



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
April 29, 2014 7:00 PM

CALL TO ORDER

Chair Keith Watson called the meeting to order at 7:02 p.m. with the introduction of the role and duties of the Planning Commission.

ROLL CALL

Present: Commissioners Keith Watson, Pam McCain, Sheri Roth, Harvey Senecal, Jim Kuzaro, Brian Weber and Gary Davis,
Staff: Community Development Director Stacey Welsh, Bill Bernstein (King County)

APPROVAL OF MINUTES

None to review defer to May 6, 2014 meeting.

PUBLIC COMMENTS

None

PUBLIC HEARING ON PUBLIC BENEFIT RATING SYSTEM (BRYANT APPLICATION)

The Chair opened the public hearing and discussed the Planning Commission Rules of Procedure for a public hearing. Ms. Welsh took the Commission through the packet material and answered questions. She introduced RCW 84.34.037 for the Commission's consideration, which are the criteria to be used in decision making for this application. Ms. Welsh introduced Mr. Bernstein with King County, who presented the King County staff report and recommendation. Mr. Bernstein provided a general background on the PBRs program. He explained that King County recommends 58.80 acres be enrolled in the program. He noted that Mr. Bryant is choosing to reclassify parcel -9006 from the forestland tax program to the PBRs program.

The Commission asked about the size of the King County staff and about a typical monitoring period. Mr. Bernstein explained that staffing levels have fluctuated from 1.5 to 3 people over the years. He said the King County Code has changed over the years to put the responsibility on the landowner and use of GIS software and aerial photos have helped with monitoring efforts.

The Commission asked if King County or the City of Black Diamond would monitor the Bryant property. Mr. Bernstein clarified that King County administers the PBRs program and would monitor. The Commission asked if staff needs the owner's permission to enter the property. Mr. Bernstein stated that typically yes they do.

The Commission asked about the smallest acreage in the program. Mr. Bernstein said there is no minimum and that it varies, some PBRs criteria are acreage based, while others are resource value based. The Commission asked if interest in the PBRs program has increased over the years. Mr. Bernstein stated that yes; it is a popular program which protects resources on private property with a tax incentive.

The Commission asked about application items that were put off to a later date and whether someone can amend or re-apply later. Mr. Bernstein spoke to the environmental education component and access and surface water categories. He stated that King County could award categories later if more information was available, such as specific arrangements with the Black Diamond Elementary School and the Boy Scouts. He said that the County cannot award credit until these activities are likely happening. Mr. Bernstein explained that Mr. Bryant can always reapply to receive more credit later.

Public Testimony:

- 1) Gil Bortleson: submitted a written statement, which he read into the record. He stated he is in the PBRs program as well.
- 2) Darrell Bryant: spoke to the confusion about overlap between the airstrip and the forestland. He stated he would like to keep the airport active and open but at the same time wants forestland and that a significant amount of his property is undevelopable. He thanked the Commission for considering his application.

The Commission asked how much the tax revenue to the City would decrease. Mr. Bernstein explained that some parcels have excluded areas and there would be no change for the tax on that. He said he cannot speak to how the King County Department of Assessments would handle this but that there is an 80% reduction of land value. He explained to obtain specific dollar amounts an in-depth analysis would be needed from the King County Department of Assessments.

The Commission discussed that this application could be a benefit to the City. The Chair closed the public hearing, explained options to the Commission per the Rules of Procedure, and asked if there were any clarifying questions for staff.

The Commission discussed the idea of how much shifting tax revenue the City could afford to have. The Commission discussed the amount of open space in the City, much more than other cities in the area. They discussed if there were more PBRs applications, what the impacts may be to the City and the TDR program, another incentive program. Mr. Bernstein observed that prior PBRs applications in cities have not created a flood of applications. He stated that King County receives a handful of applications in cities in a given year; while the majority is within unincorporated King County.

The Commission asked about how much property comes into the program that is zoned commercial. Mr. Bernstein said not that much, it is mostly agricultural or forest. He clarified that the program is based on the categories, not the zoning. The Commission discussed commercial land within the City. The Commission asked how often people pull property out of the program. Mr. Bernstein explained that 2% of properties withdraw from all open space programs. The Commission discussed taking action on the application.

Moved by Commissioner Senecal, seconded by Commissioner Davis, to recommend the City Council accept the Bryant application of 2014. Passed 6-1 (McCain).

UNFINISHED BUSINESS

The Commission thanked City and County staff for their responses and follow up to the Commission's questions.

DEPARTMENT REPORT

Ms. Welsh explained about the upcoming work session on the public participation plan.

PUBLIC COMMENTS

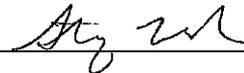
None

The next meeting will be held on May 6, 2014.

ADJOURN

Moved by Commissioner Kuzaro seconded by Commissioner Weber, to adjourn. Passed 7-0. The meeting adjourned at 8:17 p.m.

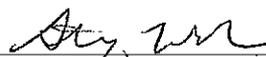
Minutes prepared by: S. Welsh, Community Development Director



ATTEST:



Keith Watson, Chairman



Planning Commission Secretary