



CITY OF BLACK DIAMOND

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NOTICE OF APPLICATION: BELL PRELIMINARY SHORT PLAT

Notice Released: November 26, 2019

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 for public review during normal business hours at the Community Development Department at the address noted above.

Project Name: Bell Short Plat

City File Number: PLN19-0073

Application Date: 8/13/2019

Complete Application Date: 9/10/2019

Property Owner/Applicant: Steven & Carolyn Bell

Applicant/Agent: Shannon Graff, Integrity Land LLC

Site Description: 28828 224th Ave SE, Black Diamond WA, 98010; Tax Parcel No. 042106-9037; nearest road intersection SE 288th St and 224th Ave SE

Zoning District: Residential 4 (R4)

Comprehensive Plan Land Use Designation: Low Density Residential

Description of Proposed Project: A four-lot short plat which consists of the division of one existing lot of approximately 1.61-acres (70,131 sq. ft.), for the purpose of constructing four single-family homes on which the existing lot (lot 1 of 4) contains a single-family residence with a detached ADU under construction.

Preliminary State Environmental Policy Act (SEPA) Determination: The proposed project is categorically exempt from a SEPA threshold determination and EIS requirements.

Other Applicable Codes Which May Require Additional Project Review/Permits: Additional permitting and/or review will be required under BDMC Title 15, 17, 18, and 19.

Public Comment Period and Appeals: Any interested person may comment on this application. The comment period will remain open for 14 days. **The deadline to**

submit comments is December 18, 2019 at 4:00pm. Any interested person may request notification of any hearing(s) and request a copy of the decision once made. Requests must be addressed to the City of Black Diamond Community Development Department, Attn: Barbara Kincaid, 24301 Roberts Dr, Black Diamond, WA 98010, (360) 851-4447.

A preliminary plat is a Type II, Administrative Decision. Any interested party may appeal a Type II Director's Decision to the City of Black Diamond Hearing Examiner within 14 calendar days of the Notice of Decision. A Notice of Decision will be provided to all parties of record.

Examination of File and Staff Contact: the application file may be examined at the City of Black Diamond Community Development Office, 24301 Roberts Dr, Black Diamond, WA 98010, by appointment between the hours of 9am and 4pm, Monday through Friday, except holidays. To schedule an appointment, please call (360) 851-4447 and indicate the File Number and Project name you would like to examine.