



# CITY OF BLACK DIAMOND

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Physical Address: 24301 Roberts Drive  
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## NOTICE OF APPLICATION (NOA) AND SEPA COMMENT PERIOD FOR SHORELINE SUBSTANTIAL DEVELOPMENT AND SHORELINE VARIANCE

**NOTICE IS HEREBY GIVEN** for the applications described below:

**Notice of Application Date:** October 18, 2023

**Comments Due Date:** November 17, 2023

The City of Black Diamond has received the following applications that may be of interest to you. The applications 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.

**Owners:** City of Black Diamond

**Applicant:** Kevin Esping, City of Black Diamond

**Project Name:** City of Black Diamond Public Pier & Police Boat Moorage / Shoreline Substantial Development Permit (SSDP) and Shoreline Variance

**Application Numbers:** PLN23-0065 (SSDP), PLN23-0064 (Shoreline Variance), and PLN23-0066 (SEPA)

**Zoning:** PUB (Public)

**Location:** 22480 SE 296th Street, Parcel Number 615180-0460 located in a portion of the NE1/4 of Section 4, Township 21 North, Range 6 East, Willamette Meridian, King County, Washington.

**Project Description:** The applicant proposes a new public pier and boat slip to accommodate moorage and safely secure the City Police boat on Lake Sawyer in accordance with the City's Shoreline Master Program. The boating facility would extend 60 feet in length from the OHWM and cover 647 SF. An aluminum safety fence around the boat slip is proposed to restrict public access to the police boat.

**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) 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, site map/drawing, project narrative, SEPA checklist, and letter of complete application.

**Other Associated Permit:** N/A (building permit to follow)

**Requested Approval:** Shoreline substantial development permit, shoreline variance, and environmental threshold determination.

**Applicable Development Regulations:** Applications for Shoreline Substantial Developments and Variances are required to be processed as Type 3, quasi-judicial land use reviews pursuant to Black Diamond Municipal Code (BDMC) Chapter 18.08. Process requirements for Shoreline Substantial Developments and Variances are further detailed in the City's Shoreline Master Program.

**Application Process:**      Date of Application: September 25, 2023  
   Complete Application: October 12, 2023  
   Notice of Application: October 18, 2023  
   Comment Period Ends: November 17, 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 email 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. **Responses must be received no later than 5:00 pm on Friday, November 17, 2023.**

**Staff Contact:** Mona Davis, Project Manager/Community Development Director, Community Development Department, 360-851-4528, [mdavis@blackdiamondwa.gov](mailto:mdavis@blackdiamondwa.gov)

There is a 30-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.

# VICINITY MAP





# SITE PLAN

