

**BLACK DIAMOND SPECIAL JOINT
CITY COUNCIL/PLANNING COMMISSION MEETING MINUTES
September 6, 2016**

Council Chamber, 25510 Lawson Street, Black Diamond, Washington

CALL TO ORDER, FLAG SALUTE:

Mayor Benson called the Special Joint meeting of the Council and Planning Commission to order at 6:10 p.m. and led us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Edelman, Morgan, Weber and Pepper.

Planning Commissioners McCain, Ambur (Commissioner Ambur was not present during roll call and entered the meeting at 6:12 p.m.), Ekberg, LaConte, and Senecal.

ABSENT: Commissioner Ammons

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

WORK SESSION:

City's Comprehensive Plan Update – Continuation of Parks, Recreation, Trails and Open Space

Mayor Benson welcomed everyone and announced that this meeting is a continuation of the element that was reviewed at the last meeting.

BHC Consultant Kincaid noted this will be a short meeting as tonight is a review of what the revised element would look like. She recapped the housekeeping changes that were made from the last meeting on the appendix and noted there was a discussion on the 38 plus acres on the Lake Sawyer Regional Park and whether the City was obligated on the specific encumbrances based on the deed. Ms. Kincaid reported that after looking through all the information she was given it was unclear and her next step would be to look at the application that was approved by RCO. The parks will have passive and open conservation and areas for active recreation, all the land should be used for public recreation space. The maps are missing and are not part of the King County record. A five- page agreement was given to Kincaid, but no background or proposal of actual application was not given.

Ms. Kincaid is still doing some research on the application as to what the project was that they had with King County and noted that she will report back next month on her findings.

There was Council discussion around the missing maps.

INTRODUCTION (Page 1)

Ms. Kincaid-Page one ties to the Vision Goals. Every chapter needs to tie back to the overall vision goals. Then the document goes into the introductory paragraph about why parks, trails and open paths are important to Black Diamond.

Councilmember Edelman had a question around third paragraph, second sentence, in the introduction- states "in addition, there are private open spaces such as pocket parks and yards that define residential neighborhoods and support the community's high quality of life".

Her question is being they are private in that they are owned by a Homeowners Association? Can we tighten this up, for example as defined by CCR's?

Ms. Kincaid is trying to do this conceptually, to define the City and the Future Land Use and Development that is broken by open space, green space, trails, private city yards and that dispersion of open space where you are not going to develop so densely in the City.

Key point of discussion around does Black Diamond want yard space, green space, trails, citizen yards (private) and the dispersion.

Ms. Kincaid noted this could be struck, she noted trying to lay the foundation for the reader that in the City, the open space is the pocket parks, even though they may be a part of a sub-division intended for public private use. Also, some small town rural character that we have been defining and talking about would imply that you would have single family homes or multifamily homes, you would have sufficient lot sizes so that you wouldn't have tight density built into the City.

Commissioner Senecal asked if we could reword the last part of the sentence where it says 'pocket parks and yards that define residential neighborhoods', is there a better way to convey that idea.

Councilmember Pepper wondered if they could use the word 'enhance'. She said the word 'define' has harder edges.

Commissioner McCain spoke about the new trend for new communities is that new homebuyers do not want to be burdened with taking care of the yard and like the concept of Community Parks and open spaces. This frees them up from chores and they can use those Community Center areas for social needs.

Mayor Benson stated there are a lot of statistics that support this new trend.

PARKS, RECREATION, TRAILS, AND OPEN SPACE (Page 1)

Economic Development Goal 1: Encourage job creation by making the community a better place to live, work, and do business.

Mayor Benson would like to add under Economic Development-first section: *live, work, play and do business. Add the word 'play'.*

Ms. Kincaid said she will make sure that the vision goal matches.

Councilmember Deady on the trends of housing, will the trend flip in ten years where people may want a yard and more space. She was curious as to when did this trend start.

Commissioner McCain stated this changed about fifteen years ago, changes in technologies and the way everyone receives information. They entertain themselves at home with a smart phone and don't have to go outside. Families now get up, go to work, go home, stay sheltered. Houses with small lots have sold better than expected. She stated the new trend is less is best.

Ms. Kincaid talked about the idea of having that green space interspersed to an acceptable ratio that fits this community and that is what we are trying to figure out.

Councilmember Deady talked about appearance of the City do we want it to look pretty or have houses crammed in. Do we want tiny yards or do we want something else?

Commissioner Ambur suggested a mix.

Councilmember Weber agrees with Councilmember Deady and Commissioner Ambur, we should have a mix of both because you don't want to pigeon hole a community based on a trend. We will grow and develop, but that doesn't mean people will need to be on top of each other.

Councilmember Pepper stated research shows that people do better in communities when there are outside opportunities for them. Healthy communities thrive on opportunities for people to be outside.

Councilmember Edelman stated we have a development agreement with OakPointe. Most of this has already been contracted. We are talking about everything here except the MPD's. Currently the MPD's are locked up.

Ms. Kincaid discussed the Development Agreement has the guidelines for the percent of open space. There is still room to look at the configuration in the layout as the planner is looking at the upcoming plats. There is still room in this policy to have some guidance and influence on how those next plats look.

Commissioner Senecal asked about zoning-he thought most of this stuff took care of itself by the density and zoning for certain areas.

Ms. Kincaid said this is correct, zoning and regulations are set up by these policies and then we look at the zoning maps and zoning districts and lot sizes and make sure they are consistent with these policies. We may make changes to those and the design standards in those zones.

Commissioner Senecal stated “want to be sustainable with a mixture of zoning so that something can appeal to anybody.”

Ms. Kincaid agreed, how does that mixture look? The next page, the concept of park rec trails and open space is the accessibility-everyone should have access. How do we spatially define Black Diamond? With the mix, there should be some cohesiveness in terms of providing access and providing a good network. We need to make that mix balance.

There was Council discussion around this.

Page 2-3

Councilmember Edelman-third paragraph, third line reads-

Adherence to adopted Levels of Service (LOS) standards assures that the City is serious about meeting its citywide parks and recreational needs. As will an ongoing dialog with city staff and legislators regarding system wide capital improvements and funding levels. LOS standards will guide the type and location of the new parks and facilities needed and enable the City to require new development to pay its ‘fair share’ of such facilities. (She suggested adding a semi-colon after the words recreational needs.)

Councilmember Weber-third paragraph, last line reads- ...the City to require new development to pay its “fair-share” of such facilities. Is ‘fair share’ a good word to use? He suggested to replace with the word ‘proportionate’.

Ms. Kincaid said she could use that word. But then we would need to come up with what is proportionate. We would have to come up with a formula or equation to use this word.

Councilmember Deady- page two- first paragraph, last sentence change the word ‘The City will ‘mostly’ to ‘most’. Also, discussed replacing the four words with this verbiage: “The City may face challenges.”

The City will mostly likely always face the challenges of meeting the needs of a diverse range of age groups and interests, but it will work to strategically and creatively deal with these demands.

Commissioner Ambur suggested to use verbiage such as “the City will continue to face challenges.”

After Council discussion Ms. Kincaid, will change verbiage to- "The City will continue facing challenges."

PRTO-4-page 6-Councilmember Edelman- the word 'new' should be removed from the sentence 'the new park site at Lake Sawyer'. This park is not new.

Policy PRTO-4: Continue development of a trail system which shall connect the City's historic district, neighborhoods, Jones Lake, and Morganville with an integrated King County regional trail system, the new park site at Lake Sawyer, and a state trail system along the Green River.

Ms. Kincaid will make it plural to state-park sites.

PRTO-1-page 5-Councilmember Weber-second line 'that accessible to all residents'. Add the word 'are' after that.

Policy PRTO-1: Include a variety of active, passive, developed, and natural parks, trails and open spaces that are accessible to all residents.

PRTO-2-page 6-Councilmember Weber-he suggested if you are going to use the words, parks, trails recreation and open space, to (standardize the language) and make the words in standard consistently through each policy.

Policy PRTO-2: Black Diamond's natural beauty and ecology shall be represented in the parks, recreation, trails and open space system.

PRTO-5-page 6-Councilmembers discussed that the word 'top' be removed.


Policy PRTO-5: Budgeting for repair and maintenance of existing park and recreational facilities shall be a top priority.

ADJOURNMENT:

Councilmember Weber motioned and a seconded by Councilmember Deady to adjourn the meeting. Motion **passed** with all voting in favor. 5-0

The meeting was adjourned at 7:28 p.m.

ATTEST:



Carol Benson, Mayor



Brenda L. Martinez, City Clerk