

19.

Notice of hearing

July 25, 2014



CITY OF BLACK D

P.O. Box 599
24301 Roberts Drive
Black Diamond, WA 98010

AFFIDAVIT OF MAILING OF LEGAL NOTICE

Application No.: PLN13-0027 Public Hearing for The Villages MPD Phase 2A Preliminary Plat C

Applicant: BD Lawson Partners, LP, 10220 Points Dr. Suite 310 Kirkland, WA 98033

Location: South of Roberts Drive and SE of The Villages MPD Phase 1A Preliminary Plat, generally within the SE ¼ and portions of the SW ¼ of Section 15, Township 21 North, Range 6 East and limited areas of the NW ¼ of Section 22. Tax parcels: 1521069108, 1521069096 and 2221069004.

Date of Notice: July 25, 2014

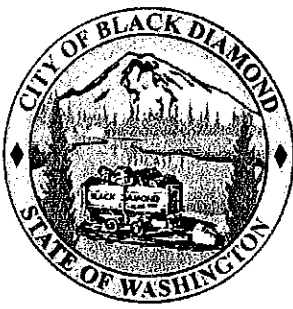
I certify that on **July 25, 2014** I did send a Notice of Application for the above referenced application, as required by Black Diamond Municipal Code 18.08.120 to all persons on the attached mailing list. Said Notice was mailed pre-paid stamped through the United States Postal Service.

I declare under penalty of perjury of the laws of the State of Washington that the foregoing is true and correct.

TRACEY REDD
Name (please print or type)

7/25/2014
Date

Tracey Redd
Signature



CITY OF BLACK DIAMOND

P.O. Box 599
24301 Roberts Drive
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NOTICE OF PUBLIC HEARING

THE VILLAGES MPD PHASE 2 PRELIMINARY PLAT C

CITY OF BLACK DIAMOND HEARING EXAMINER

10:00 AM, AUGUST 25, 2014
BLACK DIAMOND CITY COUNCIL CHAMBERS
25510 LAWSON STREET, BLACK DIAMOND

FILE NUMBERS: PLN13-0027: The Villages MPD Phase 2A Preliminary Plat C

PROPONENT: BD Village Partners, LP; 10220 NE Points Drive, Suite 310, Kirkland, WA 98033

PROPERTY LOCATION: South of Roberts Drive and SE of The Villages MPD Phase 1A Preliminary Plat, generally within the SE $\frac{1}{4}$ and portions of the SW $\frac{1}{4}$ of Section 15, Township 21 North, Range 6 East and limited areas of the NW $\frac{1}{4}$ of Section 22, Willamette Meridian, WA. King County tax assessor parcels: 1521069108, 1521069096 and 2221069004.

DESCRIPTION OF PROPOSAL: Subdivision of approximately 136 acres within The Villages Master Planned Development (MPD) into 203 lots and 5 future development tracts. Twenty additional tracts are proposed for utility, access, parks and open space uses and sensitive areas. The 203 lots are designed for detached single family residential development. The project includes street and utility improvements. Activities include site preparation, grading, and construction.

ENVIRONMENTAL DETERMINATION: A SEPA Mitigated Determination of Non-significance (MDNS) and Adoption of Existing Environmental Document was issued on May 27, 2014. An appeal of this action was not filed.

STAFF CONTACT:
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APPLICATION FILED: November 8, 2013
COMPLETE APPLICATION: December 3, 2013
NOTICE OF APPLICATION: December 6, 2013

In accordance with BDMC 2.30.090, the staff report will be available at least five working days prior to the scheduled hearing. The project files are available for public review during normal business hours at the Community Development Department, 24310 Roberts Drive.

Any interested person may comment either in writing to the address above or by submitting written or oral testimony during the public hearing. Any person wishing to receive the Hearing Examiner's decision must notify the Community Development Department by providing their name, mailing address and reference the application number PLN13-0027. Written comments may be submitted to the Community Development Department, PO Box 599, Black Diamond, WA 98010, prior to commencement of the hearing or at the hearing.

ADAMS DIANNE GAY 2327 MORGAN DR BLACK DIAMOND, WA 98010	ADAMS MAURICE + TERESA 32200 227TH PL SE KENT , WA 98042	ALCANTAR OCTAVIO R+ELIZABET 30401 BLAINE AVE BLACK DIAMOND, WA 98010
DANA SALVA M M+CHRIS L M 5011 SUMMIT DR BLACK DIAMOND, WA 98010	AMUNDSON STEVEN+CRYSTAL PO BOX 1086 BLACK DIAMOND, WA 98010	ANDERSON ACRES LLC / RITA JACKSON 5014 78TH AVE NE GIG HARBOR, WA 98335
ANDERSON LARRY+DONNA 2630 SE 331ST ST AUBURN, WA 98092	ANDRADE MARIA R+JUAN J ALON 24118 SE GREEN VALLEY RD BLACK DIAMOND, WA 98010	BACKUS JUDY JO 32449 LYNCH LN BLACK DIAMOND, WA 98010
ARNES MANNIE A+NICOLE L 2210 227TH PL SE KENT, WA 98042	BEERMAN FRANCIS 32305 UNION DR BLACK DIAMOND, WA 98010	BELTON KYLE J+JILL M 32216 BRUCKNERS WAY BLACK DIAMOND, WA 98010
ANDERSON LEE A 4120 BUENA VISTA DR BLACK DIAMOND, WA 98010	BERGE JOHN A+MARY S 32314 226TH AVE SE KENT, WA 98042	BERKHEIMER DENNIS & GLORIA PO BOX 981 BLACK DIAMOND, WA 98010
FERRY MARK R+LORIE M 2715 SE 324TH ST COVINGTON, WA 98042	BESSLER RAMONA 22640 SE 323RD ST COVINGTON, WA 98042	BIBBY BERRY A+CORTNEY L PO BOX 560 ENUMCLAW, WA 98022
BIRKLID CRAIG A PO BOX 385 BLACK DIAMOND, WA 98010	BIRKLID CRAIG A+DENNIS R PO BOX 385 BLACK DIAMOND, WA 98010	BIRKLID JAMES PO BOX 187 BLACK DIAMOND, WA 98010
BLACK DIAMOND DVLPMNT CO 10741 3RD AVE BLACK DIAMOND, WA 98010	BORTLESON GIL PO BOX 288 BLACK DIAMOND, WA 98010	BOWERS GERALD A+KAREN M 22718 SE 321ST PL COVINGTON, WA 98042
BOYD BRIAN W 10409 BLAINE AVE BLACK DIAMOND, WA 98010	BROWN KORVIN D+NILAH 32508 MORGAN DR BLACK DIAMOND, WA 98010	BUET MICHAEL & GRETCHEN 34915 243RD AVE SE AUBURN, WA 98092
BUEHMANN ARNOLD+KIMBERLY 2319 MORGAN DR BLACK DIAMOND, WA 98010	BURNS MARY 25000 FRANKLIN DR BLACK DIAMOND, WA 98010	BUSH BART M+TRACI 22429 SE 329TH ST BLACK DIAMOND, WA 98010

JTT CHARLES & KRISTY E 9455 232ND AVE SE BLACK DIAMOND, WA 98010	CALIS SIMON E+KIMBERLY L 22515 SE 329TH ST BLACK DIAMOND, WA 98010	CARLSON DENNIS R+ALMA ROSA 35433 227TH AVE SE AUBURN, WA 98092
CARLSON KENNETH J 2714 SE 324TH ST COVINGTON, WA 98042	CARNEY VINCENT P 30407 KUMMER AVE BLACK DIAMOND, WA 98010	CARPENTER RONALD L 32209 SUNNY LN BLACK DIAMOND, WA 98010
CASEY HEATHER 2722 SE 324TH ST COVINGTON, WA 98042	CELENT TZARINA M 22704 SE 324TH ST COVINGTON, WA 98042	CHAI CHAOYU 32424 MORGAN DR BLACK DIAMOND, WA 98010
CHAMBERLIN CLARK A III+STAN 2401 LYNCH LN BLACK DIAMOND, WA 98010	CHAMBERLIN DAVID R 32343 227TH AVE SE COVINGTON, WA 98042	CINDY WHEELER 30221 234TH AVE SE BLACK DIAMOND, WA 98010
CITY OF MAPLE VALLEY/STEVE CLARK PO BOX 320 MAPLE VALLEY , WA 98038	COLLIER MICHAEL E 32213 MORGAN DR BLACK DIAMOND, WA 98010	COLMAN JUNE C 32204 227TH AVE SE COVINGTON, WA 98042
CONWAY RUTH M+KINGSOLVER ST 2204 227TH PL SE COVINGTON, WA 98042	COOK JOHN F+MARSHA W 33701 PLASS RD BLACK DIAMOND, WA 98010	HOYLE JENNIFER 32436 UNION DR BLACK DIAMOND, WA 98010
COULBOURN GEORGE & KATHERYN 3710 ROBERTS DR BLACK DIAMOND, WA 98010	COULBOURN GEORGE I 23710 ROBERTS DR BLACK DIAMOND, WA 98010	COUTURE LYLIANE S 32223 UNION DR BLACK DIAMOND, WA 98010
CRAMPTON LESLIE A+KATHLEEN 2337 LYNCH LN BLACK DIAMOND, WA 98010	CRAVEN TODD+EKATERINA 23817 SE GREEN VALLEY RD AUBURN, WA 98092	CUNNINGHAM RONALD 22615 SE 322ND ST COVINGTON, WA 98042
CARBY PRISCILLA D PO BOX 346 BLACK DIAMOND, WA 98010	DAVIDSON JOHN 22608 SE AUBURN-BLK DIAMOND RD BLACK DIAMOND, WA 98010	DAVIS NANCY 22626 SE 331ST ST AUBURN, WA 98092
DELNITA SHARRAH 4011 SE GREEN VALLEY RD AUBURN, WA 98092	DILLS MARK 22518 SE 329TH ST BLACK DIAMOND, WA 98010	EGBERT COREY+BRANDI 32312 MORGAN DR BLACK DIAMOND, WA 98010

COCK MARYELLEN 5828 MAPLE VALLEY #244 MAPLE VALLEY, WA 98038	ENFIELD RICH+DAWN LOREEN SC PO BOX 950 BLACK DIAMOND, WA 98010	ENUMCLAW SCHOOL DISTRICT/MIKE NELSON 2929 MCDOUGALL AVE ENUMCLAW, WA 98022
RATH THOMAS C 2607 HIGHLAND DR BLACK DIAMOND, WA 98010	ERICKSON GEORGE K 13503 W351 PR NW BENTON CITY, WA 99320	ERIKSEN OLAF BRENT+CHRISTIN PO BOX 406 WATFORD, ND 58854
SLAVA RACHEL L+RICARDO A 2717 SE 321ST PL COVINGTON, WA 98042	EVANS SHERRIE J 22608 SE 322ND ST COVINGTON, WA 98042	FALCON A PO BOX 2081 RENTON, WA 98056
ALDING JANE 2229 MORGAN DR BLACK DIAMOND, WA 98010	ROBERTS JUDITH 30406 KUMMER AVE BLACK DIAMOND, WA 98010	FEENEY ANTONIO R 30401 KUMMER AVE BLACK DIAMOND, WA 98010
FIELD JON M 2333 227TH AVE SE COVINGTON, WA 98042	FLANDERS REBEKAH D 35026 243RD AVE SE AUBURN, WA 98092	FLETCHER DAVID B+ANDREA M 33705 257TH AVE SE BLACK DIAMOND, WA 98010
DURNIER PATRICIA E 2116 227TH AVE SE COVINGTON, WA 98042	FRIIS ODD 22706 SE 322ND PL COVINGTON, WA 98042	GAGE ELLERY B 32322 226TH AVE SE COVINGTON, WA 98042
ILBERTSON ROBERT J 2319 UNION DR BLACK DIAMOND, WA 98010	GOESMAN RUSSELL J 34901 243RD AVE SE AUBURN, WA 98092	GORDON DAVID L+KIMBERLY A 32325 LYNCH LN BLACK DIAMOND, WA 98010
RAF DAVID J+SHANNON K 3897 BRUCKNER S CT BLACK DIAMOND, WA 98010	GREEN VALLEY ROAD LLC PO BOX 950 BLACK DIAMOND, WA 98010	GUEST DAVID ALAN+GINA 32446 MORGAN DR BLACK DIAMOND, WA 98010
UIDETTI ALBERT F+M MAUREEN 3903 ROBERTS DR BLACK DIAMOND, WA 98010	GUIDETTI ALLEN & ELIZABETH 23901 ROBERTS DR BLACK DIAMOND, WA 98010	HAGEN DANIEL J PO BOX 1290 BLACK DIAMOND, WA 98010
RAGER LARRY & JUDY 2610 HIGHLAND DR BLACK DIAMOND, WA 98010	HALEY CAROL A+ALAN B 35401 252ND AVE SE AUBURN, WA 98092	HANRAHAN EDWARD A PO BOX 533 BLACK DIAMOND, WA 98010

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BLACK DIAMOND, WA 98010

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EDMONDS, WA 98020

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BLACK DIAMOND, WA 98010

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COVINGTON, WA 98042

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BLACK DIAMOND, WA 98010

KAPULE RENFRED W+TAMERA L
32207 BRUCKNERS WAY
BLACK DIAMOND, WA 98010

C WASTEWATER TREAT DIV/MARK USCHER 01 SOUTH JACKSON ST KSC-NR-0500 EATTLE , WA 98104	KELLEY SHERREL L 32213 SUNNY LN BLACK DIAMOND, WA 98010	KELSCH JOHN W+LAURA L 22726 SE 321ST PL COVINGTON, WA 98042
ENWORTHY DEBBIE 4212 SE GREEN VALLEY RD UBURN, WA 98092	KING COUNTY-PARKS 100108 ADM-ES-0800 500 4TH AVE SEATTLE, WA 98004	KING COUNTY-WRLD 320583 500 4TH AVE #500 SEATTLE, WA 98104
ARKWOOD SEAN+HEATHER 433 WATERMAN RIDGE LN SE ORT ORCHARD, WA 98366	KNAPP HARRY JR+TOBY KIMBERL 32503 UNION DR BLACK DIAMOND, WA 98010	KUHK ROLAND+KARIN 30403 BLAINE AVE BLACK DIAMOND, WA 98010
DADAGE ADAM+SHANA WHITNEY E 3911 BRUCKNERS CT LACK DIAMOND, WA 98010	LAKE SAWYER CHRISTIAN CHUR 3160 LAKE SAWYER RD SE BLACK DIAMOND, WA 98010	LAMBRO THOMAS J 23905 BRUCKNERS CT BLACK DIAMOND, WA 98010
DANGE DANIEL+SARA 0405 BLAINE AVE LACK DIAMOND, WA 98010	LINCKS ANITA J 32215 SUNNY LN BLACK DIAMOND, WA 98010	LIND ALFRED & KELLY 806 76TH AVE CT E MILTON, WA 98354
DNDEN PAM D BOX 276 LACK DIAMOND, WA 98010	LONEY JOHN P DDS 35425 240TH AVE SE AUBURN, WA 98092	LONG KYLE C+CURTIN ELISSA A 32218 MORGAN DR BLACK DIAMOND, WA 98010
DOMIS DONALD R+JANE W 2016 226TH AVE SE OVINGTON, WA 98042	LOPRIORE RALPH VIRGINO 6805 S 262ND ST KENT, WA 98032	LOVEJOY BRIAN E+JOLENE R 30404 KUMMER AVE BLACK DIAMOND, WA 98010
DWENTHAL MEIER 303 14TH AVE NW EATTLE, WA 98117	LYKKEN KENNETH D+KRISTIN M 25009 SUMMIT DR BLACK DIAMOND, WA 98010	MAGUIRE I LYNN 25015 SE GREEN VALLEY RD AUBURN, WA 98092
MAIRS MANUEL+JACLIN 4831 SE GREEN VALLEY RD UBURN, WA 98092	MALGARINI JANET 24029 ROBERTS DR BLACK DIAMOND, WA 98010	MANN MICHAEL H+TERRI L 32809 227TH PL SE BLACK DIAMOND, WA 98010
MATTERN MIKE & VICKIE 2509 SE 329TH ST LACK DIAMOND, WA 98010	MEANS WAYNE D+LORONA Y 24024 BUENA VISTA DR BLACK DIAMOND, WA 98010	MEYER BETH M PO BOX 1154 AUBURN, WA 98071

EYER RUSSELL A 2349 LYNCH LN BLACK DIAMOND, WA 98010	MICHELSEN DEAN+ANNA 32222 BRUCKNERS WAY BLACK DIAMOND, WA 98010	MILLER BARBARA J+KENNETH A 24101 ROBERTS DR BLACK DIAMOND, WA 98010
LILLIGAN THOMAS D+KRISTIE J 2216 SUNNY LN BLACK DIAMOND, WA 98010	MITTLESTADT GEROLD W+JOAN N 24825 SE GREEN VALLEY RD AUBURN, WA 98092	MOORE CHRISTOPHER P+MICHELE 22714 SE 322ND PL KENT, WA 98042
MOORE THERESA ANNE+JOSEPH A 4130 SE GREEN VALLEY RD BLACK DIAMOND, WA 98010	MORGAN DOUGLAS+BRITTNY L 25002 SUMMIT DR BLACK DIAMOND, WA 98010	MORGAN ERIKA 33624 ABRAMS AVE BLACK DIAMOND, WA 98010
MORRISON NICK+NANCIE 2496 UNION DR BLACK DIAMOND, WA 98010	MUDD AUSTIN K+BARKSTROM TAM 25005 SUMMIT DR BLACK DIAMOND, WA 98010	MUELLER JOSEPH E+THERESA A PO BOX 43 RAVENSDALE, WA 98051
MULETTA JAMES 2522 BUENA VISTA DR BLACK DIAMOND, WA 98010	MULETTA JAMES D 32619 UNION DR BLACK DIAMOND, WA 98010	MULETTA JIM D 32581 UNION DR BLACK DIAMOND, WA 98010
MULLEN JOHN A PO BOX 594 BLACK DIAMOND, WA 98010	NELSON ARTHUR+MARGRET 30403 KUMMER AVE BLACK DIAMOND, WA 98010	NELSON JEAN M 32315 227TH AVE SE COVINGTON, WA 98042
NELSON JOHN+SARA J 2208 SUNNY LN BLACK DIAMOND, WA 98010	NOLLER THOMAS H JR+JANNELLE 22707 SE 329TH ST BLACK DIAMOND, WA 98010	NORWOOD TIMOTHY J 30407 BLAINE AVE BLACK DIAMOND, WA 98010
OSLER CHARLES E 2617 SE 323RD ST COVINGTON, WA 98042	NUSSBAUM BRIAN W & TERRI 24224 SE GREEN VALLEY RD AUBURN, WA 98092	OLSON LISA 32415 UNION DR BLACK DIAMOND, WA 98010
ORTIZ JOHN A SR 2607 SE 321ST ST COVINGTON, WA 98042	OSTER BRYAN L+ANGELA D 24921 SE GREEN VALLEY RD AUBURN, WA 98092	OSTGARD LAWRENCE R+NELDA M 23703 ROBERTS DR BLACK DIAMOND, WA 98010
PALMER COKING COAL CO LLP PO BOX 1027 BLACK DIAMOND, WA 98010	PALMER DAN 32228 MORGAN DR BLACK DIAMOND, WA 98010	PARAMORE ROBERTA S 22765 SE GREEN VALLEY RD AUBURN, WA 98092

ARIS STEPHEN 2512 UNION DR BLACK DIAMOND, WA 98010	PETERSON ERIC 25129 SE GREEN VALLEY RD AUBURN, WA 98092	PIONEER PLACE LLC 24920 257TH AVE SE BLACK DIAMOND, WA 98010
LUM CREEK TIMBER CO/JAMIE CHAEFER PO BOX 1990 COLUMBIA FALLS, MT 59912	QUADC LLC 1521 VERNON ROAD LAKE STEVENS, WA 98258	QUINLAN CHRISTOPHER 22650 SE 331ST ST AUBURN, WA 98092
AMSEY'S 4605 ENUMCLAW-BLK DIA RD SE BLACK DIAMOND, WA 98010	RASMUSSEN TIM & NANCY PO BOX 1117 MAPLE VALLEY, WA 98038	RAYMOND KARL R+ANGELA D 30404 BLAINE AVE BLACK DIAMOND, WA 98010
EECE JAMES L+CALLEEN M 2640 SE 331ST ST AUBURN, WA 98092	REEDAL ANDREW WILLIAM+APRIL 32311 MORGAN DR BLACK DIAMOND, WA 98010	RIGG CATHLEEN K 34810 257TH AVE SE BLACK DIAMOND, WA 98010
ROBINSON JOEL C+DEBORAH C 4322 SE GREEN VALLEY RD AUBURN, WA 98092	ROGERS GARY+ANECIA 201215 SW 295TH PL BLACK DIAMOND, WA 98010	ROOSE JARED+KRISTA 32215 227TH PL SE KENT, WA 98091
OSTON SANDRA M KIRK 59 MCGRAW ST #103 SEATTLE, WA 98109	SAENZ MAGGIE+JOSE PO BOX 596 BLACK DIAMOND, WA 98010	SAMPSON DOUGLAS A+DEBORAH D PO BOX 286 LAKE BAY, WA 98349
SAMPSON MAX 2306 MORGAN DR BLACK DIAMOND, WA 98010	SANDBERG CURTIS 22631 SE 331ST ST AUBURN, WA 98092	SCHIFFEL JOSEPH+JOSEFINA BARBERA 25002 FRANKLIN DR BLACK DIAMOND, WA 98010
CHRAM DAWN PO BOX 950 BLACK DIAMOND, WA 98010	SEAMAN WILLIAM R+LORRAINE D 22725 SE 321ST PL COVINGTON, WA 98042	SEUMAE HOLLIE J+SCOTT 30411 BLAINE AVE BLACK DIAMOND, WA 98010
HELDEN HOLLIE R PO BOX 1073 BLACK DIAMOND, WA 98010	SHERARD MIKE 35003 257TH AVE SE BLACK DIAMOND, WA 98010	SHIPLEY DANIEL E+SUZANNA F 22513 SE 329TH ST BLACK DIAMOND, WA 98010
HIRLEY ERIC D 5001 SUMMIT DR BLACK DIAMOND, WA 98010	SIDES NICOLE C 30408 KUMMER AVE BLACK DIAMOND, WA 98010	SIMACEK STEPHEN J+MANDY D 32451 LYNCH LN BLACK DIAMOND, WA 98010

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TORAN SCOTT K + ANN
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M
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BLACK DIAMOND, WA 98010

VEIHS ERHARD
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UBURN, WA 98092

WEST RYAN E+MAYA JOY R
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BLACK DIAMOND, WA 98010

WHITTLESEY LILLIAN A
25004 SUMMIT DR
BLACK DIAMOND, WA 98010

VIDEN DANIEL J
4219 ROBERTS DR
BLACK DIAMOND, WA 98010

WILLIAMS KARNA
32616 HIGHLAND DR
BLACK DIAMOND, WA 98010

WILLIAMS PHIL + DAYLENE
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