



# CITY OF BLACK DIAMOND

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## NOTICE OF APPLICATION (NOA) FOR SHORELINE SUBSTANTIAL DEVELOPMENT

**NOTICE IS HEREBY GIVEN** for the application(s) described below:

**Notice of Application Date:** January 25, 2023

**Comments Due Date:** February 8, 2023

The City of Black Diamond has received the following application(s) that may be of interest to you. The application(s) and any related documents are available for public review by contacting the City's project manager or by submitting a public record request available on the City's website.

**Owner/ Applicant:** Eric & Wendy Olmstead/Danielle Reynolds, Waters and Wood Inc

**Project Name:** Olmstead Dock

**Application Number(s):** PLN22-0091 (SEPA), PLN22-0088 (Shoreline Substantial Development)

**Zoning:** R4 (shoreline residential)

**Address:** 22545 SE 298<sup>th</sup> St, Black Diamond, WA 98010

**Tax Parcel:** 9283800124

**Section/Township/Range:** SE-4 -21-6

**Project Description:** Replace existing concrete pad with 365 sq. ft. dock.

**SEPA Compliance:** Following review of the submitted State Environmental Policy Act (SEPA) Checklist, an initial evaluation of the proposed project for probable significant adverse environmental impacts has been conducted. The City anticipates issuing a Determination of Non-Significance (DNS)/Mitigated Determination of Non-Significance (MDNS) for this project. The optional DNS process, as specified in Washington Administrative Code (WAC) 197-11-355, is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination for this specific proposal may be obtained upon request.

**Project Documents:** Application(s), SEPA checklist, plan set, maps, product safety data sheet, treated wood acza spec sheet, titan deck spec sheet, letter of authorization.

**Other Associated Permit(s):**

**Requested Approval:** SEPA Checklist, Shoreline Substantial Development

**Applicable Development Regulations:** Applications for Shoreline Substantial Development are required to be processed as Type 3, quasi-judicial land use reviews pursuant to Black Diamond Municipal Code (BDMC) Chapter 18.08.

**Application Process:** Complete Application: January 12, 2023  
Notice of Application: January 25, 2023  
Comment Period Ends: February 8, 2023

**Written Comments:** ***This may be the only opportunity to comment on the environmental impacts of the proposal.*** Written comments on this proposal may be submitted to the City of Black Diamond either by e-mail to the staff contact, by mail to the City of Black Diamond, PO Box 599, Black Diamond, WA 98010, or dropping off in the lock box at the City of Black Diamond City Hall, 24301 Roberts Drive, Black Diamond, WA 98010.

**Staff Contact:** Ben Persyn, Assistant Planner, Community Development Department, City of Black Diamond, 360-851-4535, [bpersyn@blackdiamondwa.gov](mailto:bpersyn@blackdiamondwa.gov)

There is a 14-day public comment period with this Notice of Application. You are invited to submit written comments, request a copy of the decision when it becomes available, and be made aware of any appeal rights during the public comment period by contacting the staff contact listed above. **Responses must be received no later than 5:00 pm on February 8, 2023.**



# Site Plan

