



CITY OF BLACK DIAMOND

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NOTICE OF APPLICATION (NOA) & SEPA COMMENT PERIOD FOR BINDING SITE PLAN

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

Notice of Application Date: Wednesday, March 29, 2023

Comments Due Date: Wednesday, April 12, 2023

The City of Black Diamond has received the following applications that may be of interest to you. The applications 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: Third Avenue Development, LLC – Weston Butt

Project Name: Retail South Binding Site Plan

Application Number(s): PLN22-0016 (Binding Site Plan) & PLN22-0017 (SEPA)

Zoning: CC – Community Commercial District

Location: 31231 3rd Ave N; Parcel #112106-9032; Section 11, Township 21N, Range 6E

Project Description: The project is a revision to a previously permitted project on the site which was for six commercial buildings. The current project will instead construct four of these same commercial buildings and provide one apartment complex on the same approximate 4.82-acre site. Site development, per prior approvals, began in 2020 and will continue to be developed in phases with complete build out anticipated by 2024. The site has been cleared and graded with a portion of the underground utilities constructed on the eastern portion of the site. The western portion of the site represents the revision and will now contain three apartment buildings. Along with work already completed, the project includes building construction, landscaping, stormwater facilities, water, and sanitary sewer connections to the west side of the site, off-site roadway improvements along 3rd Avenue (SR 169), and franchise utility extensions. Portions of the site and utility work have been completed per prior permitting.

SEPA Compliance: Following review of the submitted State Environmental Policy Act (SEPA) Checklist, an initial evaluation of the proposed project for probable significant adverse environmental impacts has been conducted. The City anticipates issuing a Determination of Non-Significance (DNS) for this project. The optional DNS process, as

specified in Washington Administrative Code (WAC) 197-11-355, is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination for this specific proposal may be obtained upon request.

Project Documents: Binding Site Plan Application, SEPA Checklist, Coal Mine Hazard Report, Title Report, Off-Site Drainage Analysis, and Plan Set (Landscape, Utility, Grading, etc.)

Other Associated Permit(s): FIR22-0011 (Sprinklers); FIR23-0001 and FIRE23-0003 (Alarms); MEC23-0005 and MEC23-0010 (Mechanical); PLM23-0002 (Plumbing); PRE22-0011 (Pre-Application); PUB19-0195 (Traffic Concurrency); PUB22-0088 (Right of Way); and SGN22-0004, SGN22-0005, SGN22-0006, SGN22-0007, and SGN23-0004 (Signs)

Requested Approval: Binding Site Plan Approval & SEPA Threshold Determination

Applicable Development Regulations: Applications for Binding Site Plans are required to be processed as Type 2 land use reviews (administrative decisions) pursuant to Black Diamond Municipal Code (BDMC) Chapter 18.08. Process requirements for Binding Site Plans are further detailed in BDMC Chapter 17.34.

Application Process: Complete Application: August 30, 2022
Resubmitted Application: December 8, 2022
Notice of Application: March 29, 2023
Comment Period Ends: 5:00 pm on April 12, 2023

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 to the City of Black Diamond either by email 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: Mona Davis, Community Developer Director/SEPA Official, Community Development Department, City of Black Diamond, 360-851-4528, mdavis@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 Wednesday, April 12, 2023.**

VICINITY MAP



SITE PLANS

