



CITY OF BLACK DIAMOND

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NOTICE OF APPLICATION (NOA) AND SEPA COMMENT PERIOD FOR SHORELINE SUBSTANTIAL DEVELOPMENT

NOTICE IS HEREBY GIVEN for the applications described below:

Notice of Application Date: July 12, 2023

Comments Due Date: August 11, 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: John and Holly Potts

Applicant: Danielle Reynolds, Waters & Wood Inc

Project Name: Potts Pier Shoreline Substantial Development

Application Numbers: PLN23-0033 (Shoreline) and PLN23-0034 (SEPA)

Zoning: R-4, Single-Family Residential District 4 du/acre

Location: 22913 SE 292nd Pl, parcel number 406760-0070 located in a portion of the NW1/4 of Section 3 in Township 21 North, Range 6 East, Willamette Meridian

Project Description: The applicant proposes a new 300-square-foot pier on Lake Sawyer that meets the requirements of the City's Shoreline Master Program.

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: Site plan, material and product specs, letter of authorization, project narrative, site maps, application, plan set, letter of complete application, and SEPA checklist.



Other Associated Permit: BLD23-0126

Requested Approval: Shoreline substantial development permit and environmental threshold determination.

Applicable Development Regulations: Applications for Shoreline Substantial Developments 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 are further detailed in the City's Shoreline Master Program.

Application Process: Date of Application: June 20, 2023
Complete Application: June 29, 2023
Notice of Application: July 12, 2023
Comment Period Ends: August 11, 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, August 11, 2023.**

Staff Contact: Andrew Love, Contract Planner, Community Development Department, 360-851-4530, alove@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.



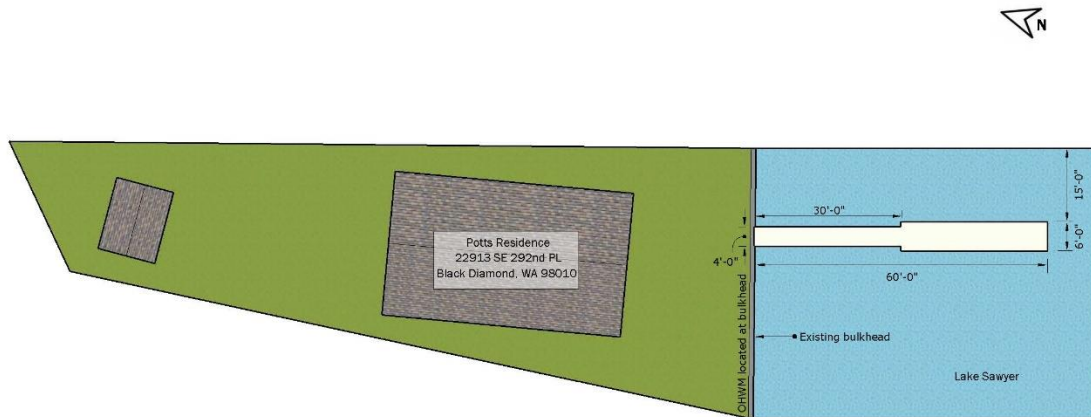
SITE PLAN

Waters & Wood, Inc.

3040 B St NW Suite 7
Auburn, WA 98001
Phone: (253) 939-7691
Created by: Danielle

Customer: John Potts
22913 SE 292nd PL
Black Diamond, WA 98010

Proposed Site Plan



Scope of Work:
Build new 300 sq. ft. dock on Lake Sawyer.

NOT TO SCALE

Scale
1" = 15'