



# CITY OF BLACK DIAMOND

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## **--REVISED-- NOTICE OF PUBLIC HEARING TEN TRAILS MPD PHASE 2 PLAT F PRELIMINARY PLAT**

The Ten Trails MPD Phase 2 Plat F Preliminary Plat, described in further detail below, will be presented to the City's Hearing Examiner during a Public Hearing on the following date:

**December 18, 2023 – 6:00 PM  
BLACK DIAMOND CITY COUNCIL CHAMBERS  
25510 LAWSON STREET, BLACK DIAMOND 98010**

**Project Name:** Ten Trails MPD – Phase 2 Plat F Preliminary Plat

**Complete Application Date:** May 4, 2023

**Notice of Application Date:** May 17, 2023

**Application Number:** PLN23-0019 (Preliminary Plat) / PLN23-0020 (SEPA Review)

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

**Project Description:** The Ten Trails Master Planned Development (MPD) Phase 2 Plat F (referred to as Phase 2F) Preliminary Plat application is to subdivide four existing parcels into 123 lots comprised of 77 detached single-family lots, 4 attached single-family lots, and 42 multi-family lots in accordance with the approved Development Agreement. Approximately 28.93 acres of open space will be provided in tracts within the proposed plat, and will consist of park, open space, sensitive area, trail, and landscape uses. There are identified sensitive areas within the plat boundary and the proposal requests wetland buffer averaging. No direct wetland impacts are proposed.

**Location:** The proposed plat is located within the Ten Trails MPD, adjacent to the southwest of Ten Trails Plat 2D (referred to as The Regency) along Ten Trails Parkway SE. It is located on unaddressed King County parcel numbers 222106-9035, 222106-9041, 222106-9052, 222106-9053.

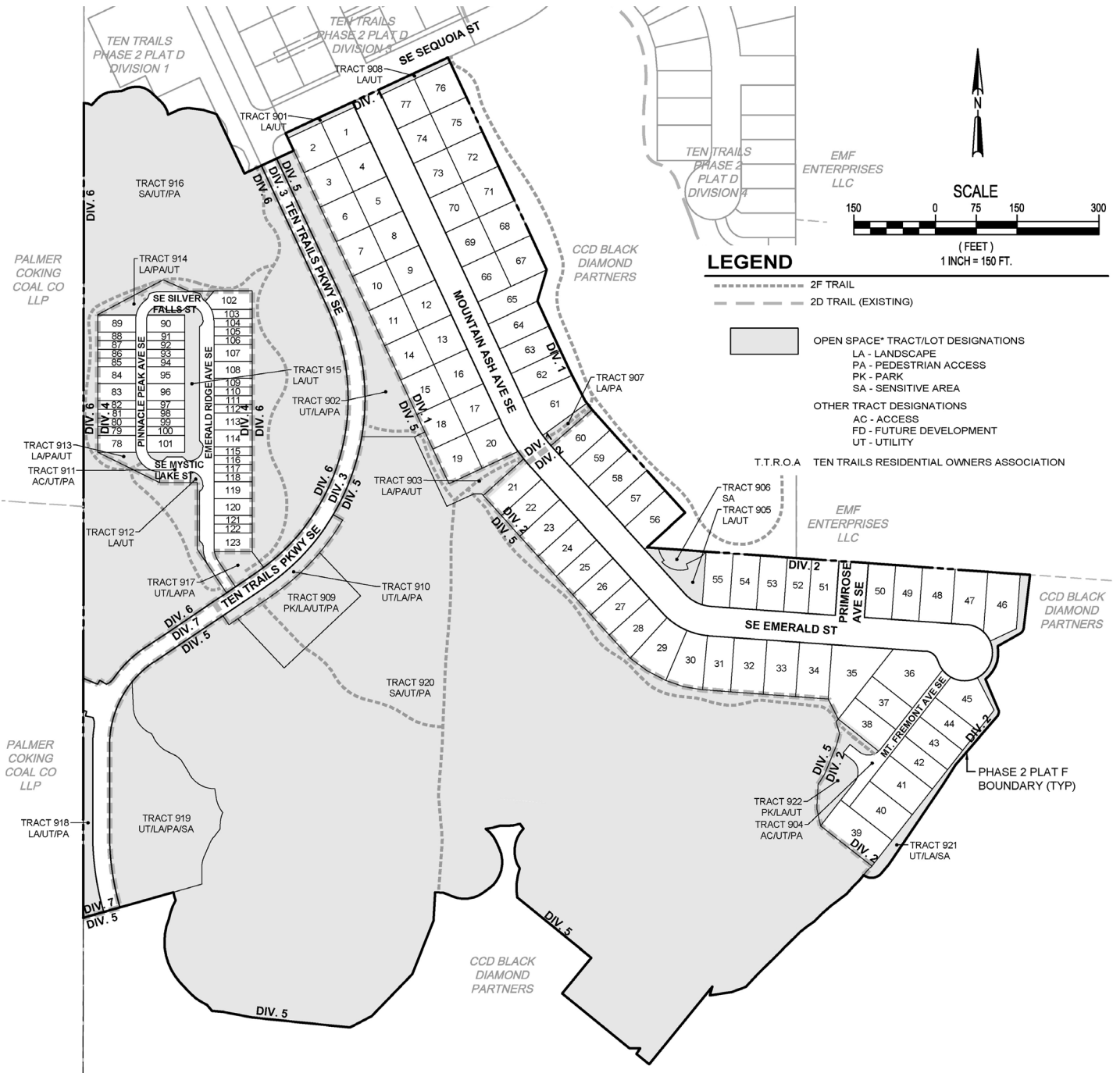
**Environmental Documents:** The potential environmental impacts for this proposal were assessed with a SEPA Environmental Review under City File Number PLN23-0020. The City issued a Mitigated Determination of Non-Significance (MDNS) for this proposal, which is available for review at the City.

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

**Staff Contact:** Alex Campbell, Master Development Review Team Planner  
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**\*\* - Please note that this REVISED Notice of Public Hearing reschedules the Public Hearing for the Ten Trails MPD Phase 2 Plat F Preliminary Plat from the original November 27, 2023 date to the December 18, 2023 date noted above.**

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 (PLN23-0019).



Ten Trails MPD – Phase 2 Plat F Proposed Site Plan