

**BLACK DIAMOND SPECIAL JOINT
CITY COUNCIL/PLANNING COMMISSION MEETING MINUTES
July 12, 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 McCain, LaConte, Ambur, Senecal, Ammons, and Ekberg.

ABSENT: None

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

WORK SESSION:

City's Comprehensive Plan Update – Land Use Element Continuation

Community Development Director Kincaid reported that tonight's special joint work session is a continuation from the last joint meeting on review of the land use element of the Comprehensive Plan update. She also noted bringing the appendix tonight and will review the highlights of it.

She discussed Table 5.1 which is the chart for the land use categories next to the zoning district that shows designations, densities, and acreage. Table 5.2 shows historic, existing, and future projected City population totals and densities. There was discussion on the need to rewrite units to mean people rather than units.

Ms. Kincaid discussed the difference between the land use and zoning maps. She added this is not a pro-growth plan and we need to be realistic and relay what we know to the state.

5.6.5 Commercial

Ms. Kincaid referred to the City's official land use map and discussed the different type of designations. She discussed the area around Black Diamond road and near SR 169 has a mixed use designation, however the City never adopted a mixed used zone so we need to decide what to do with this. She noted all three categories are essentially a mixed use

(Town Center, Community, and Neighborhood). She outlined where each category can be found on the map.

Discussion Suggestion: ~~After a lengthy discussion, it was determined that the area referred to as the “north triangle” in Lawson Hills should be designated Community Commercial, the adjoining rectangle that is part of the Villages MPD should be shown as Medium Density Residential (MDR-8) on the eastern strip that is shown as High Density Residential on the Villages Land Use Map since it is possible to achieve the desired density under MDR-8. The west side of the adjoining rectangle, shown as commercial/office/retail on the Villages Design Concept and Land Use Plan map should be designated as Community Commercial. For the area in the Villages on both sides of the Auburn-Black Diamond Road where it shows commercial/office/retail on the north side of the road and mixed-use on the south side of the road, the land use designation should be Neighborhood Commercial to fit the intent of the plan to have a village center with local retail/commercial businesses with residential.~~

Designation Criteria

Policy LU-59: Retain and enhance the existing commercial areas while providing sites large enough to accommodate significant commercial uses.

~~**Ok as written.No comments to note at this time.**~~

Policy LU-60: Provide day-to-day retail goods and services within walking distance of most residential neighborhoods.

~~**Ok as written.No comments to note at this time.**~~

Policy LU-61: Encourage well-planned, coordinated commercial development within the SR 169 area and discourage strip retail development.

Discussion Suggestion: Strike “discourage strip retail development” and after and add “meet the City’s adopted design standards for the gateway overlay district”.

Policy LU-62: Prioritize funding of infrastructure and community enhancement projects in the Town Center to encourage redevelopment and investment in this area.

~~**Ok as written.No comments to note at this time.**~~

Policy LU-63: The Town Center commercial area should be pedestrian-oriented and include buildings and nearby parks that symbolize the City’s center.

Discussion Suggestion: Strike this policy.

Policy LU-64: The Town Center area should include a mix of residential, civic, retail, commercial, office, entertainment, services and hospitality services (inns and meeting centers).

Discussion Suggestion: Strike (inns and meeting centers).

Policy LU-65: Town Center commercial area should be pedestrian-oriented and include buildings and nearby parks that symbolize the City's center.

Discussion Suggestion: Merge 64 and 65.

Policy LU-66: Parking in Community Commercial areas should be located to the sides and rear of buildings.

Discussion Suggestion: Strike this policy.

Policy LU-67: Require cross-access between sites to reduce the number of driveways along arterial streets. Pedestrian connections between sites should also be provided.

Discussion Suggestion: Strike this policy.

Policy LU-68: Encourage Mixed Uses in all commercial areas. ~~Ok as written.~~

No comments to note at this time.

5.6.6 Public

Policy LU-69: Public uses should respect the neighborhood and district context in which they are proposed by adherence to the City's design guidelines and zoning code.

~~Ok as written.~~ **No comments to note at this time.**

Policy LU-70: Public buildings and spaces should be designed to be compatible with Black Diamond's unique architectural heritage and qualities.

~~Ok as written.~~ **No comments to note at this time.**

Policy LU-71: Public building should fulfill their role as gathering areas and community resources.

Discussion Suggestion: Need to add the words "and spaces" after the word "buildings".

5.7 Regional Coordination

Land Use Goal: Coordinate land use and development actions with government agencies, adjacent jurisdictions, and tribes as appropriate.

~~Ok as written.~~ **No comments to note at this time.**

Policy LU-72: Use the countywide planning policies and PSRC Vision 2040 as a basis for regional coordination and land use decisions.

~~Ok as written.~~ **No comments to note at this time.**

Policy LU-73: Monitor implementation of the comprehensive plan for changed conditions in the City's anticipated growth, consistency with the City's vision, GMA requirements, countywide planning policies, and PSRC Vision 2040 and make amendments as necessary.

~~Ok as written.~~**No comments to note at this time.**

Policy LU-74: Coordinate with other governmental jurisdictions to site, when necessary, essential public facilities that are typically difficult to site and which are necessary to meet the needs of the City's present and future growth.

Discussion Suggestion: Change to say "regions growth".

Policy LU-75: Conduct appropriate public review and hearing processes, including environmental impact assessments and statements where appropriate, to ensure regional input on the siting of certain development activities.

~~Ok as written.~~**No comments to note at this time.**

Policy LU-76: Ensure that essential public facilities sited in the City are consistent with the goals, objectives, and policies of the City's comprehensive plan.

~~Ok as written.~~**No comments to note at this time.**

5.8 Open Space

Policy LU-77: Use the open space system as the primary unifying component of the comprehensive plan.

Discussion Suggestion: Need to add a policy on working with King County.

Policy LU-78: Integrate all significant natural areas (wetlands, streams, steep slopes, geologic hazards, and 100-year floodplains) into the open space overlay.

Discussion Suggestion: Change to flood hazard areas and strike 100 year flood plain.

Policy LU-79: Use the open space system to protect surface and groundwater quality.

No comments to note at this time.

Policy LU-80: Protect and enhance the dominant natural features and open space structures, including gateways, viewpoints, and view corridors that characterizes the City.

~~Ok as written.~~**No comments to note at this time.**

Policy LU-81: Protect the City's historical sites and structures by connection to the open space system.

~~Ok as written.~~**No comments to note at this time.**

Policy LU-82: Plan for and retain a natural vegetation buffer around the perimeter of the City adjacent to unincorporated Rural-designated land, The buffer may vary in width based upon sensitive areas, and other constraints. Once established by development, this buffer is to be permanent. Development adjacent to the buffer is encouraged to combine other open space features with the Urban-Rural buffer.

~~Ok as written.~~**No comments to note at this time.**

Policy LU-83: -Encourage the preservation and protection of open space through a variety of approaches that respect the landowner's commitment to the property, including TDR, open space tax incentives, cluster development, public land acquisition, conservation easements, and other public and private initiatives. Discussion Suggestion: Strike "that respect the landowner's commitment to the property".

Policy LU-84: Develop a stewardship plan for open space. A stewardship plan would identify techniques and ways to maintain and enhance the active and passive open space areas (that lie outside the protected environmentally sensitive areas). The stewardship plan may rely on community involvement to implement the plan. Discussion Suggestion: Say "Encourage the development of" and strike "Develop".

Policy LU-85: Regularly review the Black Diamond Area Open Space Protection Agreement approved in 2005 and will actively investigate and enforce any violations of the agreement.

Discussion Suggestion: Add "to ensure compliance of the agreement" after "2005" and strike "and will actively investigate and enforce any violations of the agreement".

Policy LU-86: Lands identifies as open space areas include the following:

-All known environmentally sensitive areas, as regulated by the City.

-Lands, adjoining the Rock Creek, Ginder Creek, Lawson Creek, Ravensdale Creek, and other riparian corridors.

-The following lakes, Jones Lake, Black Diamond Lake, Frog Lake, Lake Marjorie (Oak Lake), Lake Sawyer, and the land perimeters of those lakes when not subdivided.

-All existing and proposed public parks, and open space.

-Identifies historical sites and structures

-King County-and City-identifies wildlife habitat corridors.

Discussion Suggestion: Add working in a policy to identify new opens spaces and map them. Also add language referring to a Figure X-X.

5.8 Shoreline Management

-In 2014, the City updated its Shoreline Master Program (SMP) in accordance with WAC 173-26 and with a grant from the Department of Ecology. A map of shoreline jurisdiction is shown in Figure X-X.

-Pursuant to RCW 36.70A.480, the Goals and Policies set forth in the City's Shoreline Master Program, including any future amendments, are hereby adopted and incorporated by reference into the Black Diamond Comprehensive Plan.

Discussion Suggestion: No changes

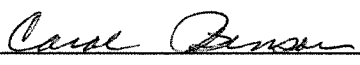
Ms. Kincaid thanked everyone for their input tonight.

ADJOURNMENT:

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

The meeting was adjourned at 8:29:36 p.m.

ATTEST:



Carol Benson, Mayor



Brenda L. Martinez, City Clerk