



# CITY OF BLACK DIAMOND

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## NOTICE OF APPLICATION (NOA) FOR PRELIMINARY 2-LOT SHORT PLAT

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

**Notice of Application Date:** 12/08/2021

**Comments Due Date:** 12/22/2021

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:** Ron and Robbin Taylor

**Project Name:** Taylor Short Plat

**Application Number(s):** PLN21-0067 (Preliminary Short Plat)

**Zoning:** Low Density Residential (R4)

**Location:** 32110 Botts Dr, Black Diamond, WA 98010, Parcel #1321069041, NW ¼ of NW 1/4, Section 13, T 21 N., R 6 E., WM

**Project Description:** Applicant proposes the subdivision of a 43,554 square foot lot with an existing single-family residence into two separate parcels.

**SEPA Compliance:** The application proposes splitting one lot into two. This criterion exempts the project from the SEPA review process per WAC 197-11-800.

**Project Documents:** Plat Survey and Title Report

**Other Associated Permit(s):** PUB21-0097 (Traffic Concurrency), PUB21-0085 (Sewer Investigation), PUB21-0084 (Water Investigation)

**Requested Approval:** Preliminary 2-Lot Short Plat

**Applicable Development Regulations:** Applications for Preliminary Short Plat are required to be processed as a Type 2 land use review 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](mailto: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 12/22/2021.**

# VICINITY MAP

