CITY OF BLACK DIAMOND

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NOTICE OF APPLICATION (NOA) & SEPA COMMENT PERIOD FOR PRELIMINARY PLAT AND TRAFFIC CONCURRENCY

NOTICE IS HEREBY GIVEN for the applications described below:

Notice of Application Date: November 2, 2022

Comments Due Date: November 16, 2022

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.

Owner: David Vournas

Applicant: Justin Goroch, BCRA Design

Project Name: Rock Creek Reserve Preliminary Plat

Application Numbers: PLN22-0054 (Preliminary Plat), PLN22-0057 (SEPA), and PUB22-0076 (Traffic Concurrency)

Zoning: Single Family Residential (R6)

Address: Addresses not yet assigned; parcels are adjacent to Ten Trails master planned development, northeast of the intersection of Stuart Avenue SE and SE Stevens Street, and west of Rock Creek.

Tax Parcels: 1521069077 and 1521069078

Section, Township, Range: NE 15-21-06

Project Description: The project proposes to clear and grade portions of the 9.1-acre site to accommodate the construction of 24-lot, single-family subdivision. The proposed lots range in size from 7,200 to 16,642 square feet, with the average being 7,769 square feet. The proposed net density (not including sensitive areas and buffers) is 4.66 dwelling units per acre. Access to the site would be provided by a proposed looping private road connecting to SE Stevens Street. Environmentally sensitive areas include wetlands and the City's coal mine hazard area. A tract containing open space and adjacent to the 225-foot-wide wetland buffer is also proposed.

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 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, preliminary plat plan set, water and sewer availability certificates, title report, preliminary stormwater site plan, site survey, environmental assessment, environmental checklist, tree retention plan, and geotechnical engineering report

Other Associated Permit(s): PRE21-0003 and PRE22-0007 (pre-application meetings), PUB22-0057 (water certificate), and PUB22-0056 and PUB22-0058 (sewer certificates)

Requested Approval: Preliminary Plat and SEPA Threshold Determination

Applicable Development Regulations: Applications for Preliminary Plats 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 Preliminary Plats are further detailed in BDMC Chapters 17.15 and 17.16.

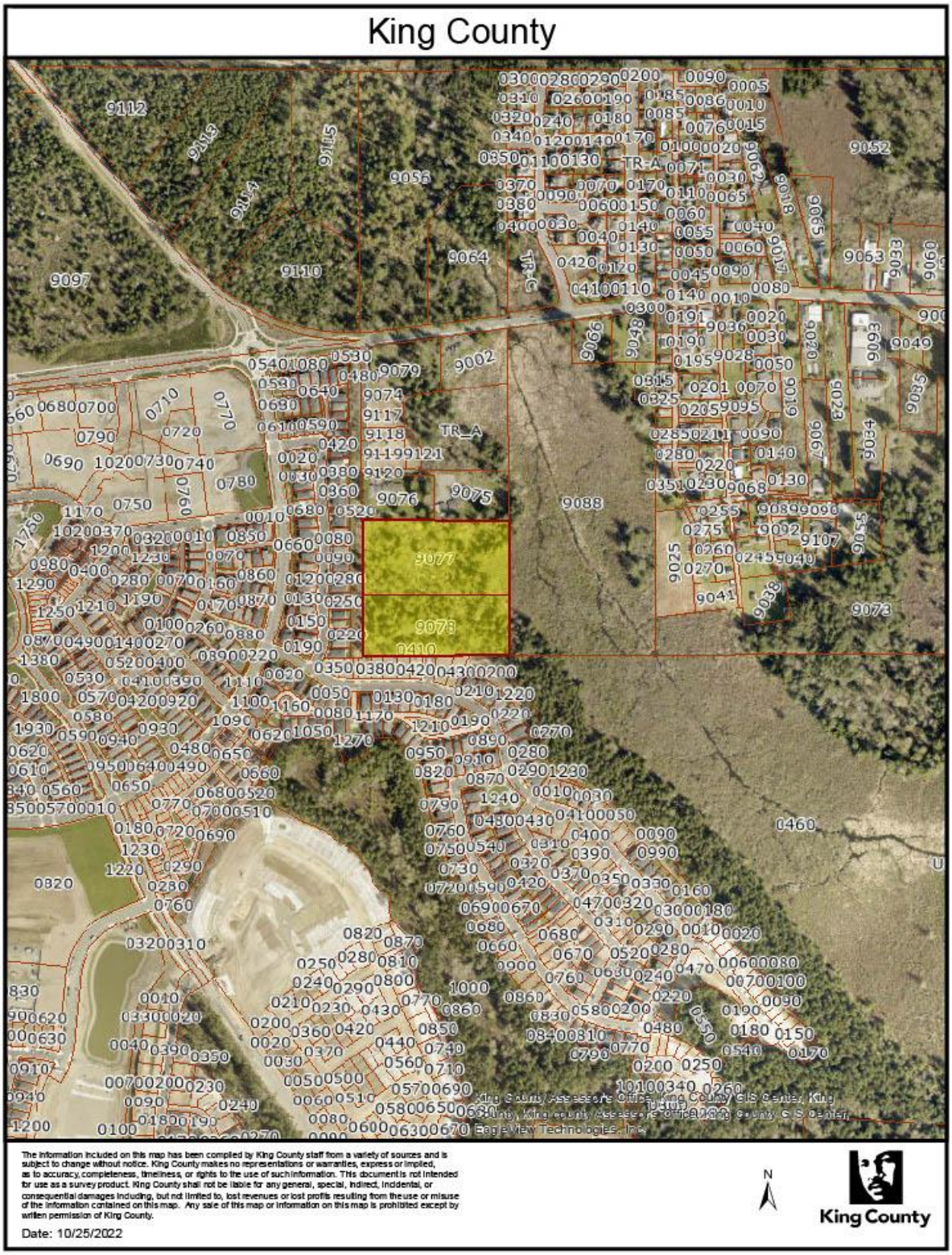
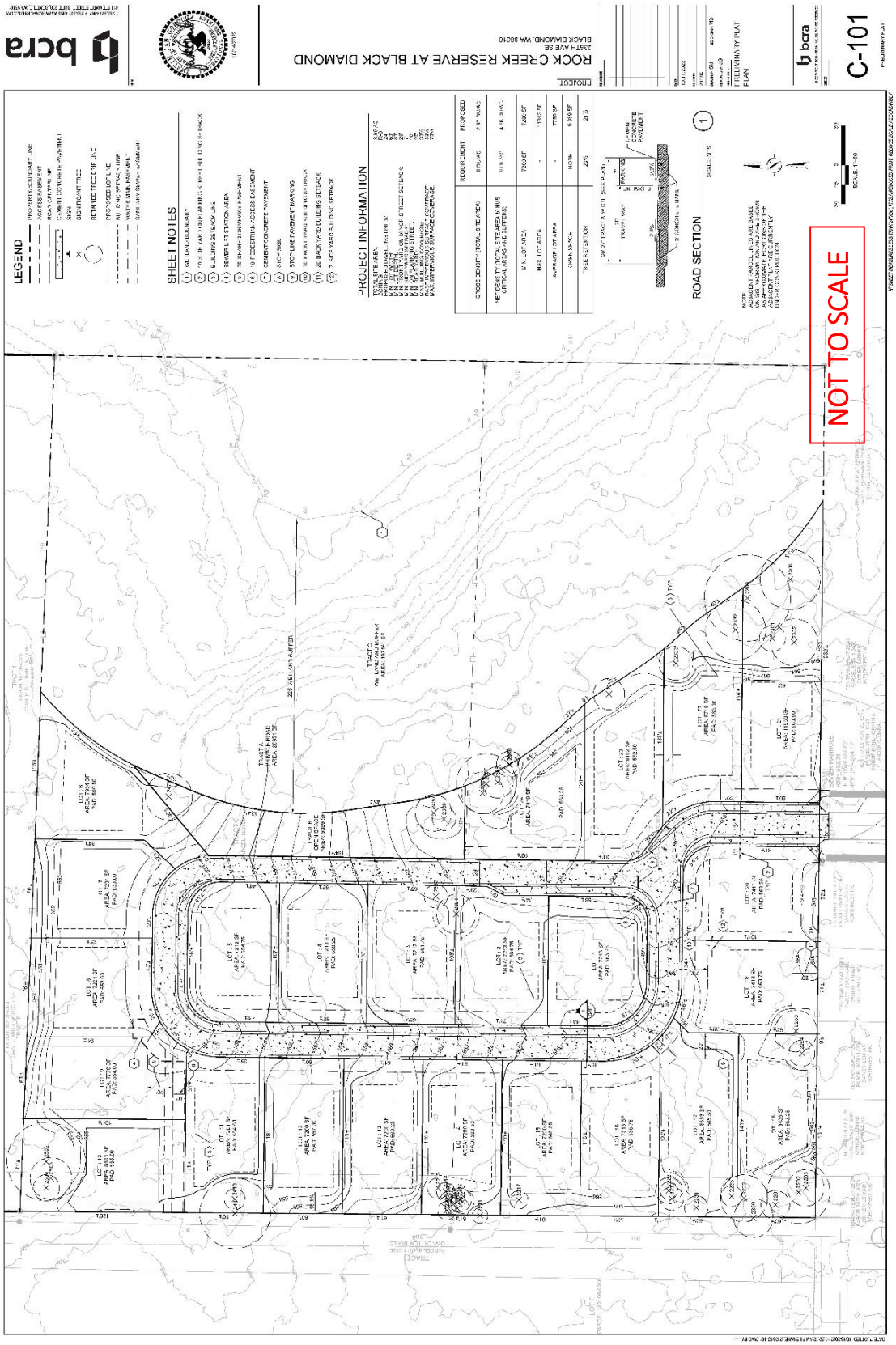
Application Process: Complete Application: October 19, 2022
Notice of Application: November 2, 2022
Comment Period Ends: 5:00 pm on November 16, 2022

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 in the lockbox at the City of Black Diamond City Hall, 24301 Roberts Drive, Black Diamond, WA 98010.

Staff Contact: Mona Davis, Directory of Community Development/SEPA Official, Community Development Department, City of Black Diamond, 360-851-4528, mdavis@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 November 16, 2022.**

VICINITY MAP



PRELIMINARY PLAT MAP