



CITY OF BLACK DIAMOND
June 7, 2016 Special Joint Meeting Agenda
City Council and Planning Commission
25510 Lawson St., Black Diamond, Washington

6:15 P.M. – CALL TO ORDER, FLAG SALUTE, ROLL CALL

WORK SESSION -

1. City's Comprehensive Plan Update
 - a. Review of Land Use Element

ADJOURNMENT:

LAND USE ELEMENT

5.1 Introduction

The land use element is central to the City of Black Diamond comprehensive plan and is intended to influence or alter development patterns over time. Decisions about the types and locations of land uses will determine where people live, shop, work, and play. The land use designations included in the element are meant to positively affect the quality of life in Black Diamond by determining the patterns and location of land uses and reducing the environmental impacts of future development and redevelopment. The land use element should be sensitive to the natural environment and physical constraints of land, while accommodating anticipated future growth and including community involvement in the comprehensive plan process.

The Growth Management Act (GMA) requires a land use element to address the following items:

- the proposed general distribution, location and extent of land uses;
- population densities, building intensities and estimates of future population growth over the next 20 years;
- the provision of open space;
- the protection of critical (sensitive) areas and public land;
- protection of the quality and quantity of groundwater used for public water supplies;
- review of drainage, flooding, stormwater runoff in the area and nearby jurisdictions, including guidance for corrective actions to mitigate or cleanse discharges that pollute waters of the state; and
- planning approaches to physical activity

This chapter addresses all of the above with the exception of critical (sensitive) areas which are discussed in Chapter 4, the Natural Environment Element, and water quality, stormwater runoff, flooding, and the provision of land for public purposes which are discussed in Chapter 9, the Capital Facilities Element.

The community's vision is to guide and manage growth in a manner that promotes the City's natural beauty, friendly and community based small town atmosphere, and economic viability. This land use element supports the vision by providing a means to achieve and maintain desirable land use balances and development patterns over time.

5.2 Overall Development

Black Diamond's overall land use concept is a shared desire to develop as a balanced community similar to traditional small towns that retain their distinctive local identity. A balanced, traditional small town means that the City will provide a variety of housing types, retail goods and services, and employment opportunities in proximity to one another. As the City grows, it is committed to protecting its sensitive areas, treasured places (e.g., historic structures and sites) and to retain the open spaces as key elements around which other land uses will be organized.

Land Use Goal: Establish a pattern of development that maintains and enhances a safe a healthy quality of life within the community.

Policy LU-1: Provide adequate land balance a diversity of places to live, shop, work, and recreate.

Policy LU-2: Create an open space system that frames and separates distinct areas of development within City limits and potential annexation areas (PAAs).

Policy LU-3: Explore new and existing funding sources to provide public services, amenities and infrastructure.

Policy LU-5: Promote the health and well-being of Black Diamond residents by incorporating the importance of recreational facilities and opportunities for physical activity into development proposals.

Policy LU-9: Explore regulatory and financial incentives to encourage and support development that meets higher performing energy and environmental standards.

Policy LU-10: New developments should be designed to incorporate features to encourage alternative travel modes, such as biking, walking, and transit.

5.3 Urban Growth Area and Potential Annexation Area (PAA)

Under the provisions of the GMA, counties must identify Urban Growth Areas (UGAs) around existing cities within the County to accommodate planned growth. A UGA defines the area around the city that is available for its expansion during the 20 year planning period.

The UGA defines the limit within which the full range of urban services will be provided. Urban services typically refer to sanitary sewer and public water. GMA discourages the provision of urban services beyond UGA boundaries. Growth is first directed into areas already urbanized and that have existing public facility and service capacities. The

purpose is to promote more compact urban development within, and adjacent to, existing urban areas in order to insure efficient utilization of land resources and to facilitate economic provision of urban services.

The King County designated UGA encompasses all cities located within the county. The boundary of the UGA is established by the County in consultation with the cities through consideration of land use demand projections, identification of critical and resource lands, and determination of areas already characterized by urban growth. Open space corridors must be identified within and between UGAs.

Potential Annexation Areas (PAAs) are areas adjacent to incorporated areas, within the King County designated UGA that have not yet been annexed to a city. As part of development of the Countywide Planning Policies (CPP), King County and the cities throughout the county collaborated in determining each jurisdiction's most logical boundaries for long-term delivery of urban governmental services. The PAAs developed by the cities are included in the King County CPPs.

As of 2016, Black Diamond's PAAs include two areas totaling approximately 390 acres that have been identified as appropriate for future annexation. These two areas are:

- The Lake 12 annexation area including a portion of SE Green River Gorge Road;
- West Lake Sawyer Annexation Area located west of Lake Sawyer along the Covington–Sawyer road, including Kentlake High School.

Land Use Goal: Encourage urban growth in areas that can be serviced by adequate public facilities and services and protect natural resources and environmentally sensitive lands.

Policy LU-11: Monitor growth in conjunction with adopted King County population projections and cooperative planning with the county to anticipate future urban growth area needs.

Policy LU-12: Give priority to infill development within the city limits and existing urbanized unincorporated areas.

Policy LU-13: Urban development within a Potential Annexation Area should not occur without annexation; unless there is an interlocal agreement with King County defining land use, zoning, annexation phasing, urban services, street and other design standards and impact mitigation requirements.

Policy LU-14: Consider only annexations that are within the PAA. Annexations should be phased to coincide with the ability of the City, public services districts and utility providers serving the area to provide a full range of urban services to areas to be annexed.

Policy LU-15: Approval of the annexation of the Lake 12 Area should include permanent public access to the lake.

Policy LU-16: Prior to annexing the Lake 12 Area, a traffic study should be completed to determine the appropriate city road standards that apply to the Green River Gorge Road upon annexation.

5.4 Community Design and Character Concept

Community character relates to the types of land uses and overall function, look and feel of different parts of the City. Character and design relates to key design elements, mixtures of uses, and the related activities and intensities of development. These are expressions of the relationship between the natural and built environment. The land use designations in this chapter define the intended character and function of the respective area. The City's "traditional" zoning approach must be implemented in a manner that achieves the intent of these "character designations".

The community has expressed its strong desire that the City preserves forested areas and open spaces, views of Mt. Rainier, treasured places (e.g. historic and cultural places and structures), and a strong sense of community. The City will apply these fundamental principles to retain its small town character:

Land Use Goal: Preserve forested areas, open spaces, views of Mt. Rainier, treasured places (e.g. historic and cultural places and structure), and a strong sense of community identity.

Policy LU-17: Use development regulations to enhance and protect the overall appearance and character of the City

Policy LU-18: Retain a sense of place by protecting the community's important natural features and treasured places.

Policy LU-19: Use building design, zoning regulations, and design standards to encourage the development of buildings of a character and scale appropriate to the site and foster building variety while providing for designs that reflect the distinctive local character, historical character, and natural features.

Policy LU-20: Develop incentives for infill development, redevelopment, and reuse of existing buildings and sites, provided that they enhance the existing character of the areas around them.

Policy LU-21: Continue to rely on, evaluate, and enhance the City's TDR ordinance as an innovative technique to focus growth outside sensitive areas.

Policy LU-23: Major entrances into the City should be given symbolic markers and landscaping to create a gateway effect.

5.5 Historic Preservation

Maintaining the City's distinct historical settlement pattern as it grows, requires the retention of important historical elements. Historical resources make significant contributions to a sense of community and its quality of life, and are sources of pride. Historical downtowns and neighborhoods have invigorated local economies and these assets should be broadly interpreted to include structures, landmarks, sites, and views.

Design guidelines have been developed for areas of historical character. The intent is to ensure that the renovation and alteration of existing structures, as well as the construction of new buildings, are done in a manner that maintains the character of the district and improves its economic viability. Design guidelines for commercial and residential structures in historical areas were developed that address topics such as exterior building design and materials, setbacks from the street, and signage, sidewalks, building bulk, site design, and materials.

Land Use Goal: Preserve historic resources to maintain the character of the City's core historic fabric.

Policy LU-24: Provide reasonable flexibility in applying development requirements and building codes to encourage the preservation and rehabilitation of historically and culturally valuable buildings and sites.

Policy LU-25: Explore alternatives to the demolition or inappropriate exterior modification of structures and sites that are historically significant or otherwise deemed eligible for the local, state, or national registers to accommodate private or public sector development proposals.

Policy LU-26: Promote Old Town as the City's primary historical component.

Policy LU-27: Expand the existing historical district to the southern edge of Jones Lake Road and SR 169 to provide a southern "gateway" to the City.

Policy LU-28: Encourage land uses and development that retain and enhance significant historical resources and sustain historical community character.

Policy LU-29: Protect views of Mt. Rainier as the City develops and grows by using innovative and flexible development standards such as ability to alter setbacks and require changes in building massing to preserve view corridors.

Policy LU-30: Partner with county, state and tribal agencies to ensure preservation of archaeologically significant sites.

5.6 Future Land Use Designations

The following section describes each of the City's future land use designations. These coupled with the Future Land Use Map provide the framework for organizing and directing land uses in Black Diamond.

When densities are referred to in this chapter, they are expressed in the number of units per net acre of land, which is the total area within a parcel boundary excluding sensitive areas and buffers. Geologically hazardous areas are not subtracted as part of calculating net density.

5.6.1 Master Planned Development (MPD) Overlay

The MPD overlay is applied to areas to take advantage of opportunities to create a clustered mix of residential, commercial or civic uses along with open spaces and public facilities, on large sites in appropriate locations. These sites typically consist of large parcels in common ownership where a master plan will be developed to guide unified development over a period of many years.

Allowed Uses and Descriptions

The MPD overlay is applied to areas that are intended to allow a mix of those land uses and residential densities as depicted on the Future Land Use Map. Areas with an MPD overlay designation are intended to develop only subsequent to approval of an MPD permit pursuant to Black Diamond Municipal Code. An MPD may include residential and commercial uses clustered around private and community open space, supported by adequate services and facilities. As part of the process of approving an MPD, a specific development plan or site plan will be prepared and will specify the residential and non-residential uses, densities and intensities, phasing of development, and specific development standards that will apply to the site. Some MPD sites may also be designated as TDR receiving areas.

Designation Criteria

- Existing or planned public facilities are adequate to support the planned development density.
- The area is not predominated by environmentally sensitive areas, and/or the development plan contains standards that will allow development while providing appropriate protection to the environmentally sensitive areas. The level of protection must be equal or better than that provided by the City's environmentally sensitive area policies and regulations.
- There is either a need for or benefits will clearly derive from providing flexibility in zoning that cannot be provided by other mechanisms.

- The parcel is at least 80 acres in area and in single or unified ownership, or is subject to a pre-annexation agreement that requires an MPD for the parcel.
- The development plan requires flexibility to meet the requirements of a MPD.
- The MPD will provide public benefits, in the form of preservation or enhancement of physical characteristics, conservation of resources, provision of employment, improvement of the City's fiscal performance, provision of adequate facilities, and other public benefits identified by the City.
- At least 50% of the MPD site is devoted to open space uses, which may include recreational amenities.
- Adequate mitigation for adverse impacts on the community, neighborhood, and environment is provided.
- MPD densities are urban (min 4 dwelling units per acre).

Policy LU-31: Approved MPD development plans should contain a provision for periodic updates.

Policy LU-32: Provide significant opportunities for public involvement when considering an MPD proposal.

Policy LU-33: Encourage innovative site design and use of progressive techniques to provide for environmentally sustainable development. This should include the use of "low impact" engineering techniques and the employment of "green infrastructure and construction".

5.6.2 Urban Reserve

The Urban Reserve designation recognizes Planned Annexation Areas that will not be considered for annexation until a plan for extending the required utilities is developed and financed. The Urban reserve designation allows for single-family residential uses, their accessory uses and public and semi-public uses that meet appropriate development standards.

Policy LU-34: Development in the Urban Reserve designation should not be allowed until plans for public water, sewer, and other services are available. Such plans should be developed prior to or concurrent with annexation.

5.6.3 Residential

Low Density Residential

The Low Density Residential designation provides primarily for single-family residential neighborhoods on lands suitable for residential development. This designation is intended to foster stable and attractive residential neighborhoods. It should be applied to both existing developed neighborhoods and areas intended for future development. Some of these areas are also designated as TDR receiving areas and are potentially eligible for additional density. Urban density development within an MPD in these areas will be possible only upon the receipt of transferred development rights from other areas. Residential densities may range from a base density of 4 units per acre to 6 units per acre.

Designation Criteria:

Properties designated Low Density Residential should generally reflect all of the following criteria:

- Existing or planned public facilities are adequate to support residential development at this density.
- The area is free of significant amounts of environmentally sensitive areas, excluding aquifer recharge areas.
- If the area is undeveloped, it is proximate to a neighborhood of single-family dwellings or is well suited to that use and is not suited to more intense residential development.
- The area is identified for Low Density Residential development as part of an MPD.

Medium Density Residential

The Medium Density Residential Development designation provides for stable and attractive residential neighborhoods of small lot, single-family homes, or attached single- and multi-family residences on lands suitable for these residential intensities. Medium Density Residential areas should be located near commercial services, employment, and arterial roads, and may also be located in mixed-use developments. The base residential density in these areas is 8 units per acre. Increased density may be approved up to 12 units per acre with the acquisition of TDR.

Designation Criteria

Properties designated Medium Density Residential should generally reflect all of the following criteria:

- Existing or planned public facilities are adequate to support residential development at this density.
- The area is free of significant amounts of environmentally sensitive areas.
- The area meets at least one of the following descriptions:
 - The area is located outside of an existing single family neighborhood and fronts an arterial.
 - The area is developed and consists of a mix of attached and detached housing types. A residential neighborhood that is primarily single family with a strip of multifamily housing along an arterial does not meet this criterion.
 - Medium density housing can be developed to be compatible with existing development.
 - The area is identified as a receiving site for density under the TDR program.
 - The area is identified for Medium Density Residential development as part of an MPD.

Policy LU-35: Encourage a variety of housing types to provide homes for all income levels and all family sizes on a mix of small and large lots.

Policy LU-36: Residential development patterns should allow for efficient provision of public services and utilities.

Policy LU 37: Encourage developments to achieve maximum zoned density through clustering to create compact new communities surrounded by open space.

Policy LU-38: Allow multi-family residential in identified areas or when integrated as part of a MPD.

Policy LU-49: Use the MPD process to review all proposals on sites larger than 80 acres.

5.6.4 Industrial, Light Industrial and Business Park

Industrial

The Industrial designation is intended to provide for industrial enterprises that manufacture and distribute goods for regional, national, or worldwide markets, and that supply jobs and a tax base for the economic growth and stability of the community and

region. The industrial zone will accommodate changing industrial technology and facility siting requirements under performance standards that protect nearby properties and environmentally sensitive areas, and will protect industrial uses by prohibiting intrusion by non-industrial uses except those that are considered accessory to industrial enterprises.

Uses should provide appropriate opportunities for manufacturing, warehousing and distribution, including outside manufacturing and mineral resource processing, where continuing operations are unlikely to harm surface and groundwater resources. Buildings not used exclusively for warehousing, manufacturing and distribution should not exceed a height of 2 stories.

Light Industrial/Business Park

The Light Industrial/Business Park designation encourages manufacturing activities and manufacturing-related businesses, with attractively designed and efficiently used areas for research and development and high technology manufacturing. Performance standards also are used to protect the community and other uses in this designation.

To protect the community and the natural environment, allowed uses are those that do not create significant hazards or negative impacts. Allowed uses and site regulations should provide appropriate opportunities for manufacturing, high technology manufacturing, research and development, light industrial uses, wholesale businesses and essential public facilities, located in a campus-type setting. Corporate and general offices are also allowed uses. Limited commercial and retail service activities that support the employees of the immediate area may also be found in this designation. Uses that require significant amounts of storage (both indoors and outdoors) of materials and equipment may be allowed subject to screening requirements and an evaluation of compatibility with adjacent uses.

Policy LU-50: Provide local employment opportunities that support the City as a sustainable community.

Policy LU-51: Create an aggressive economic development strategy, with the cooperation of the City, County and business and property owners.

Policy LU-52: Ensure that all Industrial, Light Industrial and Business Park development is consistent with all appropriate environmental standards.

Policy LU-53: Ensure that zoning regulations are sufficiently flexible to accommodate changing industrial needs.

Policy LU-54: Ensure that all Industrial, Light Industrial and Business Park development is functionally and aesthetically compatible with surrounding uses.

Policy LU-55: Recognize that Light Industrial and Business Park uses can be compatible with other less-intensive uses where appropriate performance standards are established.

Policy LU-56: Require Industrial and Light Industrial and Business Park areas to be functionally and aesthetically compatible with existing uses and to buffer impact-generating uses from other uses, and site them carefully to minimize environmental impacts.

Policy LU-57: Within areas designated interim mineral extraction, require site reclamation and restoration pursuant to state mining laws and local environmental and land use regulations.

Policy LU-58: Protect industrial lands from encroachment by incompatible uses and development on adjacent lands. Proposed conversions of industrial and employment lands to non-employment lands should be discouraged unless there is no net loss of employment within the City.

5.6.5 Commercial

Town Center Commercial

The Town Center designation recognizes and continues the pattern of development found in the historic “Old Town” center as a community focal point. Black Diamond’s town center as reflected by the Town Center designation is the social and cultural heart of the community and its character should be protected and enhanced. Mixed uses should be encouraged in this area and existing residential uses should be allowed to continue as an integral part of the fabric of the center.

Community Commercial

Larger, community-scale centers outside of the Town Center are intended to meet the community’s growing needs, serve the needs of the surrounding area, and accommodate commercial uses that require larger sites, involve significant areas of outdoor product display or storage, or are oriented to the needs of the motoring public. Community Commercial areas should allow comparison retail, restaurants, motels/inns, professional offices, entertainment and cultural uses, public and semi-public uses. Community Commercial areas should also include land-intensive commercial activities such as automotive sales, lumberyards, and other activities that include outdoor product display and/or storage.

Neighborhood Commercial

Areas designated Neighborhood Commercial should provide small-scale neighborhood centers with convenience goods and services, while protecting neighborhood character. These centers should act as neighborhood focal points. They are also intended to help

reduce automobile trip lengths and frequency. New Neighborhood Commercial areas are expected to develop as vital components of MPDs.

Neighborhood Commercial areas should emphasize limited retail and service businesses that serve the immediate neighborhood. Uses should include food stores, day care centers, dry cleaning, personal care and medical and dental services, and similar services. Supermarkets and drug stores are also appropriate. The design and scale of these areas, and the size, location and design of parking areas, should ensure compatibility with the surrounding neighborhood. Pedestrian and (future) transit access should be encouraged by providing shared parking and buildings sited near sidewalks.

Designation Criteria

Properties designated commercial should generally reflect all of the following criteria:

- The designation should provide the opportunity for a commercial area of appropriate size and scale, to serve the community or neighborhood, depending on the type of center, and in view of given its location, market or service area, and intended function.
 - Community Commercial areas should be located along major arterial routes in order to serve the broader community with a wider range of goods and services. Sufficient land within the City should be designated to allow for development of uses that provide significant employment opportunities and potential of sales tax generation.
 - Community Commercial may be located along major arterials such as SR 169, but access to the arterial should be limited to a combined access point, preferably that being an intersecting public street. Interconnectivity for both vehicles and pedestrians should be provided between sites.
 - The Town Center designation is intended to be applied to the historic Old Town center and should only be expanded to additional lands if the historic pedestrian-friendly character can be maintained.
 - New Neighborhood Commercial centers should be located at the intersection of two arterial streets or integrated into an MPD. The area should be capable of being served by transit when available and capable of connecting to existing or planned pedestrian or bikeways.
 - Neighborhood-scale centers should be limited in size and provide services to the surrounding neighborhoods. These centers may range in size from 3 acres to a maximum of 10 acres. Neighborhood centers should not be located within one mile of another neighborhood or community center
- Existing or planned public facilities are adequate to support the intended scale of commercial development.

- The area should be free of significant amounts of environmentally sensitive areas or development can occur outside those areas. Commercial areas may include aquifer recharge or seismic hazards areas where those areas have previously been designed for urban intensity uses.
- The area should be located adjacent to the existing or planned bikeway or be connected to a bikeway and have existing or planned pedestrian connections to the neighborhood it serves.

Policy LU-59: Retain and enhance the existing commercial areas while providing sites large enough to accommodate significant commercial uses.

Policy LU-60: Provide day-to-day retail goods and services within walking distance of most residential neighborhoods.

Policy LU-61: Encourage well-planned, coordinated commercial development within the SR 169 area and discourage strip retail development.

Policy LU-62: Prioritize funding of infrastructure and community enhancement projects in the Town Center to encourage redevelopment and investment in this area.

Policy LU-63: The Town Center should be the focus of concentrated housing growth that is compatible with the existing character of Black Diamond.

Policy LU-64: The Town Center area should include a mix of residential, civic, retail, commercial, office, entertainment, services and hospitality services (inns and meeting centers).

Policy LU-65: Town Center commercial area should be pedestrian-oriented and include buildings and nearby parks that symbolize the City's center.

Policy LU-66: Parking in Community Commercial areas should be located to the sides and rear of buildings.

Policy LU-67: Require cross-access between sites to reduce the number of driveways along arterial streets. Pedestrian connections between sites should also be provided.

Policy LU-68: Encourage Mixed Uses in all commercial areas.

5.6.6 Public

The Public designation identifies properties under public ownership, whether by the City or other governmental entities that are either currently used or intended for uses such as parks or elementary schools. This includes the City's watershed, which is located approximately 1.5 miles southeast of the City limits and is otherwise surrounded by

unincorporated King County. Lands falling within the Public category should be those intended to remain within public ownership and management for long periods.

Policy LU-69: Public uses should respect the neighborhood and district context in which they are proposed by adherence to the City’s design guidelines and zoning code.

Policy LU-70: Public buildings and spaces should be designed to be compatible with Black Diamond’s unique architectural heritage and qualities.

Policy LU-71: Public buildings should fulfill their role as gathering areas and community resources.

5.7 Regional Coordination

The City recognizes that coordination with neighboring cities, counties, and tribal government is a requirement for sustainable growth and prosperity. The GMA mandates regional coordination and Black Diamond shares planning and growth management responsibilities with King County and the Puget Sound Regional Council (PSRC). In addition to the regional coordination of comprehensive plan policies and allocation of population and employment growth targets, the GMA requires that city and county development regulations identify a process to review the siting of “essential public facilities”. These are large scale land uses that provide regional benefits and include airports, state educational facilities, state or regional transportation facilities, state and local correction facilities, solid waste handling facilities, and inpatient facilities (e.g. substance abuse, mental health, group home, and secure community transition facilities).

Land Use Goal: Coordinate land use and development actions with government agencies, adjacent jurisdictions, and tribes as appropriate.

Policy LU-72: Use the countywide planning policies and PSRC Vision 2040 as a basis for regional coordination and land use decisions.

Policy LU-73: Monitor implementation of the comprehensive plan for changed conditions in the City’s anticipated growth, consistency with the City’s vision, GMA requirements, countywide planning policies, and PSRC Vision 2040 and make amendments as necessary.

Policy LU-74: Coordinate with other governmental jurisdictions to site, when necessary, essential public facilities that are typically difficult to site and which are necessary to meet the needs of the City’s present and future growth.

Policy LU-75: Conduct appropriate public review and hearing processes, including environmental impact assessments and statements where appropriate, to ensure regional input on the siting of certain development activities.

Policy LU-76: Ensure that essential public facilities sited in the City are consistent with the goals, objectives, and policies of the City's comprehensive plan.

5.8 Open Space

The Open Space overlay is based on the City's vision and land use patterns in which open space is essential to the quality of life in Black Diamond. The cornerstone of the Open Space Plan is the identification and preservation of environmentally sensitive areas, community valued open space and treasured areas, buffers and separators, and public and private parks and recreation and community facilities including a trail network. The result is a network open space areas that serves both people and nature.

Policy LU-77: Use the open space system as the primary unifying component of the comprehensive plan.

Policy LU-78: Integrate all significant natural areas (wetlands, streams, steep slopes, geologic hazards, and 100-year floodplains) into the open space overlay.

Policy LU-79: Use the open space system to protect surface and groundwater quality.

Policy LU-80: Protect and enhance the dominant natural features and open space structures, including gateways, viewpoints, and view corridors that characterizes the City.

Policy LU-81: Protect the City's historical sites and structures by connection to the open space system.

Policy LU-82: Plan for and retain a natural vegetation buffer around the perimeter of the City adjacent to unincorporated Rural-designated land. The buffer may vary in width based upon sensitive areas and other constraints. Once established by development, this buffer is to be permanent. Development adjacent to the buffer is encouraged to combine other open space features with the Urban-Rural buffer.

Policy LU-83: Encourage the preservation and protection of open space through a variety of approaches that respect the landowner's commitment to the property, including TDR, open space tax incentives, cluster development, public land acquisition, conservation easements, and other public and private initiatives.

Policy LU-84: Develop a stewardship plan for open space. A stewardship plan would identify techniques and ways to maintain and enhance the active and passive open space areas (that lie outside the protected environmentally sensitive areas). The stewardship plan may rely on community involvement to implement the plan.

Policy LU-85: Regularly review the Black Diamond Area Open Space Protection Agreement approved in 2005 and will actively investigate and enforce any violations of the agreement.

Policy LU-86: Lands identified as open space areas include the following:

- All known environmentally sensitive areas, as regulated by the City.
- Lands adjoining the Rock Creek, Ginder Creek, Lawson Creek, Ravensdale Creek, and other riparian corridors.
- The following lakes: Jones Lake, Black Diamond Lake, Frog Lake, Lake Marjorie (Oak Lake), Lake Sawyer, and the land perimeters of those lakes when not subdivided.
- All existing and proposed public parks and open spaces.
- Identified historical sites and structures.
- King County- and City-identified wildlife habitat corridors.

5.8 Shoreline Management

- In 2014, the City updated its Shoreline Master Program (SMP) in accordance with WAC 173-26 and with a grant from the Department of Ecology. A map of shoreline jurisdiction is shown in **Figure X-X**.
- Pursuant to RCW 36.70A.480, the Goals and Policies set forth in the City's Shoreline Master Program, including any future amendments, are hereby adopted and incorporated by reference into the Black Diamond Comprehensive Plan.

To: the City of Black Diamond

Regarding: The update to the City's Comprehensive Plan

On March 10, 2016, I attended the city's "Town Hall" meeting where we discussed the future of the city and gave input to be used for the Comprehensive Plan.

Most importantly, I think that Black Diamond should remain a small town. We should protect our trees, streams, and natural areas. Ginder Creek is near my house and I frequently see "soap suds" or pollution in it. I also see salmon some years, and I would like them to have a healthier place to live.

At the meeting, I said that I wanted the town to do more to support small businesses and I also mentioned I was concerned about my high water rates. But, I want to be very clear that I don't support building a lot of houses for thousands more people to move here to be an acceptable solution for either of these concerns. I want to support our existing small, locally-owned businesses. A massive housing development doesn't mean they will be any better off.

Hopefully our water system can be maintained without price increases or massive building, but if I had to choose between small town with high water rates or big city with low water rates, I choose the small town.

Finally, I think one of the biggest issues that we didn't really talk about at the March 10 meeting is future taxes. If massive amounts of housing go in, the need for schools and other services is going to go up drastically. Other factors are likely to lead to increased taxes on my home and land. Basically, any plan that pushes the city toward big development is pushing me away. I will be taxed off my land.

Thank you for your time.

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