



CITY OF BLACK DIAMOND

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NOTICE OF DECISION – FINAL PLAT APPROVAL TEN TRAILS PHASE 2C – DIVISION 1 PLN17-0076

I. APPLICATION INFORMATION

Subdivision: Ten Trails Phase 2C – Division 1

Location: Unaddressed King County Parcel Numbers 222106-9004

Zoning: Master Planned Development (MPD)

Administrative Note: References to "Ten Trails" within this Notice of Decision and associated final plat application (PLN17-0076) can be used interchangeably with "The Villages." The applicant has re-branded The Villages Master Planned Development as "Ten Trails," however the approved Master Planned Development Permit for The Villages (PLN09-0017) has not been amended to officially refer to the Master Planned Development as "Ten Trails."

II. FINDINGS AND ANALYSIS

1. The City initially received an application for final plat approval on October 10, 2017. The City reviewed the initial submittal and issued a corrections letter on October 17, 2017. The applicant submitted revised/corrected information on October 26, 2017 with a second corrections letter issued by the City on October 31, 2017. The third resubmittal was received by the City on November 3, 2017 with a third corrections letter issued by the City on November 7, 2017. The fourth resubmittal was received by the City on November 8, 2017 with a fourth corrections letter issued by the City on November 13, 2017. The fifth resubmittal was received by the City on November 16, 2017 with a fifth corrections letter issued by the City on the same day. The applicant submitted a finalized final plat application on November 21, 2017.
2. The preliminary plat application for Phase 2C was approved subject to ninety-three (93) conditions on January 28, 2015 under City File Number PLN13-0028.
3. City Staff reviewed the final plat for compliance with the following approvals and determined that all applicable conditions have been met:
 - a. Preliminary plat conditions of approval (PLN13-0028)
 - b. SEPA Environmental Review (PLN13-0028)
 - c. The Villages Master Planned Development Permit (PLN09-0017)
 - d. The Villages Development Agreement (PLN10-0020/PLN11-0013)
4. A Final Plat is a Type 6 Decision to be made by City Council, pursuant to BDMC 18.08.030.
5. City Staff prepared a Staff Report detailing all applicable conditions of approval for City Council's review of the final plat.

III. DECISION

On December 7, 2017, the Black Diamond City Council granted final plat approval for Ten Trails Phase 2C – Division 1 under Resolution Number 17-1197.

This decision is appealable under RCW 36.70C.