BLACK DIAMOND SPECIAL JOINT CITY COUNCIL/PLANNING COMMISSION MEETING MINUTES June 7, 2016

CALL TO ORDER, FLAG SALUTE:

Mayor Benson called the special joint meeting of the Council and Planning Commission to order at 6:16 p.m. and led us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Edelman, Morgan, Weber and Pepper.
Planning Commissioners LaConte, Ambur, Senecal, Ammons, and Ekberg. (Commissioner Ambur was not present during roll call and entered the meeting at 6:27 p.m.)

ABSENT: Commissioner McCain

Staff present: Barbara Kincaid, Community Development Director and Brenda L. Martinez, City Clerk.

WORK SESSION:

City's Comprehensive Plan Update – Land Use Element

Community Development Director Kincaid reported tonight's meeting is to go through the Land Use Element of the Comprehensive Plan. She noted this is a paired down version as some text is being moved to appendices. She also noted the old document has a section that contains existing conditions; those will now be in an appendix.

5.1 Introduction

Community Director Kincaid explained the introduction is saying why we have a land use element and that the City is trying to ensure quality of life, determining the patterns and locations of land uses, reduce the environmental impacts of future development and redevelopment, and connect land use with public health.

There was discussion on using shall over should and the consideration of using will rather than shall.

Commissioner Senecal asked about treasured space and where those are defined. Ms. Kincaid stated there is chapter in Black Diamond Municipal Code that discusses how to designate treasured place. She also noted adding language to the appendix on treasured places along with any land that has this designation.

Councilmember Morgan commented the old character of Black Diamond was considered a village character as it has a core with building out around the core and would like to see language that would resolve this issue. Ms. Kincaid noted in the adopted plan there was an attempt to speak to the village character.

5.2 Overall Development – (Note: numbering in this section of off and needs to updated)

Goal Establish a pattern of development that maintains and enhances a safe and healthy quality of life within the community. **Consensus is ok as written.**

Policy LU-1: Provide adequate land balance a diversity of places to live, shop, work, and recreate. **Consensus to add "with" after "balance".**

Policy LU-2: Create an open space system that frames and separates distinct areas of development within City limits and potential annexation areas (PAAs). **Consensus to delete "frames and separates" and replace with "connects"**

Policy LU-3: Explore new and existing funding sources to provide public services, amenities and infrastructure. **Consensus is ok as written.**

Policy LU-5: Promote the health and well-being of Black Diamond residents by incorporating the importance of recreational facilities and opportunities for physical activity into development proposals. **Change number to 4 and consensus is ok as written.**

Policy LU-9: Explore regulatory and financial incentives to encourage and support development that meets higher performing energy and environmental standards. **Change to 5 and consensus to change to read "that meets higher efficiencies and environmental standards".**

Policy LU-10: New developments should be designed to incorporate features to encourage alternative travel modes, such as biking, walking, and transit. **Change number to 6 and consensus is ok as written.**

5.3 Urban Growth Area and Potential Annexation Area (PAA)

Goal Encourage urban growth in areas that can be serviced by adequate public facilities and services and protect natural resources and environmentally sensitive lands. **Consensus – ok as written.**

Policy LU-11: Monitor growth in conjunction with adopted King County population projections and cooperative planning with the county to anticipate future urban growth area needs. **Consensus – ok as written.**

Policy LU-12: Give priority to infill development within the city limits and existing urbanized unincorporated areas. **Consensus – ok as written.**

Policy LU-13: Urban development within a Potential Annexation Area should not occur without annexation; unless there is an interlocal agreement with King County defining land use, zoning, annexation phasing, urban services, street and other design standards and impact mitigation requirements. **Consensus – ok as written.**

Policy LU-14: Consider only annexations that are within the PAA. Annexations should be phased to coincide with the ability of the City, public services districts and utility providers serving the area to provide a full range of urban services to areas to be annexed. **Consensus to have "shall" instead of "should".**

Policy LU-15: Approval of the annexation of the Lake 12 Area should include permanent public access to the lake. **Consensus to have "shall remain" instead of "should include".**

Policy LU-16: Prior to annexing the Lake 12 Area, a traffic study should be completed to determine the appropriate city road standards that apply to the Green River Gorge Road upon annexation. **Consensus to change "should" to "shall and strike "the Green River Gorge Road" and replace with "all public roads around the area".**

5.4 Community Design and Character Concept

Councilmember Deady stated she would like to see "shall" instead of "will" in the last sentence of paragraph two in this section.

There was consensus on the first paragraph change in this section. The proposed changes read as follows (new language underlined/deleted crossed out):

Last sentence of first paragraph- The City's "traditional" zoning approach must be implemented in a manner that achieves the intent of these small town "character designations".

Last sentence of last paragraph in 5.4- The City ~~will~~ shall apply these fundamental principles to retain its small town character.

Goal Preserve forested areas, open spaces, views of Mt. Rainier, treasured places (e.g. historic and cultural places and structure), and a strong sense of community identity. **Add after preserve "significant trees" and strike out "forested areas".**

Policy LU-17: Use development regulations to enhance and protect the overall appearance and character of the City

Policy LU-18: Retain a sense of place by protecting the community's important natural features and treasured places. **Need to add "significant trees".**

Policy LU-19: Use building design, zoning regulations, and design standards to encourage the development of buildings of a character and scale appropriate to the site and foster building variety while providing for designs that reflect the

distinctive local character, historical character, and natural features. **Use the word "promote" instead of "encourage".**

Policy LU-20: Develop incentives for infill development, redevelopment, and reuse of existing buildings and sites, provided that they enhance the existing character of the areas around them.

Policy LU-21: Continue to rely on, evaluate, and enhance the City's TDR ordinance as an innovative technique to focus growth outside sensitive areas. **Discussion on the need to add information on the City's TDR program so it can be defined. This would be in the character section and in land use designation as an overlay.**

Policy LU-23: Major entrances into the City should be given symbolic markers and landscaping to create a gateway effect. **Change wording to reflect "the city shall maintain symbolic markers".**

5.5 Historic Preservation

Goal Preserve historic resources to maintain the character of the City's core historic fabric.

Policy LU-24: Provide reasonable flexibility in applying development requirements and building codes to encourage the preservation and rehabilitation of historically and culturally valuable buildings and sites. **Change "encourage" to "promote".**

Policy LU-25: Explore alternatives to the demolition or inappropriate exterior modification of structures and sites that are historically significant or otherwise deemed eligible for the local, state, or national registers to accommodate private or public sector development proposals. **Strike "inappropriate" and "local".**

Policy LU-26: Promote Old Town as the City's primary historical component.

Policy LU-27: Expand the existing historical district to the southern edge of Jones Lake Road and SR 169 to provide a southern "gateway" to the City. **Eliminate this policy.**

Policy LU-28: Encourage land uses and development that retain and enhance significant historical resources and sustain historical community character.

Policy LU-29: Protect views of Mt. Rainier as the City develops and grows by using innovative and flexible development standards such as ability to alter setbacks and require changes in building massing to preserve view corridors. **Strike the word "massing" and replace with "shapes".**

Policy LU-30: Partner with county, state and tribal agencies to ensure preservation of archaeologically significant sites.

5.6 Future Land Use Designations

Discussion ensued on the second paragraph in this section with the focus being the last sentence and the need to expand on why geologically hazardous areas are not subtracted compared to a sensitive area.

5.6.1 Master Planned Development (MPD) Overlay

Ms. Kincaid noted she will be adding TDR Overlay to this section.

Allowed Uses and Descriptions

Following discussion of this paragraph there was consensus to change all "wills" in this paragraph to "shall".

Designation Criteria

Discussion on needed changes to certain bullets in this section.

- There is either a need for or benefits will clearly derive from providing flexibility in zoning that cannot be provided by other mechanisms. **Consensus to add the word "that" after "benefits".**

- The MPD will provide public benefits, in the form of preservation or enhancement of physical characteristics, conservation of resources, provision of employment, improvement of the City's fiscal performance, provision of adequate facilities, and other public benefits identified by the City. **Change "will" to "shall".**

- Adequate mitigation for adverse impacts on the community, neighborhood, and environment is provided. **Change to "Mitigation consistent with state, federal, and Black Diamond Municipal Code".**

Policy LU-31: Approved MPD development plans should contain a provision for periodic updates. **Strike entire policy.**

Policy LU-32: Provide significant opportunities for public involvement when considering an MPD proposal.

Policy LU-33: Encourage innovative site design and use of progressive techniques to provide for environmentally sustainable development. This should include the use of "low impact" engineering techniques and the employment of "green infrastructure and construction". **Use "promote" instead of "encourage" and "shall" instead of "should".**

5.6.2 Urban Reserve

Policy LU-34: Development in the Urban Reserve designation should not be allowed until plans for public water, sewer, and other services are available. Such plans

should be developed prior to or concurrent with annexation. **Change all "should" to "shall" and would like to add a funding statement. Ms. Kincaid to come up with verbiage.**

5.6.3 Residential

Low Density Residential

Councilmember Deady would like to take out "intended" in the second sentence. Delete third sentence starting with "It should" and in second to last sentence if that paragraph incorporate "subject to TDR".

Designation Criteria:

Properties designated Low Density Residential should generally reflect all of the following criteria: **Strike "generally".**

Medium Density Residential

The Medium Density Residential Development designation provides for stable and attractive residential neighborhoods of small lot, single-family homes, or attached single- and multi-family residences on lands suitable for these residential intensities. Medium Density Residential areas should be located near commercial services, employment, and arterial roads, and may also be located in mixed-use developments. The base residential density in these areas is 8 units per acre. Increased density may be approved up to 12 units per acre with the acquisition of TDR. **Consensus to take out the word "and" before "may" in this paragraph.**

Following discussion there was consensus to use the verbiage from last sentence in the above paragraph in low density rather than "subject to TDR" as recommended earlier.

Designation Criteria:

Properties designated Medium Density Residential should generally reflect all of the following criteria: **Strike "generally".**

Discussion on the changes to the bullet points in this section.

- The area meets at least one of the following descriptions: **Strike out "at least" and replace with "at a minimum".**
- **Policy LU-35:** Encourage a variety of housing types to provide homes for all income levels and all family sizes on a mix of small and large lots. **Use "promote" instead of "encourgage".**
- **Policy LU-36:** Residential development patterns should allow for efficient provision of public services and utilities. **Change "should" to "will".**

- **Policy LU 37:** Encourage developments to achieve maximum zoned density through clustering to create compact new communities surrounded by open space. **OK**

- **Policy LU-38:** Allow multi-family residential in identified areas or when integrated as part of a MPD. **OK**

- **Policy LU-49:** Use the MPD process to review all proposals on sites larger than 80 acres. **OK**

Discussion on needed changes to second paragraph on page 10. Use "will" instead of "should" and change "unlikely" to "do not".

Light Industrial/Business Park

Discussion focused on the need to reword the first paragraph to take out all the "ands". Take out "high" and use "advanced" in both paragraphs in this section. Policies are ok.

5.6.5 Commercial

Discussion on changing under **Community Commercial** the word "should" to "will".

Designation Criteria

Discussion ensued with the focus being on the need to change the order so it is consistent with the previous page.

Mayor Benson suggested adding "walkways" to the fourth light colored bullet point on page 12.

Discussion continued on the different commercial area and the possibility of redefining old town.

It was suggested to adjourn the meeting and continue with section 5.6.5 Commercial in two weeks on June 23, 2016 at 6:00 p.m. and to also review the remaining pages.

ADJOURNMENT:

A **motion** was made by Councilmember Edelman and **seconded** to adjourn the meeting. Motion **passed** with all voting in favor.

The meeting was adjourned at 8:26:36 p.m.

ATTEST:

Carol Benson

Carol Benson, Mayor

Brenda L Martinez

Brenda L. Martinez, City Clerk