



# 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](http://www.blackdiamondwa.gov)

## NOTICE OF PUBLIC HEARING TEN TRAILS MPD VILLAGE TOWNS PRELIMINARY PLAT

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

**MAY 13, 2024 – 6:00 PM**  
**BLACK DIAMOND CITY COUNCIL CHAMBERS**  
**25510 LAWSON STREET, BLACK DIAMOND 98010**

**Project Name:** Ten Trails MPD – Village Towns Preliminary Plat

**Complete Application Date:** February 28, 2024

**Notice of Application Date:** March 6, 2024

**Application Number:** PLN24-0009 (Preliminary Plat) / PLN24-0010 (SEPA Review)

**Name of Applicant:** Oakpointe / CCD Black Diamond Partners LLC

**Project Description:** The applicant is proposing to subdivide four parcels (3.21 acres) within the Ten Trails MPD into 55 lots. Of the 55 proposed lots 16 lots consist of single-family attached residential development, 37 lots consist of multi-family residential development, and 2 lots consist of commercial development. Approximately 1.15 acres are designated as tracts for open spaces, parks, trails, utilities, and landscaping. There are no identified sensitive areas or associated buffers within the plat boundary.

**Location:** The proposed plat is located within the Ten Trails MPD, north of the intersection of SE Fir Street and Madrona Avenue SE. It is located on unaddressed King County parcel numbers 857600-0730, 857600-0740, 857600-0750, and 857600-0760. The proposal is located within the existing Ten Trails MPD Phase 1A on a portion of MPD Development Parcel V12.

**Environmental Documents:** The potential environmental impacts for this proposal were assessed with a SEPA Environmental Review under City File Number PLN24-0010. The City issued a Determination of Non-Significance (DNS) 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](mailto: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 (PLN24-0009).

