

BLACK DIAMOND CITY SPECIAL JOINT MEETING MINUTES

October 11, 2016

Council Chamber, 25510 Lawson Street, Black Diamond, Washington

CALL TO ORDER, FLAG SALUTE:

Mayor Benson called the regular meeting to order at 6:10 p.m. and lead us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Morgan, Weber, Pepper
Commissioners Ambur, Ammons, Senecal, LaConte, McCain, Ekberg

ABSENT: Councilmember Edelman (excused)

Staff present: Barbara Kincaid, BHC Consultant and Brenda L. Martinez, City Clerk.

WORK SESSION:

City's Comprehensive Plan Update-Economic Development Element

Ms. Kincaid shared that in terms of schedule after this meeting on the Economic Development chapter; the next meeting on November 8 will be capital facilities and utilities which will be the last joint meeting. She noted in December and January she will be putting all the work that has been done together as a body into one document. It will then be sent to Department of Commerce and the Puget Sound Regional Council for early comments even though we have not finished the transportation piece. All we need from transportation is some cost estimates for infrastructure. They will be able to give us some good feedback.

She further shared that after the holidays will have a public open house at the end of January. People will be able to come and comment on the working draft we have done. On February 7, at the Planning Commission meeting, there will be a recap on the whole plan in its entirety and include any public comments that have been heard and information from the State agencies. In March, if it's the will of the Planning Commission, they will be starting the public hearing process. They will consider and then revise the draft based on public testimony and hearings. The Planning Commission will then make a recommendation to adopt a version of this draft plan to Council. The Council can then decide if they want a public hearing or accept the recommendation without holding another hearing. There will be a SEPA check list that will go to staff for review.

Councilmember Senecal stated that there are two positions that terminate in December for Planning Commissioners. There was concern as to finishing this project without two Commissioners and if we would have a quorum.

Mayor Benson stated she doesn't know what the rules are regarding this and asked if Councilmember Senecal would be willing to stay on until this is done.

Councilmember Senecal agreed to stay on if it's legal, and the Mayor said she will look into it. Councilmember Ekberg said he also would be willing to stay on if it's okay.

There was Council discussion around timelines and processes of selecting a new Consultant. There was Council discussion around DKS and budget estimates.

INTRODUCTION

Ms. Kincaid noted the first page is the introduction and then we go into the planning framework. She added the Growth Management Act (GMA) requires an Economic Development element in comprehensive plans. Puget Sound Regional Council (PSRC) have a multi county policy with the VISION 2040 regional plan. PSRC is taking a lot more of a role in validating local government comp plans. They are looking at growth, housing and jobs.

Ms. Kincaid discussed what the PSRC does and how it works. She further stated that if small cities go over their population target the PSRC has regulations around population projection.

She noted that the PSRC will look at ours a little different and whatever they suggest, will be brought back to the Planning Commission and then changes will be made consistent with those comments. She also add that the state statutes says that we will comply with the Department of Congress. We are consistent with the state on Growth Management and PSRC controls that. PSRC has a Federal status to control transportation dollars. If they don't certify your plan, cities will have an impossible time getting transportation funding.

King County Countywide Planning Policies (CPPs) page two

Ms. Kincaid stated we must show consistency with these planning policies EC-5-EC17.

Economic Development Strategies (page two)

Ms. Kincaid shared that they had a small focus group meeting with a few small business people and went through an impromptu SWAT analysis which is strength, weakness, opportunity and threats. Page 2-3 lists some of the perceived strengths.

Some of Black Diamond's strengths include:

1. SR 169/good highway access

2. A lot of undeveloped land- (strike out A lot) replace with "**Abundant**". **Development Opportunities**.

3. Nice setting- should read, **picturesque**.

4. "Small town" quality of life that is ~~has a good feel, is cute, neat and old-fashioned~~ **Community minded**.

5. Amenities like the museum, boat launch, regional park, Lake Sawyer and festivals like Miners Day and Labor Days

Discussion on better words to define "small town" -Councilmember Deady googled and the following words came up: tight knit, homey, homespun, quiet, peaceful, community minded, calm, serene, neighborly, value centered, stable, warm, friendly, quaint, picturesque, old fashioned, scenic, charming, welcoming, relaxed, traditional, laid back, mom and pop.

There was Council discussion around the themes to characterize "small town".

Ms. Kincaid noted consensus would be to create another bullet "**community minded**" "**valued centered**" "**local regional recreational opportunities**" for item number 4.

Add "**Value centered**" as its own bullet.

Add "**Low crime**" as its own bullet.

Add "**Local regional recreational opportunities**" as its own bullet point.

Some of Black Diamond's weaknesses include: (Page Three)

1. "Small town" may not be good based on perception

2. Few places to go and not much to do. Add "**in town**" to the end of sentence.

3. No draw or amenities. Add "**in town**" to end of sentence.

4. ~~Location works against us because there are fewer north/south travelers to go through the City (Strike this sentence)~~ replace with "**Pass through community**", "**not a destination**".

5. ~~Lack of local schools, except elementary (Strike this sentence)~~ replace with "**Students are served by multiple school districts.**"

Add "**Insufficient infrastructure**" as its own bullet.

Add **Lack of public transportation** as its own bullet.

Opportunities to expand upon: (page three)

1. Affordability

2. Stores in historic core; ~~baker, (bakery) antique store, smoked meats, etc.~~ Add "**Anchored by historical local business's**"

Anchor ~~destination~~ to the community. Change to "**destinations**".

3. Scenic destinations such as Green River Gorge (**Add Mt. Rainier, Lake Sawyer Regional Park, Trails, Flaming Geyser, Mud Mountain Dam, etc....**)

4. Unique businesses with locally produced products. ~~such as PCC (strike)~~

5. ~~Views of the Mountain along SR-169 strike~~ and replace with "**Views of Mt. Rainier**".

Threats to work on: (Page Three)

1. ~~Public perception that Black Diamond is backwards strike~~ and replace "**Negative public perception**".

2. Political instability, governance

3. Ongoing struggle for control of government

4. Too many uncertainties

Page Three and Four-Economic Development strategies for expanding or leveraging some of our strengths and opportunities and addressing the threats and weaknesses.

Strategies:

1. Have enough land and the right type of appropriately zoned land to support future commercial and manufacturing businesses.

2. Streamline the permit processing system, provide for a more timely, fair and predictable permit process.

3. Ensure that appropriate public services and facilities are in place to attract and support economic development.

4. Foster cooperation. ~~and coordination to ensure working together to develop and implement consistent strategies to promote economic health and diversity.~~ (strike)


5. Promote community retail trades by providing and maintaining public infrastructure and improvements. ~~in commercial districts throughout town.~~(strike)
6. ~~Support a variety of small companies doing different things such as small scale "clean" industries and cottage based businesses that are appropriate to the City's resources and vision.~~ Strike and rephrase "**Support a variety of small companies that are appropriate to the City's resources and vision.**"
7. Integrate and promote tourism and recreation into the economy.
8. Improve and maintain signage, both directional and interpretive throughout the City.
9. Invest in public improvements to help create an inviting environment such as clearly marked streets and good pathways between parking areas and businesses.
10. Continue working with merchants to promote events to enliven businesses and tourism.
11. Target infrastructure investment especially transportation, water and sewer in areas east/west of City to facilitate development.
12. Work on business retention and expansion.
13. Focus on Gateway Overlay District and find ways to promote the scenic beauty, like pull out to stop and photograph mountain.
14. Leverage highway, to capitalize on people traveling north/south (along SR169)
15. Leverage Old Town.
16. Strive for "non-branded corporate" image by encouraging franchise and chain stores to fit into the City's historic image.
17. Honor and value the City's unique past and work to preserve it.

ADJOURNMENT:

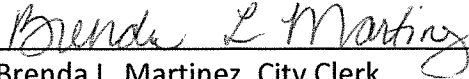
A **motion** was made by Councilmember Weber and **seconded** by Councilmember Deady to adjourn the meeting. Motion **passed** with all voting in favor (5-0).

The meeting was adjourned at 8:48 p.m.

ATTEST:



Carol Benson, Mayor



Brenda L. Martinez, City Clerk