

**BLACK DIAMOND CITY COUNCIL  
WORK SESSION MINUTES  
January 10, 2019**

Council Chamber, 25510 Lawson Street, Black Diamond, Washington

**CALL TO ORDER, FLAG SALUTE:**

Mayor Benson called the regular work session meeting to order at 6:00 p.m. and led us all in the Flag Salute.

**ROLL CALL:**

**PRESENT:** Councilmembers Deady, Oglesbee, Edelman, Stout and Wisnoski.

**ABSENT:** None

Staff present: Andrew Williamson, MDRT/Ec Dev Director; Barbara Kincaid, Community Development Director; Brenda L. Martinez, City Clerk

Mayor Benson noted the first item on the agenda is the 2018 year in review for the MPD and a look forward to 2019. She then turned the meeting over to MDRT/Ec Dev Director Williamson.

**1) Discussion and Review of 2018 MPD Projects and a Look Forward at 2019 Projects**

MDRT/Ec Dev Director Williamson shared a PowerPoint presentation that highlighted the 2018 projects for the MDRT and Ten Trails. It also showed what is in store for 2019.

The following were the topics/highlights of discussion:

- Discussion on the MDRT and Consultants and what their roles are within the department.

At 6:03 p.m. Councilmember Deady left the meeting.

- Project Overview – Ten Trails Site Plan
- Project Overview – Lawson Hills Site Plan
- Ten Trails Development Summary within MPD – Director Williamson discussed how the plats are systematically done in accordance with the conditions of approval. He reviewed the plats that were finalized, and the order in which they were finalized.
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At 6:10 p.m. Councilmember Deady re-entered the meeting.

- Ten Trails – Phases, 1A, 2C, 2D, 2E, and Parcels V13 & V24

- Conceptual Site Plan of Ten Trails
- Arterial view of Phase 1A Division 1, Phase 1A Division II Phase 1A Division III (Div. 3-5 & 8) and V13 – It was noted all these plats are finalized and construction has begun.
- Discussion on permits issued for 2018. Mr. Williamson shared that at the end of 2018, the City had issued 125 single family resident permits, 1 duplex, and 1 multi-family permits in the MPD. He also noted there is currently 18 single family resident permits applied for in the MPD.
- Civic Park
- Review of conceptual site plan for preliminary plats 2A, 2D, and 2E
- Review of preliminary plat parcel V24
- Commercial site plan –Director Williamson noted the commercial has been through some changes and a lot of time has been spent to make sure the parking and lighting are done right. He hopes to be issuing these permits within the next three weeks. There was also a discussion on parking ratio and the formula used to determine it.
- Review of projects outside of the MPDs – Director Williamson noted that under the Development Agreement, the Developer is required to make improvements outside of the MPDs. The improvements consist of traffic improvements which will include, roundabouts, turn lanes, pedestrian walkways and crossings. He also noted there will be additional public service facilities. Projects for this year include:
  - Extension of the Roberts Drive Sidewalk east of the Rock Creed bridge – construction to begin in early 2019
  - Site planning and design of the satellite Fire Station on Lawson Hill
  - Tacoma waterline second connection on Lake Sawyer Road, construction to begin in mid-2019
  - Roberts Drive and Ten Trails Parkway roundabout construction to begin in January 2019
  - SR 169 and Roberts Drive roundabout – Director Williamson stated that MDRT is currently working on engineering and design and coordination of the project with the City and Developer along with WSDOT and other agencies. Initial construction is anticipated to start in the second half of 2019. He also stressed how important patience will be and shared there will be an education process with the public to get them prepared for the impacts as this is a multi-year project.

In closing, Director Williamson stated the department will be very busy in 2019 as it's a big push year with all the projects discussed. He noted that 90% of the lots that were discussed tonight have been sold through a purchase and sale agreement and they will be welcoming new developers into the Ten Trails project as there will be five builders this year.

There was also a discussion on the need for new employees. Director Williamson stated the MDRT has the ability to ramp up fast, however the other departments need to be looking forward as the City needs to provide timely inspections. Mayor Benson shared

what positions are being hired for in 2019 (two Public Works employees and two Community Development employees).

## 2) Discussion on Ways to Block Safe Injection Sites

There was discussion on whether the City Council would like to move forward with looking at ways to block safe injections sites in Black Diamond. Following discussion there was consensus to move forward with this. Mayor Benson noted that she will get in touch with City Attorney Linehan and have him prepare an ordinance for Council consideration.

### ADJOURNMENT:

Councilmember Stout **moved** to adjourn the meeting; **second** Councilmember Edelman. Motion **passed** with all voting in favor (5-0).

The meeting ended at 7:11 p.m.

ATTEST:

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Carol Benson, Mayor

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Brenda L. Martinez, City Clerk