



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING AGENDA
June 12, 2018 6:00 PM
25510 Lawson Street, Black Diamond, Washington

- 1) FLAG SALUTE
- 2) CALL TO ORDER, ROLL CALL
- 3) PUBLIC COMMENTS
- 4) APPROVAL OF MINUTES
 - a. Regular meeting of April 10, 2018
 - b. Regular meeting of May 8, 218
- 5) COMPREHENSIVE PLAN UPDATE:
 - a. Land Use Elements
- 8) PUBLIC COMMENTS
- 9) ADJOURNMENT



**CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
April 10, 2018 6:00 PM**

1) FLAG SALUTE

Chair Pam McCain called the meeting to order at 6 pm and led the flag salute

2) ROLL CALL

Present: Commissioners LaConte, Seth, Ekberg, McCain, Ambur, Olson

Absent:

Staff Present: Andrew Williamson, MDRT/Economic Development Director; Barbara Kincaid, Consultant; Katherine Allen; Deputy City Clerk

Chair McCain shared that the Planning Commission is a seven-member voluntary body appointed by the Mayor and confirmed by the City Council. She shared that the Commission meets on a Tuesday, the next Tuesday following the Council Meeting of each month. She shared the role of the Planning Commission. noted that there will be two opportunities tonight for public comment.

4) APPROVAL OF MINUTES

A MOTION WAS MADE BY COMMISSIONER OLSON AND SECONDED BY COMMISSIONER SETH TO ADOPT THE MINUTES OF THE MARCH 6, 2018 PLANNING COMMISSION MEETING. PASSED 6-0

5) COMPREHENSIVE PLAN UPDATE

Barbara Kincaid, Community Development Director; discussed the comp plan and policy statements accompanied by a land use map. She went through these statements with the Commissioners to do clean-up, looking for trends and making sure there is state compliance. She noted that the Commissioners will need to read up on the information over the next month for discussion at the next Planning Commission meeting. The assignment is the policy part with focus on consistency. She noted that for tonight's meeting, the focus will be the map with discussion around goals and policy and land use map. She noted proposed changes, a few little pieces of isolated land that need land use designation changes.

Ms. Kincaid made recommendations along with citizen input that certain items be removed from the map to keep it cleaner. She noted general designations for how you want to zone properties such as park and mixed use. (Note Park is light green on the map; mixed use is lavender on the map).

- ⊙ Ms. Kincaid stated they are recommending these designations be removed from the map.
- ⊙ Park and School are covered under public land use designation.

She noted these are general designations for how you want to zone properties.

Action item: School Park and Public, want to combine those three designations into one, public land use designation.

There was discussion around chapter five (page 48) and definitions of public land uses.

- ❖ Council discussion-page 62 talks about properties public ownership to include the watershed, the policies are broad.
- ❖ Ms. Kincaid noted maybe we want to expand this section for clarity on the public lands designation needs to have more definition to it. (5.13 Public)
- ❖ Councilmember Ambur's concern that it's limiting it to *elementary school only* as that is how it is listed.

✚ (Public 5.13) third line down, **strike the word elementary** and replace with **public schools.**

There was discussion regarding the twelve acres, rights, land use, and operation of those properties. Mr. Williamson noted that everything we do on that twelve acres, we need to get the school districts permission. Essentially, yes, we can mark those as 'public'.

Ms. Kincaid noted that would be a suggestion if not now, annually we want to look at this stuff and annually make amendments to text documents or the map. She also stated that if that PP1A twelve- acre piece of property is not yet actually conveyed to a public entity, then there would be no need to change the map. If it is or when it is, then we will want to change the underlying zoning under that MPD overlay to public.

There was discussion around Master Plan development and coordination of shared use of public agencies and combining all three and call them public as conjoined facilities.

- ❖ Ms. Kincaid noted that it makes good sense for grant funding for coordinated shared use between public agencies.

- ❖ Mr. Williamson shared about enterprise funds which are water, sewer and generate the most revenue for any municipality, so should you for example need to place a small shed on an outlying park then that department would pay money to the parks system.

Ms. Kincaid spoke about the policy document and level of services for parks, so if the City choose to use a little park for example to put in a water shed, and if doing that caused the level of the services for the park to drop, they would have to find another park location before your electives would be entertaining that. She noted that balance that is built in.

Mr. Williamson noted that in most cities most utility departments do activities in or co-resource with parks. The enterprise funds which are water, sewer and storm generate the most revenues for any municipality, so should you need to place for example, a small shed in an outlying park, then that department would pay money to the parks system to maybe do something better for that area or somewhere else.

Ms. Kincaid shared there are little single parcels that are designated.

- ❖ Suggestion to strike elementary and add more text in public use to make intent clear.

Kincaid noted that we can zone on the zoning maps and look at the lands that are designated for public because that's what's going to happened after we are done with this comp plan.

For example, you may have something that is designated for public use, but when you look at the zoning map, if you feel it's appropriate to add zone school property, that's a finer level that you would do on your zoning map, but you really don't want to do this on your comp plan map.

Ms. Kincaid noted that the other recommendation she is making is a property, a little piece that she circled on the map in blue, now designated business park light industrial.

Commissioner Ambur asked the location of the property.

Mr. Williamson shared this would be the property on the corner of Fats Foreign Auto Truck Specialist, abuts diamond square down to fats auto repair. This abuts Hwy 169.

Ms. Kincaid noted that these 30 acres is surrounded by community commercial and this makes good sense to change it to community commercial. This is a thought it's adjoining where the master plan development is for some residential plan. As far as compatibility, Community Commercial uses that are proposed there, we believe will be a better fit.

Commissioner Ambur clarified and asked then that you would want to combine all three?

Ms. Kincaid concurred that's her recommendation.

Mr. Williamson shared information around the Commercial element. There will be a storefront interconnected parks and other things.

Ms. Kincaid stated the community commercial when you are looking at a site plan or proposal to construct something in community commercial, there are safeguards in the regulations to make sure there are some design guidelines.

Mr. Williamson spoke about the elements and how they must be built and how the sidewalks must be done, when you are incentivizing, you do solar and water collection, or reuse your water, there are different elements that you can put on to commercial buildings. The idea was to try and protect that corridor as much as possible and to kind of frame the mountain as you come in, it's kind of one of our long-term goals.

Ms. Kincaid referenced page 60 and discussion around the intent of the designation for community commercial, this property fits better than it does the kind of designation criteria for the business park industrial and therefore we are recommending it.

Commissioner Ambur asked what the owner of the property thinks about this.

Mr. Williamson noted that the property owners believe it's time to move forward community commercial.

Commissioner Ambur concurred this seems to make sense.

Chair McCain noted services such as community and retail generates revenue for the city to sustain itself.

Mr. Williamson spoke about balance, commercial component there will always be a need for that passerby here on 169.

Kincaid asked if your comfortable with this, we are still on draft change and we will take this out and get public input too.

Commissioner Ambur said he has no objection to combining the three and there were no objections from any other Commissioners.

Ms. Kincaid spoke about another change within the active mine site of Palmer Coking Coal Gravel, that abuts the back side of King County's open space piece of property. Everything around it is business light industrial, low density residential.

Ms. Kincaid noted a typo, we are recommending the business park, right now its low density. Makes sense to change it back to business park light industrial.

Commissioner McCain asked Ms. Kincaid to give us a description of the intended use so that the Commissioners can better understand.

Ms. Kincaid stated that she had made a mistake/typo, she said they are recommending LDR-the business park because right now it's low density and it make sense for it to be part of the business park.

Ms. Kincaid referred to Land Use text on page 58 the light industrial business park and noted it is going to encourage manufacturing activities and manufacturing-related that are attractively designed, the general offices, campus type setting, storage. It also allows for limited commercial support. She further noted it would allow us to have some commercial and retail that would be a part of this business park, light industrial campus.

Mr. Williamson noted that we also will have the King County regional trail that will be close to that area.

Commissioner Ambur has no objection to changing that to light industrial.

Ms. Kincaid talked about the purple on the map and its mixed use (lilac colored) where you have the area (Lawson Hills) triangle and the other master plan section (lavender) this was a remnant from the old comp plan. The way the old vision was for the master plan development was that there would be a designation for mixed use; we're proposing that that doesn't make sense, because we have a master plan overlay. We haven't really developed this whole mixed-use designation, yet it might be a good time in the future but for right now the mixed use is allowed through the MPD overlay and there are regulations for that. We are proposing to get rid of that and change the triangle (the underlying zoning) to community commercial and the part that is in Lawson Hills (south of the triangular point) would be low density residential like the other parts of the villages that with the MPD they have the flexibility to change low density to higher density residential. Its still going to be residential. The underlying community commercial would still be community commercial but allow for that mixed use. In that area for the villages and that area that was a piece of Lawson hills, which is now called Ten Trails.

Mr. Williamson noted for the record all these lands are vested into the old comp plan. No matter what changes we make, going into the future you don't affect their vesting rights if that development agreement stays actively active.

There was discussion around mixed use, MPD and the definitions, verbiage of mixed use.

Ms. Kincaid stated that the MPD mixed use planning document and a partner development agreement is all written specifically for that development.

Ms. Kincaid stated that she wants to take the mixed use off our map (*the violet color*) because really what is more helpful is that there is the low density residential and there's the community commercial designation on that triangle (on the map) that is what is underlying use for that land.

Mr. Williamson added that the ability with the mixed- use designation in there, is there are some six- plexus and duplexes that have been planned and are set up into that area. There could be some high density residential also, but not real sure, and there is some commercial component.

Ms. Kincaid noted that this may be something for us to discuss at our next meeting, just these MPD's. We can look at the concepts, the Land use map, the MPD's have their own land use map. And, maybe, we need to just look at them together.

Mr. Williamson asked that the Commissioners think beyond the MPD's, what would the vision be, your setting the goal and the vision of where we want to be in 2035. He spoke that the comp plan, is that you are setting the goal to take the vision of where we want to be in 2035.

There was more discussion about community commercial and what area might be best for Black Diamond population of 25, 000. Two separate zones may divide the city.

Ms. McCain added if were trying to encourage traffic paths, then it makes sense to have services at this end of town. Community commercial zone here is a much better use, as we cannot funnel everyone down the highway. To sustain our walkable neighborhoods, and the MPD; it will be real helpful to have more services here to sustain that walkable city idea. She noted the good conversations among the Commissioners.

Ms. Kincaid noted the community commercial (lilac with the master plan on map) then look at the (blue triangle on map -business park light industrial) that makes more sense to change that to be contiguous with the community commercial on the Auburn Black Diamond Road. The input that I received made sense is that it's easy access to the arterial roads, it really fits this community commercial, a little pocket of community commercial in that part of town and open that up outside of the MPD for people that are not developing the MPD to also have some opportunity for some commercial development on that land.

Commissioner Ambur asked where the proposed pipeline road might cut across this area; be installed. Ms. Kincaid noted we do not exactly know at this time.

Mr. Williamson said we have a general idea and discussed where they might be and some roundabouts, he noted from HWY 169 towards the end, the road will come off to the left, and they will build a roundabout roughly there. *(Note the purple hashtag on the map)*

Commissioner Ambur voiced concern of excessive use of roundabouts. He noted they need to have strategically placed traffic lights placed. There was discussion around roundabouts and metering traffic around the highway and rush hour.

Commissioner McCain expressed concern as we may be off topic tonight for traffic control discussion.

Ms. Kincaid noted it's great to talk about all this information, but tonight we would like to get through the land use map and have that land use discussion and noted its all interrelated, and great questions around future road network as we will want to keep this in mind with the comp plan.

Commissioner Ambur expressed concern changing the triangle to community use, as he was envisioning the pipeline going through that little triangle.

Ms. Kincaid stated it hasn't been designed yet, so it's kind of hard to say where it's going to be.

Commissioner Ambur stated it would make sense to make the little blue triangle (on the map) to community commercial and then change the lavender to the west to community commercial.

Ms. Kincaid stated we should bring back, next month, the MPD planning document map so that we can have that discussion with that map and noted it will be a lot easier for us to get our heads wrapped around this.

Commissioner Ambur asked about the acreage on each of those two spots?

Ms. Kincaid noted on the light blue spot (triangle on the map).

Ms. McCain noted for the public, Barbara, are you talking about the East side of the Lake Sawyer Road? Or on the West side? For the benefit of the public who doesn't have a color map in front of them.

For Commissioner Ambur's question, Ms. Kincaid stated it's about thirty acres.

Commissioner Ambur, the lavender section to the west (on the map) how many acres?

Mr. Williamson noted that's about fifty acres.

Ms. McCain asked Ms. Kincaid if that was the gross acreage? It doesn't bring into consideration the wetland impact, is that being brought into consideration? Ms. Kincaid confirmed, correct.

Commissioner Olson clarified for tonight are there any motions that need to be made.

Ms. Kincaid stated we are just going over it. As these things get revised, we'll put this revision together in the packet. She stated we are having a public open house on April 16th here from 4-7 p.m. It's been advertised well, open venue. Map figures will be available. We will get public input. Then she will bring it back next month to the Plan

Commission meeting and we'll start to dig in more in depth. You will all have read this, and we will be on our way.

Chair McCain stated she would entertain a motion that we could accept the updated zoning recommendation and changes presented by the consultant tonight if the Commissioners are so inclined to do that.

Ms. Kincaid noted being fine with that, but also noted this is a draft still and that we will probably continue looking it and continuing to talk about it and make changes.

Chair McCain asked the Commissioners how they would feel, this would give us a certain platform to discuss with the public at the meeting on the 16th.

Commissioner Olson made a **motion** to approve conference of plan updates discussed tonight. **Second** Commissioner Ekberg.

There was discussion.

Ms. Kincaid stated we should not change the MPD's and we need to take a better look at those MPD updates.

Commissioner Olson **amended** his **motion** to accept everything in the plan update except for the multi-use zone changes, map changes. **Second** Commissioner Ekberg.

Clerk asked for clarification from Commissioner Olson what is the amendment.

Commissioner Olson stated he's amending his original motion to approve the comp plan map updates.

Chair McCain clarified the motion was changed to accept those recommendations except for the part that is overlay with the MPD.

Commissioner Ekberg **seconded** the **amended motion**.

VOTE; Motion **passed** 6-0.

There was continued discussion.

Commissioner McCain noted as a wrap up, we still have a lot of work to do, we are getting there, good questions, and thanked everyone for their participation.

STAFF COMMENTS/QUESTIONS/UPDATE

Mr. Williamson, MDRT Economic Development Director gave a report on various issues-concerns going on in town. Spoke about permits, staffing, MPDS and reported on the conditional use permit and spoke about code compliance.

There was continued questions and discussion around community commercial.

PUBLIC COMMENTS

Kib Moralson, Green Valley Road, spoke to Commissioners about the comp plan and land use map.

Ms. Kincaid noted to Mr. Moralson that on the cities website, we have a designated area for the comp plan update and the draft appendixes can be found there now. She noted to keep checking as we move through this process, we're trying to get everything updated as soon as possible. She explained how everything is formatted. Ms. Kincaid noted the open house on April 16 and the larger maps and poster boards that will be available. She noted that when the Planning Commission feels comfortable that they have a draft and ready to hold a public hearing, then the public hearing draft could produce a final version that would be the recommendation of the planning commission. Ms. Kincaid noted the opportunity there for public input.

Commissioner McCain noted the date of June 12 as the tentative date for the public hearing on the comp plan. May 8, after the public open house, the Planning Commissioners will go over public comments.

Erika Morgan, Black Diamond spoke to clarify business about the school field.
Renee Mix, Black Diamond spoke about concerns, types of uses for properties, and the rural atmosphere.

ADJOURNMENT

A MOTION WAS MADE BY COMMISSIONER EKBERG AND SECONDED BY COMMISSIONER AMMONS TO ADJOURN THE MEETING. MOTION PASSED 6-0 THE MEETING ADJOURNED AT 7:04 PM

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

ATTEST:

Pam McCain, Chairperson

Planning Commission Secretary



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

1) FLAG SALUTE-CALL TO ORDER

Chair Pam McCain opened the meeting at 6:00 pm and led the flag salute.

2) ROLL CALL

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

Absent: Commissioners LaConte, absent excused, Ambur, Ammons

Amended Roll Call: Commissioners Ambur and Ammons present

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 and shared that the Planning Commission is a seven- member volunteer body appointed by the Mayor and confirmed by the City Council. The commission meets on the next Tuesday following the first Council Meeting of each month.

Chair McCain welcomed Commissioners Ambur and Ammons as arriving late and asked the clerk to amend the roll call.

Clerk notated that Commissioners Ambur and Ammons arrived at the meeting at 6:03 p.m. and entered them as present.

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

Chair McCain stated we would entertain a motion from the floor to move the approval of our minutes of our last scheduled meeting as the clerk did not have the opportunity to fully prepare them.

Commissioner Olson **motioned** to skip the approval of the minutes for the regular meeting of the April 10, 2018 to the next meeting, **seconded** by 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, level 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. She noted this is adding to the public comment package and spoke about our transparent process. She noted they will continue to solicit feedback and spoke about the formal process, she will ask the Planning Commission to set a date certain for a public hearing and then the public hearing draft will go out and be the version people will give public hearing testimony on, she further noted this is the process that formalizes the comments.

Chair McCain addressed, for the benefit of the Planning Commissioners, that the packet we were provided with includes some public comments and emails and such from people who have been interested in this process; she further noted on the draft copies, additional draft materials in this packet, she was confused as to who the comments were provided by. She noted the comments were provided by Erica Morgan in total. Those were her submitted documents, and she wants the record to note that.

Ms. Kincaid noted this clarification from Ms. McCain and noted that the draft documents are available on the website for anyone to have access to. In addition to what you heard tonight, Ms. Kincaid spoke about the high-level comments summary. Your homework was to read this over the last month. She noted there are grammar and format errors, but the focus is to go through the chapter and get from your discussion, going about what you thought when you read it, is there something you don't understand, did I miss a point on the policy, do we need to sharpen this. Then in June at our next Planning Commission meeting, we will gather the Land Use Map and other maps and we will do a mapping exercise and hopefully, refine this to a solid public hearing draft to set a date certain for a hearing.

Chair McCain voiced a concern about zoning changes. Ms. Kincaid noted these concerns and stated the comprehensive plan does have a map that designates land use, which is then turned into the zoning maps. She noted they are partially correct in concern that by some land use designation changes, would result with a new zoning map, but at a different stage.

Chair McCain asked about figure 1.1; and Ms. Kincaid passed that out. She distributed out a comp plan map and stated they heard from people about traffic and noted it's a big concern. She talked about the steady theme of holding developers accountable whether its road improvements, schools, don't let the taxpayers have that burden. She said when they do the traffic infrastructure, to include aesthetic policy that would be around design.

Ms. Kincaid also spoke about a policy that would allow golf type vehicles on city streets, also one person thought bikes instead of transit, all good comments relative to the transportation chapter. With the environment we want to protect the scenic places, conservation aspect, road projects done near streams, require wetlands fish passages be improved, again all good comments to consider as we read this and refine it. She spoke about land use and a gentleman who really hopes the architecture design standards for the built environment is a better model of old town and that we maintain that historic quality as we build. She noted another person's concern over imbalance between housing and jobs and wondered if we are setting aside enough commercial land; keep that in our head as we look at the mapping exercise next month. She noted keeping the town small and rural is heard over and over, also letting people keep livestock if they want. Density, no more than four homes per acre unless they mitigate for impacts.

Ms. Kincaid noted the light industrial commercial designations aren't allowed for too many uses and noted that someone said we should not add commercial. She noted public schools and services being coordinated with the school districts, we don't allow overcrowding, and the City does its part to make sure.

Commissioner Ekberg referred to page ten-emergency level of service, we need to define level of services for police and schools. He noted this may be useful to add in the appendix. Ms. Kincaid noted with the level of service for schools, Cities and Counties adopt the capital facilities plans that are done by the schools through the school's capital services planning. She noted the police chief and fire chief didn't want to get into a defined level of service, they have their own matrix. She noted we can certainly bring in the Police Chief to talk at the next meeting.

There was discussion around small town and matrix for police services. Ms. Kincaid noted it's probably in the appendix. She noted we need to make sure on the next draft.

Ms. Kincaid spoke about state law; a school district is a junior taxing district. They go through the state and define service area boundaries.

Commissioner Olson asked at what point and who makes the decision where we would have our own school district. Commission Ambur shared the comments he's heard have been keep the town small, keep the parks, he noted this comp plan we're developing is not going to change what's going on in the MPD.

Commissioner Olson asked then why we spend the time at these meetings going over the map if it's already done.

Ms. Kincaid noted we need to remember the map is city wide and within the city we have these MPD areas, yes, we have designated MP areas, but other areas we need to consider. The comp plan is a long look at what direction do we want to steer the ship. The development agreement and what is being built in those MPDs that has already been agreed to. Ten to fifteen years down the road, it's going to be another sub-division or neighborhood in Black Diamond, as we go forward in the next decade or two, make sure to put policies and implementing regulations in place that will provide benefit high quality life and protection for natural resource areas. She noted we keep the holistic thought as we work through this.

Chair McCain noted we need to remember it is the comp plan, it almost should be called the cooperative plan as that we don't have the jurisdictional level to speak to all these things, she spoke about our role and how easily it can be confusing, but noted we are all pointed in the right direction and appreciates the leadership of Ms. Kincaid and all the commissioners and their valuable input.

Commissioner Ambur had a question around the up zoning and Chair McCain noted not on the table for discussion and suggested that conversation be tabled to our next meeting. Ms. Kincaid noted June meeting, we can have the draft land use map with the other mapping documents and have a map workshop session next month.

Ms. Kincaid went to first chapter, vision statement, people gave good input, most people don't like that word 'adequate' in our vision statement. She asked for any comments on the vision statement.

Commissioner Seth noted this is a vision statement, not setting or changing code, the vision statement is meant to be broad and feels it's adequate for the purpose we are trying to achieve. Vision 2050, not sure we should move towards and push the vision further out.

Ms. Kincaid noted good Segway for the new data Commissioner Ekberg mentioned, and further noted we should get a plan adopted without starting over and what we need to come back and redo.

Chair McCain noted page three, treasured places, what is the definition of this.

Ms. Kincaid noted when we get to land use chapter, TDR program, gateway overlay and treasured needs to be looked at.

Commissioner Seth inquired about page seventeen-second bullet point (Shoreline) why is that the best policy?

Ms. Kincaid, the most common way to address it, is the total way of anything in conflict, error on side of caution-less likely to create an unintended consequence.

Mr. Williamson spoke about RCW language and we are basing on a city code verses a state code.

Commissioner Ekberg inquired about page seventeen, capital facilities goal, we should put the word 'concurrently'.

Mr. Williamson talked about concurrency.

Ms. Kincaid spoke about the way it is written, higher level document intended for other tools in the tool box. Intended to say, we didn't want to narrow that policy.

Mr. Williamson noted that we can have the public works director here for that discussion.

Commissioner Ambur noted in the document there are other tools-the wording is implied that you can use other tools instead of narrowing down to one word, why is it written that way?

Commissioner Seth noted that is the point, to be broad enough so that we have that option on the table.

Chair McCain talked about 1.7 fir and police protection, maybe this should not be on this, with concern as to specifically how do we ensure we have enough given the new population.

Ms. Kincaid noted this is state requirement.

Chair McCain suggested using another bullet point for police and fire.

Ms. Kincaid noted that appendix two needs to be updated.

Commissioner Seth asked about page 31-target growth up to 2035, what happens if we don't meet the targets. Ms. Kincaid responded nothing.

Commissioner Ekberg spoke about Chandler Phelps, keeper of King County growth targets (demographer). He shared they discussed the forecast for Black Diamond, the year 2035, 2204 housing units and he noted these are not housing units, this is additional housing units. Chandler noted to Mr. Ekberg, it's an error that was caught. Mr. Ekberg continued discussion about what are these numbers for, what do they do. He noted they are used by the PSRC to certify the comp plan. He noted if they are out of whack, they will not certify them and may have to go through a provisional certification. He

continued discussion around low bound and upper bound and the PRSC provisions. He noted negotiation being a necessity to resolve some issues to get more in line for PRSC numbers and he spoke about project grants.

Commissioner Seth concurred he believed negotiation would occur but has not happened yet.

Ms. Kincaid noted that this is part of the adoption process and as soon as we get that public hearing draft, it will go to PSRC, we will have conversations with them and will be brought back to the Planning Commission. The King County Chandler Phelps, the target numbers, are very important for regional coordination and should align with PSRC numbers, and further noted that demographic is not exact science.

Commissioner Ekberg shared he received different information from Mr. Phelps. He noted years ago, they used to be minimum numbers, but today they are not. He spoke about being twenty to thirty percent on either side of the target.

Ms. Kincaid noted PSRC is the one we need to work with on the certification and, we have to send this to the state growth management act, department local government at the state of commerce. She noted we do not go through King County with this plan.

Mr. Williamson noted other communities have comp plan go through PSRC where there is rapid growth, he noted that's when we generally sit down with PSRC and come to an agreement on those numbers.

Ms. Kincaid thanked Commissioner Ekberg for talking with Chandler Phelps, she noted if he shares anything else, we would love to see it.

Commissioner Ekberg shared a website, PSRC.org and noted the spreadsheet has line items for every city and he took the Black Diamond line item and broke it out, he noted what he found most useful was to talk about households. Population that is usually a formula that is based on the households, therefore you can physically count households and verify. He referred to the last paragraph on page thirty-one regarding Puget Sound Regional Council Land Use Target Forecast.

Ms. Kincaid noted that verbiage is for the year 2014.

There was continued discussion around household projections.

Chair McCain reference page thirty-two, do 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'. All of our legal documents are 'The Villages' and 'Lawson'.

Ms. Kincaid noted we could add 'aka' so people know.

Chair McCain asked the commissioners if they wanted to add anything else to chapter two, and thanked Commissioner Ekberg for the great discussion.

Ms. Kincaid asked about chapter three and talked about the comments received at the open house and asked the Commissioners if they think the written verbiage expresses where we're steering the ship with respect to Parks and Recreation Trails and Open spaces.

Chair McCain stated the one thing that stood out to her is that she is proud of the open space we have, we have forty two percent open space in The Villages and thirty seven percent in Lawson Hills. She further noted as being a Realtor for Thirty plus years, no other City has offered this kind of open space. She believes we are being environmentally sensitive to trying to address the comments she has read from people submitting their comments about open space.

Commissioner Seth stated with the open space trails, interconnect-ability between the open spaces, trail systems, perhaps we could think about that as a future docket item. He spoke about the scope of the comp plan in the sense of the vision we are trying to accomplish, could these stronger goals be placed as a docket item. When we're asking for environmental protection we should be using the most up to date surface water manuals and most up to date code. He also spoke about code amendments.

Chair McCain referenced page thirty eight of 109 which references coordination with other cities to ensure efficiencies and utilization of parks. She noted it addresses that overall qualifier in her mind. She noted coordination must happen and asked if the Commissioners have any input whether on the funding side, maintenance side. She asked if there were any other comments on chapter three.

Ms. Kincaid referenced chapter four is all about sensitive areas goals and policies that should align as written with cities critical area ordinance and shoreline management plan. She noted that was the goal here. She noted having regulations in place for wetlands and fish and wildlife and all these except for climate change goals, we don't have any regulation on that. Air quality and water quality have regulations. The Native Vegetations goals is something that is new. We don't speak much to that in our critical areas ordinance. Ms. Kincaid noted this chapter is more comprehensive than what we have, and we'll probably want to go back after this is adopted and bring the critical area ordinance out and perhaps make some amendments to incorporate the Native Vegetation, implementing these things.

Commissioner Seth commented on page forty-two, 4.4 overview, staffing requirements to ensure that when they start constructing, will there be an issue around budgetary concern.

Mr. Williamson noted that within the city limits of what we call old town, those tasks and duties are performed by public works department, which does all water, sewer, storm,

streets, three people, who are doing these. He further stated we are hoping to have more dedicated people and noted we have some new procedures in place. Scott and Robert are getting nationally certified as water inspectors. Mr. Williamson also noted that the MPDs, have two dedicated inspectors that are on site always, and one Geotech that is on site always.

Ms. Kincaid referenced page ninety-nine under administrative services policy, we neglect to say that we need to make sure staff and personnel need training, we need to add a policy to make it internally consistent with our other goals and policies.

Commissioner Ekberg asked about the two inspectors and one Geotech, where are they salaried from.

Mr. Williamson noted that the City of Black Diamond have their own Geotech specialists on call. He stated the two inspectors get their salary from the City of Black Diamond.

There was continued discussion around salaries and staff members.

Ms. Kincaid noted making sure the city is planning for growth, new development, and we have neglected to talk about the people and noted we have found internal inconsistencies and noted this is our job here.

There was continued discussion around staffing and policies to include extra staff members and how they get paid or funded.

Chair McCain noted we need to move this chapter along. She had a question on section 4.9 section, climate change, is this a component of every cities comp plan.

Ms. Kincaid stated it is not required that we address climate change and noted it is a good idea

Commissioner Olson commented on requirements wetlands passage, page 43 policy number NE9, “minimize disruption of area in current use by endangered wildlife species or unique wildlife populations”. He thought the word ‘*endangered wildlife species*’ in his mind, it’s comparable to all these wild animals going extinct, he feels ‘*minimize disruption*’ is too vague for this statement. He further noted that most of the community members will feel this way regarding this section when asked further by Ms. Kincaid.

There was continued discussion around the word ‘minimize,’ what would be a stronger way.

Commissioner Olson noted what is definition of endangered wildlife species.

Mr. Williamson noted the comp plan underlying is the SEPA checklist, Department of Fish & Wildlife. When it talks about minimizing disturbance, there are certain fish passages that we know we have one month in the summer that we want to do any work in

that corridor, we can only work in it from August 1-August 31. He noted Eagles in the trees nesting as an example at Lake Sawyer park and the City cannot do work around that area while the Eagles are nesting. He explained the comp plan regulations, city regulations, SEPA regulations. Further he stated that statement, we acknowledge to minimize those things and through that, we then get the hydraulic permit from fisheries to work in the water, or repair on the beaver's dam and only so many days and so much time to work on those things. He noted that's the underlying regulations and how they work with this comp plan.

There was continued discussion around the scope.

Ms. Kincaid noted as staff level, it's part of our job reviewing permit development applications, we look where the state has mapped of priority habitat species, we can look at this area impacted by endangered wildlife or unique wildlife population. She noted that we must do our own local area of planning as well. She further noted that minimizing the disruption for least possible impact to those wildlife, critters.

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'.

Chair McCain spoke about policies ten-thirteen that talks about additional levels of protection.

Chair McCain checked in with Commissioners if they are comfortable with chapter four.

Ms. Kincaid referenced chapter five, the land use chapter that we need to add in the treasured places, transfer development rights policies and the gateway overlay district. She noted those discussions are missing.

Commissioner Seth asked about Black Diamond policies, are they zoning net density or gross.

Ms. Kincaid noted gross, there was discussion on the last comp plan.

Commissioner Seth asked if this could be a docket item that could be recommended in the future (in King County gross density) more appropriate for our city.

Ms. Kincaid noted yes, as there was not a lot of analysis done on what it really means, it can be docketed by this commission.

There was continued discussion on gross density, net density and R8 zoning.

Ms. Kincaid noted it would be worth this commission's time to docket that, and she noted we will have to do the development regulations after we get done with the policy part.

Chair McCain referenced page 52 with a question where it talks about the PAA (potential annexation area) bullet about Lake Sawyer annexation area located west of Lake Sawyer along the Covington Sawyer Road to include Kentlake High School. Ms. McCain noted this seems curious to her, do we have examples of other schools that belong to another school district within the city limits of a different city.

There was continued discussion around the PAA and annexations and processes.

Ms. Kincaid noted that when you look at existing PAAS, are these areas that we really want to annex and grow. She noted we can talk about this at another time.

Commissioner Olson referenced page 53, policy LU-14 “retain a sense of place by protecting the community’s important natural features and treasured places and support the City’s tree preservation program”. He stated he doesn’t know what ‘*a sense of place*’ is. He noted that also, above that it mentions a ‘significant tree’. He asked if that is a ‘special tree’ or ‘sizeable tree’.

Ms. Kincaid noted yes, it is, and the whole ‘sense of place’ is jargonizing, she noted she could find a better way to say that. Yes, the tree preservation program is a real thing that Black Diamond has an ordinance for and it regulates this caliber type of tree, and regulations for cutting down trees.

Chair McCain noted the shoreline program speaks to the significant trees, and when you must replace trees and noted the cities program is clear.

Chair McCain had a question on page fifty-six, are these future MPDS, and one bullet on page fifty-six talks about fifty percent of the MPD site is devoted to open space uses.

Mr. Williamson noted regarding MPDS, part of the original annexation not all require open space, not any place can be an MPD, it must have an overlay.

There was continued discussion on MPDS.

Ms. Kincaid noted this is listing criteria for establishing an MPD.

Commissioner Seth noted comments on this section related maintaining our zoning and is this feasible for affordable housing requirements.

Ms. Kincaid noted that some go up to R6 or R8.

Commissioner Seth if you ever see R14 designation.

Ms. Kincaid noted we don’t see this now, to be consistent with what seems to be on the table is to keep this more rural, medium density seem to be appropriate.

Commissioner Seth noted you could have R8 zoning, it would still have the rural appearance, even though it might be higher density.

Ms. Kincaid stated it would support affordable housing more.

Commissioner Seth noted to get the R8 zoning, they would need to provide additional mitigation, whether it's aesthetics, design elements, etc., allowing us to make the homes look more old town verses modern craftsman.

Ms. Kincaid noted we should add this on our agenda to talk about for next week. We can talk about the comp plan land use designations. She noted pulling together the net and gross density and we'll bring back the maps. She noted we need to make sure we are supporting the goals and policies and affordable housing is one of them.

Chair McCain referenced page fifty-eight and it talks about that we may have increased density approved up to twelve units per acre and we're part way there, and it accommodates both the low and medium density and noted we have responsibility to provide affordable housing however that gets mandated and by whom and the city will need to respond.

There was continued discussion.

Commissioner Ambur asked about high density in MPD now.

Mr. Williamson answered through act of council, it can go up to R30 and noted that's not what is anticipated.

Commissioner Ambur stated he is not clear on the difference between gross density or net density.

Ms. Kincaid stated next month she will bring information to talk about that. She noted it really does change the way you calculate that, and it has a great impact and is right in line with where we need to be.

Chair McCain noted on chapter five, 5.11 and our responsibility to the industrial, light industrial and business park entity of comp plan. She noted she read several comments, and citizens don't appreciate that zoning. She further noted refer to page twenty-nine, it talks about that the city should aggressively develop economic strategies to increase the number of job opportunities closer to home. She further noted it will cut down on a lot of our traffic impact issues.

Commissioner Ambur noted he would prefer to see more industrial than residential.

There was continued discussion.

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.

Commissioner Olson asked, 'what is the definition of a walkable school'.

Ms. Kincaid noted ½ a mile, they call it a 'walk shed'.

Chair McCain asked the commissioner if they are satisfied with discussion on chapter five.

Ms. Kincaid referenced chapter six-housing, she noted this chapter will put goals and policies in place to support affordable housing.

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. This may include any excessive requirements regarding siting and operating special needs housing. He noted the state just passed a law prohibiting discrimination and sources of income, for example, section eight voucher or disability, he encourages the city adopting their own policy, he noted the state has their goal and if we really want to make housing affordable, we need to free up forms of income for people and make it that landlords not accept certain forms of income. In his opinion, this makes for more affordable housing goals. Social Security prohibits landlord's discrimination.

Commissioner Olson agrees with this, except for what they are doing in Seattle, if we don't go too far with that. He 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.

Chair McCain asked the commissioners if everyone was good with chapter six.

Ms. Kincaid noted having the open house and having the transportation consultants on hand and having them explain some technical stuff pending these goals and policies. She further noted that chapter seven is wordy because the state requires it to be wordy. She noted they attempted to hit all the marks that need to be hit in a transportation element sort of comp plan in the state of Washington. She noted it's a real written chapter, and hoped the Commissioners agree.

Commissioner Seth said he agrees but would like to see clarification of how mitigation fees work and what exactly does growth paying for growth mean.

Mr. Williamson noted two different terms Commissioner Seth used; and noted that's part of the conversation, impact fees or mitigation. He stated those two are separate. The impact fee is a formula, mitigation are circumstances that enter the agreement, for example; SEPA, it's what people are required to pay under impact fee and how much we can legally charge under the state guidelines.

Ms. Kincaid noted how complicated this is and wish they could figure out a way to convey how it works. She noted we have the section about the funding, and reference policy T-22 on page eighty- five 'Financial Impact Mitigation Policy'. Maybe we could clarify this a little better.

Chair McCain noted living here her whole life and would love to know the answer to these questions. She further noted any clarification we can do at this level.

There was continued discussion.

Ms. Kincaid noted we'll see what we can do, such as adding clarifying language.

Chair McCain asked commissioners about chapter seven, ready to move on to chapter eight.

Ms. Kincaid referenced chapter eight, level of service and phasing and being confusing; and we can add some clarifying language in there. She noted roles and responsibilities and what is in our purview.

Commissioner Olson asked about the policies for the police and noted we have limited input on some of it.

Ms. Kincaid noted we could invite the police and or fire chief to talk if we have some concerns. She also noted she can go to them if Commissioners have specific questions and bring back answers.

There was continued discussion.

Commissioner Olson noted we can accumulate questions to see if we have enough to warrant any questions.

Chair McCain noted we could see how each commissioner feels in an email and see if we need the opportunity to invite someone over to help us better understand the overall design on this chapter.

Ms. Kincaid noted we can break this down, the potable water, cemetery, sewer and stormwater; all managed by the city, public works. She noted we have our own facilities. She further stated that we have a pretty good job mirroring what the public works department does in practice. Police and Fire Emergency, those were contributions from

the Chiefs. She noted we talked about public schools, we are adopting their facility plan and we don't get to establish level of service and requirements for schools. She noted we can work with public schools and noted a goal or policy we have in there that when we have a big development on the books, its our responsibility to reach out and make sure the school is aware of comments on that. The city administrative offices where we should add city personnel, training for the people.

Chair McCain noted under Fire and Emergency, we need to work cohesively with fire protection district thirty- four, and they appear to have their own level of service.

Ms. Kincaid noted this.

Chair McCain noted page ninety -nine, 8.8 really does talk about School Districts responsibilities conducting capital facilities planning. She noted that sort of answers that question as to who has the over- arching authority.

Ms. Kincaid noted they could make that a little easier to read or be understood by the lay person.

Chair McCain asked the commissioners if they have any questions.

Commissioner Ekberg stated he has some minor comments. He shared some typos and asked if he could email those to Ms. Kincaid.

Ms. Kincaid referenced chapter nine, economic development, she noted this is a new chapter and they went through and did some outreach to different business members and used that information to develop some goals and policies for the city. She noted this has been through two different committee discussions as well as our joint meeting. She noted being in pretty good shape with the economic development goals and policy as written.

Commissioner Ambur asked what the plan is to attract people to come do business in Black Diamond. He noted getting feedback at the open house in regards there must be something to make Black Diamond stand out. He asked about the vision that would make that community commercial district along the highway a unique place that people would want to come to.

Ms. Kincaid noted the premise behind the gateway overlay district was one strategy, so when people come in, you have a higher level of development designed to draw people in and the other part is to focus on historic character of old town and downtown area. She noted these two are the basic ideas that they are working with. She noted the city doesn't have an economic development plan. We have this element, and goals and policies. She noted perhaps we need a commitment that the city will work on an economic development plan.

Mr. Williamson stated we have plans, all plans and good intentions take money and revenue to support those things. He noted we frankly, we have never had the money or

marketing to do those things. He noted they have done flyers in the past, and mass marketing and mailings in trying to recoup business's and until this master plan and lawsuits all got settled and they saw the city is a stable place to do business and rely on a reasonable process to get your permit issued, no one would come and invest here. He discussed the need to have a good climate to do business here. He noted we have good standards on design elements and noted going over some hurdles of our image, then we will move forward. He talked about the trails, interconnecting, walkable community. We have the historical area, Highway 169 area, Diamond Square Commercial area, Ten Trails area, Lake Sawyer area, and how they work with each one of those owners and work with what each of those respective areas needs are.

Chair McCain noted from a real estate perspective Black Diamond has been closed for business due unpredictability and the political climate.

Ms. Kincaid shared that having the resources to do it is code compliance and we may need to work on this. It may remedy some things that are keeping people out of town.

There was continue discussion.

Chair McCain asked commissioners about chapter nine, are we at a place where we feel like we have been heard. She noted that if the Commissioners would like to email the city and need more information from an entity be it police, fire, we could certainly look into that and get more clarity.

Ms. Kincaid thanked everyone for a great discussion. She stated that on June 12 we will continue finer look at land use chapter with the comp plan map and the other maps. She noted she will bring back this document with a summary page that will tell you which page has new text. We hope to set a public hearing date for July 10.

Commissioner Ambur asked how this information will get out to people to look over.

Ms. Kincaid said that if at June 12, we feel like we're very comfortable with the public hearing draft and you set that public hearing date in session, then that draft will go out to the webpage so that people who are interested can go view it and prepare themselves for coming into the public hearing. She then stated, it's posted, and it will be posted in the paper that there is a public hearing.

There was continued discussion.

Mr. Williamson shared there are different social media platforms out there that will pick up on this information and will post out there for citizens and our mechanism is very prescriptive by code on how we post.

Chair McCain shared she appreciated the insightful comments from everyone. Ms. McCain stated she wants to move to agenda item number seven regarding future land use map regarding MPD overlay. She asked if we want to defer this to next months meeting.

Ms. Kincaid said if we could please table that and noted that she didn't mean to put that on the agenda.

Chair McCain stated she would entertain a motion to postpone agenda item number seven until next months meeting.

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.

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

9) ADJOURNMENT:

Meeting adjourned 8:41 p.m.

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

ATTEST:

Pam McCain, Chairperson

Planning Commission Secretary