

BLACK DIAMOND CITY COUNCIL MINUTES
Council Special Meeting of September 22, 2022
Hybrid Meeting Via Zoom and In-Person
Council Chamber, 25510 Lawson Street, Black Diamond, Washington

CALL TO ORDER, FLAG SALUTE:

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

ROLL CALL:

PRESENT: Councilmembers Stallard (Zoom) Smith, Mulvihill, de Leon (Zoom), O'Donnell, Page

ABSENT: Councilmember Deady (excused)

Staff present: Mona Davis, Community Development Director; Scott Hanis, Public Works Director; IS Manager, Rob Reed, and Brenda L. Martinez, City Clerk/HR

WORK SESSION:

1) Discussion with King County Housing Authority Regarding the Rainier View Expansion

Dan Watson, Dan Landes, and Tim Walters from King County Housing Authority addressed Council. Mr. Watson shared their proposal for the expansion of Rainier View which is to add another 14 residential sites and they would not be touching the commercial area. He discussed with Council that they are looking for two (2) code waivers, 1) waive the 10-acre minimum as they are very close to that, and 2) treat the residential zone areas as a separate parcel from the commercial parcel and keep it (commercial parcel) as is with no landscaping or frontage requirements until that commercial piece is built. Also discussed were assurances. He touched on the Housing Cooperation Law (RCW 35.83) and how it's specific to the Housing Authority, so they can work with local government and gave examples. He mentioned that some may say what does the city get out of this. He stated they are going to do more affordable housing for the city and are simply asking to extend the cooperation that's necessary to run the project forward and the other benefit to the city is, you are getting a more commercially viable parcel that is zoned commercial and they are happy to work with the city on the vision for this land. He noted they have prepared a draft cooperation agreement for review.

Director Davis noted that she sent an email earlier this week with the first review letter and clarified that a CUP would not be required to put residential on residential and noted there is a single-family home on the commercial and noted what areas that poses. She discussed the pedestrian easements and suggested we should talk about this tonight.

- Commercial area
- Landscaping
- Proposed Club House and use – One of the residential units would be the Club House and later would be turned into a residential unit.
- ADA options
- Process moving forward

The City Attorney will work with the Housing Authority based on the tonight's conversation and bring back an agreement for Council review and action.

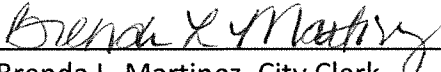
ADJOURNMENT:

Councilmember Mulvihill **moved** to adjourn the meeting; **second** Councilmember Page. Motion **passed** with all voting in favor (6-0). The meeting ended at 7:29 p.m.

ATTEST:



Carol Benson, Mayor



Brenda L. Martinez, City Clerk