

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

October 30, 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, Boston, Olness and Mulvihill.

ABSENT: None

Staff present: Gwendolyn Voelpel, City Administrator; Andy Williamson, Economic Development Director; Steve Pilcher, Community Development Director; Aaron Nix, Natural Resources Director; Tom Guilfoil, City Attorney and Brenda Streepy, City Clerk.

Sensitive Areas Ordinance

Mayor Botts discussed the process set for the meeting tonight and reminded Council to keep in mind the vision the City has been trying to put in place and one of the main goals is to protect the wetlands as all water that runs through them eventually ends up in Lake Sawyer.

Natural Resources Director Nix discussed with Council comments received by Council and the public concerning the draft Sensitive Areas Ordinance. Mr. Nix explained that as part of the public process the City hosted an open house on the draft ordinance and about 20 folks attended. Mr. Nix also noted that he has met with several property owners to discuss their concerns on the draft ordinance in relation to their property.

In addition, Mr. Nix discussed the matrix he prepared detailing all public comments he has received to date. Issue discussed from the comments were:

- Should the City allow stormwater discharge within the buffer (currently allowed in the code now)? Do we put it in the buffer or allow it outside?
- Buffer averaging.
- 225 ft. setback in the core.
- Alternative 3 method.

Following discussion, it was requested by Councilmember Hanson to have someone come out from the Department of Ecology to explain and explore alternative method 3 as many cities are using this option.

Comprehensive Plan, Chapter 1-6 and Zoning Code and Map

Community Development Director reported the City conducted a public hearing a few weeks ago on Chapter 1-6 of the Comprehensive Plan and the proposed zoning code and map. Oral testimony was closed, however the written comment period was extended to 5:00 p.m. on October 31, 2008. Mr. Pilcher passed out to Councilmembers all written comments received to date.

Mr. Pilcher asked Council for any changes they would like to see to the document before a final version is brought forward for formal adoption in the future. Direction was also requested on the following item that appear to be issues, based upon public testimony:

- Urban Reserve Designation – Consider changing the Urban Reserve land use designation and zoning for the areas located west of Railroad and along 5th St. /Pacific St. to Low Density Residential/R4.

Council directed staff to make this change.

- Consider changing the land use designation of properties on the east side of SR-169 near the northern city limits from Low Density Residential to Community Commercial, and the zoning from R4 to Community Commercial and the numerous changes requested by Bill Kombol.

Council directed staff to advise these individuals to submit a plan amendment request next year, as this years filing period closed on January 4th, 2008 and a request to redesignate these properties was not received.

- Make technical adjust to the Comprehensive Plan map to recognize the boundaries of the east annexation area, which currently are generalized.

Council consensus to have staff make this change.

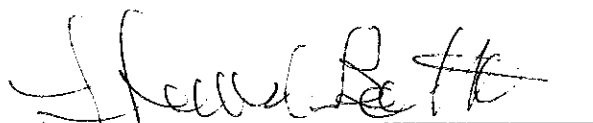
- Potential Annexation Area in Reserve at Covington Creek area. Given the decision of King County to approve the inclusion of this area within the Urban Growth boundary and their conditions that the property owner negotiate an agreement with the City, plus the presence of other, adjacent urban lands, the Council could consider formally placing this area within the City's Potential Annexation Area PAA). Currently, this area is not included within the Comprehensive Plan Map.

Council directed staff to make this change.

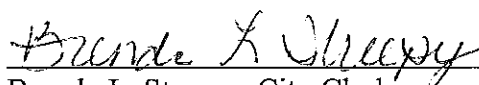
ADJOURNMENT:

The workstudy ended at 9:31 p.m.

ATTEST:



Howard Botts, Mayor



Brenda L. Streepy, City Clerk