

**CITY OF BLACK DIAMOND
CITY COUNCIL
WORKSTUDY NOTES
September 4, 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, Olness and Mulvihill.

ABSENT: None

Staff present: Gwendolyn Voelpel, City Administrator; Seth Boettcher, Public Works Director; Aaron Nix, Natural Resources Director; Steve Pilcher, Community Development Director; Andy Williamson, Economic Development Director; Loren D. Combs, City Attorney and Brenda L. Streepy, City Clerk.

Transfer of Development Rights Program

Natural Resources Director Nix reported that he has been tasked with reviewing the City's Transfer of Development Rights Program and provide feedback on areas that need to be reviewed and possibly changed in order to assure the program's success and implementation of the future.

Key Points of Discussion:

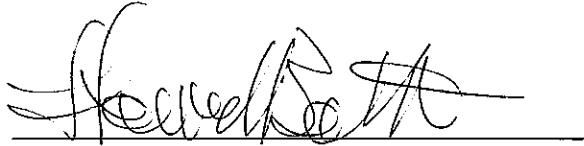
1. Change the Transfer of Development Rights Program Ordinance to clearly identify a receiving area can not be used as a sending site also.
2. Clean up the TDR map to reflect new field data that has been obtained.
3. Removing the "yellow LDR" area on the TDR map on Lawson.
4. Council's intent for the other two "yellow LDR" areas on the TDR map.
5. Create the ability to add receiving areas.
6. Check net density vs. gross density issue and define them in the TDR Ordinance, MPD Ordinance, and the zoning code in general.
7. Clean up of TDR Ordinance, such as 19.24.150(b)(2).
8. Tighten the section of the TRD Ordinance pertaining to creating sending areas to keep the needed deficit ratios.


Following discussion, Mr. Nix noted that a follow up study session will be scheduled with Council to review the changes to the Transfer of Development Rights Ordinance.

ADJOURNMENT:

The workstudy ended at 6:56 p.m.

ATTEST:


Howard Botts, Mayor


Brenda L. Streepy, City Clerk