

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

May 31, 2012

Council Chamber, 25510 Lawson Street, Black Diamond, Washington

Mayor Olness called the workstudy to order at 4:01 p.m.

PRESENT: Councilmembers Deady, Goodwin, May, Benson and Taylor.

ABSENT: None

Staff present: Steve Pilcher, Executive Director of Community Development; Andy Williamson, Executive Director of Public Works/Economic Development; Aaron Nix, Natural Resources/Parks Director; Chris Bacha, City Attorney; Brenda L. Martinez, City Clerk.

Shoreline Master Plan

Mayor Olness announced this part of the workstudy is to discuss the Shoreline Master Plan Program and turned the meeting over to Mr. Nix.

Aaron Nix, Natural Resources/Parks Director introduce Gabe Snedeker of AHBL and Keith Watson the Chair of the Planning Commission.

Gabe Snedeker presented to Council a PowerPoint Presentation.

Key Points of Discussion:

- Meeting purpose
- What is the Shoreline Management Act (SMA)?
- What is a Shoreline Master Program (SMP)?
- Why update the SMP?
- SMP Public Involvement
- What are the major requirements of the SMA?
- Local – State Partnership
- Where does the SMP apply?
- Key Concept: “No Net Loss”
- What an SMP Update Does NOT do
- SMP Update Process and Timeline
- Shoreline Inventory
- Shoreline Ecological Characterization
- Key Findings of Shoreline Inventory, Analysis & Characterization
- Key Findings: Analysis & Characterization
- SMP Policy and Standards Development

- Planning Commission Changes
- Key Regulatory Issues: Staff Discussion
- Next Steps

Mr. Snedeker turned the meeting over to Mr. Nix who then turned it over to the Planning Commission Chair Mr. Watson.

Mr. Watson explained the Planning Commission's role to the City Council; he noted the Planning Commission has been working on this draft since December of 2011, which included 11 meetings and public hearings; received professional information from City staff and reported the Commissioners have all agreed with the revisions in the draft and have forwarded it to Council for their consideration; he noted Planning Commission changes or modifications are highlighted in yellow in the draft document.

Mr. Watson along with Mr. Nix discussed one by one the changes in the document that were made by the Planning Commission.

Mayor Olness asked Mr. Nix to discuss the next steps. Mr. Nix explained he will provide staff comments on the webpage, copies of verbal and written comments to Council including staff comments.

Councilmember Deady asked Council if folks in the audience could address Council.

It was discussed there would be another public hearing when folks could address the Council.

Mayor Olness announced a recess at 6:09 p.m. and stated the workstudy will reconvene at 6:30 p.m. to discuss the Community Facility District (CFD).

Mayor Olness called the workstudy back to order at 6:30 p.m.

Community Facility District (CFD)

Mayor Olness announced this part of the workstudy is to discuss the CFD portion of the workstudy. She added we have Jay Reich here for Pacifica Law Group as well as our City Attorney, Chris Bacha.

Councilmember Goodwin stated the Ad Hoc Committee had been trying to learn about the CFDs, the benefits and how they work so if one is submitted again they would be better able to address the next petition. He turned the meeting over to Jay Reich.

Mr. Reich gave self-background information and noted he will be describing a CFD and Council's role in the process and noted that Assessment Bonds are what we are talking about here tonight.

Key Points of Discussion:

- What are the differences between LIDs and CFDs?

- Are there any risks associated with CFDs?
- What is the Fund Collection mechanism?
- What is the Role and Responsibility of the Board?
- Do projects have to adhere to City Regulations?

Council heard questions or Comments from Bob Edelman, Carol Lynn Harp, Jack Sperry, Erika Morgan, Megan Nelson and Colin Lund.

Mayor Olness asked Council for the next steps.

Councilmember May would like to continue with all Council in attendance at future Workstudies.

Councilmember Goodwin would like to continue with the focus being on what is the benefit to the city and get together with the applicant before a petition is submitted. He would also like to have Chief Smith in attendance.

Mayor Olness announced we will be scheduling another Workstudy session and thanked Mr. Reich and everyone for attending.

A **motion** was made by Councilmember Taylor and **seconded** by Councilmember Deady to adjourn the meeting. Motion **passed** with all voting in favor (5-0).

ADJOURNMENT:

The workstudy ended at 8:27 p.m.

ATTEST:



Rebecca Olness, Mayor



Rachel Pitzel, Deputy City Clerk