

RESOLUTION NO. 08-564

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON GRANTING TREASURED PLACE STATUS TO 2.43 ACRES OF KING COUNTY PARCEL #1421069021 IN EXCHANGE OF FEE OWNERSHIP OF THE PROPERTY AND GRANTING THE CITY A CONTINUOUS 10' TRAIL EASEMENT ACROSS THE WETLAND BUFFERS IDENTIFIED ON LOTS #1, 2 AND 3 ON AN APPROVED PRELIMINARY SHORT PLAT

WHEREAS, Russell Cahill has made application for short plat approval of a 3.3 acre parcel to create four lots (application no. PLN08-0020) and was granted preliminary short plat approval on August 6, 2008; and

WHEREAS, the property contains portions of a large wetland and associated buffers, which provide a unique opportunity for the City to acquire property that can be used as a trailhead and/or neighborhood park providing access to a trail system through a significant wetland complex within the city; and

WHEREAS, pursuant to Black Diamond Municipal Code 19.24.180, Russell Cahill submitted a development right certificate application and paid the appropriate fees for the City Council's consideration of granting "Treasured Place" status to approximately 2.43 areas of land located on King County parcel #1421069021 (Lot 4 of the short plat application), to be included in the City's Transfer of Development Rights Program;

WHEREAS, The City of Black Diamond Planning Commission recommended granting treasured place status on this property, with an additional requirement of granting the City a continuous 10' trail easement across the wetland buffers identified on lots #1, 2 and 3 on the approved preliminary short plat application;

WHEREAS, the City Council conducted a public hearing on this matter at a regularly scheduled City Council meeting on December 4, 2008;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. "Treasured place" status is hereby granted to approximately 2.43 acres identified on King County parcel #1421069021 within Mr. Russell Cahill's approved preliminary short plat, dated August 6, 2008

Section 2. In addition to fee transfer of this parcel to the City of Black Diamond, an additional, continuous 10' trail easement shall be granted to the City across the wetland buffers identified on lots #1, 2 and 3 on Mr. Cahill's approved preliminary short plat dated August 6, 2008

Section 3. In consideration of granting treasured place status, fee transfer of the property and granting of the trail easement, Mr. Cahill is granted bonus density resulting in 30 Transfer of Development Rights for use pursuant to the Transfer of Development Rights program.

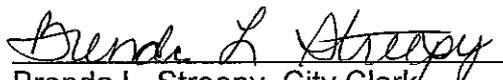
PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 23RD DAY OF DECEMBER, 2008.

CITY OF BLACK DIAMOND:

A handwritten signature in black ink, appearing to read "Howard Botts", written over a horizontal line.

Howard Botts, Mayor

Attest:

A handwritten signature in black ink, appearing to read "Brenda L. Streepy", written over a horizontal line.
Brenda L. Streepy, City Clerk