

CITY OF BLACK DIAMOND CITY COUNCIL
WORKSTUDY NOTES
November 21, 2013
Council Chamber, 25510 Lawson Street, Black Diamond, Washington

Mayor Pro-Tem Benson called the meeting to order at 5:34 p.m.

PRESENT: Councilmembers Edelman, Benson and Taylor.

ABSENT: Mayor Olness (excused), Councilmembers Deady and Goodwin (excused).

Staff present: Andy Williamson, Executive Director of Engineering Services/Ec. Dev.; Mayene Miller, Finance Director; Mark Hoppen, City Administrator and Brenda L. Martinez, City Clerk.

Concurrency Ordinance

City Administrator Hoppen reported that all Cities have this type of ordinance in place and he noted a concurrency ordinance is to ensure that staff has the capacity to make sure there is capacity for sewer and water.

City Attorney Bacha reported how the city code is structured now and suggested changing this in the future. He noted modeling this after surrounding jurisdictions and this particular draft only addresses transportation as a starting place. He envisions before adoption and review by the Planning Commission to also look at traffic impact fees, but the City would need to put in place a traffic impact study which would be significant cost.

City Administrator Hoppen noted the cost would be approximately \$35,000 to have a traffic impact fee study done for the City.

City Attorney Bacha reported that a traffic impact fee would be assessed on any developer whether for one home, two homes and so on. He noted the whole purpose of concurrency is that development pays for its own costs. He discussed exemptions that could be put into this ordinance and noted Council is not required to do this but it is an option and Council may want to look at other jurisdictions to see what they have done with exceptions. This would apply to any development activity such as a change in use and wanted to make Council aware of this as it could affect local businesses.

Bob Edelman, Black Diamond asked where the requirement is that this needs to go before the Planning Commission.

Peter Rimbo, Maple Valley discussed reviewing the documents and reviewing both King County and Maple Valley's code and noted the inconsistencies and wondered if this would be a problem.

Councilmember Deady entered the meeting at 5:55 p.m.

Discussions ensued regarding responsible Official and Administrative Appeals and Rezones.

ADJOURNMENT:

A **motion** was made by Councilmember Benson and **seconded** by Councilmember Edelman to adjourn the meeting. Motion **passed** with all voting in favor (4-0).

The workstudy ended at 6:31 p.m.

ATTEST:



Rebecca Olness, Mayor



Rachel Pitzel, Deputy City Clerk