



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING AGENDA
April 12, 2016 6:00 PM
25510 Lawson Street, Black Diamond, Washington

- 1) FLAG SALUTE
- 2) CALL TO ORDER, ROLL CALL
- 3) APPROVAL OF MINUTES: Regular meeting of March 8, 2016 and Joint Meetings from February 9, 2016 & March 8, 2016
- 4) NEW BUSINESS: Public Records Training
- 5) PUBLIC COMMENTS
- 6) ADJOURN



**CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
March 8, 2016 6:00 PM**

CALL TO ORDER

Chair Pam McCain called the meeting to order at 6:00 pm.

ROLL CALL

Present: Commissioners Senecal, McCain (Chair), Ambur, Davis, Ammons & Ekberg
Absent: Commissioner LaConte
Staff: Barbara Kincaid, Community Development Director, and Brenda L. Martinez,
City Clerk

PUBLIC COMMENT

None

INTRODUCTION OF NEW PLANNING COMMISSIONER

Director Kincaid welcomed the three new Planning Commissioners Richard LaConte—Position #1, Tori Ammons—Position #2, and Tom Ekberg – Position #5.

Chair McCain welcomed the new Commissioners and stated looking forward to working with them.

APPROVAL OF MINUTES

A MOTION WAS MADE BY COMMISSIONER AMBUR AND SECONDED BY COMMISSIONER SENECALE TO ADOPT THE MINUTES OF THE JANUARY 12TH PLANNING COMMISSION MEETING MINUTES. MOTION PASSED 6-0.

A MOTION WAS MADE BY COMMISSIONER AMBUR AND SECONDED BY COMMISSIONER EKBERG TO ADOPT THE MINUTES OF THE FEBRUARY 9TH PLANNING COMMISSION MEETING MINUTES. MOTION PASSED 6-0.

APPOINTMENT OF OFFICERS

Chair McCain suggested postponing the Appointment of Officers until all the Planning Commissioner vacancies are filled.

Commissioner Ambur noted being happy with Commissioner McCain being the Chair and Commissioner Senecal being the Vice Chair.

A MOTION WAS MADE BY COMMISSIONER AMBUR AND SECONDED BY COMMISSIONER DAVIS TO NOMINATE COMMISSIONER MCCAIN AS CHAIR OF THE COMMISSION FOR 2016. MOTION PASSED 6-0.

A MOTION WAS MADE BY COMMISSIONER DAVIS AND SECONDED BY COMMISSIONER AMBUR TO NOMINATE COMMISSIONER SENCAL AS THE VICE CHAIR OF THE COMMISSION FOR 2016. MOTION PASSED 6-0.

PUBLIC COMMENTS

None

ADJOURNMENT

A MOTION WAS MADE BY COMMISSIONER AMBUR AND SECONDED BY COMMISSIONER EKBERG TO ADJOURN THE MEETING. MOTION PASSED 6-0. THE MEETING ADJOURNED AT 6:12:06 P.M.

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

ATTEST:

Pam McCain, Chairperson

Planning Commission Secretary

**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 strikeouts 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 capital 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 of 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.

ATTEST:

Carol Benson, Mayor

Brenda L. Martinez, City Clerk

**BLACK DIAMOND SPECIAL JOINT
CITY COUNCIL/PLANNING COMMISSION MEETING MINUTES
March 8, 2016**

CALL TO ORDER, FLAG SALUTE:

Mayor Benson called the special joint meeting of the Council and Planning Commission to order at 6:34 p.m. and led us all in the Flag Salute.

ROLL CALL:

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

ABSENT: Councilmember Morgan who entered the meeting at 6:46 p.m.

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

WORK SESSION:

City's Comprehensive Plan Update

Mayor Benson stated she received some revisions on the Vision statement from Councilmember Morgan, however she does not want to move backwards and would like to keep moving forward and stick to the meeting agenda.

Community Development Director Kincaid discussed the material Council has tonight for this meeting; Vision statement revisions from Councilmember Morgan, survey results and revisions from the chapters that were reviewed at the last meeting.

Chapter 4 - Natural Environment Element and Appendix

Community Development Director Kincaid discussed how the information is gathered for this update. She also noted the local information is really important too. She noted the important part of this information is ending up with a land use map that needs to be changed based on the baseline conditions and trends. It's important to look at the streams, lakes, the drainage basins, and soils when making policy decisions. We need to know the land and that's what this exercise is about.

Community Development Director Kincaid said the overarching vision goals are 1) retain the City's natural environment and scenic beauty and 2) encourage development in areas where natural systems present the fewest environmental

constraints while exercising responsible stewardship over natural resources and amenities.

Councilmember Morgan entered the meeting 6:46:07 p.m.

Councilmember Edelman is curious about the numbering on 4.2.5 (figure 4-6 reference should actually be 4-7).

Commissioner Senecal said Policy NW-11 references WRIA 09 plans and wonders where that is.

Councilmember Morgan explained how the rivers are divided up and the Green-Duwamish is No. 9.

Commissioner Senecal noted he would like to see included a WRIA 9 map, explanation and a summary of their goals. There was a consensus on this.

Commissioner Ambur inquired as to the Sensitive Area Maps.

Director Kincaid explained the City's sensitive areas ordinance regulates land use and development consistent with this chapter. She discussed the goals and the need to make the map figure clearer (figure 4-4).

Councilmember Weber asked that industry used acronyms be added and bring a glossary.

Commissioner Senecal asked is there a definition for a minimum of a corridor in the WAC.

4.1 Introduction and 4.2 Sensitive Areas – Consensus is ok

4.2.1 General Sensitive Areas Policies – Designate and protect the City's sensitive areas.

Policy NE-1 – Use best available science to preserve and enhance the functions and values of sensitive areas through policies, regulation programs, and incentives. - **Consensus is ok**

Policy NE-2 – Initiate a stewardship program to encourage private landowners to manage their land in ways that support the preservation of sensitive areas. This program would seek to acquire long-term commitments of private landowners to the conservation of sensitive areas. - **Changes are noted as follows. Commissioner McCain discussed Policy NE-2 adds another layer and oversight and what are the ramifications of this. She would like to see the second sentence stricken. – Consensus to do this. Councilmember Morgan also stated it needs to add “and the buffers”.**

Policy NE-3 – Encourage the use of creative and appropriate site design and housing types to balance environmental protection and achievable density. - **Consensus is ok**

Policy NE-4 – Encourage clustering and density transfers for both commercial and residential development to help retain significant natural features and sensitive areas as

open space. Councilmember Morgan proposed changes to this policy. Director Kincaid noted she feels Councilmember Morgan is saying the policy is too vague and would like to see it consider the fragmentation and bio-diversity.

Commissioner Ambur suggested taking out the word help in that sentence.

Director Kincaid stated after the word development say “to retain significant natural features, habitat, and sensitive areas as open space.” – Consensus is ok

Policy NE-5 – Coordinate with adjacent jurisdictions and tribes to identify, protect, and develop enhancement plans and actions for habitat networks and wetlands that cross jurisdictional lines. - **Consensus is ok**

4.2.2 Wetlands Policies Director Kincaid will check on Erika’s statutory reference early.

Goal – Protect wetlands as ecosystems, and essential elements of watersheds. – **Consensus is ok**

Policy NE-6 – Conserve areas of native vegetation that connect wetlands systems, through incentives and non-regulatory means. **Changes are noted as follows. Adding the word regulation before incentives.** – **Consensus is ok**

Policy NE-7 – Ensure wetlands are able to fulfill their natural functions as recipients of floodwaters and as a habitat for wildlife through the critical areas ordinance. **Changes are noted as follows. Replacing the word critical with sensitive.** – **Consensus is ok**

4.2.3 Fish and Wildlife Conservation Area Policies

Goal – Promote preservation of fish and wildlife habitats. – **Consensus is ok**

4.2.4 Geologically Hazardous Areas Policies

Councilmember Weber is concerned with what happened in Oso and wants to make sure that in the update the city is doing everything they can to avoid an Oso event.

Councilmember Morgan stated we should expand hazardous areas to include sink holes, coal mines have been burning and the water is heated so it is a problem for the fish. Certain amount of methane gas as well.

There was discussion regarding having a city wide survey of the coal mines in the city.

Policy NE-16 – Permit development in geologic hazard areas where it can be demonstrated that conditions can be stabilized through engineering or structural solutions. **Changes are noted as follows. Commissioner Ekberg suggested adding language to require this - “required conditions shall be stabilized.”** – **Consensus is ok**

Policy NE-17: Minimize areas of vegetation loss and grading disturbance to protect water quality and prevent erosion, when developing on moderate and highly erodible soils. – **Consensus is ok**

4.2.5 Critical Aquifer Recharge Areas Policies

Fix figure number (needs to be 4-7) and add acronym.

Goal – Protect the quality and quantity of groundwater used for public water supplies. – **Consensus is ok**

Policy NE-18: Encourage the reduction of the use of pesticides and chemical fertilizers to the extent feasible and identify alternatives that minimize risk to human health and the environment.

Policy NE-19: Reduce the rate of expansion of impervious surface in the City. – **Add on the end “consistent with federal, state & local regulations”.**

4.2.6 Frequently Flooded Areas Policies

Goal – Reduce flood related financial and public safety impacts. – **Consensus is ok**

Policy NE-21: Minimize the alteration of natural surface water features that retain or carry floodwaters and prevent land alterations that would increase potential flooding. – **Add “by man or wildlife” – Director Kincaid will check into this.**

Policy NE-22: Seek to meet regulatory standards for floodplain development as these standards are updated for consistency with relevant federal requirements including those related to the Endangered Species Act. – **Commissioner Ekberg suggested “to meet or exceed” expand to federal, state and local.** – **Consensus is ok**

4.3 Climate Change

Goal – Recognize the value of ongoing preparation and planning climate change impacts. – **Consensus is ok**

Policy NE-25: Promote energy consumption and maximize energy efficiency with programs and educational initiatives aimed to “reduce, re-use, and recycle” at individual and community-wide levels. – **Change consumption to conservation.**

4.4 Air Quality

Goal – Identify and reduce or eliminate sources of air pollution. - **Ok**

4.5 Water Quality

Goal – Ensure the long term protection of the quality and quantity of groundwater resources within the City. – **Needs to add something that protects surface water.**

Policy NE-33: The City should encourage low impact development approaches for managing stormwater to protect water quality by controlling pollutants and minimizing flooding and erosion. – **Should say “practices” not “should encourage”.**

4.6 Native Vegetation

Goal – Preserve trees and native vegetation to protect habitat and ecological functions.

Policy NE-38: Encourage removal of invasive species as a significant threat to native ecosystems. – **Need to add “noxious”.**

Community Development Director Kincaid reported the next joint meeting on the Comprehensive Plan update will be April 12, 2016.

Appendix Changes –

- Mayor Benson stated on Page 2, paragraph 6 and top of page 4 referred to changing Oak Lake with Lake Marjorie in parenthesis. Councilmember Edelman asked also on that paragraph to check inventory section against Comp plan.
- Councilmember Weber asked to change impoundments on page 1 to depressions.
- Mayor Benson stated page 3, first paragraph needs to add sun fish, bass and triploid trout.
- Councilmember Morgan said on page 3 regarding Black Diamond bullet – Second paragraph needs to be changed.
- Councilmember Edelman page 7 WRIA 9 under Lake Sawyer bullet. Wants to know when the WRIA 9 map was updated. Also asked to change on page 7 to the Lake Sawyer bullet and say may not be passible during the summer (or the dry season).
- Mayor Benson stated on page 8, Crips Creek bullet the location needs to be noted as Auburn.
- Mayor Benson said page 9 needs to have something about Lawson Hills in erosion and need to do some investigating to see what need to be included in this section.
- Councilmember Weber asked on page 9 regarding natural gas explorations – can we include a paragraph about exploratory drilling site.
- Councilmember Ambur asked on page 9 to change “rill” to “rocky” landslide.
- Mayor Benson referred to top paragraph of page 11 needs to include septic systems in the east area served by Soos Creek.
- Mayor Benson also pointed out the top paragraph of page 16 to change Roberts Road to Roberts Drive.

ADJOURNMENT:

The meeting was adjourned at 8:52:10 p.m.

ATTEST:

Carol Benson, Mayor

Meri Jane Bohn, Deputy City Clerk

DRAFT