

CITY OF BLACK DIAMOND  
PLANNING COMMISSION MEETING MINUTES  
May 8, 2018

**1) FLAG SALUTE**

Chair McCain opened the meeting at 6:00 pm and led us all in the flag salute.

**2) ROLL CALL**

**Present:** Commissioners, Seth, Ekberg, Olson, McCain,

**Absent:** Commissioners LaConte, absent excused

(Commissioners Ambur and Ammons was not present during roll call and entered the meeting at 6:03 p.m.)

**Staff:** Andy Williamson, Interim Community Development Director; Barbara Kincaid, Community Development Director; Kathy Allen, Deputy City Clerk

Ms. McCain noted that with our two absences, we still have a Quorum.

**4) APPROVAL OF MINUTES-Regular meeting of April 10, 2018**

Commissioner Olson **motioned** to skip the approval of the minutes for the regular meeting of the April 10, 2018 to the next meeting. **Second** Commissioner Seth.

**Vote,** motion **passed** 5-1 (Ambur)

**3) PUBLIC COMMENTS**

Jonna Thompson, Black Diamond spoke about the vision statement.

Carolyn Harp, Black Diamond spoke about taxes, schools, and traffic.

Kristen Bryant, Bellevue spoke about schools and levels of services.

Gary Davis, Black Diamond spoke about traffic concurrence.

Chair McCain closed public comments 6:13 p.m.

**5) COMPREHENSIVE PLAN UPDATE- Review draft plan**

Andy Williamson, MDRT/Economic Development Director; thanked all who came to the open house. He noted that Barbara Kincaid has agreed to come back and work for the city and noted she will take the lead.

Barbara Kincaid, Community Development Director; shared how excited she is to be coming back to Black Diamond. She spoke about the open house and comments that were emailed.

## **6) DISCUSS PUBLIC COMMENTS RECEIVED**

Ms. Kincaid passed out materials for the comprehensive plan and stated they heard from people about traffic and noted it's a big concern.

### Highlights of discussion:

- ❖ Emergency Levels of Service
- ❖ Small town and matrix for police services
- ❖ School zoning and taxing districts
- ❖ Treasured places-definition
- ❖ RCW Language
- ❖ Best Policies
- ❖ Add bullet for police and fire
- ❖ Appendix needs updated
- ❖ PSRC and household projections

Chair McCain reference page thirty-two and asked if we need to modify “The Villages” to “Ten Trails.”

Mr. Williamson noted the legal name is “The Villages” and they have not petitioned to change the name. They are marketing the name as ‘Ten Trails’. He noted that legal documents are notating ‘The Villages’ and ‘Lawson’.

Suggestion that we could add ‘aka’ so people know.

There was discussion regarding the open space trails in Black Diamond and being environmentally sensitive, with the open space trails, interconnect-ability between the open spaces, trail systems, perhaps we could think about that as a future docket item.

There was discussion around staffing construction and budgetary concern.

There was discussion around requirements wetlands passage, page 43 policy number NE9, “minimize disruption of area in current use by endangered wildlife species or unique wildlife populations”. Discussion around better language such as the word ‘minimize,’ would be stronger.

Commissioner Olson stated this is a good replacement statement, “for minimize disruption” or “least possible disruption.”

There was continued discussion around preference wording ‘least possible disruption’.

- ❖ BD policies- are they zoning net density or gross (it was noted it would be worth this commission's time to docket this).
- ❖ Chapter five, land use chapter -we need to add in the treasured places, transfer development rights policies and the gateway overlay district.
- ❖ discussion around the PAA and annexations and processes.
- ❖ discussion around tree preservation and regulations.
- ❖ discussion on MPDS.

Ms. Kincaid noted we can talk about the comprehensive plan land use designations and pull together the net and gross density information and bring back the maps. She noted we need to make sure we are supporting the goals & policies and affordable housing is one of them.

Chair McCain reference page sixty- three, 5.13 regarding public schools; it does make mention about the public designation that identifies public ownership, whether city, governmental entities, that are either currently used or intended use such as parks, public library, elementary school. She noted that verbiage needs to be changed to 'schools'. She further noted she appreciates 'walkable schools' and concept 'walkable cities'. She noted areas of Black Diamond that are not safe for walkable schools. She noted some places we will need to provide transportation as school transportation sources.

There was discussion around definition of a 'walkable school'.

Commissioner Seth noted a potential docket item on page sixty- nine (H-12) policy to eliminate unnecessary or excessive requirements that create barriers to affordable housing.

There was discussion around 'affordable housing'.

Commissioner Olson noted page sixty- nine (H-24) support opportunities for older adults and people with disabilities to remain in the community as their housing needs change, by encouraging universal design or retrofitting homes for lifetime use. He thought this could be rephrased to 'elder care' or something like that.

There was discussion around the open house and having the transportation consultants on hand and having them explain some technical stuff pending goals and policies.

There was continued discussion around chapter nine to develop goals and policies for the city.

Ms. Kincaid thanked everyone for a great discussion and noted that on June 12 we will continue at a finer look at land use chapter with the comp plan map and the other maps. She noted to set a public hearing date for July 10.

**7) FUTURE LAND USE MAP REGARDING MPD OVERLAY**

A **motion** was made by Commissioner Seth and **seconded** by Commissioner Olson to postpone agenda item seven until the next meeting. **Vote**, motion **passed** 6-0.

**8) PUBLIC COMMENTS**

Bill Bryant, Black Diamond spoke about low attendance here.

Rene Mix, Black Diamond spoke about parks trails, forest wild life, open space.

Gary Davis, Black Diamond spoke about private property.

Kristen Bryant, Bellevue spoke about conversations in Black Diamond.


**9) ADJOURNMENT**

A **motion** was made by Commissioner Seth and **seconded** by Commissioner Olson to adjourn the meeting. **Vote**, motion **passed** 6-0.

Meeting adjourned 8:41 p.m.

These minutes were respectively recorded by Kathy Allen, Deputy City Clerk

ATTEST:

  
Pam McCain, Chairperson

  
Planning Commission Secretary