

**CITY OF BLACK DIAMOND
CITY COUNCIL
WORKSTUDY NOTES**

April 3, 2008

Council Chamber, 25510 Lawson Street, Black Diamond, Washington

Mayor Botts called the meeting to order at 6:00 p.m.

PRESENT: Mayor Botts, Councilmembers Hanson, Bowie, Boston, and Mulvihill.

ABSENT: Councilmember Olness

Staff present: Loren D. Combs, City Attorney and Brenda Streepy, City Clerk.

Wetland Buffer Options for Critical Areas Ordinance

City Attorney Combs reported the City must choose to set its wetland buffer requirements based on Best Available Science. The Department of Ecology provides for four (4) alternatives and anyone of these meets the best available science requirement.

Mr. Combs discussed with Council the following four alternatives:

- Buffer Alternative 1 – Width Based only on wetland category.
- Buffer Alternative 2 – Width based on wetland category and the intensity of impacts from proposed changes in land use.
- Buffer Alternative 3 – Width based on wetland category, intensity of impacts, and wetland functions or special characteristics.
- Buffer Alternative 4 – Modifying buffer widths in Alternative 3 using a graduated scale for the habitat functions.

Mr. Combs explained the City is not required to use any of the alternatives offered by the Department of Ecology. However, the City is required to designate and protect critical areas, and it must include the best available science in development policies and development regulations to protect the functions and values of critical areas.

In conclusion, Mr. Combs explained that each alternative has its pluses and minuses, but all use best available science. Unfortunately there is not a perfect alternative that will satisfy everyone and reminded Council the only alternative that is not acceptable is the “no action” alternative, as the City is required to use best available science.


Councilmember Hanson reported she has been in contact with Department of Ecology and they are willing to have a staff member attend a meeting to show Council how the Alternative 3 process works.

Councilmember Bowie asked for staff to contact Department of Ecology and schedule someone to come out and help explain and clarify Alternative 3.

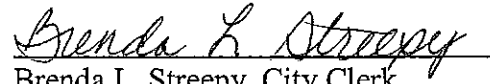
ADJOURNMENT:

The workstudy ended at 7:00 p.m.

ATTEST:

A handwritten signature in cursive script, appearing to read "Howard Botts", written over a horizontal line.

Howard Botts, Mayor

A handwritten signature in cursive script, appearing to read "Brenda L. Streepy", written over a horizontal line.

Brenda L. Streepy, City Clerk