



# CITY OF BLACK DIAMOND

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## SITE PLAN APPROVAL

### EVALUATION FORM & DECISION

#### A. ADMINISTRATIVE REPORT & DECISION

**DECISION:**  APPROVAL  APPROVAL SUBJECT TO CONDITIONS  DENIAL

<b>REPORT DATE:</b>	August 9, 2016
<b>Project Name:</b>	Black Diamond Elementary School Replacement Project
<b>Owner/Applicant:</b>	Mike Nelson, Enumclaw School District #216
<b>Contact:</b>	Liz LeRoy, 2929 McDougall Avenue, Enumclaw WA 98022
<b>File Number:</b>	PLN16-0002

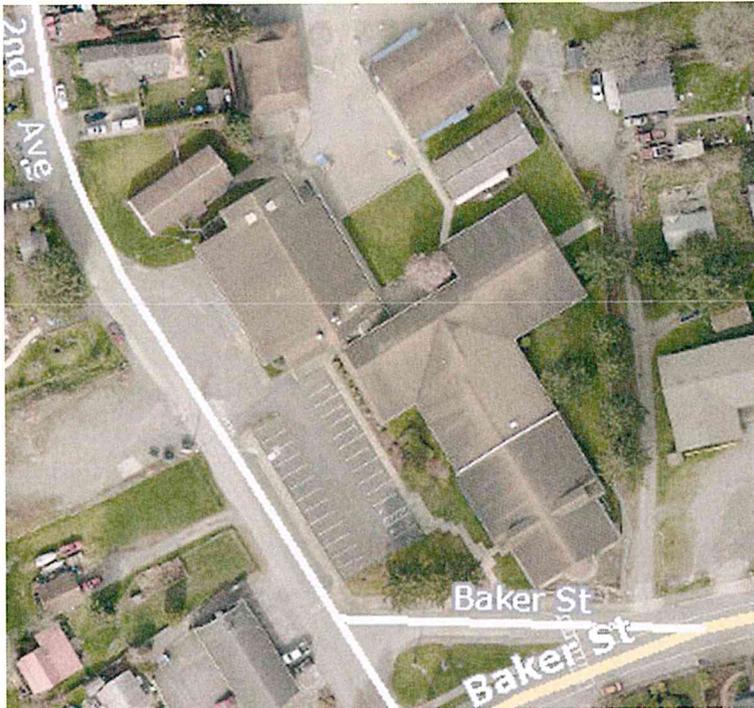
**Project Summary:** Replace the existing 36,184 square foot Black Diamond Elementary School with a new 50,400 elementary school. The project includes demolition of the existing building, removal of the portable facilities on the site, reconfiguring site access, offsite and onsite improvements, and construction of the new building

<b>Project Location:</b>	25314 Baker Street, Black Diamond, WA 98010
<b>Parcel Number(s):</b>	0844000325
<b>Site Area:</b>	85,200 sf (1.96 acres)
<b>Zoning:</b>	Public
<b>Comprehensive Plan:</b>	School

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**Report Date: August 9, 2016**

**Project Location Map:**



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**B. EXHIBITS**

- Exhibit 1:** Notice of Application (NOA) of Site Plan Approval
- Exhibit 2:** Mitigated Determination of Non-Significance
- Exhibit 3:** Letter from Duane Schroeder and Stacy Stowell, Dated April 18, 2016

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**C. SUMMARY OF REQUEST**

The Applicant proposes to demolish the existing 36,184 square foot Black Diamond Elementary School and construct a new 50,400 elementary school on the same parcel. The new school proposal will remove the portable facilities, reconfigure site access and circulation for cars and emergency vehicles and make offsite and onsite improvements for traffic and pedestrian mobility and utilities.

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**Report Date: August 9, 2016**

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**D. FINDINGS OF FACT**

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1. Site Plan Approval is an administrative decision processed as a Type 2 decision pursuant to Black Diamond Municipal Code (BDMC) 18.16.030.
2. A consultation meeting was held on October 19, 2015 to preliminarily discuss compliance with development regulations and design standards prior to application submittal.
3. An application was submitted on January 14, 2016 and deemed complete on March 22, 2016.
4. Type 2 decisions require public notice as set forth in BDMC 18.08.120. A Notice of Application (NOA) was posted to the City's website on April 5, 2015 with a statement of the 14-day public comment period.
5. The City received written comments from Duane Schroder and Stacy Stowell on April 18, 2016.
6. The parcel is zoned Public and designated as School on the Comprehensive Plan Land Use Map.
7. Parking, landscaping, signs, lighting, environmental performance standards and design are regulated in the Public zone.
8. The District, acting as Lead SEPA Agency issued a Mitigated Determination of Non-Significance (MDNS) on March 23, 2016 in compliance with Title 19 (Environment) and Chapter 18.78 (Environmental Performance Standards) of the BDMC.

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**E. CONCLUSION**

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As conditioned, the proposed site plan is consistent with the City's Comprehensive Plan and complies with all applicable regulations, requirements and standards. The proposed development of a new Elementary School according to this Plan will not adversely impact the health, safety and general welfare of the residents of the City. Any alteration or amendments to this approved site plan are subject to the same procedures as those required for this initial site plan approval. Site plan approval granted pursuant to this decision expires two years after the date of approval if construction of the project has not been substantially completed. An extension may be granted pursuant to BDMC 18.14.050.

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**G. DECISION**

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Report Date: August 9, 2016

As the mayor's designee and under the authority of BDMC 18.08.030, Site Plan Approval to construct a new Black Diamond Elementary School at 25314 Baker Street, Black Diamond, WA 98010, File No. PLN16-0002, is **GRANTED** with the following conditions:

1. All exterior lamp posts may not exceed 15' in height.
2. All exterior lamp posts must be fully shielded and adjusted to ensure no spillover onto neighboring properties.
3. Plantings must be installed on the NW side of the gravel parking lot between the parking lot and adjacent residential lot.

Any aggrieved party of record may file an appeal of this final administrative decision to Grant Site Plan Approval for File No. PLN16-0002. An appeal request must be addressed to the hearing examiner and filed in writing to the Department of Community Development at 24301 Robert's Drive, PO Box 599, Black Diamond, WA 98010 within fourteen calendar days of this Notice of Decision.



Andrew Williamson, Interim Community Development Director



Date

