

BLACK DIAMOND CITY COUNCIL MINUTES
Special Meeting October 9, 2008
Council Chamber, 25510 Lawson Street, Black Diamond, Washington

CALL TO ORDER, FLAG SALUTE:

Mayor Botts called the special meeting to order at 7:07 p.m. and lead us all in the Flag Salute.

ROLL CALL:

PRESENT: Mayor Botts, Councilmembers Hanson, Bowie, Boston, Olness and Mulvihill.

ABSENT:

Staff present were: Gwendolyn Voelpel, City Administrator; Dan Dal Santo, Utilities Supervisor; Greg Smith, Fire Chief; Steve Pilcher, Community Development Director; Loren D. Combs, City Attorney and Brenda L. Streepy, City Clerk.

PUBLIC COMMENTS:

Ryan Kohlman, YarrowBay spoke in regards to the Reserve at Covington Creek. Mr. Kohlman informed Council that on October 6th King County Council approved the Reserve at Covington Creek urban designation within the City's potential annexation area (PAA). At the City's request, the designation was conditioned to require the site to develop consistent with City of Black Diamond regulations and provide for any necessary traffic improvement.

Mr. Kohlman also mentioned that YarrowBay suggested to King County staff that any activity associated with this project should wait until well into the first quarter of next year as Black Diamond City Council and staff are working diligently to lift the moratorium.

Mr. Kohlman expressed YarrowBay's appreciation for the City's input and clarification on this proposal and noted they look forward to working with the City on this project in the future.

PUBLIC HEARINGS:

Comprehensive Plan Update Chapters 1-6, draft Zoning Code and Map

Community Development Director Pilcher reported this hearing is to hear oral and written testimony on the draft zoning code and map and only Chapters 1-6 of the Comprehensive Plan Update as chapters 7 and 8 will come forth at a later date. Mr. Pilcher also noted the zoning maps have not been changed to reflect the petition that was received from property owners west of the bakery concerning the urban reserve designation. Once Council has given staff clear direction to make this change the maps will then be changed accordingly.

Mayor Botts opened the Public Hearing at 7:18 p.m.

Bill Kombol - 31407 Hwy 169, Black Diamond reviewed with Council his letter addressing five areas where he believes a different proposed comprehensive plan land use designation and zone changes would make better sense. The areas discussed and alternative given were as follows: (A copy of the letter is attached and incorporated as part of the written record.)

Area 1: Located in the east half of Section 10-21-6, just east of Lake Sawyer Park.

Area 2: Located in the north half of the southwest quarter of Section 10-21-6, around an area commonly known as Oak Lake or Lake Marjorie.

Area 3: Located in the north half of the northwest quarter of Section 15-21-6, east of an adjacent to the Lake Sawyer Road.

Area 4: Located in the south half of the southeast quarter of Section 10-21-6, south of the Tacoma pipeline route and east of Rock Creek.

Area 5: Located in the south half of the southeast quarter of Section 11-21-6 and a small portion of the south half of the southwest quarter of Section 12-21-6.

Mario Sorci - 24303 Roberts Drive, Black Diamond asked Council to take into consideration all the properties that Parametix has designated as wetlands as King County will assess the property whether the owner can use it or not.

Ken Gish - 925 4th Avenue Suite 2900, Seattle spoke on behalf of Nestlé and asked Council to consider a continuation on the written comment period due to the fact they are still doing their due diligence on potential land and some zoning changes may be required.

Doug Powell - 25623 Lawson, Black Diamond noticed that all multi-family appears to be designated in certain areas and would like to see multi-family spread throughout town rather than in two large areas.

Brad Habenicht – 23620 225th Ave SE, Maple Valley commented on the lot, width, and depth size for R4 low density residential and explained he interprets the lot size to be 4800 and code only allows for 9600 and wondered why these minimums would be allowed when you can not get a lot size of 4800 in this zone.

Christy Robinson – 32719 Commission Ave, Black Diamond is concerned with the area she lives in being zoned Urban Reserve and asked Council to consider not changing the zoning to Urban Reserve.

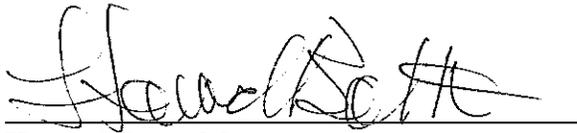
Mayor Botts closed the oral testimony portion of the Public Hearing and kept the written comment period open until 5:00 p.m. on October 31, 2008.

**UNFINISHED BUSINESS:
NEW BUSINESS:
DEPARTMENT REPORTS:
MAYOR’S REPORT:
COUNCIL REPORTS:
ATTORNEY REPORT:
PUBLIC COMMENTS:
CONSENT AGENDA:
EXECUTIVE SESSION:**

ADJOURNMENT:

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

ATTEST:


Howard Botts, Mayor


Brenda L. Streepy, City Clerk