



CITY OF BLACK DIAMOND
July 12, 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. Continuation - 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.

LAND USE APPENDIX

This appendix contains information and analysis that was used to create and supports Chapter 5 “Land Use” of the comprehensive plan.

5.1 Land Use History

The City has served as a rural center in southeast King County since its founding in the 1880s. Over its 120-year history, the City has evolved from one of the earliest and largest towns and employment centers outside Seattle to a local center for resource activities (primarily mineral extraction); then to its current character as a somewhat economically dormant, rural residential center and bedroom community for emerging nearby employment centers; and now to a city poised to experience substantial growth over the next several decades as southeast King County continues to urbanize, and as opportunities for development of large parcels of land within the City materialize.

The City, originally a “company town,” was the center of a large Pacific Coast Coal Company land holding that included other small communities such as Franklin, Newcastle, and Burnett. The local ownership covered portions of the area lying generally between the existing northerly City limits (including Lake 12) and the present SE Green Valley Road (excluding Northern Pacific Railroad land) and between a line extending southerly from the west shore of Lake Sawyer and the Green River Gorge, and included a large area south of the Green River around Isabel Lake, Deep Lake, and Fish Lake. Between the late 1930s and early 1950s, coal mining declined and the Pacific Coast Coal lands were sold to local residents, Palmer Coking Coal Company, and other large landholders. After a period of being part of unincorporated King County, the residents of the City voted to incorporate in 1959. The 1959 City boundaries encompassed the original Black Diamond townsite and Morganville Addition, as well as adjacent lands owned by Palmer Coking Coal Company, Burlington Northern Railroad, the Banchemo family, and a variety of other small and medium size ownership interests.

The City prepared its first comprehensive plan in 1980. This plan proposed future annexation of additional Palmer Coking Coal Company lands to the northwest and east, as well as a small parcel to the southwest. Subsequent annexations completed by 1985 added Palmer Coking Coal Company land to the northwest and southwest. In 1994, the City also annexed 783 acres at the southwest edge of the City. The land was owned by Black Diamond Associates, Plum Creek Timber (successor to Burlington Northern Railroad land), Palmer Coking Coal Company, and the Berklid family.

The City completed its first Growth Management Act (GMA) comprehensive plan in 1996. That same year, the City negotiated a Potential Annexation Area (PAA) with King County and nearby property owners that was formalized in the Black Diamond Urban Growth Area Agreement (BDUGAA). Subsequently, the City annexed an additional 786 acres to the northwest, including and surrounding Lake Sawyer, in 1998. This

annexation added 1,480 residents to the City, increasing the population by 82.6% in one year.¹ In December 2005, the City completed annexation of its West Annexation Areas totaling approximately 345 acres.² In 2009, the City annexed the South Annexation Area (233.6 acres), and the East Annexation Area (50 acres). As of 2016, the remaining land within the City's PAA includes:

- Lake 12 Annexation Area: Approximately 160 acres northeast of City limits including a section of the Green River Gorge Road connecting the Lake 12 Annexation Area to the City limits.
- West Lake Sawyer Annexation Area: Approximately 230 acres adjacent to City limits, located west of Lake Sawyer along the Covington-Sawyer road and including Kentlake High School.

5.2 Planning Area Land Use

The Land Use Element addresses the existing City limits and the adjacent unincorporated UGA, referred to in this plan as the PAA. The PAA, which is currently outside the City's corporate boundaries, will provide capacity for future growth through annexation during and beyond the 20-year planning period. The City's present land use pattern primarily reflects development of the original company town within the Black Diamond townsite and Morganville settlements. Other residential and commercial growth has been more linear, generally following the major road corridors. The exceptions are a large mobile-home park on the north edge of town and the Lake Sawyer neighborhood, which reflects a more recent development pattern centered on the lake. Existing residences are not concentrated in a single area of the City, but are loosely grouped in four general areas. Similarly, commercial development is dispersed into three areas, rather than concentrated into one "central business district."

The rolling topography and variety of open pastures and meadows, lakes, wetlands and forested areas in the City reinforce the dispersed spatial pattern of development. The City is surrounded, or "framed," by large blocks of second and third growth forest stands in various stages of growth. The mixture of clustered development areas that are integrated with large undeveloped areas and open space gives the City its rural character. The variety of land uses in the City include public facilities, commercial, services, mining activities, and several residential neighborhoods.

A large part of land in the City is either undeveloped or underdeveloped, i.e., not developed at the full potential allowed by existing zoning. Significant forested areas, creeks and lakes occur in the City, some of which are identified and regulated as environmentally sensitive areas.

¹ Washington State Office of Financial Management. Annexations Approved by OFM 1/1/1990 through 12/31/1999.

² Washington State Office of Financial Management. Annexations Approved by OFM 1/1/2000 through 8/31/2006.

Historically, the presence of large parcels and concentrated ownership patterns has impacted the pace of development in the City. However, recent ownership changes and more favorable economic conditions suggest that the rate of development is likely to increase significantly over the next 20 years.

5.3 Community Design and Character

In the process of developing the comprehensive plan, the community has expressed its strong desire that the City should preserve trees and open spaces, views of Mt. Rainier, historical buildings, and its strong sense of community and small town character.

In the Black Diamond area, the natural setting is not just an accent, but is intended to be integrated with the built environment. The City is committed to protecting its sensitive areas as the basis of the open space network. Open space occurs in many forms, from wetlands to open meadows, forests, stream corridors, parks, school yards and even cemeteries. The retention of open space forms the skeletal framework that helps to define the City's neighborhoods. Retention of sensitive areas and other existing open spaces will be the key to ensuring sufficient open space in the future.

Small towns have distinguishing features and landmarks. Some of these features are shared by other small towns, while others are unique to the town and often become landmarks. Individual characteristics result from the geography of the place; the industries and origins of its residents, and many other factors. Landmarks are more specific; they are either places or things that help a community become oriented in location and time.

The City's distinguishing characteristics include its history as a coal mining town and traditions associated with that history; views of Mount Rainier; and the geography of natural features that define the southern and western edges of the original townsite.

Compact Form and Incremental Development

Similar to many other rural towns, the Black Diamond initially developed as a compact community. The Pacific Coast Coal Company built few buildings other than a church. The company allowed the miners to build their own modest houses at the center of town, on land not expected to be used for mining operations. Those businesses locating in town were able to do so because they did not need large amounts of land. Since travel was difficult before the automobile, businesses and residences were conveniently located near each other to facilitate errands and business. As with other older towns, new development often filled in undeveloped parcels or extended the existing pattern.

Black Diamond contains a variety of uses within its corporate limits. Several small commercial enterprises exist along SR 169. Another cluster of commercial uses can be found along Railroad Avenue. Civic facilities are scattered among several locations. The plan provides an opportunity to take advantage of Old Town and Morganville, with their

historical significance and cultural potential, and to further enhance civic and commercial uses there.

Pedestrian Scale and Orientation

Walking was the dominant mode of travel in rural towns. Even if one arrived by horse, carriage, or train, in town, one could walk amongst various destinations. Both the networks of streets and scale of buildings reflect this pedestrian orientation. Commercial structures were located close to the street to attract walk-in customers. Typically, downtown commercial districts featured amenities including benches and small parks for pedestrians. Portions of Black Diamond have a relatively fine network of streets that function as a pedestrian system, but lack sidewalks, benches and other pedestrian oriented amenities. The newer commercial areas north of Old Town do not function well as pedestrian areas. Improvements to the pedestrian network are necessary to maintain the City's sense of community and small town character.

Casual Meeting and Socializing

As the City grows, it will be a significant challenge to maintain a sense of community. An identifiable town center for social interaction and pedestrian activity will enable continued familiarity among residents. Black Diamond's sense of community is supported by the City's parks, trails, clubs, community center, and civic engagement. Lake Sawyer and the City's regional park provide high quality recreational amenities that provide unique opportunities to integrate the City's existing and future large-scale development areas by an integrated trail system.

5.4 Development Concepts

Overall Development Concept

The City should develop as a balanced community using the principles and guidelines for community design and character. This includes providing for a variety of housing types, goods and services and local and regional employment opportunities. Significant population and employment growth are anticipated and new development will be consistent with the City's commitment to integrate open spaces with the built environment in a manner that protects Black Diamond's natural assets. The City's Transfer of Development Rights (TDR) Program and Treasured Places designation are essential tools for the preserving open space network

To achieve a balance between jobs and housing and maintain community character, the City will strive to develop and implement an economic development strategy to retain existing business and attract new employment opportunities. As the City grows, it will be important to provide new residential and light industrial/business park development areas that are interspersed with open space areas. While recognizing the importance of the automobile and efficient circulation, vehicular traffic and associated parking will not become the dominant visual feature as found in many suburban settings

Black Diamond has a strong visual identity with clear edges and gateways defined by its natural setting. The City should preserve and enhance this asset by adhering to the concept of protecting views along the City's northern SR 169 gateway as set forth in the Black Diamond Open Space Agreement (BDAOSPA) in 2005.

The principal elements of the natural system (lakes, creeks, forested hillsides, open meadows, and views of Mount Rainier) will be incorporated into a permanent open space system that separates individual neighborhoods, preserves critical natural functions and provides a visual reminder of the natural landscape. Important community design elements should be retained and/or enhanced.

The small-town atmosphere will be maintained by controlling the scale and character of new development, creating pedestrian linkages between the different neighborhoods, building on the City's rich history and encouraging participation in City government and special community events. New development should be designed to encourage residents to become part of the City's community.

New development must be designed to allow for the efficient provision of public services and utilities. To improve and maintain the economic viability of City government, development must also pay for its share of the new infrastructure it requires. Development should proceed only when the necessary public services and facilities are available to serve it, and where it contributes positively to the fiscal health of the community.

Open Space Concept

Existing open spaces provide the City with many benefits. The City is "framed" by large blocks of second-growth forests in various stages of regrowth. The separation provided by the open space and views of the natural rolling topography, forests, open pastures/meadows, lakes, and stream corridors gives the City much of its character. The numerous open spaces also provide significant natural functions. Black Diamond will continue to develop and employ mechanisms to encourage open space preservation and require the protection of environmentally sensitive areas.

The City's parks and open spaces are not the same. Active recreational areas with facilities are needed as well as natural open spaces to enjoy as passive areas. The active and passive open space system will be integrated. These areas will be based on existing stream corridors, lakes, and retention of buffers comprised of mature trees in certain areas. The Rock Creek, Ravensdale Creek, Ginder Creek, Mud Lake Creek, and Lawson Creek are the linear components of the system within the City. These areas lie in proximity to the developed areas of the City; they form the village and neighborhood open space network.

Black Diamond Lake and the tributary to Rock Creek and Ravensdale Creek are the major pristine natural resources that are part of undeveloped areas. They form the wildlife and habitat corridor within the open space network. Open space buffers are

another important part of the City's open space network. Buffer dimensions are guided by comprehensive plan polices and regulated by sensitive area regulations. The BDAOSPA (2005) serves as an example of how the City uses buffers to protect open space.

The goal to preserve open space must be balanced with private property rights. This is achieved by using the City's Transfer of Development Rights (TDR) program as an incentive to preserve open space. Additionally, the City requires open space dedication and retention as part of its MPD ordinance. Black Diamond will continue to develop and implement tools such as density bonuses to support its open space goals.

In-City Forest Concept

In the past, the area surrounding Black Diamond, including limited areas near the former Palmer Coking Coal Company and Plum Creek ownerships within the City limits, were considered suitable for commercial timber production. Forested lands in and around the City now provide significant open space which provides many passive values such as scenic views, open space, wildlife habitat, and separation from adjacent developments. These lands are part of a large network that comprises an open space system for the City and the region. The 1996 BDUGAA identified about 50-acres of "In-City Forest" land along Old Lawson Road for the Black Diamond to purchase and preserve as open space.

The benefits of forested areas are not only passive. In-City forests help to reduce water and air pollution, stormwater runoff, and mitigate for climate change. The City is preserving its In-City Forest Land by using its TDR program to transfer all development rights off the land and placing a permanent conservation easement on the property. The City's Tree Preservation Ordinance helps to ensure the protection of significant trees.

Historic Preservation Concept

Black Diamond's historical settlement pattern has resulted in a unique, small town rural landscape with significant historical value which gives the City a character that is distinct from that of the more recently urbanized areas in east King County. To maintain this distinct character, while at the same time permitting infill development, important historical elements must be retained as the community grows.

Historical elements are resources that contribute substantially to a sense of community, quality of life, and source of pride. They are also assets that can invigorate the local economy by sparking new business, generating additional tax revenue, and creating new jobs. Black Diamond's historical assets will be broadly interpreted to include structures, landmarks, sites, and views.

New infill development will identify and preserve, wherever possible, existing structures, vegetation or views that are visually important to the community character. Incentives for doing so will be included in development regulations such as zoning, subdivision, and building codes.

Residential Development Concept

The existing pattern of distinct residential neighborhoods should be continued and expanded. While existing neighborhoods may experience some infill, much of the City's new residential growth will occur on larger tracts, physically separated from the existing neighborhoods. Whether infill or new development, residential units should be clustered in neighborhoods separated by elements of the open space system. Clustering guarantees permanent open space and helps to preserve environmental amenities such as creeks, wetlands, and significant stands of trees that give the City part of its character.

Within developed areas, a more diverse housing stock will be encouraged to provide housing for a more diverse population, including various types and densities of attached and detached units. Opportunities for attached units, such as duplexes and townhouses, should be available within single-family areas. Multifamily residential units should be developed at a character and scale consistent with the existing character of the City, shaped by design guidelines. New multifamily development may occur in the form of duplexes, triplexes, fourplexes, townhomes (row houses), and units above commercial structures (in mixed-use areas). Review of multifamily and commercial development proposals should include design review. Higher density multi-unit structures should be encouraged to locate close to retail and service uses, in mixed use areas or as components of MPDs. Consistent with state law, manufactured housing is treated the same as site-built housing.

The City has taken a number of steps to implement its vision for residential development. These steps include adoption of a TDR program; adoption of an MPD ordinance, design guidelines; and a clustering ordinance. Additional residential development tools that may be considered include:

- Allowance for smaller lots and attached units such as duplexes and townhouses in single-family zones, consistent with applicable zoned densities, and contiguous to open space.
- Incentives to encourage clustering and provision of open space and parks.
- Allowance for attached and detached accessory units.

Overall Commercial and Mixed Use Development Concept

New commercial and mixed-use areas are planned within the Villages and Lawson MPDs. The three existing commercial areas at Morganville, Old Town, and along SR 169 will be retained and enhanced. These three areas reflect the City's historical development pattern.

In mixed-use areas, commercial and business activities may be combined with residential uses, and possibly some very limited light industrial activities, in a complementary land use pattern. For example, personal and professional services may

serve adjacent businesses and residences. Mixed-use areas should have convenient pedestrian connections and close proximity to encourage walking between activities (generally less than one half mile).

The plan's intent for existing commercial areas is as follows:

Morganville Mixed Use. The Morganville mixed-use area may be expanded to provide additional land for retail uses and services. Given the unique character of Morganville, a special zoning district overlay could be established. Morganville will be encouraged to keep the eclectic mix of light industrial, retail, services and community facilities that serves the neighborhood.

Old Town Mixed Use. The historical character of the Old Town area should be retained and enhanced, and this area should become the focus of tourist and specialized retail activities. Old Town currently contains City government offices, including the City Council Chambers/Police Station, the Post Office, and Fire Station. The historic district should overlay the area encompassing the existing Old Town and to the northwest and south along Railroad Avenue and Jones Lake Road. This land use district should employ historical building design guidelines to insure that new construction or renovation is consistent with the character of the area. The southern tip of the Old Town district adjacent to SR 169 will become a primary "gateway" to the City from the south. This portion of the SR 169 corridor is envisioned as a tree-lined boulevard serving running to the historical, cultural and government center of town.

SR 169 Commercial, North End of Town. Residents have expressed special concern that the existing commercial area along SR 169 should not evolve into a "strip commercial" development. Further mixed-use development in this area should be sensitive to retaining existing trees along the road edge, combining access points or driveways and employing attractive site design that integrates residential and commercial development to enhance convenient access to a broad range of goods and services. Development in this area should be subject to design guidelines to ensure coordinated access, parking, landscaping, signage, and pedestrian circulation.

The SR 169 commercial corridor is planned to expand to the north to encourage the development of uses that serve a broader market than the local community. These areas are intended to serve the day-to-day retail and service needs of residents as the City grows.

Auburn-Black Diamond Road Mixed Use. This refers to the area within the MPDs that will contain a mix of commercial, services, civic uses, and residential. The most intense uses will be located along and near Auburn-Black Diamond Road, with allowed uses becoming less intense the farther away from the main arterial at Auburn-Black Diamond Road.

Lake Sawyer Neighborhood Commercial. The Lake Sawyer neighborhood has a small neighborhood commercial area located at the intersection of Covington Sawyer Road and 216th Avenue SE. The developed area consists of approximately 1.6 acres on three lots. This plan encourages an expansion of the area in recognition of the potential for additional commercial development. This area provides convenience commercial for residents in the area.

Industrial/Business Park Development Concept

Industrial and Light Industrial/Business Park development is an important part of the community. The opportunity for local employment and an increased tax base can improve the quality of life for residents. The City will seek to attract new light industrial, manufacturing, office and other businesses to the City as a means to achieve its vision for growth and prosperity.

Light Industrial/Business Park areas are targeted to have distribution, assembly, storage, repair, and warehousing uses. Limited retail uses and services intended to serve employees of the area may also locate within the Light Industrial/Business Park areas. Special attention should be given to: critical areas protection, landscaping to enhance the building or site, circulation and transit access, service access design, screening of loading docks and mechanical equipment, connection to arterial streets, pedestrian and bicycle linkages, architectural control, parking, and utility needs.

Industrial and Light Industrial/Business Park uses may be proximate to but should be separated from commercial uses, to avoid land use conflicts. Circulation plans for adjacent industrial and commercial areas should separate truck traffic from shopping traffic. Certain areas along new principal arterials are suitable for Industrial and Light Industrial/Business Park uses. The existing industrial area is also well situated, but if this area does not develop over the long-term, and a demand for other employment areas can be documented, the City should consider changes to land use.

Mineral Extraction Concept

The City has historically been oriented to resource extraction activities. Coal mining was the initial resource base, but sand and gravel mining and forestry have also played roles. Currently, approximately 363 acres of land in the City have permits to extract minerals (primarily gravel). The two areas are: 1) north of Morganville to the northern City limits and surrounding Oak Lake; and 2) at Mud Lake and west to SR 169. Gravel is currently being extracted directly north of Morganville and east to the south side of Oak Lake. Based on estimates of the gravel resources, permitted mining is expected to continue until approximately 2025. Black Diamond acknowledges the presence of existing mining operations and mineral resources in areas for potential future mining and intends to maintain the ability of property owners to access these valuable resources. The City will use its development regulations and a conditional use process to review applications for mineral extraction consistent with the protection of the environment and the goals and policies of the Comprehensive Plan.

5.5 Proposed Building Intensities, Population Densities, and Land Capacity

Future Building Intensities

Table 5-1 shows the permitted densities, building intensities, and acreages for each of the City's land use designations.

Table 5-1. Future Land Use Designations, Densities, and Acreage

Land Use Category	Zoning District	Max Residential Densities (units/acre)	Building Intensities	City Acres	PAA Acres	Percent
TDR (Overlay)						
MPD (Overlay)	MPD (Zone)	4-18 w/TDR	Per DA	1776.04		43.1%
PAA						
LDR	R4 & R6	4/ac & 6/ac	30%	R4: 1208.93 R6: 149.33		R4: 29.4% R6: 3.6%
MDR	MDR8	8/ac; 12/ac w/TDR	50%	131.73		3.2%
TC	TC	Limited by development standards	FAR 1.0; FAR 2.0 w/residential	15.49		0.4%
CC	CC	Limited by development standards	FAR 1.0; FAR 2.0 w/residential	159.13		3.9%
NC	NC	12/acre in exclusive residential building that is part of mixed use development	FAR 1.0; FAR 2.0 w/residential	14.08		0.3%
B/IP	B/IP	---	FAR 1.0	397.71		9.6%
PUB	PUB	---	---	272.61		6.6%
Totals				41265.06		

Source: City of Black Diamond 2009 Comprehensive Plan and Zoning Ordinance.

Note: Table based upon GIS analysis of Draft Comprehensive Plan Future Land Use Map, August, 2015. Numbers have been rounded up to the nearest whole number.

1 This represents only the areas previously designated as an MPD. It does not represent the entire area that will be developed under the MPD Ordinance, which is larger and includes all properties developed at 80 or more acres in size.

PAA = Potential Annexation Area

Population Density

Table 5-2 shows historic, existing, and future projected City population totals and densities.

Table 5-2. Black Diamond Historical, Current, and Estimated Future Population Densities - 2000, 2010, 2015, and 2035

	2000	2010	2015	2035
Total Population	3,970	4,153	4,200	19,262
City Size (Sq. Miles)	6.24	7.24	7.24	7.87
Population Density (Persons Per Square Mile)	636	574	580	2,448

Source: Population and land area totals for 2000, 2010, and 2015 are from Washington OFM. 2035 population from estimated by PSRC; 2035 land area assumed to be 2015 city area plus 400 acres of land not yet annexed in Lake No. 12 and West Sawyer Lake annexation areas.

Population densities have decreased over time from 2000 to 2015 because of the annexation of the west, south, and east annexation areas. By 2035, two large MPDs in the southwestern and eastern portions of the City are expected to be fully developed, quadrupling the population density from approximately 600 units per acre to 2,400 units per acre.

Land Capacity

Chapter 3 of the comprehensive plan discusses land available for future growth in Black Diamond. Using the 2014 King County Buildable Lands Report (BLR), Chapter 3 concludes that Black Diamond has sufficient land capacity to accommodate housing and employment targets allocated to it by King County under GMA. In fact, excess capacity exists to accommodate 2,027 more housing units and 3,533 more jobs than have been targeted for the City in 2035 by the County based on assumptions used in the 2014 BLR.

As part of this periodic comprehensive plan update, the City and its consultants, in coordination with the PSRC, completed population and employment forecasts and the land capacity analysis discussed in Chapter 3. The forecasts and capacity analysis used the approved Lawson Hills and The Villages MPD number of units and commercial space to forecast population and jobs in Black Diamond in 2035. Given that these MPDs are governed by an approved Development Agreement and vested Permits, the City believes it is reasonable to anticipate the 2035 projections as valid estimates for future population growth and densities.

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.

Bill Bryant

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