



# CITY OF BLACK DIAMOND

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Black Diamond, WA 98010

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## NOTICE OF APPLICATION FOR WENDY'S SITE PLAN REVIEW

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

**Notice of Application Date:** Wednesday, November 8, 2023

**Comments Due Date:** Wednesday, November 22, 2023

The City of Black Diamond has received the following application 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.

**Applicant:** Cheryl Ebsworth, Barghausen Consulting Engineers, Inc.

**Project Name:** Wendy's Site Plan Review

**Application Number:** PLN23-0069

**Location:** 31231 3rd Avenue, parcel number 112106-9032 (new parcel number would be assigned with Binding Site Plan PLN22-0016), located in a portion of the S1/2 of Section 11, Township 21 North, Range 6 East, Willamette Meridian, King County, Washington.

**Project Description:** This proposal is to construct a Wendy's restaurant with drive-through and associated site improvements, including landscaping, parking, and utilities. The site is in the Community Commercial (CC) zone and the SR 169 Gateway Corridor Overlay District with a comprehensive plan designation of Community Commercial.

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

*The construction of an office, school, commercial, recreational, service or storage building with 4,000 square feet of gross floor area, and with associated parking facilities designed for 20 automobiles. [...]*

**Project Documents:** Application, Narrative, Vicinity Map, Plan Set, Stormwater Technical Report, and Traffic Concurrency

**Other Associated Permits:** PLN22-0016 (Pending Binding Site Plan), PLN22-0017 (Binding Site Plan SEPA), PRE23-0010 (Pre-Application Meeting), and PUB23-0034 (Traffic Concurrency)

**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 Site Plan Reviews and are further detailed in Chapter 18.16 BDMC.

**Application Process:**      Date of Application: August 7, 2023  
                                         Complete Application: October 19, 2023  
                                         Notice of Application: November 8, 2023  
                                         Comment Period Ends: November 22, 2023 at 5:00 p.m.

**Public Comment Period:** 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 by contacting the staff contact listed above. Written comments may be emailed to the staff contact, mailed to P.O. Box 599, Black Diamond, WA 98010, or dropped off at Community Development, 24301 Roberts Drive.

**Staff Contact:** Andrew Love, Contract Planner, Community Development Department, City of Black Diamond, (360) 851-4530, [alove@blackdiamondwa.gov](mailto:alove@blackdiamondwa.gov)

# PRELIMINARY SITE PLAN

