



CITY OF BLACK DIAMOND

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NOTICE OF APPLICATION – PRELIMINARY PLAT

Notice Released: April 17, 2018

The City of Black Diamond has received the following development application that may be of interest to you. The application and any related documents are available for public review during normal business hours at the Master Development Review Team building at the address noted above.

Project Name: Ten Trails MPD – Phase 2 Plat A Preliminary Plat

Note: The applicant has rebranded The Villages Master Planned Development (MPD) as “Ten Trails.” For administrative purposes, Ten Trails and The Villages can be used interchangeably.

Application Date: March 8, 2018

Complete Application Date: April 3, 2018

Application Number: PLN18-0008

Name of Applicant: Oakpointe / CCD Black Diamond Partners LLC

Project Description: The applicant is proposing to subdivide 66.5 acres within the Ten Trails MPD into 211 single-family residential lots. Approximately 37.7 acres are designated as tracts for open space, park, sensitive area, and utility uses. There are ten identified wetlands within the boundary of this preliminary plat application. A wetland buffer averaging plan has been submitted in association with the preliminary plat application, which proposes a net increase in buffer area and no direct impacts to wetlands.

Location: Approximately ½ mile southwest of the intersection of Lake Sawyer Road SE and Roberts Drive, and immediately south of The Villages Phase 1A plat. Located on King County parcel numbers 152106-9106, 152106-9109, and 22106-9053.

Environmental Documents: The environmental impacts for this proposal are being assessed with an associated SEPA environmental review under City File Number PLN18-0013. The Final Environmental Impact Study (FEIS) for The Villages MPD, which this proposal is a part of, was adopted by the City in December of 2009. The FEIS addressed probable environmental impacts resulting from the development of the MPD. Supplemental environmental information that addresses specific impacts resulting from this preliminary plat application have been prepared and are being reviewed in association with the SEPA environmental review (PLN18-0013). Supplemental information includes a SEPA checklist, drainage report, significant tree count, geotechnical report, traffic impact study, sensitive area study, wildlife analysis, and wetland buffer averaging plan.

Requested Approval: Preliminary Plat Approval – Type 3, Quasi-Judicial Decision

Staff Contact: Alex Campbell, Senior Planner – Master Development Review Team
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You are invited to express comments, request to receive notice of the public hearing, participate in any hearing, request a copy of the decision when it becomes available, and be made aware of any appeal rights. Written comments may be submitted to the Master Development Review Team, 24301 Roberts Drive (in person) or PO Box 599 (via regular mail), Black Diamond, WA 98010.

**INITIAL COMMENTS RELATED TO THIS APPLICATION ARE REQUESTED BY:
5:00 P.M. ON MAY 1, 2018.**

There will be additional opportunities to comment on this proposal. Once the City has issued a threshold determination in association with the SEPA Environmental Review, as detailed in the Environmental Documents section above, public notice of the threshold determination and a 14-day public comment period will be provided. Additionally, a public hearing to the City's Hearing Examiner is required for a preliminary plat application. The public hearing will be scheduled after the threshold determination has been made. Once scheduled, a Notice of Public Hearing will be issued.