



# CITY OF BLACK DIAMOND

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## NOTICE OF DECISION THE VILLAGES MPD PHASE 1A PRELIMINARY PLAT & APPEAL OF SEPA MDNS PLN11-0001

**Notice Released: December 13, 2012**

Pursuant to Black Diamond Municipal Code 18.08.150.B, you are hereby advised that on December 10, 2012, the Hearing Examiner issued a decision, approving The Villages MPD Phase 1A Preliminary Plat & sustaining the SEPA Mitigated Determination of Nonsignificance. A copy of the decision is available on the City's website ([www.ci.blackdiamond.wa.us](http://www.ci.blackdiamond.wa.us)) or through the Community Development office at the address noted above.

**Project Name:** The Villages MPD Phase 1A Preliminary Plat

**Application Numbers:** PLN11-0001 (Plat); PLN11-0002 (SEPA); PLN12-0022 (SEPA appeal)

**Name of Applicant:** B.D. Village Partners, LP, 10220 NE Points Drive Suite 310, Kirkland, WA 98033

**Project Description:** A subdivision of 127.3 acres into 413 lots and 98 tracts, consistent with the approved Villages Master Planned Development (MPD) and the Villages MPD Development Agreement. The project will feature 393 residential lots, a 12.5 acre elementary school site (two lots) and 18 lots totaling 14.28 acres for commercial/mixed use. Approximately 22.48 acres of open space will be set aside in parks, trails and landscape tracts. Tract uses include landscaping, natural landscape, parks, sensitive areas and buffers, utilities and access. The project requires off-site street and utility improvements in order to serve the plat and associated site preparation and grading.

**Location:** The site is located on the south side of Auburn-Black Diamond Road (Roberts Drive), extending from its intersection with Lake Sawyer Road west to the western city limits and generally ½ mile to the south, within the NW ¼ and the SW ¼ of Section 15, Township 21 North, Range 6 East, Willamette Meridian, King County, WA.

**Per BDMC 17.16.040, 18.08.060.E and 18.08.200, the Hearing Examiner's decision constitutes the final administrative decision of the City. This decision may be appealed by filing a land use petition in Superior Court and complying with the requirements of RCW 36.70C.**

For further information, please contact Stacey Welsh, Senior Planner, at 360-886-5700 or [swelsh@ci.blackdiamond.wa.us](mailto:swelsh@ci.blackdiamond.wa.us).