



CITY OF BLACK DIAMOND

Physical Address: 24301 Roberts Drive
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NOTICE OF APPLICATION (NOA) FOR REASONABLE USE EXCEPTION

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

Notice of Application Date: 07/12/2023

Comments Due Date: 07/26/2023

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.

Owner/ Applicant: George Albers

Project Name: Albers Reasonable Use Exception

Application Number(s): PLN23-0017

Zoning: MDR8

Location: Railroad Ave, Black Diamond, WA 98010, Parcel # 1421069145, NW ¼ of NE ¼ of Section 14, Township 21 North, Range 06 East Willamette Principal Meridian.

Project Description: Applicant is proposing to build a new Single-Family Residence on a lot encumbered by one wetland and its associated buffer.

SEPA Compliance: This project was determined to be exempt from SEPA review per Washington Administrative Code (WAC) 197-11-800.

Project Documents: Sensitive Areas Report and Mitigation and Monitoring Plan by Skillings Inc., and Coal Mine Hazard Report by Quality Geo NW.

Other Associated Permit(s): BLD23-0076 (Building Permit), PRE22-0005 (Pre-Application Meeting)

Requested Approval: Reasonable Use Exception

Applicable Development Regulations: Applications for Sensitive Area Reasonable Use Exceptions are required to be processed as Type 2 land use reviews pursuant to Black Diamond Municipal Code (BDMC) Chapter 18.08. Process requirements for Sensitive Area Reasonable Use Exceptions are further detailed in BDMC Chapter 19.10.080.



Application Process: Date of Application: 05/31/2023
Complete Application: 06/28/2023
Notice of Application: 07/12/2023
Comment Period Ends: 07/26/2023

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 at City Hall, 24301 Roberts Drive, Black Diamond, WA 98010.

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 July 26, 2023**

Project Manager/Staff Contact: Jill Kuzaro, 360-851-4527,
jkuzaro@blackdiamondwa.gov



VICINITY MAP



