

CITY OF BLACK DIAMOND
CITY COUNCIL
WORKSTUDY NOTES
December 11, 2008
Council Chamber, 25510 Lawson Street, Black Diamond, Washington

Mayor Botts called the meeting to order at 7:00 p.m.

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

ABSENT: Councilmember Boston (Excused)

Staff present: Andy Williamson, Economic Development Director; Aaron Nix, Natural Resources/Parks Director; Steve Pilcher, Community Development Director; Andy Williamson, Economic Development Director; Tom Guilfoil, Assistant City Attorney; Loren D. Combs, City Attorney and Brenda L. Streepy, City Clerk.

Mayor Botts announced that there would not be a study session on the Master Planned Development Ordinance as it is still being reviewed by the Planning Commission as they have not closed the public hearing.

Sensitive Areas Ordinance

Mayor Botts discussed public hearings and workstudy sessions and asked for Council direction so staff can incorporate their vision into the document.

Natural Resources/Parks Director Nix announced to Council that Dave Sherrard from Parametrix was in attendance to answer any questions.

Councilmember Hanson provided to Council recommendations regarding buffer size.

Councilmembers discussed with Mr. Sherrard buffer sizes at length and different options were proposed.

Following discussion Council recommended the next steps to be taken would be:


1. The “non-conforming” language would be removed from page 26, section 19.10.170 (D)
2. Parametrix, in concert with Mr. Nix, will look at the north side of the core area, where there are existing lots and see if there is a BAS analysis that would support reducing the ecosystem protection area to 185 feet.

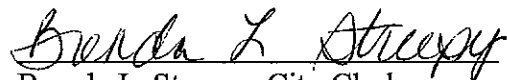
3. Parametrix, in concert with Mr. Nix, will look at the existing lot 75% provisions contained in 19.10.170 (D) can be reduced based on a BAS analysis, perhaps to 65%.
4. Parametrix, in concert with Mr. Nix, will provide some examples of what can be constructed on the “reasonable use” exception 2,500 square feet so that the Council can see it is in fact “useable”.
5. Mr. Nix, in concert with Parametrix if needed, will put together some “work sheet” examples for the citizens to have as “handouts” for minor planting issues in ecosystem protection areas so that they will not have to go to the expense of hiring a specialist.
6. A study session will be held at 6 p.m. on December 18, 2008 to discuss these items.

ADJOURNMENT:

The workstudy ended at 9:15 p.m.

ATTEST:


Howard Botts, Mayor


Brenda L. Streepy, City Clerk