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# Record Set Straight by Edelman

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Posted: Tuesday, October 20, 2015 4:54 pm

Janie Edelman City Council Member Position #3 | 0 comments

**E**ditor, the VOICE:  
I would like to take this opportunity to set the record straight on issues facing the City of Black Diamond. Here are the facts:

1. A previous City Council approved the MPD and Development Agreements in 2011. These are the law and the Development Agreements are legally binding contracts. The restrictions imposed on the developer are more restrictive than the City Code. It was estimated during the hearings that the 6,000 units will generate about 6,000 peak hour trips on all roads in and out of the city. Still a lot but not 60,000. Yes, we are going to have noise. These issues have been addressed and will continue to be addressed as the developing actually happens and concerns of nearby residents are heard. Noise, construction traffic and associated other issues were addressed in the Development Agreements. This Mayor and City also ran on a platform to control development. We hired one of the best municipal attorneys in the State of Washington. We are continually updating our ordinances to be in the favor of the City (i.e., vesting, SEPA, and concurrency). Where we have the authority to hold the developer's foot to the fire, we do.

2. The City Council voted to assume the exclusive right to provide water service to the 98 acres in western Black Diamond. This property was annexed in 2005. As part of the annexation, the City was identified as the water provider. In 2009, the City of Black Diamond incorporated this right into the Comprehensive Plan and the Water System Plan. These were approved



Letters to the Editor

by the State of Washington Department of Health and King County Coordinated Water System Plan and is a part of the Growth Management Area. Covington Water District has no infrastructure in this area and would have to upgrade their water mains that dead end at the end of the area in order to meet our fire flow requirements and would not meet the requirements of Preliminary Plat 1A. We don't know how much the developer will stand to save but Black Diamond would lose. Why would you not want your own City to receive the income for this service area. The City determined that that it is inefficient for multiple service providers to attempt to serve the same properties as duplicative infrastructure is constructed.

3. The Hearing Examiner stated in his Conditions of Approval that "Adequate provision is made for the protection of wetlands and buffers. No adverse impacts to wetlands and buffers are anticipated. The proposal is consistent with all applicable SAO requirements and project opponents have not provided any evidence that compliance with the SAO is insufficient to protect the wetlands." A Condition of Approval was added to require baseline monitoring or an equivalent methodology of assuring maintenance of hydrology as approved by staff. Buffer averaging will not adversely affect wetlands. This was approved by the previous mayor. "The mayor's determination under the averaging criteria that the averaging will not reduce wetland functions or functional performance must be taken as a verity".

4. We follow the 2005 Storm Water Manual using the best available science. The MPD says the development will have no net increase in phosphorus. This is a much higher standard than current City Code. The 2012 Storm Water Manual update is scheduled for next year.

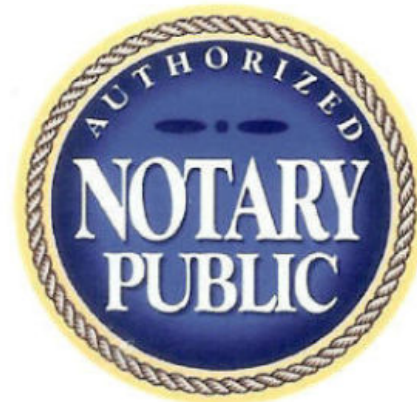
5. Failure to adopt a Government Facilities impact fee. The consultant did not use numbers consistent with our comprehensive plan. It would have cost the City more money to correct this error and the developer would not commit to further investment in this project. We are continuing assess all impact fees.

This Mayor and City Council refuse to kick the can down the road any more. We are facing the consequences of past poor management and direction. We have increased revenue in the last few months due to the restructuring of our fee schedule. This puts us in a better fiscal position in the future.

I welcome discussions with all our citizens. I suggest that if you have questions or comments, call me or send me an email. I will be happy to meet with you. We need to stay on this path. We don't need misinformed people whose sole intent is to obstruct at every opportunity.

Please vote for the incumbents: Carol Benson, Tamie Deady, Janie Edelman, Craig Goodwin and Ron Taylor.

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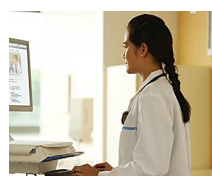
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