: September 22, 2022  
Notice of Application: October 5, 2022  
Comment Period Ends: October 19, 2022 – 5:00 PM

**Written Comments:** 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:** Andrew Love, Contract Senior Planner, Community Development Department, City of Black Diamond, (360) 851-4530, [alove@blackdiamondwa.gov](mailto:alove@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 Tuesday, October 19, 2022.**

# VICINITY MAP

