

**BLACK DIAMOND SPECIAL JOINT
CITY COUNCIL/PLANNING COMMISSION MEETING MINUTES
March 8, 2016**

CALL TO ORDER, FLAG SALUTE:

Mayor Benson called the special joint meeting of the Council and Planning Commission to order at 6:34 p.m. and led us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Edelman, Weber and Pepper.
Planning Commissioners McCain, Davis, Ambur, Senecal, Ammons, LaConte and Ekberg.

ABSENT: Councilmember Morgan who entered the meeting at 6:46 p.m.

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

WORK SESSION:

City's Comprehensive Plan Update

Mayor Benson stated she received some revisions on the Vision statement from Councilmember Morgan, however she does not want to move backwards and would like to keep moving forward and stick to the meeting agenda.

Community Development Director Kincaid discussed the material Council has tonight for this meeting; Vision statement revisions from Councilmember Morgan, survey results and revisions from the chapters that were reviewed at the last meeting.

Chapter 4 - Natural Environment Element and Appendix

Community Development Director Kincaid discussed how the information is gathered for this update. She also noted the local information is really important too. She noted the important part of this information is ending up with a land use map that needs to be changed based on the baseline conditions and trends. It's important to look at the streams, lakes, the drainage basins, and soils when making policy decisions. We need to know the land and that's what this exercise is about.

Community Development Director Kincaid said the overarching vision goals are 1) retain the City's natural environment and scenic beauty and 2) encourage development in areas where natural systems present the fewest environmental

constraints while exercising responsible stewardship over natural resources and amenities.

Councilmember Morgan entered the meeting 6:46:07 p.m.

Councilmember Edelman is curious about the numbering on 4.2.5 (figure 4-6 reference should actually be 4-7).

Commissioner Senecal said Policy NW-11 references WRIA 09 plans and wonders where that is.

Councilmember Morgan explained how the rivers are divided up and the Green-Duwamish is No. 9.

Commissioner Senecal noted he would like to see included a WRIA 9 map, explanation and a summary of their goals. There was a consensus on this.

Commissioner Ambur inquired as to the Sensitive Area Maps.

Director Kincaid explained the City's sensitive areas ordinance regulates land use and development consistent with this chapter. She discussed the goals and the need to make the map figure clearer (figure 4-4).

Councilmember Weber asked that industry used acronyms be added and bring a glossary.

Commissioner Senecal asked is there a definition for a minimum of a corridor in the WAC.

4.1 Introduction and 4.2 Sensitive Areas – Consensus is ok

4.2.1 General Sensitive Areas Policies – Designate and protect the City's sensitive areas.

Policy NE-1 – Use best available science to preserve and enhance the functions and values of sensitive areas through policies, regulation programs, and incentives. - Consensus is ok

Policy NE-2 – Initiate a stewardship program to encourage private landowners to manage their land in ways that support the preservation of sensitive areas. This program would seek to acquire long-term commitments of private landowners to the conservation of sensitive areas. - Changes are noted as follows. Commissioner McCain discussed Policy NE-2 adds another layer and oversight and what are the ramifications of this. She would like to see the second sentence stricken. – Consensus to do this. Councilmember Morgan also stated it needs to add "and the buffers".

Policy NE-3 – Encourage the use of creative and appropriate site design and housing types to balance environmental protection and achievable density. - Consensus is ok

Policy NE-4 – Encourage clustering and density transfers for both commercial and residential development to help retain significant natural features and sensitive areas as

open space. Councilmember Morgan proposed changes to this policy. Director Kincaid noted she feels Councilmember Morgan is saying the policy is too vague and would like to see it consider the fragmentation and bio-diversity.

Commissioner Ambur suggested taking out the word help in that sentence.

Director Kincaid stated after the word development say “to retain significant natural features, habitat, and sensitive areas as open space.” – Consensus is ok

Policy NE-5 – Coordinate with adjacent jurisdictions and tribes to identify, protect, and develop enhancement plans and actions for habitat networks and wetlands that cross jurisdictional lines. - Consensus is ok

4.2.2 Wetlands Policies Director Kincaid will check on Erika’s statutory reference early.

Goal – Protect wetlands as ecosystems, and essential elements of watersheds. – Consensus is ok

Policy NE-6 – Conserve areas of native vegetation that connect wetlands systems, through incentives and non-regulatory means. Changes are noted as follows. Adding the word regulation before incentives. – Consensus is ok

Policy NE-7 – Ensure wetlands are able to fulfill their natural functions as recipients of floodwaters and as a habitat for wildlife through the critical areas ordinance. Changes are noted as follows. Replacing the word critical with sensitive. – Consensus is ok

4.2.3 Fish and Wildlife Conservation Area Policies

Goal – Promote preservation of fish and wildlife habitats. – Consensus is ok

4.2.4 Geologically Hazardous Areas Policies

Councilmember Weber is concerned with what happened in Oso and wants to make sure that in the update the city is doing everything they can to avoid an Oso event.

Councilmember Morgan stated we should expand hazardous areas to include sink holes, coal mines have been burning and the water is heated so it is a problem for the fish. Certain amount of methane gas as well.

There was discussion regarding having a city wide survey of the coal mines in the city.

Policy NE-16 – Permit development in geologic hazard areas where it can be demonstrated that conditions can be stabilized through engineering or structural solutions. Changes are noted as follows. Commissioner Ekberg suggested adding language to require this - “required conditions shall be stabilized.” – Consensus is ok

Policy NE-17: Minimize areas of vegetation loss and grading disturbance to protect water quality and prevent erosion, when developing on moderate and highly erodible soils. – **Consensus is ok**

4.2.5 Critical Aquifer Recharge Areas Policies

Fix figure number (needs to be 4-7) and add acronym.

Goal – Protect the quality and quantity of groundwater used for public water supplies. – **Consensus is ok**

Policy NE-18: Encourage the reduction of the use of pesticides and chemical fertilizers to the extent feasible and identify alternatives that minimize risk to human health and the environment.

Policy NE-19: Reduce the rate of expansion of impervious surface in the City. – **Add on the end “consistent with federal, state & local regulations”.**

4.2.6 Frequently Flooded Areas Policies

Goal – Reduce flood related financial and public safety impacts. – **Consensus is ok**

Policy NE-21: Minimize the alteration of natural surface water features that retain or carry floodwaters and prevent land alterations that would increase potential flooding. – **Add “by man or wildlife” – Director Kincaid will check into this.**

Policy NE-22: Seek to meet regulatory standards for floodplain development as these standards are updated for consistency with relevant federal requirements including those related to the Endangered Species Act. – **Commissioner Ekberg suggested “to meet or exceed” expand to federal, state and local.** – **Consensus is ok**

4.3 Climate Change

Goal – Recognize the value of ongoing preparation and planning climate change impacts. – **Consensus is ok**

Policy NE-25: Promote energy consumption and maximize energy efficiency with programs and educational initiatives aimed to “reduce, re-use, and recycle” at individual and community-wide levels. – **Change consumption to conservation.**

4.4 Air Quality

Goal – Identify and reduce or eliminate sources of air pollution. - **Ok**

4.5 Water Quality

Goal – Ensure the long term protection of the quality and quantity of groundwater resources within the City. – **Needs to add something that protects surface water.**

Policy NE-33: The City should encourage low impact development approaches for managing stormwater to protect water quality by controlling pollutants and minimizing flooding and erosion. – **Should say “practices” not “should encourage”.**

4.6 Native Vegetation

Goal – Preserve trees and native vegetation to protect habitat and ecological functions.

Policy NE-38: Encourage removal of invasive species as a significant threat to native ecosystems. – **Need to add “noxious”.**

Community Development Director Kincaid reported the next joint meeting on the Comprehensive Plan update will be April 12, 2016.


Appendix Changes –

- Mayor Benson stated on Page 2, paragraph 6 and top of page 4 referred to changing Oak Lake with Lake Marjorie in parenthesis. Councilmember Edelman asked also on that paragraph to check inventory section against Comp plan.
- Councilmember Weber asked to change impoundments on page 1 to depressions.
- Mayor Benson stated page 3, first paragraph needs to add sun fish, bass and triploid trout.
- Councilmember Morgan said on page 3 regarding Black Diamond bullet – Second paragraph needs to be changed.
- Councilmember Edelman page 7 WRIA 9 under Lake Sawyer bullet. Wants to know when the WRIA 9 map was updated. Also asked to change on page 7 to the Lake Sawyer bullet and say may not be passible during the summer (or the dry season).
- Mayor Benson stated on page 8, Crips Creek bullet the location needs to be noted as Auburn.
- Mayor Benson said page 9 needs to have something about Lawson Hills in erosion and need to do some investigating to see what need to be included in this section.
- Councilmember Weber asked on page 9 regarding natural gas explorations – can we include a paragraph about exploratory drilling site.
- Councilmember Ambur asked on page 9 to change “rill” to “rocky” landslide.
- Mayor Benson referred to top paragraph of page 11 needs to include septic systems in the east area served by Soos Creek.
- Mayor Benson also pointed out the top paragraph of page 16 to change Roberts Road to Roberts Drive.

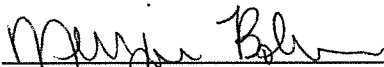
ADJOURNMENT:

The meeting was adjourned at 8:52:10 p.m.

ATTEST:



Carol Benson, Mayor



Meri Jane Bohn, Deputy City Clerk