

**BLACK DIAMOND SPECIAL JOINT
CITY COUNCIL/PLANNING COMMISSION MEETING MINUTES
February 9, 2016**

CALL TO ORDER, FLAG SALUTE:

Mayor Benson called the special joint meeting of the Council and Planning Commission to order at 7:30 p.m. and led us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Morgan, Edelman, Weber and Pepper.
Planning Commissioners, McCain, Davis, Ambur and Senecal.

ABSENT: None

Staff present were: Barbara Kincaid, Community Development Director and Brenda L. Martinez, City Clerk.

WORK SESSION:

1) City's Comprehensive Plan Update

a. Receive New Comments

Community Development Director Kincaid reported this being the second Comprehensive Plan update meeting. She noted collecting public input at these meetings regarding the seconds being discussed. She also noted creating comment cards and hopes folks use them to put down their thoughts and comments. All emails or comments received will be included in the packet under the public participation tab in their binder. This tab will be used to build the library for public participation and will be an important reference when deliberating and making decisions.

b. Review Changes to Introduction Chapter based on January 12, 2016 Planning Commission Work Session

Community Development Director Kincaid recapped the January meeting and gave an overview of the Growth Management Act.

She reported the material in tonight's packet is a new version of the Introduction Chapter with most of the changes being typos. She discussed the first sentence on page 2 was left hanging at the last meeting as there was discussion on the word "vibrant".

Councilmembers and Commissioners discussed different options for the word vibrant. Following discussion there was consensus to delete the word “vibrant” and insert the words “beautiful and active” in the first sentence of the introduction paragraph.

There was discussion by all on formatting of the document as well as and needed strikethrough changes in reference to children and seniors in the land use goal section and the shadow box on page 15. There was also consensus to make a change to the 1.5 The Black Diamond Vision to include the words “active and” after beautiful. Director Kincaid stated she will make the requested changes which come back to all in the next version of the document at the March meeting.

Councilmember Morgan referred to the natural environment goals and the interconnectedness of environment features. It was suggested by Councilmember Edelman to have Councilmember Morgan craft some language and send out the Council and Planning Commission to review.

c. Review Community Characteristics and Demographics Chapter

Community Development Director Kincaid discussed with Councilmembers and Commissioners how this chapter is trying to achieve getting all the data in one place as those are the data points that need to be looked at to understand what the community is all about – What does it mean? Definition of who we are. What are the characteristics of the community? Are we changing, where are we changing, and what is causing us to change? These questions are used to develop good policies moving forward.

Council discussion of this chapter included:

- Population and Growth Trends - How it aligns with the state and county.
- Gender and Age - Our population is growing faster than the county yet we have more young folks who are 19 and younger; a gap in the 20 -30 years of age.
- Race and Ethnicity - The city does have a diverse population overall.
- Educational Attainment – The city has more high school graduates that the county or state, however there is fewer college graduates with four year degrees.
- Household Composition – Traditionally Black Diamond has a higher percentage of two parent married households in 2000, however that is declining in 2010.
- Household Size - Black Diamond has larger household sizes that the county and state, however that is declining.
- Income – Medium household and median per capita incomes are higher than the county and state. At the same time, its average per capita income is lower than that of the county, but higher than the state. Higher income levels are a positive sign for the local economy and the support of local businesses.

- Employment – Top five job demographics per Table 2-3 on page 8
- Commute Time – Our residents need to commute longer. Commute farther to jobs, high commute costs are quality of life issues and the need to look at policies on how to create local jobs.
- Unemployment – The unemployment rate for Black Diamond residents was 3.3 percent in 2013, approximately half that of the state and county.
- Job/Housing Balance – This is another indicator of commute patterns, economic conditions, and overall quality of life in a community. Discussion on Jobs-to-household ratios.
- Future Conditions – Current snapshot. King County sets the growth targets for all the communities in this county. Planning horizon for this comprehensive plan update is 2035. The targeted growth forecast for Black Diamond is 2,204 housing units and 1,218 jobs. Discussion on figures not taking into account the MPDs and why our numbers are different. Working with PSRC to update their forecasts to accurately reflect the City's future. PSRC updated 2035 forecast resulted in a total population of 19,262 with 7,674 households and 3,709 jobs.
- Land Capacity – There is sufficient capacity within the boundaries of the City to accommodate the housing and job growth targets to 2035. Black Diamond does not have a diverse building stock and a lot our older homes. Develop policies to make sure we have substandard homes.

d. Review Housing Appendix

- Types of Housing and Structure – Black Diamond's housing supply is predominately composed of single-family residential structures.
- Age of Homes – Structure age is one indicator of the quality and condition of a community's housing stock.
- Housing Tenure and Vacancy Rates – Vacancy rates are driven by the supply and demand of housing in a given market. Tenure (own vs. rent) is another indicator of supply and demand. Black Diamond, the County, and Washington State have a higher proportion of owners than renters. Homeowner-occupied vacancy rates increased in the City between 2010-2014. During this time, county and state homeowner-occupied vacancy rates decreased slightly, whereas the City's increased.
- Housing Values – Home values reached their peak in 2010. The medium home value in Black Diamond in 2013 was \$295,900, which is higher than King County.
- Housing Targets, Forecasts, and Capacity – Black Diamond has sufficient land to accommodate the targeted and projected number of housing units for the year 2035. Referred to Table 6-6.
- Housing Affordability – Policies require that housing of all types be available to residents of all income levels.
- Income and Housing Costs – In the future Black Diamond should target strategies to increase the supply of homes in the very low and low income

housing supply categories to both meet demand and comply with County affordable housing targets.


- Cost Burden – Although Black Diamond has higher percentages per capital of moderate to high income earners than the Seattle MSA, 47 percent of households pay more than 30 percent toward rent or mortgages and 97 percent of these residents own their homes. This is an indicator that we need to work on affordable housing.
- Special Needs Housing – Currently Black Diamond does not have any special needs housing and needs to think about this when developing the policies.
- Housing for Homeless Persons – There was discussion about checking with Cheryl Hanson at the Community Center regarding their programs for addressing homelessness.
- Affordability Methodology – Housing statistics for the City were downloaded directly from the US Census American Fact Finder website on May 19, 2015.
- Housing Development Concept – Black Diamond is committed to preserving, improving, and developing housing for all income levels and to creating a more balanced housing supply.

Community Development Director Kincaid reported the next joint meeting on the Comprehensive Plan update will be March 8, 2016. Chapters to be reviewed are: Economic Development, Natural Development, and revisions made from tonight's meeting.

Councilmembers and Commissioners congratulated Director Kincaid on all her hard work on this important issue and the efficient use of time by having the joint sessions.

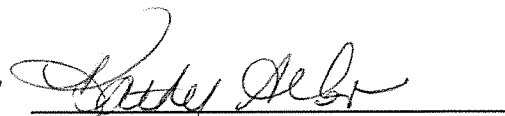
ADJOURNMENT:

The meeting was adjourned at 9:27:21 p.m.



Pam McCain, Chairperson

ATTEST:



Kathy Allen, Deputy City Clerk