



CITY OF BLACK DIAMOND

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

Phone: (360) 851-4500
Fax: (360) 851-4501
www.blackdiamondwa.gov

NOTICE OF PUBLIC HEARING TEN TRAILS MPD PHASE 1 PLAT B PRELIMINARY PLAT

The Ten Trails MPD Phase 1 Plat B Preliminary Plat, described in further detail below, will be presented to the City's Hearing Examiner during a Public Hearing on the following date:

JUNE 29, 2023 – 6:00 PM
BLACK DIAMOND CITY COUNCIL CHAMBERS
25510 LAWSON STREET, BLACK DIAMOND 98010

Project Name: Ten Trails MPD – Phase 1 Plat B Preliminary Plat

Complete Application Date: November 3, 2020

Notice of Application Date: December 16, 2020

Application Number: PLN20-0107 (Preliminary Plat) / PLN20-0108 (SEPA Review)

Name of Applicant: Oakpointe / CCD Black Diamond Partners LLC

Project Description: The Ten Trails Phase 1 Plat B (referred to as Phase 1B) Preliminary Plat application is to subdivide two existing parcels into 261 lots, which would be comprised of 233 single-family lots, 25 multi-family lots, and 3 commercial lots in accordance with the approved Villages Master Planned Development (MPD) and the Villages MPD Development Agreement. Approximately 3.61 acres of open space will be provided in tracts within the proposed plat, and will consist of park, open space, trail, and landscape uses. There are no sensitive areas or associated buffers within the site.

Location: The proposed plat is located adjacent to the west of Lake Sawyer Road and adjacent to the north of Roberts Drive along the western boundary of the City. It is located directly north of the Ten Trails MPD Phase 1A Plat. Located on King County parcel numbers 152106-9005 and 152106-9097.

Environmental Documents: The potential environmental impacts for this proposal were assessed with a SEPA Environmental Review under City File Number PLN20-0108. The City issued a Mitigated Determination of Non-Significance (MDNS) for this proposal, which is available for review at the City.

Requested Approval: Preliminary Plat, Type 3 – Quasi-Judicial

Staff Contact: Alex Campbell, Master Development Review Team Planner
acampbell@blackdiamondwa.gov, (360) 851-4544

Any interested party may comment either in writing to the Staff Contact above or by submitting written or oral testimony during the Public Hearing. In accordance with BDMC 2.30.090, the City's Staff Report for this preliminary plat application will be available online on the City's Public Notice webpage at least one week prior to the Public Hearing. The project files, including Staff Report, are available for public review - see Staff Contact above to request application information. Any person wishing to receive the Hearing Examiner's decision on this application must notify the Staff Contact above by providing their name, contact information, and referencing the application number (PLN20-0107).