



CITY OF BLACK DIAMOND

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NOTICE OF PUBLIC HEARING TAMARACK PRELIMINARY PLAT AND CONDITIONAL USE

The Tamarack Preliminary Plat and a Conditional Use Permit, described in further detail below, will be presented to the City's Hearing Examiner during a virtual Public Hearing on the following date:

**OCTOBER 19, 2020 – 10:00 AM
ZOOM VIDEO-CONFERENCE**

SEE SPECIAL NOTICE – VIRTUAL MEETING SECTION BELOW

Project Name: Tamarack Preliminary Plat

Notice of Application Date: February 25, 2020

Complete Application Date: December 10, 2019

Application Numbers: PLN19-0111 Preliminary Plat
PLN19-0117 Conditional Use

Name of 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 292nd Street through a private road with a gated entry to the senior housing development. The drive thru coffee stand and senior housing are conditional uses in the Neighborhood Commercial (NC) zone and in accordance with Black Diamond Municipal Code (BDMC) 18.26.030, must be approved under a Conditional Use Permit.

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

Environmental Documents: The potential environmental impacts for this proposal were assessed with a SEPA Environmental Review under City File Number PLN19-0016. 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 and Conditional Use, Type 3 – Quasi-Judicial

Special Notice - Virtual Meeting: Please note that in response to COVID-19 and the Governor's Safe Start Washington Order, this public hearing will be conducted virtually on the Zoom video-conference web application. The public is welcome to attend and participate by viewing the proceedings live online by navigating to zoom.us, clicking "Join a Meeting" and entering Meeting ID#943 5739 3189 and entering pass code 117249. For ease of access, you may also request the meeting invitation and link by sending a request to bkincaid@blackdiamondwa.gov.

If you wish to speak during the public hearing, or have questions about the virtual meeting process, please contact the Staff Contact (Barb Kincaid) below no later than 5pm Friday, October 16, 2020 so that video-conference information can be provided to you prior to the start of the meeting.

Written testimony, questions, or comments may also be provided to the Staff Contact up to 24 hours before the start of the meeting. For more information about public participation during the virtual meeting, please refer to the Virtual Public Participation Guide posted on the City's Public Notice webpage (www.ci.blackdiamond.wa.us/public_notices.html).

Staff Contact: Barb Kincaid, Community Development Director
bkincaid@blackdiamondwa.gov, (253) 258-1211

In accordance with BDMC 2.30.090, the City's Staff Report for the preliminary plat and conditional use applications will be available online on the City's Public Notice webpage: <http://www.ci.blackdiamond.wa.us/> at least one week prior to the public hearing.

The project files, including Staff Report, are available for public review - please contact Barb Kincaid (see Staff Contact above) to request application information. Any person wishing to receive the Hearing Examiner's decision on this proposal must notify Barb Kincaid and provide their name, mailing or email address, and reference the application numbers (PLN19-0111 & PLN19-0117)