



CITY OF BLACK DIAMOND PLANNING COMMISSION AGENDA January 12, 2021

**THIS IS OFFERED AS A ZOOM MEETING ONLY.
CALL IN AND JOINING INFORMATION FOLLOWS:**

Zoom link to join meeting:

<https://zoom.us/j/4254157187?pwd=RE9OV0VoU1RFc3psSHdjem9mMk9hdz09>

Meeting ID: 425 415 7187

Password: PC

Telephone dial in options:

+1 206 337 9723 US (Seattle)

+1 253 215 8782 US (Tacoma)

Meeting ID: 425 415 7187

Password: 941820

6:00 P.M. - CALL TO ORDER, FLAG SALUTE, AND ROLL CALL

APPROVAL OF MINUTES:

- 1) Special Planning Commission Meeting on December 1, 2020 and Regular Planning Commission Meeting on December 8, 2020

PUBLIC COMMENTS:

PUBLIC HEARING: None

STUDY/WORK SESSION:

- 2) Introductions of staff and consultants
- 3) Planning Commission Work Plan for 2021
- 4) Update on Housing Action Plan and community outreach effort schedule
- 5) Introduction of PROS Plan effort and schedule

UNFINISHED BUSINESS:

- 6) Status of existing 2020 Comprehensive Plan Amendment proposal
- 7) Two Planning Commissioner Vacancies

COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

PUBLIC COMMENTS:

ADJOURN:

This site is barrier free. People needing special assistance or accommodations should contact the Community Development Department 72 hours in advance of the meeting at (360) 851-4447



CITY OF BLACK DIAMOND
PLANNING COMMISSION SPECIAL MEETING MINUTES
December 1, 2020, 6:00 PM
Zoom Virtual Meeting

1) FLAG SALUTE, CALL TO ORDER, and ROLL CALL:

Chair McCain called the meeting to order at 6:00 p.m.

Present: Commissioners: La Conte, Jensen, Butt, Ekberg, Ambur, and Olson

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

Ms. Kincaid shared with the Commissioners that she has accepted a position with the City of DuPont as their new Community Development Director and introduced the City of Black Diamond's new Community Development Director, Mona Davis.

Ms. Davis said hello to everyone and noted looking forward to working with all the Commissioners and picking this up where Barb left off, and hopefully as smoothly as possible.

Ms. Kincaid commented on what a wonderful Commission the City has and noted it being a pleasure to work with them, and hopes her Commissioner's at DuPont are as good as them.

Chair McCain thanked Ms. Kincaid for her kind comment and wished her all the best.

PUBLIC COMMENTS:

Gary Davis, Black Diamond spoke to the Commissioners.

PUBLIC HEARINGS:

1) 2020 Annual Amendments to the City of Black Diamond Comprehensive Plan

Director Kincaid gave a brief overview of the proposed annual amendment revisions. She noted that tonight is to hear public testimony and deliberations would take place at the December 8, 2020 Planning Commission meeting.

Chair McCain opened the public hearing at 6:14 p.m.

Kristen Bryant, Bellevue noted having very specific suggestions in her written comments that were sent in. She commented that there were numerous changes to the Comprehensive Plan that were suggested at the beginning of 2020 by the public. She stated her parents submitted proposed changes to the Comprehensive Plan when they found out what kind of development was allowed and were disturbed by what was being allowed as they felt it would invite the kind of development to keep with Black Diamond small town character. She shared that she helped them to submit very specific changes to the Comp Plan, but they hadn't appeared on the preliminary docket. She further added that many people asked the Commission to replace the future land use map in the Comprehensive Plan with the one that had governed in 2018 (the previous version). By replacing that map it would satisfy a lot of the public's concerns with over development as well as the Puget Sound Regional Council condition to not add significant new development to Black Diamond because it is already at three times its growth targets. She stated that as noted in written comments replacing this map would go a long way towards satisfying that PSRC condition, where it did not seem the other changes in the plan proposed tonight are sufficient. Another thought she brought up was that it doesn't look like anything that prevents the commission from discussing tonight, depending on how long the comments go, and would be wise to bring them up tonight so they can be researched. She stated not to count on staff with the changes as Commissioners can ask for certain things to be brought forward in written form as part of the docket. She noted this may be a little change given the fact that as there is a possibility to have permission to take more time, however if you need to finish this year then you might consider asking for another public hearing notice tonight that includes all of the public draft changes as potential amendments to the plan and that you or Council are not prohibited from adopting those. If Commissioners wanted to do that in December it would be wise to ask for a new hearing notice tonight as it takes a couple of weeks. Lastly, she referred to the technical appendix, (Transportation) and asked if it has been updated since the 2018 release that is in the currently adopted plan. She also asked if the transportation appendix assume 4 lanes on SR 169 (the actual numbers the consultant ran to do the analysis) or did it assume 2 or maybe it assumed 2 and a center turn lane; she can't find the answer to what assumption is in those appendix numbers.

Nicole De Leon, representing Oakpointe noted submitting public comment to the Commissioners. She noted trusting that Commissioners would read those questions and reach out to her if needed. She reconveyed one point specifically on the new policy that would more or less preclude new MPDs within the City. She stated they understand the intent was to focus in on providing careful consideration on new MPDs, however they believe there is a need to add additional language that clarifies that it does not apply or impact current development of the existing MPDs. She again stated they believe that is the intent however they believe the revisions they suggested would help clarify with all parties moving forward.

She shared that there are several other revisions in her comment letter and is available and happy to answer any questions and will also be in attendance at the December 8th meeting. She added that if more time is allowed to continue with this update process, they are in support of that so the Planning Commission and Council can thoughtfully consider these revision.

Bob Stuart, Black Diamond thanked the Planning Commission for the opportunities to express comments with the plan. He commended them on continuing to push forward and get caught up on an overdue deliverable for the city. He added his affirmation to Ms. Bryants comments on what has been said over the past year regarding the comprehensive plan. He encouraged the group to think of the citizens and hold valuable their time taken in the process and to better improve how we conduct the process. He noted submitting multiple comments this year and does not feel the public input has been considered or handled properly. He hopes if there is any consideration for stopping the process or holding another public hearing that includes more input would be great. He hopes at a minimum that next year the public input can be handled differently in accordance with how the process is to be conducted. He thanked the Commissioners for their time and hopes we can get a consideration of putting the prior comprehensive plan future land use map back in until we can have a properly vetted one and is really concerned about the zoning that that map essentially intimates is going to be there going forward without having proper review. In closing, he again stated appreciating all the hard work the Commissioners do as a group.

Chair McCain closed the public hearing at 6:27 p.m.

Director Kincaid thanked Commissioners Butt and Ekberg for their service on the Planning Commission and noted there being two vacancies and encouraged citizens to apply.

PUBLIC COMMENTS: None

ADJOURNMENT:

Motion was made by Commissioner Olson to adjourn the meeting. **Motion seconded** by Commissioner Butt. **Vote:** Motion **passed 7-0.**

The meeting ended at 6:31 p.m.

These minutes were respectively recorded by Brenda L. Martinez, City Clerk

ATTEST:

Pam McCain, Chairperson

Planning Commission Secretary



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
December 8, 2020, 6:00 PM

1) **FLAG SALUTE, CALL TO ORDER, and ROLL CALL**

Chair McCain called the meeting to order at 6:03 p.m.

Present: Commissioners: LaConte, Jensen, McCain, Ekberg, Ambur, and Olson.
Absent: Commissioner Butt (unexcused)
Staff: Barb Kincaid, Community Development Director (outgoing)
Mona Davis, Community Development Director (incoming)
Carina Thornquist, Deputy City Clerk

2) **APPROVAL OF MINUTES**

Regular Meeting of November 10, 2020

Commissioner Jensen **Motioned** to approve the November 10, 2020 minutes.
Second Commissioner LaConte. **Vote**, Motion **passed** 6-0.

3) **PUBLIC COMMENT** –

Philip Acosta from Black Diamond, WA
Kristen Bryant from Bellevue, WA

4) **PUBLIC HEARING** - None

5) **STUDY/WORK SESSION** –

- a. *Deliberation on the 2020 Annual Amendments to the City of Black Diamond Comprehensive Plan*

Because of Covid-19, the scope of items was relatively small. Ms. Kincaid and the Commissioners had decided it was best to just concentrate on the PSRC items for this year.

Chair McCain requested some clarification from Ms. Kincaid regarding an email dated November 26, 2020 from Peter Rimbo where some bullet points were possibly omitted. Ms. Kincaid believed these to be inadvertently taken out during formatting and asked staff to put these bullet points back in after verifying the information.

Ms. Kincaid began by talking about one of the largest concerns from the public, the traffic impact on the community. A couple of items pertaining to Hwy 169 were explained:

- Future construction of the highway is planned for 2 lanes and not 4 lanes
- Community Commercial along the highway

Chair McCain opened the floor for any questions that the Commissioners may have concerning items that were specifically on the docket. Those included:

- Clarification on Future Land Use Map
- Wording for Community Commercial to be changed to “shall not be allowed”
- Level of Service for Transportation
 - Lowering the level of service was only an option on the contingency plan in case there was not enough funds.
 - After discussion, the verbiage on Contingency Plan was to be changed

Other items of concern which were not on the docket would be tabled for a discussion after the first of the year. Some of those items included:

- School Impact Fees – reduction for MPD houses
- Neighborhood Center (NC) and Town Center (TC) zoning should have limitations on residential development as there are too many apartment buildings.
- Look at Chapter 18 and consider zoning amendments in the future around mixed use in the Community Commercial (CC) zone.
- Mixed Use developments with apartments are not happening in Ten Trails MPD zone
- Bring the public comments back to discuss for consideration of future code amendments

Ms. Kincaid gave a brief overview of her 3 recommendations to take to City Council:

- Regarding Community Commercial, replace “should” with “shall” (on page 514)
- If any bullet points that were lost during formatting, they will be replaced.
- A7-4 in Transportation Appendix, strike last added language of lowering the Level of Service (On page 50 in the 2nd paragraph)

Commissioner Olson **Motioned** to recommend the proposed draft changes on the 2020 Annual Amendments to the City of Black Diamond Comprehensive Plan as presented tonight, including verification of the 4 bullet points from the 2019 plan that were possibly omitted as referenced in the email from Peter Rimbo dated November 26, 2020, but with the removal of Comment notated BK11 on page A7-4 with regards to reducing the LOS standards, along with the change of the word “should” to “shall” notated BK5 page 5-14, and to authorize staff to forward these recommendations to the City Council on behalf of the Planning Commission. **Second** Commissioner Jensen. **Vote**, Motion **passed** 6-0.

6) **UNFINISHED BUSINESS**

7) **COMMUNITY DEVELOPMENT DEPARTMENT REPORT**

Ms. Kincaid welcomed and introduced Mona Davis as the new Community Development Director.

8) **PUBLIC COMMENTS**

Kristen Bryant – Bellevue, WA
Nicole DeLeon – Oakpointe Attorney

9) **ADJOURN**

Commissioner Olson **motioned** to adjourn, **Second** by Commissioner La Conte. **Vote**, Motion **passed** 6-0.

THE MEETING ADJOURNED AT 7:28 PM

These minutes were respectively recorded by Carina Thornquist, Deputy City Clerk

ATTEST:

Pam McCain, Chairperson

Planning Commission Secretary

**City of Black Diamond
2021 Planning Commission Work Plan**

<i>Item</i>	<i>Description</i>	<i>Outside consultants needed</i>	<i>Deliverables</i>	<i>Anticipated Timing</i>	<i>Notes</i>
Current Working Tasks					
Comprehensive Plan amendment - 2020	This task is to reconcile the need for adopting the 2020 CPA to satisfy PSRC compliance requirements	Yes	(1) recommendation of the PC to approve has passed 12/2020; (2) complete SEPA determination (3) recommendation to be forwarded to City Council for action	January - February 2021	
Parks, Recreation and Open Space Plan	This task involves evaluating existing park and recreation resources, goals and policies and future needs for the City.	Yes	(1) Public Surveys and survey results; (2) Public outreach and submitted feedback; (3) Draft PROS Plan; (4) Final and adopted PROS Plan	January - May 2021	
Housing Action Plan	This task involves evaluating existing housing resources, economic and demographic data to help the City determine best management practices for protecting and encouraging smart growth of the community's residential capacity.	Yes	(1) Housing Needs Assessment; (2) Public Surveys and survey results; (3) Public outreach and submitted feedback; (4) Draft Housing Action Plan; (5) Final and adopted Housing Action Plan	January - April 2021	
Code compliance updates	This task involves updating the City's code compliance regulations	Yes		March - June 2021	

2020 City of Black Diamond Parks Survey

The City of Black Diamond has made it a priority to update the City's Parks, Recreation, and Open Space Plan. For this update to be successful, we must rely on the input from the community.

Please view the following questions and provide responses that best fit your feelings about the Parks, Recreation, and Open Space as a whole.

*** Required**

1. What is your age?

Mark only one oval.

- 20 and under
- 21-40
- 41-60
- 61 and over

2. What is your gender?

Mark only one oval.

- Female
- Male
- Prefer not to say
- Other: _____

3. How many children under the age of 18 live in your household?

Mark only one oval.

- 0
- 1
- 2
- 3 or more

4. How far do you travel to your preferred park/activity? *

Mark only one oval.

- Less than 1/4 mile
- 1/4 mile - 1/2 mile
- 1/2 mile - 1 mile
- 1 mile - 5 miles
- Greater than 5 miles

5. Which activities are the most important to you and your family? (Select all that apply) *

Check all that apply.

- Open Space, Trails, and Recreational Paths
- Sports Fields
- Dog Parks
- Community Events within our parks and open spaces (Concerts, farmers markets, parades, etc.)
- Neighborhood Parks and Playgrounds
- Youth Programs (Sports, daycare activities, etc.)
- Swimming and Municipal Waterparks
- Community Gardens

Other: _____

6. Please check all the reasons why your household does not use City of Black Diamond parks or recreation facilities more often. *

Check all that apply.

- Parks do not have the right equipment
- Parks and facilities are not well maintained
- Inaccessible for my abilities
- Parks and sport courts are too crowded
- Parks are too far away from my home
- Too busy to go to parks and facilities
- Use parks or facilities provided by another city or organization
- I do not know what is offered
- None - I regularly use local parks or recreation facilities

Other: _____

7. Do you rely on parks and recreation activities as part of your health and fitness routine? *

Mark only one oval.

- Yes
- No
- Partly
- Other: _____

8. Which park or program (can be within Black Diamond or in a nearby city) would you consider a model that you would like to see more of throughout the City? *

9. What challenges prevent you or your family from accessing the City Parks, Recreation, and Open Space? (Check all that apply) *

Check all that apply.

- ADA accessibility
- Transportation
- Inconvenient locations
- Quality of parks/programs
- Poor experience
- I do not feel safe
- My preferred park is not offered by the City
- Lack of Programs

Other: _____

10. What programs or features have you seen elsewhere that are unavailable in the City? *

11. Do you feel safe using the parks and recreation opportunities? *

Mark only one oval.

- Yes
- No
- Sometimes
- Other: _____

12. How would you rate the cleanliness of the parks and recreation facilities overall? *

Mark only one oval.

	1	2	3	4	5	
Poor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Excellent

13. How would you rate the cleanliness of the public restrooms? *

Mark only one oval.

	1	2	3	4	5	
Poor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Excellent

14. How would you rate the quality of the parks and recreation facilities? *

Mark only one oval.

	1	2	3	4	5	
Poor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Excellent

15. What is your overall opinion of the Black Diamond Parks current offerings? *

Mark only one oval.

	1	2	3	4	5	
Poor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Excellent

16. Do you have additional comments or suggestions?

17. If you would like to provide your name and contact information, to enable us to follow up with you should we have any questions or need clarification on any of your responses, you are welcome to do so below.

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