



# CITY OF BLACK DIAMOND

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## **NOTICE OF APPLICATION PRELIMINARY PLAT AND CONDITIONAL USE**

**Notice Released:** February 25, 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 for public review during normal business hours at the Community Development Department, 24301 Roberts Drive, Black Diamond, WA.

**Project Name:** Tamarack Preliminary Plat

**Application Date:** November 12, 2019

**Complete Application Date:** December 10, 2019

**Application Numbers:** PLN19-0111 Preliminary Plat

PLN19-0117 Conditional Use

**Property Owner:** Patti Lucker-Meyers Trustee

**Applicant:** Jeff Potter, Integrity Land LLC

**Project Description:** Preliminary plat to subdivide a +/-5.64-acre lot into 34 lots for single family homes for a senior housing community with a commercial pad for a small coffee stand with a drive thru. Access will be from 292<sup>nd</sup> Street through a private road with a gated entry.

**Location:** North Shore of Lake Sawyer Addition, at the SE corner of 216<sup>th</sup> Ave SE and SE 292<sup>nd</sup> St across the street from the Lake Sawyer Grocery store, Tax Parcel Number 615180-0550 and 615180-0545

**Environmental Documents:** A SEPA checklist and supporting studies were filed under City file number PLN19-0016. An environmental determination under SEPA is currently under review. The City anticipates issuing a mitigated determination of significance (MDNS) with a 14-day comment period for this proposal.

**Project Permits:** The following approvals identified at this time include Preliminary Plat, Conditional Use, SEPA threshold determination, Transportation Concurrency, Level II Tree Removal.

**Requested Approval:** Preliminary Plat and Conditional Use approval

**Staff Contact:** Barb Kincaid, Community Development Department, City of Black Diamond, 360-851-4447, [bkinaid@blackdiamondwa.gov](mailto:bkinaid@blackdiamondwa.gov)

There is a 14-day public comment period for this proposal. You are invited to submit written comments, request a copy of the decision when it becomes available, and be made aware of any appeal rights during the public comment period by contacting Barb Kincaid, Community Development Department, 24301 Roberts Drive, PO Box 599, Black Diamond, WA 98010. **Responses must be received no later than 5pm on Tuesday, March 10, 2020.**

There will be more opportunities to comment on this proposal, as a public hearing before the City of Black Diamond Hearing Examiner is required for a Preliminary Plat and Conditional Use Permit. Once scheduled, a Notice of Hearing will be issued. For information, please contact the staff contact listed above.