



CITY OF BLACK DIAMOND

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NOTICE OF APPLICATION – PRELIMINARY PLAT

Notice Released: December 16, 2020

The City of Black Diamond has received the following development application that may be of interest to you. The application and any related documents are available to the public upon request – see the Staff Contact section below.

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

Note: The applicant has rebranded The Villages Master Planned Development (MPD) as “Ten Trails.” For administrative purposes, Ten Trails and The Villages can be used interchangeably.

Application Date: October 5, 2020

Complete Application Date: November 3, 2020

Application Number: PLN20-0107

Name of Applicant: Oakpointe / CCD Black Diamond Partners LLC

Project Description: The applicant is proposing to subdivide 55.22 acres within the Ten Trails MPD into 273 lots. Of the 273 proposed lots, 245 lots consist of single-family residential development, 25 lots consist of multi-family residential development, and 3 lots are for commercial/office/retail development. Approximately 3.6 acres are designated as tracts for open spaces, parks, trails, and landscaping. There are no identified sensitive areas or associated buffers within the boundary of this preliminary plat application.

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 environmental impacts for this proposal are being assessed with an associated SEPA environmental review under City File Number PLN20-0108. The Final Environmental Impact Study (FEIS) for The Villages MPD, which this proposal is a part of, was adopted by the City in December of 2009. The FEIS addressed probable environmental impacts resulting from the development of the MPD, including this preliminary plat application. Supplemental environmental information that addresses specific impacts resulting from this preliminary plat application have been prepared and are being reviewed in association with the SEPA environmental review. Supplemental information includes a SEPA checklist, drainage report, significant tree count, geotechnical report, and traffic impact study.

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

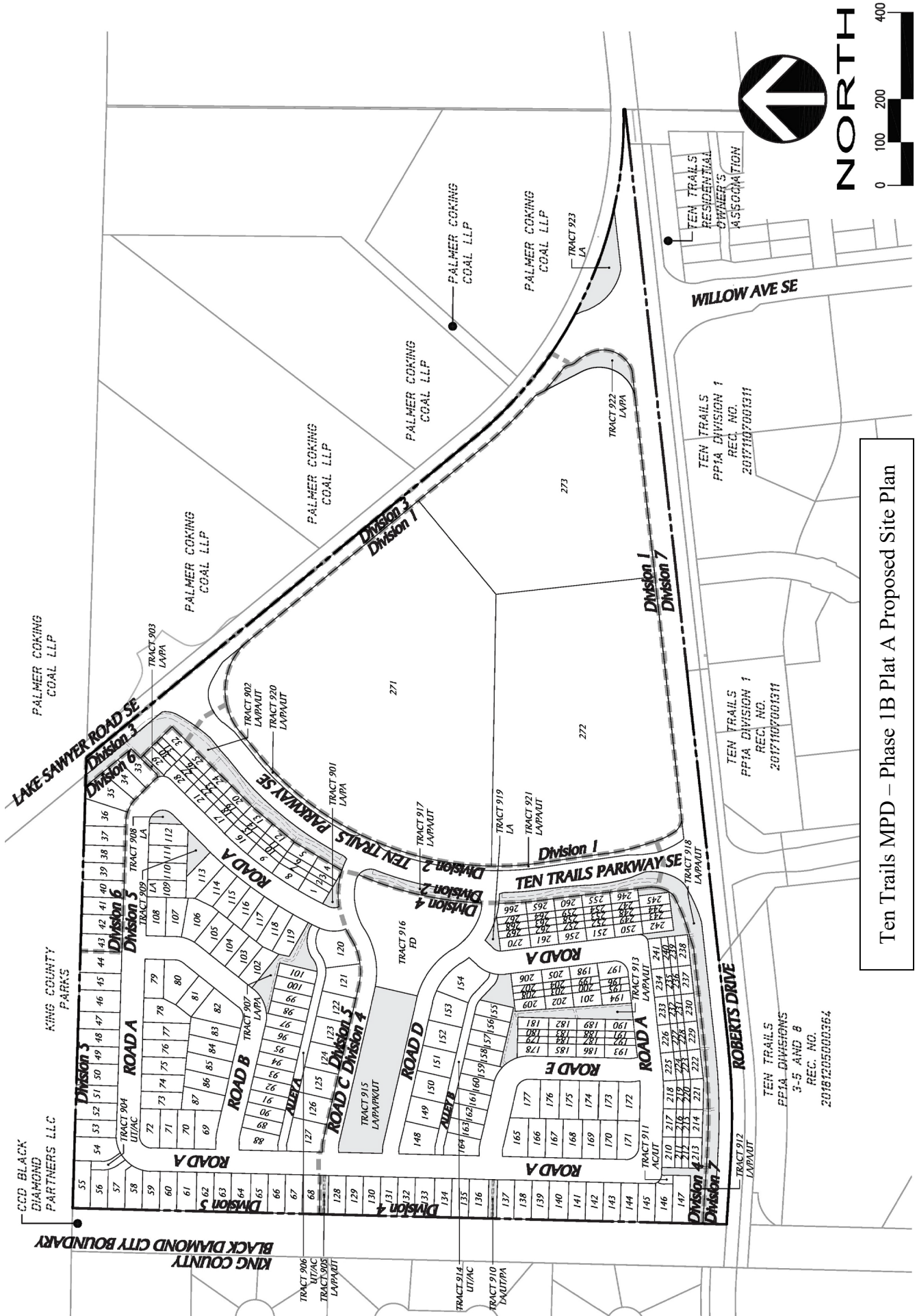
Staff Contact: Alex Campbell, Senior Planner – Master Development Review Team

Email: acampbell@blackdiamondwa.gov, Phone: (360) 851-4544

You are invited to express comments, request to receive notice of the public hearing, participate in any hearing, request a copy of the decision when it becomes available, and be made aware of any appeal rights. Written comments may be submitted to the Master Development Review Team via email to the Staff Contact above, or via regular mail to PO Box 599, Black Diamond, WA 98010.

**INITIAL COMMENTS RELATED TO THIS APPLICATION ARE REQUESTED BY:
5:00 P.M. ON DECEMBER 31, 2020.**

There will be additional opportunities to comment on this proposal. Once the City has issued a threshold determination in association with the SEPA Environmental Review, as detailed in the Environmental Documents section above, public notice of the threshold determination and a 14-day public comment period will be provided. Additionally, a public hearing to the City's Hearing Examiner is required for a preliminary plat application. The public hearing will be scheduled after the threshold determination has been made. Once scheduled, a Notice of Public Hearing will be issued.



Ten Trails MPD – Phase 1B Plat A Proposed Site Plan

