



CITY OF BLACK DIAMOND

P.O. Box 599
24301 Roberts Drive
Black Diamond, WA 98010

Phone: (360) 851-4447
Fax: (360) 851-4501
www.blackdiamondwa.gov

NOTICE OF APPLICATION (NOA)/SEPA COMMENT PERIOD FOR 4-LOT PRELIMINARY SHORT PLAT

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

Notice of Application Date: December 8th, 2021

Comments Due Date: December 22nd, 2021

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 or by submitting a public record request available on the City's website.

Owner/ Applicant: Butt LLC/ Weston Butt

Project Name: Sawyer Landing Phase 2

Application Number(s): PLN21-0063 (Preliminary Short Plat), PLN21-0063 (SEPA Checklist),

Zoning: MDR8

Location: 24728 Morgan St, Parcel(s): 1421069079 & 1421069066, NW¼ of NW¼ of Section 14 Town 21 Range 6

Project Description: Subdivide 3.66 acres (comprising of 2 parcels totaling 159,428 square feet) into four parcels with a public road access/extension of Abrams Ave. intended for multi-family development.

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 Mitigated Determination of Nonsignificance (MDNS) 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: Preliminary Short Plat Application, SEPA Checklist, Conceptual Civil Plans, Coal Mine Hazard Report, Geotechnical Report, Wetland Report & Mitigation Plan, Survey, Traffic Concurrency Application

Other Associated Permit(s): PUB21-0081 (Traffic Concurrency), PUB21-0078 (Sewer Certificate), PUB21-0077 (Water Certificate)

Requested Approval: Preliminary Short Plat

Applicable Development Regulations: Applications for Preliminary Short Plat are required to be processed as Type 2 land use reviews pursuant to Black Diamond Municipal Code (BDMC) Chapter 18.08. Process requirements for Short Subdivisions are further detailed in BDMC Chapter 17.32.050 as well as 17.15.

Application Process: Complete Application: November 29, 2021
Notice of Application: December 8, 2021
Comment Period Ends: 5:00 pm on December 22, 2021

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

Staff Contact: Joey Portmann, Senior Planner, Community Development Department, City of Black Diamond, 360-851-4529, jportmann@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 December 22, 2021.**

VICINITY MAP

