

**CITY OF BLACK DIAMOND
CITY COUNCIL
WORKSTUDY NOTES
September 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 Bowie, Boston, Olness and Mulvihill.

ABSENT: Councilmember Hanson (excused)

Staff present: Aaron Nix, Natural Resources Director; Steve Pilcher, Community Development Director; Seth Boettcher, Public Works Director; May Miller, Finance Director; Loren D. Combs, City Attorney and Rachel Pitzel, Deputy City Clerk.

Reserve at Covington

YarrowBay representative Colin Lund addressed Councilmembers explaining that he believed there were some concerns that needed to be addressed from the last Council meeting regarding the Reserve at Covington.

Key Points of Discussion:

- 1. Traffic impact.
- 2. Economic Impact on the City.
- 3. Lack of public access.
- 4. PAA

After discussion, Councilmembers were in agreement that traffic impact remains an issue and also noted they were against the annexation.

Nestlé Discussion

Public Works Director Boettcher and Finance Director Miller addressed Council regarding Nestlé Bottling Company.

Key Points of Discussion:

- 1. Water Hypothetical Analysis Customer and Population Estimates.
- 2. Water Hypothetical Analysis Expectations for Developers.
- 3. Advantages and Disadvantages.

After discussion, Councilmembers were in agreement that they have not changed their views on their original opinions regarding Nestlé and are waiting for the next step to move forward.

Transfer of Development Rights Program

Natural Resources Director Nix reported that he has been reviewing the City's Transfer of Development Rights Program and would like to discuss the proposed changes.

Councilmembers discussed changes and were in agreement that the changes made benefited the Transfer of Development Rights Program.

Development Guidelines

Community Development Director Pilcher discussed with Council the guidelines he presented to them that evening. Mr. Pilcher stated that since it was getting late, he would like to discuss the residential core guidelines and come back to the other guidelines at a later date.

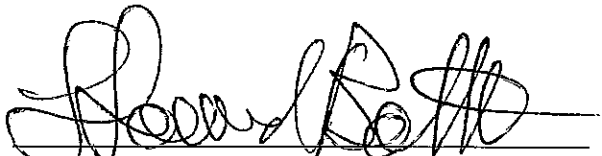
Councilmembers discussed the residential core guidelines along with some master planned developments guidelines. Consensus was that each Councilmember would read the material presented to them and discuss the guidelines at a later date to be announced.

YarrowBay representative ColinLund wanted to bring back to the Council the discussion on the Reserve at Covington. Mr. Lund was under the impression that Council had rejected the project at the last Council meeting. Councilmembers Boston, Mulvihill and Olness were all in agreement that they did not reject the project, but wanted their concerns of traffic impact and the rejection of the PAA addressed with King County.

ADJOURNMENT:

The workstudy ended at 9:30 p.m.

ATTEST:


Howard Botts, Mayor


Rachel Pitzel, Deputy City Clerk