



CITY OF BLACK DIAMOND

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CONSOLIDATED NOTICE OF PUBLIC HEARING AND SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Notice Released: January 29, 2019

The City of Black Diamond has received the following 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 Community Development Department located at 24301 Roberts Drive.

Project Name: Ten Trails Master Planned Development (MPD) – Phase 2 Plat A Preliminary Plat

Initial Application Date: March 8, 2018

Application Number: PLN18-0008

Name of Owner/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 28.6 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 (application number PLN18-0015), 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.

Public Hearing Date: February 13, 2019 at 5:30 pm, City of Black Diamond Council Chambers, 25510 Lawson Street. In accordance with BDMC 2.30.090, the staff report will be available on the City website no later than February 6, 2019.

Environmental Documents: SEPA Checklist and Review, application number PLN18-0013

The City of Black Diamond, as lead agency, has determined that this project does not have a probable significant adverse impact on the environment and has issued a Determination of Mitigated Non-Significance (MDNS). This decision was made after review of a completed environmental checklist and other information on file with the lead agency, available to the public on request. The full MDNS is available on the City's website at: http://www.ci.blackdiamond.wa.us/public_notices.html

Other Permits: Wetland Buffer Averaging, application number PLN18-0015

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

Staff Contact: Alex Campbell – Senior Planner, City of Black Diamond Master Development Review Team, 360-886-5700 ext. 5730, acampbell@blackdiamondwa.gov

You are invited to attend the public hearing, express comments, request a copy of the decision when it becomes available, and be made aware of any appeal rights. Written comments may be submitted prior to the public hearing in person to the Community Development Department (located at 24301 Roberts Drive), mailed to PO Box 599 Black Diamond, WA 98010, or e-mailed to acampbell@blackdiamondwa.gov.

**COMMENTS RELATED TO THIS APPLICATION AND SEPA MDNS ARE REQUESTED BY:
5:00 P.M, February 12, 2019.**