



# CITY OF BLACK DIAMOND

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Black Diamond, WA 98010

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## NOTICE OF APPLICATION (NOA) FOR SITE PLAN REVIEW

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

**Notice of Application Date:** January 26, 2022

**Comments Due Date:** February 9, 2022

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:** Palmer Coking Coal LLP/ Walter Nadybal

**Project Name:** The Vault Site Plan Review

**Application Number(s):** PLN21-0086 (Site Plan Review)

**Zoning:** CC

**Location:** 31329 3<sup>rd</sup> Ave, Parcel(s): 1121069035, SW $\frac{1}{2}$  of Section 11 Town 21 Range 6

**Project Description:** Change of use from bank to restaurant. This will involve renovations to the interior and exterior, to include an outdoor seating area. The site plan review will also evaluate parking and landscaping regulations associated with the Gateway Corridor Overlay District in BDMC 18.76.

**SEPA Compliance:** The application does not propose an addition to the existing structure on site and is only adding 5 parking spots. This criterion exempts the project from the SEPA review process per WAC 197-11-800.

**Project Documents:** Site Plan Review, Traffic Concurrency Application

**Other Associated Permit(s):** PUB21-0114 (Traffic Concurrency), PLN21-0075 (Pre-App)

**Requested Approval:** Site Plan Review

**Applicable Development Regulations:** Applications for Site Plan Review 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 Review are further detailed in BDMC Chapter 18.12.

**Application Process:** Complete Application: January 19, 2022  
Notice of Application: January 26, 2022  
Comment Period Ends: 5:00 pm on February 9, 2022

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:** Joey Portmann, Senior Planner, Community Development Department, City of Black Diamond, 360-851-4529, [jportmann@blackdiamondwa.gov](mailto:jportmann@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 9, 2022.**

# VICINITY MAP

