

**CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
January 12, 2016 7:00 PM**

CALL TO ORDER

Chair Pam McCain called the meeting to order at 7:00 pm.

ROLL CALL

Present: Commissioners Senecal, McCain (Chair), Ambur and Davis
Absent: N/A
Staff: Barbara Kincaid, Community Development Director, Andy Williamson, MDRT/Economic Development Director, and Meri Jane Bohn, Deputy City Clerk

APPROVAL OF MINUTES

A MOTION WAS MADE BY COMMISSIONER SENECA AND SECONDED BY COMMISSIONER WEBER TO ACCEPT THE MINUTES OF THE OCTOBER 6TH 2015 PLANNING COMMISSION MEETING MINUTES. MOTION PASSED 4-0.

INTRODUCTION OF NEW PLANNING COMMISSIONER

New Commissioner - Dave Ambur, Position #6 has been in Black Diamond since 1997. He lives out by Lake Twelve and was involved with the original development agreement. He has a commercial recycling company here since the late 80's. He is interested how the development of the City of Black Diamond is going.

APPOINTMENT OF OFFICERS

Commissioner Chair McCain asked to move the Appointment of Officers to the next month's meeting. Commissioner Davis was in agreement with the motion to move the Appointment of Officers as long as everyone is still here and will continue serving on Planning Commission. **A MOTION WAS MADE BY COMMISSIONER DAVIS AND SECONDED BY COMMISSIONER AMBUR TO MOVE APPOINTMENT OF OFFICERS TO FEBRUARY 9, 2016 MEETING. MOTION PASSED 4-0.**

WORK SESSION

Director Kincaid sent out notice as required for Planning Commission vacancies. She thought by now the interviews would have been done so they are a bit behind. However, the city code is going back to council to get more definite sections so they are not inconsistent with each other. Once this is done they can move forward.

Director Kincaid passed out binders to Planning Commissioners for a running record while Planning Commission workshops through each meeting on the City's Comprehensive Plan update. She also explained the chapters and their meaning. There is a survey for Public Participation available on the website.

Director Kincaid shared a video on City Comprehensive Plan information.

GMA (Growth Management Act) Overview

Director Kincaid stated this is a very complicated process with tons of puzzle pieces that somehow have to all fit together and be consistent. GMA which is Growth Management Act has 14 goals at the State level that the City has to meet & support. These are all mandatory elements that are required and are all equal steps that have to be accounted for. The City was supposed to have the plan adopted by June 2015 so we are behind and unfortunately did not get an extension. The City is missing out on Grant opportunities because this is not completed.

Director Kincaid said the reviewing of the Comp Plan will be a couple chapters at a time at each meeting until it's complete and we have a full draft document. The next step would be Public Hearing time, then recommendation to Council who adopts it. She is shooting for July 2016 time frame to have this complete by Planning Commission. Meetings of the Planning Commission may need to start doubling up monthly to get through the plan before our July deadline.

Changes and Formatting

Director Kincaid stated the first thing you will notice is a total different document and format from the 2009 version. It was rewritten to be more useable, but a little bit hard to see what was old and what is new. The first chapter name changed to "Introduction", as the old one was "Overview". It was asked by the Commissioners if the changes could be highlighted to see the old and new changes. Director Kincaid said it's a completely different format but tried to change colors on what was changed or moved around.

Director Kincaid said the History section was condensed. Pages 2-3 in the Introduction chapter are shortened up a bit. Pages 4-9 are all new adding the framework, context and functions. One big change included the Puget Sound Regional Council (PSRC) vision which is required on page 9. It was asked if the portion that is being looked at right now has been approved and developed by staff in coordination with the consultant. Director Kincaid stated yes the consultant produced the documented draft. Staff went thru with focused committees in addition with consultants before bringing it out for discussion.

The vision 2040 for Puget Sound Regional Council (PSRC) is written on page 9. The City must send them a copy of the draft for their review. Director Kincaid stated you could go to the PSRC website and look up the entire vision but it is not an important part because the consultant will be reviewing the draft to make sure the City is consistent with their vision and let us know if changes need to be made.

Puget Sound Regional Council has been taken into consideration with the consultant to get to this point. One of the first things staff and the consultant did was sit down and go through check lists and mark off areas where we have been deficient in our plan.

The City has added a lot of information for the reader to understand how to relate to implementation and development land use.

Pages 10-15 are all new; the City added the Implementation, a bit about Public Involvement, along with Amendment Process and Schedule. Anybody can petition to make a Comp plan amendment and it explains how they could do that and what the schedule is. The schedule is very important because it can only be done on a one time yearly basis, and has to be submitted the first 3 months of the year. A docket needs to be published and maintained so transparency is there along with all the changes that the Planning Commission has submitted for the year. The dates will not apply to this year as we are just implementing currently.

The Growth Management Act is mandatory which the state act says city/county needs to look over the Comp plans to make sure if changes need to be made so these don't become "shelf" documents. Our next required periodic update is in 8 years which this will have to be looked at. The state law changed since our consensus data was from 2010. We need to have policies to increase physical activity, pedestrian and bicycle component, protect the ground water/drinking water quality and quantity for ground water, identify public lands and open space corridors, consistency with storm water management under the National Stormwater Discharge Plan, housing policy, inventories need updated, stronger policy of Takings, essential public facilities sighting such as jails, garbage dumps, waste water treatment plants and our funding and finance plans.

Commissioner Ambur asked if there are any specific formulas that state policies have for housing diversity or who gets to decide this. Director Kincaid said no there is no deciding factor, however there could be policies in place for certain properties and it is up to the locals for the balance.

Commissioner Chair McCain asked if Maple Valley has gone thru the Comp plan update. She said some of their information could be helpful or useful for our city to consider as we could have some cohesiveness with our neighbors. Director Kincaid said that both Maple Valley and Covington were working on theirs; she thinks they are in the Hearing process but not done yet. Commissioner Ambur asked if it is required for all the little Puget Sound Cities to get together. Director Kincaid said it is not a requirement on this. The requirement comes from the county thru the county wide policies. There is a board where counties and cities all sit at the table and approve allocations for the city.

Introduction: vision statement and general goals

Director Kincaid asked if there are any general comments or questions that the Planning Commissioners would like to discuss at this time about the Introduction, vision statement and general goals chapter.

Commissioner Senecal said he thought it was a good introduction reading through once.

Commissioner Ambur said it was alright but feels the word "vibrant" is not the correct description of Black Diamond and is a far reach. He feels another word such as sleepy or small town is more what fits the opening sentence.

Commissioner Chair McCain stated sometimes we forget that we are only 30 miles from Seattle and that is the goal to get the city more vibrant and achieve that for the future. She is okay with using the word vibrant but glad they talked about it.

Commissioner Senecal said it is not out of line for a vision statement. Director Kincaid said it is not in the vision statement so it might be a good suggestion to change it. Commissioner Senecal said there is another word "Picturesque" that is used a couple lines down that he likes.

Chair Commissioner McCain said we will be using this plan for the next eight years and the city could be vibrant by then. That may be a very well suited term even four years from now.

Commissioner Chair McCain asked what multi-modal is under transportation on page one of seven. Director Kincaid said it is forms of transportation other than cars, such as bikes, pedestrians and buses. Cities that have taken that multi-modal step instead of counting car trips add in the bus trips and bike trips to make it concurrent to operate the roadway longer before it needs improvement.

Commissioner Senecal said he is dismayed about how far Seattle has pushed cars off the street. After reading some of this it seems that is the idea of their plan of solving transportation issues on Hwy 169 as well to get people on buses. He asked if we will be squeezed into that same mold because we have to meet the county and state region guidelines, then not give us money for it.

Director Kincaid said she hopes that is not the case, as Washington State is supposed to be a bottoms-up planning state.

Commissioner Chair McCain said we have the level of service and we can plan all we want but the state is really who holds the key. She feels that will be a very interesting point of discussion. Commissioner Ambur doesn't feel the city can plan on new people using bicycles and buses. In reality people are not going to use the transportation formula that the state wants for multi-modal. The bus that comes through town right now is fairly empty.

Director Kincaid said some focus will need to be job growth around our city/area in the future and also multi-modal has to be figured out to the best of our ability but we don't have to do it right now.

Director Kincaid said the vision statement was developed in 1996 and was not changed in the 2009 update. In the 2016 update the only thing we have changed is the date 2025 was changed to 2035 in the vision statement. We made one other change that was redundant. The vision statement is pretty much the same as 1996 with the two small changes.

Commissioner Ambur said maybe there needs to be a definition of a small town atmosphere. He would like to know exactly what the city is shooting for when they state small town atmosphere. Commissioner Senecal said the sentence could possibly be extended to include what the small town atmosphere is.

Commissioner Ambur said the city does not want row houses that are mirrors of each other, rather individuality with a homey feel. Chair Commissioner McCain said building for efficiency and esthetically pleasing would be good much like how Renton Highlands has done.

Director Kincaid said esthetics value could support a small town atmosphere. The city does have design standards in the housing to try and maintain the small town feel. The Planning Commission needs to integrate more of those design standards into this document. How does the city define the vision statement? Director Kincaid isn't real sure it can be defined.

Commissioner Senecal asked if there is a rural by design definition and could we change our statement to rural or relaxed atmosphere?

Commissioner Ambur said whatever is decided, the Planning Commission still needs to come up with a vision of what we are looking at. How are we defining relaxed?

Director Kincaid said it is important whatever we do in the future that we don't lose the historic stuff and make sure it is preserved. Our service standards need to be upheld and not to allow our new development degrade our level of service. The city needs to support a healthy balance of housing and jobs which we don't currently have.

Commissioner Chair McCain said having the regional park people come in and talk about the use of the regional park could be a very important element here. The open space that has been set aside by the master plan is more space than what any close city has ever set aside. Director Kincaid said that 30-40 percent of the city is designated as open space.

Commissioner Senecal asked if it is the Planning Commissioners business to talk about the small town historical parts via land use. Director Kincaid said we do that in density, where and what density is allowed and also design standards.

Commissioner Chair McCain asked if there is a specific direction to have us go for next month's meeting. Director Kincaid said the homework would be look at how the plan interacts with the vision goals. We will be talking about the guiding principles and elements of demographics of the population at the next meeting and keep building. If we have time at the next meeting we will be doing housing also.

Commissioner Ambur asked do you want us to come back with goals at the next meeting.

Director Kincaid said we need to narrow down the vision goals which each chapter is going to

have specific goals and policies. We will need to make them work or change them so they can work. Whatever comes to mind please bring ideas with you to the next meeting. Commissioner Chair McCain feels comfortable that these goals have been looked at by other larger groups.

PUBLIC COMMENTS

None

Commissioner Chair McCain stated she was emailed the State Sanctions Planning Commission Workshops schedule of meetings. If anyone would like to attend she has the schedule.

ADJOURN

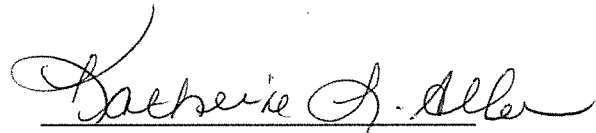
A MOTION WAS MADE BY COMMISSIONER AMBUR AND SECONDED BY COMMISSIONER DAVIS TO ADJOURN. THIS MOTION WAS VOTED ON BY THE COMMISSION AND PASSED 4-0. THE MEETING ADJOURNED AT 8:37 P.M.

Minutes respectively prepared by: Meri Jane Bohn, Deputy City Clerk

ATTEST:



Pam McCain, Chairperson



Planning Commission Secretary