

CITY OF BLACK DIAMOND
Planning Commission Minutes
October 6, 2011 Tri-City Meeting
Covington City Hall Council Chambers

CALL TO ORDER

Chair Smith called the joint meeting with Planning Commissions of Covington, Black Diamond and Maple Valley to order at 6:35 p.m.

MEMBERS PRESENT

Covington: Chair Smith, Vice Chair Key, Jack Brooks, Sonia Foss, Bill Judd, Paul Max and Alex White.

Maple Valley: Chair Glenn Akramoff, Vice Chair Larry Lindstrand, Bryan Hesse, Cindy Lowden, Brennan Taylor, Eric Christensen and Patrick Jaybush, Alternate Commissioner.

Black Diamond: Chair Bob Kaye, Keith Watson, Sheri Roth, Darryl Buss and Pam Thurmond.

MEMBERS ABSENT: Thomas Conway, Greg Thesenvitz and Ron Taylor.

STAFF PRESENT

Richard Hart (C), Community Development Director
Kelly Thompson(C), Planning Commission Secretary
Derek Matheson (C), City Manager
Ty Peterson (MV), Community Development Director
Matt Torpey (MV), Senior Planner
Aaron Nix (BD), Natural Resources/Parks Director

CITIZEN COMMENTS –

Joe Cimaomo –21412 SE 298th Place in unincorporated King County. He is the Homeowners Association President. Please keep in mind the needs of unincorporated King County. He is grateful for the Planning Commissions getting together to discuss issues.

PUBLIC HEARING - None

UNFINISHED BUSINESS - None

NEW BUSINESS

A. Transportation Planning: Common Arterial Roadway Impacts

Sean Smith (C): All three cities have seen an uptick in development. This is an opportunity to discuss common road impacts.

Daniel Key (C): In reference to public comment, the City of Covington does allow for Planning Commission members to serve that live outside of the city limits. He lives outside of the city limits in unincorporated King County and feels that the Planning Commission is vested in the impacts of the entire community.

Richard Hart (C): The MPD in Black Diamond and the donut hole in Maple Valley both have traffic impacts. Staff has spent a lot of time discussing the issues and concerns as both projects have gone through the development process. The decision bodies are aware of the impacts and make sure that developers are also informed. Are there any developments that have impacted your communities that were not addressed properly?

Bob Kay (BD): Development was inevitable in Black Diamond. Maple Valley and Covington have developed from small towns, and the fact that Black Diamond went through the MPD was encouraging. There was a lot of coordination with Yarrow Bay to make sure the development impacts are mitigated.

Glenn Akramoff (MV): This area of King County is becoming more popular. Maple Valley wants to keep a rural feel. Black Diamond also has history. Covington has become a retail center. Transportation planning is a priority for each city, and by utilizing each cities' strengths, we can accomplish a good balance.

Ty Peterson (MV): The comprehensive plan update is about a year long process to develop new transportation modeling. Small variations in the land use assumptions had profound effects on the model. The City of Maple Valley is reliant on the cities of Covington and Black Diamond. We will need to continue to build on the study of DMU's to get state and regional investment and attention. This is a topic that all three cities need to be constantly aware of and working together on. If we appear to not have our act together, we will be dismissed from a regional standpoint.

Sean Smith (C): Agrees that if we appear disorganized, we are more easily dismissed. He asked if there is a way to petition for grants.

Derek Matheson (C): We have worked on joint lobbying efforts. Unlike a lot of communities, we have a joint legislative agenda and we agree to advocate jointly

Sean Smith (C): The agenda before you is basically how the City of Covington conducts the Planning Commission Meetings. Public Comments are reserved for items not on the agenda. We meet the 1st and 3rd Thursday.

Daniel Key (C): The Planning Commission Chair or Vice Chair will report to the City Council on the 4th Tuesday of the month. Direction from the Council generally comes through staff. We have been very fortunate to have a positive and constructive relationship which has helped us get through some ambitious planning projects. The City Council and the Planning Commission have a good open dialogue.

Richard Hart (C): In November and December, staff asks what issues Planning Commission would like to be involved with in the coming year. We take those suggestions and estimate hours and prioritize the tasks. The Planning Commission digests the info, edits, and understands the reality of resources. Then they have a study session with the City Council and get buy off on the long range planning projects. That is the opportunity for the City Council to also discuss their priorities. Staff develops the work plan for the following year. Once we have that road map it is easy to figure out how to schedule the 26 meetings throughout the year. Things shift and adjust as needed. When a special project comes up, we consult the priority list and figure out where to place that special project. It helps us budget our time.

We advertise by direct mail for a 500 ft radius, the city website, The Covington Reporter, postings at library, site, and flyers to businesses. Quite often the City will publish twice when it is required once. When the city went through the downtown plan and shoreline regulations we sent notice through postcards in an attempt to notify all people who could be affected.

Covington also has HOA notifications and outreach. We do presentations at Kiwiani's, Rotary, Lions and the Chamber of Commerce. We also work through the school districts.

Ty Peterson (MV): Maple Valley's process mirrors Covington. On some issues the Planning Commission hosts an open house which allows the PC to freely interact with the public. The public wants to have open dialogue. When it is a substantive issue, the Planning Commission will host an open house which helps people get to the gist of their comment during public comment period.

Glenn Akramoff (MV): The informal opportunity of an open house helps the Planning Commission educate the public on the process.

them to provide feedback to the Planning Commissions. Is the amount of parking dictated by the code sufficient? Things are changing from the original intent of our codes.

Sean Smith (C): Our staff tries to find best practices, especially regarding the electric vehicle charging stations. We tend to look at what other communities are doing and our surrounding neighbors.

Glenn Akramoff (MV): He would like the Community Development Directors to share information regarding developing trends that we may be facing in the next several years.

ATTENDANCE VOTE – No action needed

PUBLIC COMMENT

Bob Castonya: He commends the cities on coming together for the meetings. He thinks the inter-local agreements are a great idea. He commended the City of Covington on their efforts to notify citizens of upcoming projects. He is one of the few that regularly attend Planning Commission meetings. Last night there was a hot topic with the Fred Meyer Fueling Stations. Also he had an opportunity to attend Destination Covington and commends the City on its efforts.

Bill Roth 28952 235th Ave SE: He shared concern regarding transportation and seeing the growth over the years. He noted how his driving habits have changed as a result of increased traffic and flow. He also shared his concern regarding the traffic generated in Black Diamond and how it is going to affect the traffic on Covington-Sawyer Rd.

Joe Ciamono Sr.: He asks that the Planning Commissions consider inviting a representative from King County to participate in the tri-city meetings. He felt they did an outstanding job on the round-a-bout in Maple Valley.

COMMENTS AND COMMUNICATIONS FROM STAFF

Richard Hart (C): The Covington Fred Meyer Fueling station has been approved and has broken ground. Traffic circulation was a concern as they worked through their commercial site development plan and review process. The project is zoned Mixed Commercial (MC) and permitted by right. Zoning was not a problem, it was more traffic circulation and making sure they were not removing code required existing parking spaces. In the Town Center (TC) zone there are no drive-in or fueling facilities allowed in an effort to promote pedestrian-friendly uses.

Destination Covington: The event came about last December when CEDC and City Council desired an event where commercial real estate developers could be brought together to show them how the City of Covington is a viable destination for future economic development. The City Manager, City Clerk, Community Relations Coordinator and Community Development Director solicited sponsorships from a variety of businesses. There were about 70 people that attended the event. Presentations were given by our Economic Development consultant who gave a 20 minute Power Point demonstration on demographics and buying trends of our market area. An individual from Costco talked about the process of locating Costco in Covington. There were challenges with roads and the Bonneville Power Administration, but we had staff and City Council dedicated to making it happen. It was a good networking opportunity and successful event.

Glenn Akramoff (MV): He appreciates how hard the staff has to work to put this on and would like the tri-city Planning Commission to be held annually. The closer our communities are in conversation, the better.

Ty Peterson (MV): It is a good learning opportunity for the commissions. One of the cities can also hold a short course on planning. He feels we should be cautious with resources, but once a year is appropriate and tying it to the work-plan process is a good idea.

Richard Hart (C): He can commit to once a year annually. The next meeting we need to work a little more on the topics of conversation and provide a little more detail so commissioners can have an opportunity study the material in advance of the meeting. He offered that if any of the other Planning Commission members see anything of mutual interest on our agenda, please feel free to come down or get in touch with our staff.

ADJOURN

The meeting adjourned at 8:42 p.m.

Minutes prepared by: Kelly Thompson, City of Covington



Bob Kaye, Chairman



Planning Commission Secretary