



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 PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City's Hearing Examiner will conduct an **OPEN RECORD PUBLIC HEARING** on the Olmstead Pier Shoreline Substantial Development which will take place on Thursday, June 1, 2023 at 2:00 P.M. online via Zoom. In accordance with BDMC 2.30.090, the staff report will be available at least five working days prior to the scheduled hearing. All decisions or recommendations of the examiner will be rendered within ten working days following the conclusion of all testimony and hearings and closing of the record, unless otherwise provided in the ordinance governing the specific application or appeal, or unless a longer period is mutually agreed to by the applicant or appellant and the examiner. You may request a copy of the decision once made.

Owner: Eric and Wendy Olmstead

Applicant: Danielle Reynolds, Waters & Wood Inc

Project Name: Olmstead Pier Shoreline Substantial Development

Application Numbers: PLN22-0088 (Shoreline Sub. Dev.) and PLN22-0091 (SEPA)

Project Location: 22545 SE 298th St, Black Diamond, WA 98010 (parcel no. 9283800124) and situated in S04, T21N, R06E, W.M.

Project Description: The replacement of an existing concrete pad with a 298 square-foot pier.

Project Documents: Applications, SEPA checklist, plan set, maps, material spec sheets, letter of authorization, notice of application, and DNS.

Application Process:

- Date of Application: December 16, 2022
- Complete Application: January 12, 2023
- Notice of Application: January 25, 2023
- Notice of Hearing: May 17, 2023
- Public Hearing: June 1, 2023 at 2:00 P.M.

Staff Contact: Andrew Love, Contract Planner, City of Black Diamond, (360) 851-4530, alove@blackdiamondwa.gov

Reconsideration: Any party of record may, within seven working days of the date of the examiner's written decision, file with the department a written request for reconsideration based on errors of procedure, errors of law or fact, error in judgment, or the discovery of new evidence which was not reasonably available at the open record public hearing.

Appeal of Hearing Examiner Decision: Per WAC 461-08-305, "Any person aggrieved by a local government's decision granting, denying or rescinding a shoreline substantial development [...] must file a petition for review with the Shorelines Hearings Board within twenty-one days of the 'date of filing' as defined in WAC 461-08-305 (4)(a)."