



# City of Black Diamond Comprehensive Plan Update

February 6, 2018

Joint Planning Commission/City Council Workshop

# What is the Comprehensive Plan?

The Comprehensive Plan is a 20-year vision for the future of our city.

- It's a blueprint for how the City will manage its growth between now and 2035.
- Provides a framework for how Black Diamond will make big-picture decisions
- Directs growth to different parts of the city
- Protects and preserves natural resources

# Comprehensive Plan Basics

Development Regulations

Comprehensive Plan

King County and Cities:  
Countywide Planning Policies

Puget Sound Regional Council:  
Vision 2040

Washington State Growth  
Management Act (RCW  
36.70A)

# Growth Management Act (GMA)

## RCW 36.70A

The GMA sets planning goals and requirements for local jurisdictions, with emphasis on deference to local planning actions.

The GMA's fourteen required planning goals include the following:

- sprawl reduction
- concentrated urban growth
- affordable housing
- economic development
- open space and recreation
- regional transportation
- environmental protection

- property rights
- natural resources
- historic lands and buildings
- permit processing
- public facilities and services
- shoreline management
- early and continuous public participation

# Inter-jurisdictional Cooperation: CPPs and Vision 2040

Policy frameworks to:

- Designate urban growth areas
- Jointly plan within urban growth areas
- Site county wide or state wide facilities
- Consider regional need for jobs and affordable housing
- Plan for regional economic development
- Plan for regional transportation
- Encourage sustainability

# Steps Involved in Development of a Comprehensive Plan



Translate Community Vision into goals



Collect inventories and assess assets & deficits; land capacity, critical areas, capital facilities, public services



Update population projections



Develop policies and objectives & identify action steps



Monitor and revise

# Community Vision:

- Encompasses what community members most value about their community
- Captures the shared image of what community members want their community to become
- Inspires community members to work together to achieve the Vision

# BLACK DIAMOND VISION STATEMENT

In the year 2035, Black Diamond will be an active, beautiful and friendly community based on a rich historic heritage and exceptional natural setting, with a small-town atmosphere.

Forested areas and open space remain, while development maintains a healthy balance of moderate growth and economic viability.

The economic base will be a mix of retail, industrial/Business Park, office, tourist and local cottage industries.

Residential development will be a mix of types, sizes, and densities, clustered to preserve maximum open space and to access a system of trails, bikeways and greenbelts which connect housing, shopping and employment with nearby regional parks and recreational facilities.

Citizens actively participate in an effective and open government decision making process that reflects community values.

There will be good cooperation among nearby jurisdictions, and adequate public facilities, services and environmental protection to provide a safe and healthy quality of life for all residents.



# What Does a Comprehensive Plan Do?

**Comprehensive Plan:** Community Goals and Policies

**Is implemented by:** Regulations, Plans and Programs

**For example:** Zoning code, Design standards, TIP

**Impacts:** Determines where and how things can be built

# Elements that must be included in Comprehensive Plans

- ▶ Land Use
- ▶ Housing
- ▶ Capital Facilities
- ▶ Transportation
- ▶ Utilities
- ▶ Shoreline Master Program

Require only when state funds are available:

- ▶ Economic Development
- ▶ Parks and recreation

Optional:

- ▶ Alternative energy
- ▶ Social services
- ▶ Community design
- ▶ Sub-area plans
- ▶ Cultural diversity

# Elements of the Black Diamond Comprehensive Plan

1. Introduction
2. Community Character & Demographics
3. Natural Environment
4. Housing
5. Land Use
6. Transportation
7. Capital Facilities & Utilities
8. Parks, Recreation, Trails and Open Space
9. Economic Development

# Project Roles and Responsibilities

The Public provides input that will be considered by staff, Planning Commission, and City Council

Planning Commission is the lead advisory body and receives public comment and forward recommendations to City Council

City Council is the decision making authority, and will be involved throughout the process

Staff and Consultants facilitates process by conducting outreach, providing technical expertise, prepares recommendations and facilitates environmental review

# Update Process

2014: Held Public Open House with Berger/Abam

Jan 2016 -Jan 2017:

Reviewed all draft Elements except for Transportation during joint Planning Commission/Council meetings

What's Next?

## Schedule:

March 6, 2018: Joint Workshop with PC/Council on Transportation Element

April 10, 2018: PC Meeting on full Draft Comp Plan

April 16, 2018: Open House with Public (time/place TBD)

May 8, 2018: PC Meeting to go over Public Comments

June 12, 2018: PC Public Hearing on Comp Plan

June 19, 2018: PC Public Hearing continuation (if needed)  
-or- recommendation to City Council

July 12, 2018: City Council Workshop on Comp Plan/PC recommendation

July 19, 2018: City Council Public Hearing on Comp Plan

August 2, 2018: City Council action to adopt Comp Plan