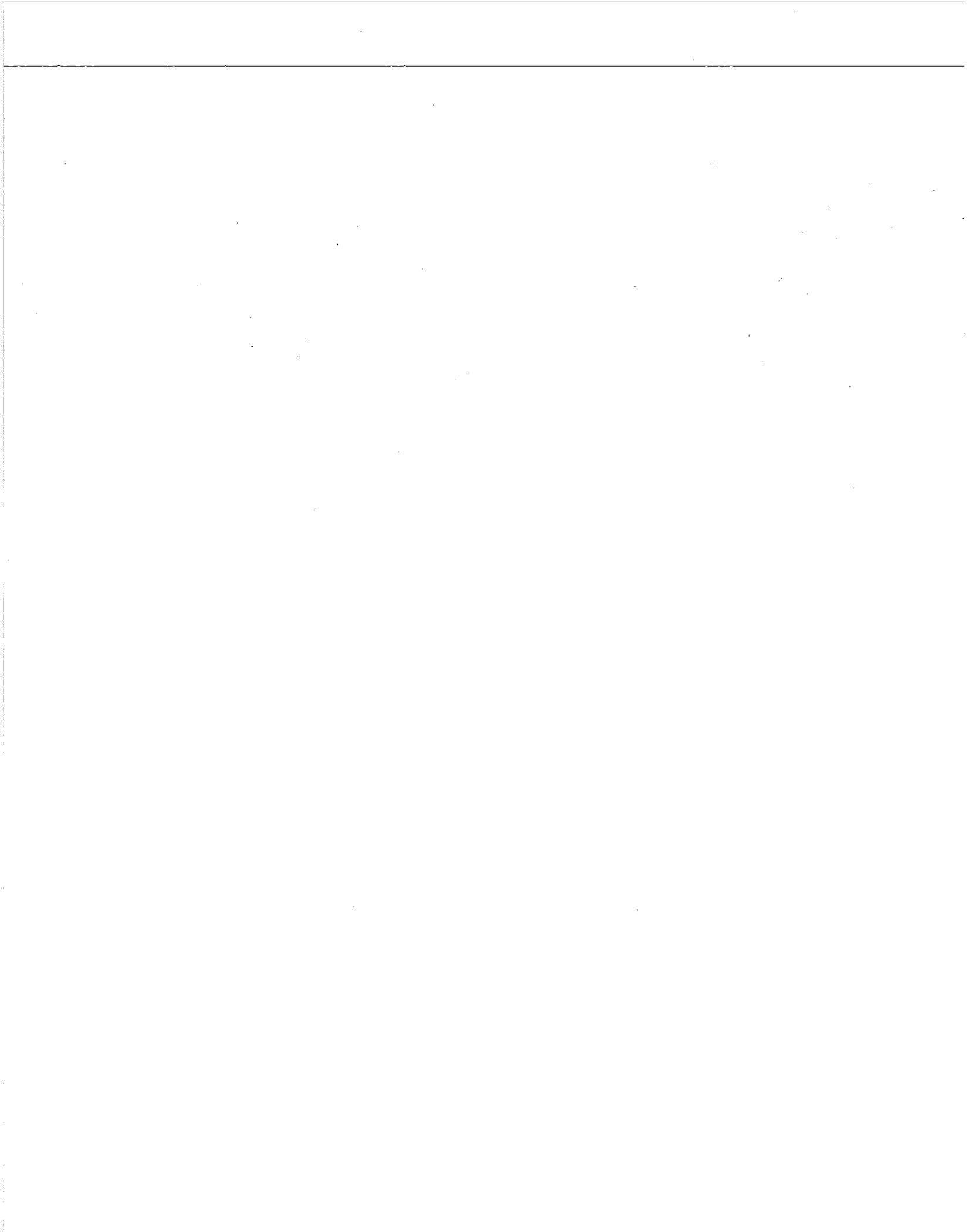


1b.

Pre-Application Meeting (PLN13-0017)





CITY OF BLACK DIAMOND

The Villages MPD Parcel V28 &29
Pre-Application Meeting (PLN13-0017)
9/16/13 10:00-11:00am

MDRT Staff Present: Stacey Welsh (Planning), Andy Williamson (Public Works), Dan Ervin (RH2). Additional City Staff: Aaron Nix (Natural Resources/Parks)

City Hall phone number: 360-886-5700

Proponent: BD Village Partners, LP, Colin Lund (425-898-2120). Additional attendees: Kevin Thomas, Angela Hill, Al Fure.

Site: Approx. ½ mile south of Roberts Drive; King County parcels #1521069108, 1521069096 and 1521069088; 151 acres in size

Proposal: Subdivide 3 tax parcels into 234 detached single family front and alley loaded lots.

The following is a summary of topic areas discussed. For additional information or further clarification contact Stacey Welsh at 360-886-5700.

- Black Diamond Municipal Code (BDMC) can be viewed at:
<http://www.ci.blackdiamond.wa.us/citycode/index.html>
- Permit application forms and submittal requirements can be accessed at:
http://www.ci.blackdiamond.wa.us/Depts/CommDev/comm_dev_home.html

NATURAL RESOURCES

1. Sensitive Areas:
 - a. Explain further the idea of utilizing surface water in order to recharge the wetland system.
 - b. Need to submit required studies for wetlands.
2. Parks:
 - a. What park elements/amenities may be included in the park area located at the SE of the Villages Phase 2 development proposal?
 - b. Discussed at meeting: revised site plan concepts, wetland buffers & public education, filling a wetland, and park/wetland interface.

BUILDING

1. Plans are too preliminary to offer any comment.

PUBLIC WORKS

The following guidance is not a project level review. Actual requirements may change from the guidance given at the pre-application stage. At the pre-application review staff provides feedback after a cursory review of the proposal. Actual requirements may change as staff reviews various supporting studies, the plan becomes more refined and a complete application is submitted for review.

1. Discussed at meeting: width of streets, water loop, fire access, gravity sewer, project goes over the Metro threshold for service, and misc. site plan comments.
2. Review the City's Engineering Design and Construction Standards for guidance on civil design standards. Available online at:
<http://www.ci.blackdiamond.wa.us/Depts/PubWorks/Docs/Final%20Version%20of%202009%20Construction%20Standards%20with%20attachments.pdf>

PLANNING

1. This proposal is within The Villages Master Planned Development (MPD) and is subject to The Villages Master Planned Development Approval (ORD10-946) and The Villages MPD Development Agreement (ORD11-970) (TV DA).
2. Site is zoned Master Planned Development (MPD).
3. MPD Development Parcels: V28 (Medium Density Residential) & V29 (Low Density Residential). Both development parcels are within TV MPD Phase 2.
4. For lot layout standards such as lot size and setbacks: See Section 5 in TV DA.
5. Compliance with adopted design standards required per BDMC 18.74 (see Black Diamond Design Guidelines for Master Planned Development Framework Design Standards & Guidelines).
6. **Preliminary Plat application required**; public hearing before the City's Hearing Examiner.
7. **SEPA Environmental Checklist required**—this will need to be processed in concurrence with the other application. Submit required studies to be reviewed at this time (traffic, stormwater, geotechnical, wetland, etc.)
8. Comments on submitted site plan:
 - o Design Review Committee review required per TV DA Section 12.3
 - o Road at intersection of Pine and Willow in the Phase 1A plat compared to what is shown for this plat.
 - o What is the disposition of the remainder of tax parcels -9108 and -9096, or the long piece adjacent to development parcel V13?
 - o The road shown crossing over Wetland E-1, part of this plat or not?
 - o The trail shown directly across Wetland E-1, need to explain purpose.
 - o Use the agreed upon naming convention for the plat.
 - o Project Narrative:
 - Discusses tracts in and out of V28/29; why not all in the plat, need to clarify.
 - 127 units max for V29 per TV DA.

- Status of Minor Amendment to V28 for MDR to LDR?
 - Clarify what net acreage means as used throughout the document.
 - Use Roberts Drive rather than Auburn-Black Diamond Road.
 - Where are the 8,000 sq. ft. lots proposed?
 - Are these all going to be detached single family, even 35' wide lots?
9. Discussed at meeting:
- Comment letter dated 12-12-12 on PLN11-0008, regarding items to be submitted.
 - MPD Conditions of Approval, #17, 27, 29/164, 110,142, 150 & 156.
 - TV DA Sections 4.5, 4.9, 9.1 & 9.5.5 and Figures 7.4 & 9.2.
 - Boundary Line Adjustment concept
 - Trail/sidewalk interface
 - Planter strip deviation

FIRE

These comments are very general in nature as there is limited specific information available to provide exact requirements for this project at this time.

1. Water: Prior to placing combustible construction materials on site, the water supply system must be operational. Water flows will be required to meet IFC Appendix B (Table B105.1).
2. Street Access: Street access needs to meet IFC Section 503 and Appendix D. Specifically 20 feet of drivable surface is required for Fire Department access. Alley and roads that do not allow parking and still maintain the 20 foot width requirement will need to have No Parking signs/markings as indicated in Appendix D.

