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| CITY OF BLACK DIAMOND |
| CITY COUNCIL |
| WORKSTUDY NOTES |
| February 12, 2009 |
| 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, and Olness.

ABSENT: Councilmember Mulvihill (Excused)

Staff present: Gwendolyn Voelpel, City Administrator; Aaron Nix, Natural Resources/Parks Director; Loren D. Combs, City Attorney; Tom Guilfoil, Assistant City Attorney and Brenda L. Streepy, City Clerk.

Proposed Sensitive Areas Ordinance

Natural Resources/Parks Director Nix reported we are putting the finishing touches on the proposed sensitive areas ordinance and direction is needed on a few issues tonight. He noted Legal counsel provided Council with a memo regarding legal questions that were raised at the January 23, 2009 workstudy on the proposed draft sensitive areas ordinance.

Key Point of Discussion

- Buffer enhancement requirements
- Use of Parametrix BAS buffers and DOE's Category III methodology
- Allowing stormwater facilities to be placed in the buffers
- Buffer restoration requirements for non-conforming use
- 2,000 square foot reasonable use exception
- Reducing buffer width from 185 feet to 150 feet north of Rock Creek

After discussion, Council agreed to the following changes:

- Fix greater/lesser language in section 19.10.170
- Remove reference in section 19.10.230.J to non-existent section (19.10.350.C)
- Remove option of place stormwater retention/detention ponds in buffers (19.10.220.5)
- Increase reasonable use exemption from 2,000 square feet to 2,500 square feet (19.10.080)
- Alternative III methodology would be used outside the Core
- Establish guidelines for allowing a timeframe for wetland/buffer restoration and allow performance to be guaranteed through an assignment of funds

Executive Session

Mayor Botts recessed the regular meeting for an Executive Session at 8:30 p.m. to discuss potential litigation, property acquisition and labor negotiations. No action was anticipated as a result of the Executive Session, which was expected to last one hour.


Mayor Botts announced a half hour extension of the Executive Session.

The workstudy was reconvened at 10:30 p.m.

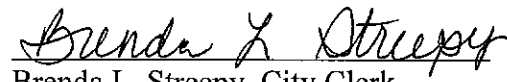
Adjournment

The workstudy ended at 10:30 p.m.

ATTEST:



Howard Botts, Mayor



Brenda L. Streepy, City Clerk