



# CITY OF BLACK DIAMOND

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Physical Address: 24301 Roberts Drive  
Mailing Address: PO Box 599  
Black Diamond, WA 98010

Phone: (360) 851-4447  
Fax: (360) 851-4501  
[www.blackdiamondwa.gov](http://www.blackdiamondwa.gov)

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

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

**Notice of Application Date:** February 27, 2024

**Comments Due Date:** March 28, 2024

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:** James and Tessa Ravotti

**Applicant:** Danielle Reynolds, Waters & Wood Inc

**Project Name:** Ravotti Pier SSDP

**Application Numbers:** PLN23-0094 (SSDP) and PLN23-0093 (SEPA)

**Zoning:** R4, Single-Family Residential District 4 du/acre

**Location:** 30019 232nd Place SE, parcel number 032106-9046, located in a portion of the SW1/4 of Section 3 in Township 21 North, Range 6 East, Willamette Meridian

**Project Description:** The applicant proposes a new 478-square-foot pier on Lake Sawyer.

**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:** Plan set, material and product specs, project narrative, application, and SEPA checklist.

**Other Associated Permit:** BLD24-0002

**Requested Approval:** SSDP and environmental threshold determination.

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

**Application Process:**

- Date of Application: January 9, 2024
- Incomplete Application: January 25, 2024
- Revised Application: February 6, 2024
- Complete Application: February 13, 2024
- Notice of Application: February 27, 2024
- Comment Period Ends: March 28, 2024

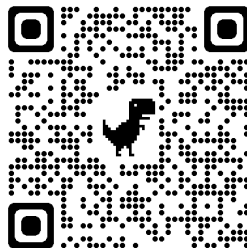
**Written Comments:** There is a 30-day public comment period with this Notice of Application. You are invited to submit written comments, request a copy of the decision when it becomes available, and be made aware of any appeal rights during the public comment period by contacting the staff contact listed above. ***This may be the only opportunity to comment on the environmental impacts of the proposal.***

Comments 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 Thursday, March 28, 2024.**

**Staff Contact:** Andrew Love, Contract Planner, Community Development Department, 360-851-4530, [alove@blackdiamondwa.gov](mailto:alove@blackdiamondwa.gov)

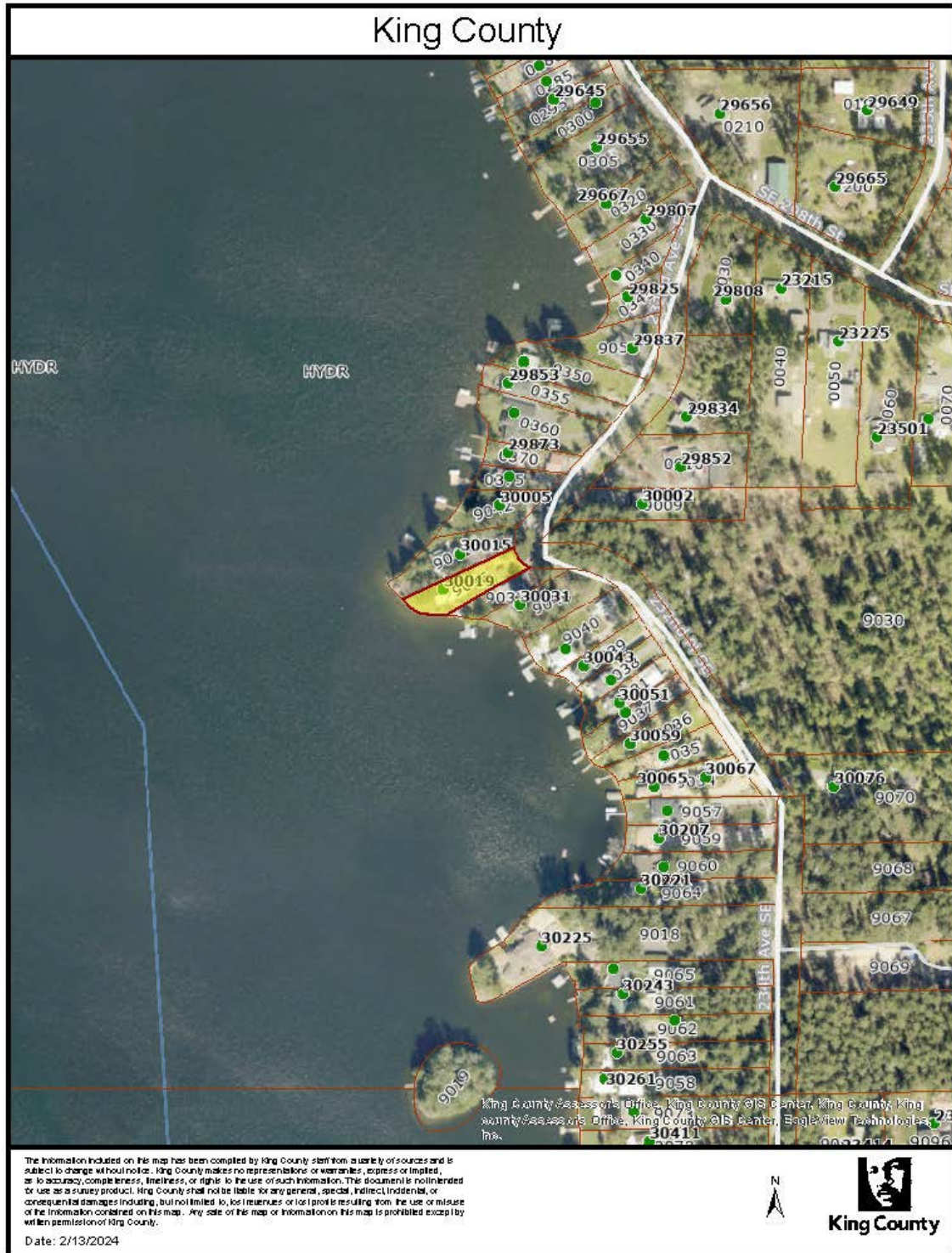
QR Code to view application materials by searching for permit number PLN23-0094:



You can also visit the following link:

[https://blackdiamondwa.permitrax.com/Citizen/Home/BDIAMOND\\_L/PERMIT](https://blackdiamondwa.permitrax.com/Citizen/Home/BDIAMOND_L/PERMIT)

# VICINITY MAP



# SITE PLAN

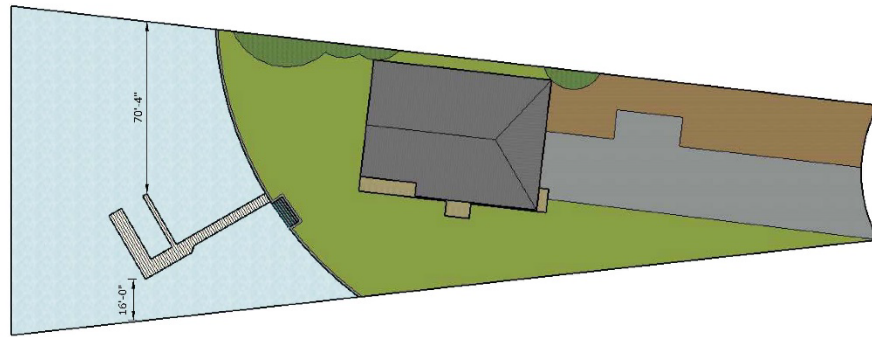
## Waters & Wood, Inc.

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

Created by: Danielle

Customer: James Ravotti  
30019 232nd Pl SE  
Black Diamond, WA 98010

Proposed Site Plan



Scope of Work:  
Build new 476 sq.ft. pier on Lake Sawyer.

NOT TO SCALE