



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
October 8, 2019, 6:00 PM

1) FLAG SALUTE, CALL TO ORDER, and ROLL CALL

Chairperson McCain called the meeting to order at 6:03 p.m.

Present: Commissioners: McCain, Butt, Ekberg, Olson, Ambur,
Excused: Jensen, LaConte
Staff: Barbara Kincaid, Community Development Director
Carina Thornquist, Deputy City Clerk

2) APPROVAL OF MINUTES

a. Regular meeting of Sept. 10, 2019

Commissioner Olson **Motioned** to approve the Sept. 10, 2019 minutes.
Seconded by Commissioner Butt. **Vote**, Motion **passed** 5-0.

Chairperson McCain reminded the citizens that the role of the Planning Commissioners is to be an advisory board to the City Council. They are not looking to make any decisions tonight; just to hear from the public. She informed the citizens that they have 3 minutes to speak to allow for everyone to have time at the podium.

3) PUBLIC COMMENT

Kristen Bryant – Bellevue spoke to Commission
Mike Fettig – Black Diamond spoke to Commission
Fred Mauerman – Black Diamond spoke to Commission
Gwen Vanbookich – Auburn spoke to Commission
Gary Davis – Black Diamond spoke to Commission
Elisha Conces – Black Diamond spoke to Commission
Deanna Kinsky – Black Diamond spoke to Commission

Commissioner Olson **Motioned** to take a 5 minute recess. **Seconded** by Commissioner Ambur. **Vote**, Motion **passed** 5-0.

4) PUBLIC HEARING

Community Development Director Kincaid explained the process of the two Public Hearings and reminded the citizens what each Public Hearing was for. She advised that any person speaking has handout materials, they should make sure each Commissioner and the Clerk receives one to go into the record. Director Kincaid announced we don't have enough handouts for the number of citizens in

the audience, but advised that all of our handouts are available on our website if anyone wants to review them or print them out. She reminded the citizens that the first hearing will be opened and Chairperson McCain will go down the list, giving each person 3 minutes. If there is enough time, we can go through the list again if those persons would like to speak a second time. Then the first Hearing will close and the second Hearing will be opened up; with the same format.

Commissioner Olson **Motioned** to strike #5 from the Agenda. **Seconded** by Commissioner Butt. **Vote**, Motion **passed** 5-0.

Public Hearing #1:

b) Preliminary Docket for 2019 Comprehensive Plan Amendments

Gil Bortleson from Auburn - member of TAT Technical Action Team. Thanked Commission for taking time to listen to the concerns of the citizens. TAT has focused on the MPD and the Comprehensive Plan. His interest in part goes back to the MPD hearings and listening to sense of input and how it relates to the Comp Plan and where gaps might exist based on hundreds of hours of testimony going back about 10 years or so. He went over some of the highlights on his list. One comment from the TAT is establishing a central planning theme for the City for example, going back to the old comp plan and the Yarrow Bay them which was the Rural by Design concept which essentially has been deleted from the current Comp Plan. Some urban planners with theme-based cities have some real merits; it promotes for a more livable city, more sustainable, citizen input is recognized, and is generally more acceptable. Would like Commissioners to consider going back to the Rural by Design concept.

Michael England from Black Diamond - He has been going to council meetings for quite a while now. He says the growth of Black Diamond isn't looking very well because we are going to triple or four times the amount of people in one area and they can't even grow a tree in between the lots in Ten Trails which is ridiculous. And now the City of Black Diamond wants to start another complex and we aren't even done with the first one. In 1998 we rezoned and then in 2010 the people came out and said it was a bad idea, but it was already done so they couldn't stop it. So now all these people are back again saying the same thing, and he hopes that the Commissioners listen this time to what they have to say. He hopes that the City has learned from their mistakes and will listen to the people this time. He has been going to the council meetings for about 8 months and not once, have they listened to the people and what they have to say. He hopes that the Planning Commission will take all the comments from the citizens back to the City Council and advise them to listen to the citizens for once. Otherwise, he is moving out of Black Diamond along with a lot of other people that have verbalized their disapproval of the growth in the city. He went door to door, along with others, to obtain signatures from residents who couldn't be at

the public hearing regarding their disapproval for the extreme growth of the community.

Tom Norling from Black Diamond – lives in town and works in Preston and is extremely bothered by the traffic. He drives through Issaquah every day and it takes 50 min. to go 20 miles. As he sees the extreme growth of the community, he sees what is yet to come for Black Diamond and it's frustrating. The traffic is just going to get worse as the building continues. He's been here since '96 and he misses the trees and the open space. He doesn't want to sit in traffic everyday just to go to work. Or even just up to Fred Meyer's at Four Corners, but that's what's going to happen if we don't think about it now.

Melody Mann from Black Diamond – She has a couple of concerns with traffic as others do. Especially on the 2 lane roads. They are becoming quite a mess. By looking at her map and then the zoning changes, if you add another 600 homes with zero lot line, we will have double the people in a smaller area. And if you figure there are 2 cars per household which most people do, not to mention an extra car if they have a teenager that drives, its going to be insane. She waited 25 cars to get out of her street to go around Lake Sawyer just to get here tonight. Earlier today she had to wait for 25 cars to turn right onto Hwy 169 off Baker. The other concern is that someone needs to be in charge to oversee everything that's going on. No one seems to know if water availability is permitted or studied, checklist of things that have been met, etc. She has seen things that haven't been done the way they were supposed to be done, or completely done, and it really concerns her. She questioned if anybody has done a survey on the water availability to drink, or the sewer. Furthermore, she expressed that the roadways are bad enough now, what are they going to be like in the future. She brought a map (the old Yarrow Bay/Oak Pointe) of the old pipeline if anyone wants to see it. She doesn't know if this is the correct/current map; she just pulled it off the internet.

Kristen Bryant from Bellevue – she lives in Bellevue but grew up in Black Diamond so the City can't get rid of her that easily. Regarding the changes in the PC packets regarding the Comp Plan, there were several items that were removed but she will come back to that. She said there's a new item for the Oakpoint, an alternate connector road that's being added. It's one of the text changes which she said was the South Connector which is off the Lawson Hill Development side. Oakpoint sent a letter saying there may be a different alignment for that road. In the packet the map isn't shown, as far as where exactly that road is and a good idea of what the change is and where the road would come out on 169. She doesn't think it should go forward just on the basis that's in there now even though it's conceptual. She thinks it's really confusing since you can't fully consider if you really want that alternate in there without having the map in there. The other changes are missing text that was accidentally deleted earlier this year after the Council held a public hearing in

April on the Comprehensive Plan and they approved it in May. Kristen showed up at the May 2nd meeting and pointed out that one of the policies was missing and it was different from the April version and she didn't know there had been any changes, so she expressed her confusion to the City Council. With knowing that, they discussed it briefly but didn't make an amendment, and then approved it anyway knowing there was a problem. Come to find out there were 20 other changes in the plan between the May 2nd approval. A group of citizens had to appeal that to the State Growth Management Hearings Board. She believes the only reasons that citizens are getting information on those missing and accidentally deleted information, is because they appealed. She asked that they don't make citizens go to that great length to get their input heard because it was a massive amount of work to find out what exactly changed in the plan and what got removed. There is only supposed to be one Comprehensive Plan Update per year by state law, the City is doing it twice because it made errors in May. She asked for 30 more seconds after the timer went off. The Future Land Use Map also was changed earlier this/last year and approval this year. But those changes that the Planning Commission had in the Comp Plan, that was approved in May, were never discussed by the Planning Commission. And you are being asked tonight to have another hearing tonight, after this one, on a zoning change that's on a future land use map that the details have never been discussed, and she can send the Planning Commission the details.

Chairperson McCain and Director Kincaid reminded participants of protocol for the hearing.

Alan Gangl from Black Diamond – He thanked the Commissioners for volunteering their time and for their service. He said he took time today reviewing the King County Comp Plan and apologized for not reading the one for Black Diamond. He said King County had 7 points that they list which he will review but focusing mainly on one. Preserve the high quality of life in King County; spend money wisely to deliver services which is infrastructure; continue economic prosperity to promoting strong and diverse economy in KC presence; increase housing choices for all residence by permitting a wide variety of home styles by increasing housing opportunities for all residents in locations closer to jobs. That's the one that he wants to focus on since we don't have jobs in Black Diamond. If we are going to have high density housing, he personally feels it should be where the jobs are. Have it in the Kent valley, Auburn, Renton, etc. The other points of interest to ensure the necessary transportation facilities and services are available to service development at the time of occupancy; balance urban uses and environmental protection through careful site planning; and maximize development land while respecting natural resources.

Mike Heller from unincorporated Auburn – his concern is that King County has designated or wants this area to be a rural area. It seems like the City is going in

the wrong direction in that regard with all these zoning changes. The level of development that we are allowing should not be.

Allison Oster from Seattle but has ties to Black Diamond – noticed that Black Diamond is trying to draw “outsiders” in, so therefore, they should listen to “the outsiders” concerns. She drives all over King County for work and she’s concerned about traffic; traffic close to Black Diamond and flowing out of Black Diamond to the rest of the county. More traffic equals more carbon emissions from more cars, plus fewer trees since so many has been cut in the Ten Trails development. More development is more climate change and we often say, “Think globally, act globally” which is what she’s trying to do. New people are coming to King County, there’s no doubt about that. They should be moving to larger, already developed areas that have enough roads and transportation to accommodate them. Another question that she’s had is Palmer Coking, who once ran the coal mines and gave Black Diamond its name, when they stopped mining, they sold their land holdings for development including the land in question for development tonight. The Washington Dept. of Ecology has already run at least 2 toxic cleanup projects for Palmer Coking sites; ID #'s 8660 and 4615. She wonders instead of reimbursing taxpayers for the thousands of dollars that they’ve spent to clean up the messes from Palmer Coking, instead they are making more money and profit from selling their land for further development in which it seems the town does not want.

Peter Rimbos from Maple Valley – he said he is going to be far, far more than 3 minutes. The comments he submitted are 98% of those that were submitted. He signed up last so that hopefully he can go at the top of the list or he must wait an hour and a half to talk about the transportation which is extremely important. He leads the Citizens Technical Action Team and serves as Transportation Focal. The team has worked with the City on the 2015 Comp. Plan Update since April 2014 kick off meeting. At that meeting they held extensive discussions with subcontractor BergerABAM, the Mayor, City Council members, Andy and Seth. They also attended City Council workshops where they spoke with DKS Associates, the transportation contractor. For the past 5 ½ years they’ve been immersed in all aspects of the Comprehensive Plan Update. They’ve conducted in-depth research from most updates from state requirements elements including the natural environment element and parks and open space element which Mr. Bortleson spoke about earlier and Peter will talk about the transportation element, the most important element. Each state required element is comprised with corresponding Chapter and Appendix. The Chapters enumerate city Goals and Policies and the Appendices include State-required data, plans, schedules, financing, etc. In 2018 they reviewed the City’s proposed Transportation Element according to the requirements of RCW 36.70A.070(6)(a), which calls for consistency with the land use element and inclusion of several sub elements. Their 103 pages of detailed comments on the Transportation Element – clearly the key part of the entire Update – addressed each sub

element requirement and whether the city has met them to a sufficient degree. These, as included in the Department of Commerce checklist, along with the applicable State RCW with subparagraph designations are: Transportation Inventory, Levels of Service, Concurrency, Long-Term Forecasting, Future Needs, Long-Term Funding Plan, Intergovernmental Coordination, and Traffic-Demand Management. For the entire Transportation Element, both Chapter and Appendix, they found no changes from the April 2018 draft through the Planning Commission's August 2018 hearing and review, and the May 2019 Council's approval. All Public Comments were ignored including their extensive research and comments, including all the typos, misspellings, inconsistent and duplicative figure and table numbering's schemes and page numbering. In the City's execution of the State required Public Participation Plan, they ignored all Public Comments related to the Transportation Element. He continued by saying there 9 proposed Amendments on the list for Chapter 7 – Transportation, and there are 6 proposed Amendments for Appendix 7 – Transportation, for the Planning Commission to consider. They are just too detailed and complex for him to discuss tonight. He said if they have any questions to contact him. He stated that the City Staff, City Council, and the Public respects them so please use them.

Rose Wentz from Black Diamond – she grew up in Woodinville and it takes an hour to get through town which is only about 2 miles long, and she would hate to see that happen to Black Diamond. She had to switch her job position to reduce commute time, but she still sits in traffic for over an hour each direction which is miserable. She would like to see more of an appreciation of mature landscapes, like Issaquah has. They have old trees between apartment complexes, and we don't do that in the city of Black Diamond. She would also like to see more parks such as a dog park. She feels the City staff needs more staffing by looking at something that states we still have open positions. It seems the staff is overwhelmed and overloaded with all the development going on. She knows the staff means well but she stated that the City is hiring young persons out of college with psychology degrees and they aren't people who should be checking on permits. They just don't have those qualifications yet and the City shouldn't be putting them in that position. As a result of her doing research, she has noticed things like setbacks have been missed. There are SEPA exceptions that have been granted when they shouldn't have been. She stated the Dept. of Ecology has pointed that out to the City. She said the City needs to hire trained, knowledgeable and experienced people to fill those open positions that remain unfilled, and they were even budgeted for 2019. Ms. Wentz continued by saying she's not opposed to development, but it's too much too soon she felt. She said we're not even 10% done so let's wait till we're 50% - 7% done before the City moves for more development.

Chairperson McCain announced that they have come to the end of the list and there were 3 slots that were unfilled if there was anybody not on the list that

would like to speak. If not, they would open it back up to previous speakers if they had more testimony.

Peter Rimbo from Maple Valley – he continued his testimony from Appendix 7 from the Comp Plan and the 6 proposed amendments which include Travel Forecasting, Funding Sources, Transportation Improvements, Transportation Concurrency, Level of Service, and Intergovernmental Coordination. They have a written testimony which tries to follow the format that Ms. Kincaid did in the preliminary docket. The TAT would request to allow for them to participate in workshops as previous City Councils have allowed them before. They request that Commissioners reserve judgement on the Preliminary Docket Amendments. Its good to recognize that the Comprehensive Plan reflects the publics view of the city and what they want for it in the future. That's the whole purpose of Comprehensive Planning. The Comprehensive Plan of King County is very important, and they follow it very well. It's what the citizens want in King County's rural area at least. Hopefully Black Diamond's Comprehensive Plan will reflect what our citizens want. There are good comments that were heard tonight and hopefully the Commissioners will listen to them. The decisions that are made in Black Diamond also affect the other county citizens because there will be another 20,000 people moving here with 10-12 thousand more cars will be going on rural county roads that the county people primarily pay for because of the gas tax discrepancy at the state level.

Gil Bortleson from Auburn – he continued from his testimony as well as other members from the TAT. One suggestion would be to add policies to incorporate the use of Urban Separators. From a lot of feedback from the MPD Hearings, the people value their wildlife and would suggest adding a new chapter to the Comprehensive Plan entitled "Wildlife". Another suggestion is a review of the 2009 Comprehensive Plan which showed many more potential trails and parks which he named and those don't show up anywhere in the recent Comprehensive Plan. Another recommendation is to add a new policy to support the long-term monitoring of Lake Sawyer for phosphorous concentrations to the counties Lake Stewardship Program. Add a policy to promote the use of greenbelts and median roadway strips for aesthetic and stormwater control value. Add a goal to provide a greenbelt gateway along Hwy 169 at the north end of town; opportunity still exists since it's not already paved over with concrete. Add policies that promote landscaping and setback features for new businesses along Hwy. 169. Add land use policies encouraging landowners to retain forest lands (3 min. timer went off) such as the one which is off Roberts Drive that was put Public Benefit Rating System which will be there forever. Point is to encourage other landowners to do the same. Add a policy for urban serving facilities or main urban growth areas. There are proposals to put stormwater ponds and schools on outside of urban growth areas and they make ideals sites for walking paths around the ponds.

Commissioner Olson **motioned** to close the Public Hearing, **Second** by Commissioner Ambur. **Vote, Motion passed 5-0.**

Public Hearing #2:

a) Proposed Zoning Map Amendments (Public Hearing #2)

Gil Bortleson from Auburn – touched on the light industrial and business park zoning is where it should be in a flat area. Part of the vision statement is to incorporate an economic mix which includes light weight and industrial. If it were to move anywhere else, there is no other place, so there should not be a rezone to be considered, if you want to consider the economic pace. Another point is, “the plate is full” here in Black Diamond and we don’t need any more growth currently. The city is not prepared right now with basic needs such as fire, schools, and traffic so the recommendation is that the up zone should not be approved.

Gary Davis from Black Diamond – he spoke regarding not doing public notification of potential conflicts of interest. Concerned that one of the planning commissioners made an application in 2017 and he became a commissioner in 2018, and additional applications done in 2019. The public needs to be kept aware about it.

Susan Harvey from Ravensdale – currently is chair of the transportation committee of the Greater Maple Valley unincorporated area council and a chair of a united group of area councils that try to represent the rural areas. After hearing what the City is trying to do, it’s beyond the public’s authority to have any impact on what the City does. And the more you learn about the power of King County, the more you learn it’s beyond their power. The City is a unit and they have been designated to grow, and the City is within the Urban Growth Area and anything within those boundaries can grow. The City can rezone and do what they want. The rural people can’t say anything about it; they just have to endure it. And as the public has learned, King County doesn’t have that power. So, when the public is concerned about keeping the rural area rural, we’ve become a City so that’s not going to happen in realistic terms. So, the rural area must try to support and protect itself. Regarding Yarrow Bay/Oak Point, the City represents the public, not the property owner. The City must ask themselves if they have adequate infrastructure to support their growth decisions and can they guarantee the citizens of Black Diamond that their taxes won’t go up for the benefit of the few. And can you guarantee that with their recommendation that they can protect the wildlife, school funding, and quality of life that the citizens have entrusted them with. Please consider carefully since it’s not just a zoning decision, it’s a holistic decision.

Fred Mauerman from Black Diamond – he has been in construction for 20 years and he has witnessed differences between responsible growth based on

maintaining the “flavor” of a community and those that develop for maximizing profits for their developers to the detriment of the community. Growth must happen but it’s us how we choose how to grow; “flavor” of the community or look for the next financial opportunity. Removing the light industrial zones around our City Center, in favor of densified residential zones is just a grab for development income.

Renee Mix from Black Diamond – she stated King County gave Black Diamond a high number of houses (1,900) for their growth target which the City has already exceeded that number with 6,000 homes in Ten Trails. The impact on the county roads will add a tremendous amount of traffic. Once our small-town way of life is gone, we can never get it back.

Robin Buxton from Covington – speaking about the 2040 Plan and the rezoning request for approximately 150 acres within the City and annexation limits bordering portions of Lake Sawyer Road and to Hwy. 169. Her two issues are quality of life and the environment in which we live. Black Diamond is mostly surrounded by mostly rural areas and growth within this city should be gradual and limited in scope. Ms. Buxton read off the numbers for projection growth. The current number of households’ way exceeds even the numbers that were projected for 2040 with most of the growth being Ten Trails and Lawson Hills. She states there’s only 1 reason that this is a good idea and that would be those who stand to profit from the growth. Since the PCC property is already zoned as light industrial, the property owner could find ways to use the property without changing the zoning designation. If the zoning is changed to allow this area to be developed, the traffic will be impacted greatly, and other side roads will be impacted as well with drivers trying to find alternate routes. King County has repeated numerous times that they have no funding and no plans to expand roadways in the Ten Trails area or any other developments in the area.

Melody Mann from Black Diamond – she thinks it’s crazy to be adding things when you don’t even know what the first thing is going to do. The other point she made is that the signage coming into town says, “Welcome to Historic Black Diamond”, and nothing is historic anymore except the museum. She would like for the City to go backwards and make it more comforting with mining, trees, and nature, not just concrete and buildings everywhere. She thought Ten Trails was going to have a buffer of trees along the road, so she was disappointed with that when everything was cleared out. Watch what is happening with the first one before you decide to build more.

Kristen Bryant from Bellevue – she is still confused about the conflict of interest with Commissioner Butt and if the Commissioners came up with a decision while they were out in the hall? Ms. Bryant expressed her dislike for not receiving an answer to her question and wondered if the Commissioners had come up with a decision that the rest of the public didn’t get to hear. Chairperson McCain

explained that this is not a debate forum and that the Commissioners do not answer questions at this time. Ms. Bryant stated that she is making her testimony under objection with the presence of Commission Butt having an ownership stake in property that's being up zoned. Commissioner Butt stated that he is recusing himself from any vote regarding his property and they have never had any discussion on his property while he has been a Commissioner. He said his property is part of the Comprehensive Plan, however, but he was not on the Commission when the Comp Plan was made. Ms. Bryant reiterated her comments were still being stated under objection. She asked for more time since normally at Public Hearings they are given 5-6 minutes and Ms. McCain denied her request and advised her to continue since she is running out of time. There was further disagreement between the Chairperson, Ms. Bryant and the audience whether the debate to extend her speaking time was up for Commissioners to vote on or not. Commissioner Olson stated that no Commissioner has made a motion to allow her to extend her time, so she needs to be finished.

Elishia Conces from Black Diamond – she loves Black Diamond and the feel of it. She moved here because she is 10 minutes from her parents. She shared a story of where her father grew up in South Central Los Angeles and she doesn't want to see the unfavorable lifestyle of LA come here to Black Diamond. She said we need to try and figure out how to grow and still maintain the core values that people love of Black Diamond. Additional families will require more schools, police, fire, and roads which will be paid for by the residents.

Bonnie England from Black Diamond – she said the deer will go somewhere else. She said she hopes the Planning Commissioners will listen because the City Council hasn't been.

Bill Bryant from Black Diamond – he stated that there is a problem with the rezone that the Commission needs to be aware of. Mr. Bryant said in 2015 that the City received a letter from Palmer Coking Cole (PCC) and the City chose to listen to this one citizen over the other numerous citizens comments and concerns. PCC was involved with the 1996 Comprehensive Plan which is the one that brought the great amount of development to the City and PCC made a lot of money from that deal. Mr. Bryant learned that there are requirements of how the City reviews Public Comments - Ordinance 14-1044. He stated that in 2015 there was no record that the City used the PCC letter when changing the Comprehensive Plan, but those changes showed up in the Future Land Use Map. Then they showed up in the new zoning map proposal. He didn't feel it was right that the City didn't share with the citizens what the City did with the public comments. He said if the law was followed, the citizens would know how and why this decision was made.

Cindy Ostermann from Black Diamond – she stated she had called and spoke with Barb Kincaid about the Agenda tonight, specifically the property of Palmer

Coking Cole and she appreciated the time she spent explaining things on the phone. However, she said she is getting conflicting information tonight. Director Kincaid had assured her that PCC had no plans of developing their property and that's not what she's hearing tonight. She believes people have rights on how they can use their property, but on the other hand, Black Diamond has had way too much growth for the infrastructure and sophistication of the City Council, Planning Commission and the staff. She doesn't believe the City is in the position to approve an up zone. The City needs to work on the infrastructure first and delay any growth until we see what happens with Ten Trails.

Rose Wentz from Black Diamond – she stated she was premature in handing out her packet during the first hearing so she would like it to put into both hearings as written testimony. She discussed the conflict of interest with the property of Commissioner Butt and went over a timeline of when things took place. She said she heard that Commissioner Butt's wife may have a stake in PCC, and the citizens would need to know about that. So that's something that needs to be paid attention to by the Council and the Commissioners. Ms. Wentz also had concerns on school and traffic impact fees, stating future developers need to be paying their fair share of those fees. The City needs to have those fees in place before there is any more up zoning. She feels the City just isn't ready and Oakpoint is not even 10% done and Lawson Hills and The Village haven't even been started on. The City should wait until they are at least 50-70% done before they even consider looking at any future growth.

Kathleen Mikos from Black Diamond – She states more development brings more cars and more people. Questions she has is there adequate protection from police department, are there adequate schools for the children, or is there enough water for the anticipated number of people? PCC will be the ones who will be gaining the most and the citizens of Black Diamond will be the ones losing. The traffic is horrible no matter when you travel; early in the morning or later after work.

Diane Rauschenberg from Enumclaw – The rural feel that once was here, is long gone. There needs to be growth, but it needs to be controlled and managed carefully. Once 50 or 100-year-old trees are gone, they won't be seen in her grandchildren's or their children's lives. The citizens need clean air, adequate safe water, open spaces, green spaces, and habitat for wildlife. The Ten Trails has brought too much traffic congestion to local roadways and surrounding areas. She thinks we need to see what this development will do to this community before adding any more.

Allison Oster from Seattle – She encouraged citizens to run for office as 2 of the 3 positions are running unopposed. Either for City Council or Planning Commission because that's the only way things will change if you don't like what's going on or if you think they won't listen to citizen's concerns.

Dan Palmer from Black Diamond – He is concerned with the pollution and need to think about people's health. He was a part of the Citizen's Advisory Group when the 1st Comprehensive Plan was put together. He said companies like PCC were more than happy to switch from Resource Land to Development Land because of all the money they would make from doing that. He remembers having visionary meetings back in the 1980's and everyone wanted to keep Black Diamond small with the small-town feel, and that's not what has taken place. and remembers reading an article which got National recognition on their design to detail about the Master Plan to keep the architecture to fit in with the historic town and he was extremely pleased with this info. But that's not what has taken place. He's extremely displeased with the designs/architecture of the homes as they do not fit in with the historic community.

Commissioner Olson **motioned** to close the Public Hearing, **Second** by Commissioner Butt. **Vote**, Motion **passed 5-0**.

5) **STUDY/WORK SESSION** - none

6) **UNFINISHED BUSINESS** - none

7) **COMMUNITY DEVELOPMENT DEPARTMENT REPORT** – Director Kincaid announced the term for position of Planning Commissioner #2 is up December 31, 2019 and will advertise that opening shortly. Also, vacant position of Code Compliance Officer/Building Inspector has been posted. Announced that the next Planning Commission Meeting is on November 12, 2019 at 6:00 pm.

8) **PUBLIC COMMENTS**

Peter Rimbos from Maple Valley spoke to Commissioners.

Nathan Kitzkey from Black Diamond spoke to Commissioners.

Robin Buxton from Black Diamond spoke to Commissioners.

Kristen Bryant from Bellevue spoke to Commissioners.

9) **ADJOURN**

Commissioner Olson **motioned** to adjourn, **Second** by Commissioner Ambur. **Vote**, Motion **passed 5-0**.

THE MEETING ADJOURNED AT 8:38 PM

These minutes were respectively recorded by Carina Thornquist, Deputy City Clerk

ATTEST:



Pam McCain, Chairperson



Planning Commission Secretary