



CITY OF BLACK DIAMOND

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

Phone: (360) 851-4567
Fax: (360) 851-4501
www.blackdiamondwa.gov

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

NOTICE IS HEREBY GIVEN for the applications described below:

Notice of Application Date: September 21, 2022

Comments Due Date: October 5, 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/Applicant: Butt, LLC/Weston Butt

Project Name: Sawyer Landing Preliminary Plat

Application Numbers: PLN22-0040 (Plat) and PLN22-0041 (SEPA)

Zoning: Medium Density Residential (MDR8)

Address: 24728 Morgan St, Black Diamond, WA 98010 – the other lots do not have addresses but are located between Morgan St and Roberts Rd

Tax Parcels: 1421069066, 1421069079, 1421069178, 1421069206, and 1421069207

Section, Township, Range: NW 14-21-06

Project Description: The project proposes to clear and grade portions of the 7.88-acre site to accommodate the construction of ten multi-family lots. The proposal includes seven 4-unit buildings, five 5-unit buildings, and one duplex/2-unit building, totaling 13 new multi-family structures on the 10 lots. Access to the site will be provided by an extension of Abrams Ave, which will connect Morgan St to Roberts Dr. Site improvements will include a public street with curb, gutter, sidewalk, and planter strip along with utility improvements including storm, water, and sewer. The applicant also proposes to make connections to an existing trail. Wetlands exist on site.

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 Non-Significance (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: Application, project narrative, owner affidavit, preliminary plat map, water and sewer availability certificates, subdivision guarantees/title reports, preliminary stormwater site plan, vicinity map, wetland and fish and wildlife habitat assessment report including buffer plan, coal mine hazard report, conceptual civil plans, two geotechnical engineering reports, and landscape plan

Other Associated Permit(s): PLN21-0049 (pre-app), PLN21-0062 (original application), PUB21-0077 (water certificate), PUB21-0078 (side sewer), and PUB21-0081 (traffic concurrency)

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.

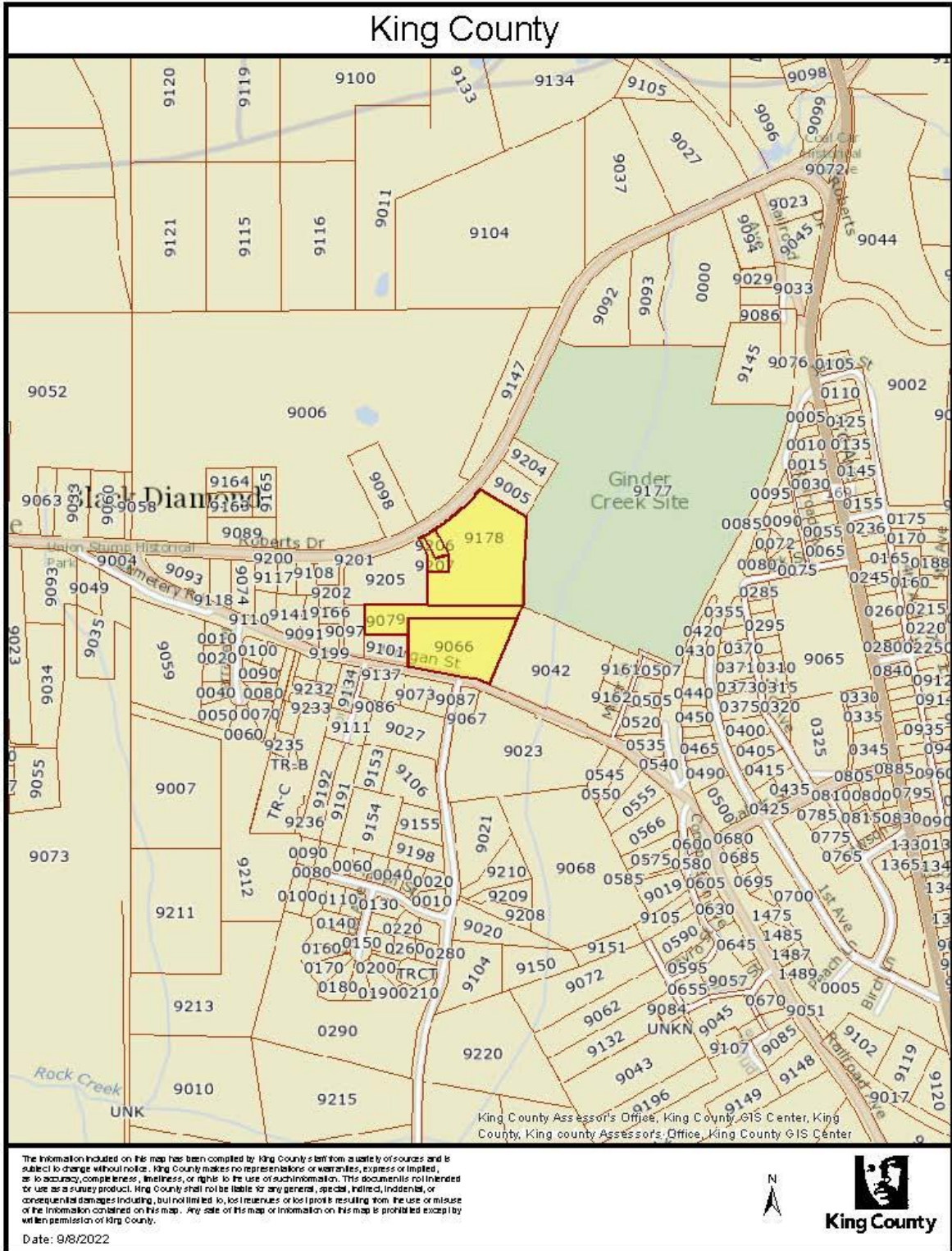
Application Process: Complete Application: September 8, 2022
Notice of Application: September 21, 2022
Comment Period Ends: 5:00 pm on October 5, 2022

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, Community Development Director/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 October 5, 2022.**

VICINITY MAP



[illegible]