



CITY OF BLACK DIAMOND
PLANNING COMMISSION SPECIAL MEETING MINUTES
October 14, 2020, 6:00 PM
Zoom Virtual Meeting

FLAG SALUTE, CALL TO ORDER, ROLL CALL

Commissioner McCain called the special meeting to order at 6:00 p.m.

Present: Commissioners: LaConte, Jensen, Butt, McCain, Ekberg, Olson (Commission Ambur was not present during roll call and joined the meeting at 6:35 p.m.)
Excused:
Unexcused:
Staff: Barbara Kincaid, Community Development Director
Brenda L. Martinez, City Clerk

APPROVAL OF MINUTES: None

PUBLIC COMMENT: None

PUBLIC HEARING: None

STUDY/WORK SESSION: None

UNFINISHED BUSINESS:

1. Comprehensive Plan Amendment: Chapter 5 Land Use

Community Development Director reported that the comprehensive plan amendment can only be done yearly and needs to be adopted before the end of year. She added that the docket contains a narrow scope of revisions and our timeline is short. Ms. Kincaid explained that the focus for tonight is the third item on the docket, which is the review of Chapter 5 Land Use where we are looking for anything in the chapter we might revise to satisfy Puget Sound Regional Council's concerns with the MPDs and the County-wide growth targets and regional growth. She noted sending all Commissioner's this chapter and will be walking them through the proposed changes. She emphasized that no action is required tonight, however she would like to have consensus on the proposed language.

Director Kincaid highlighted the following areas where changes are being proposed.

5.1 Introduction -

The land use element is central to the City of Black Diamond comprehensive plan is intended to influence or alter development patterns over time. – Ok

5.2 Planning Framework

The land use element supports the visions by providing a means to achieve and maintain desirable land use balances and development patters over time. – Ok

5.3 General Land Use Goals and Policies

Black Diamond's overall land use concept is a shared desire to develop as a balanced community like 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. – Ok

5.7 Master Planned Development (MPD) Overlay

There are two Master Planned Developments (MPDs) currently under construction in the City of Black Diamond. The build-out of these MPDs will result in housing units that exceed the Countywide adopted growth targets and the regional growth strategy, as discussed in Chapter 2 of this plan. – Ok.

In order to align the City's future growth with countywide and regional growth, the allowance for new MPDs, ~~but~~ "must" be carefully considered. - Consensus to change "but" to "must").

MDP Designation Criteria

- The designation of any new MPD should be discouraged until full buildout of the ~~the~~ two currently under construction. – Delete the extra "the". It was noted this was a very wise addition as it is a major concern within the community. It was asked if a stronger word than "discouraged" could be used.
- The development plan requires flexibility to meet the requirements of an MPD. – Director Kincaid recommended striking this bullet point. Ok
- The parcels ~~is~~ are at least 80 contiguous acres in area and in single or unified ownership ~~or is subject to a pre-annexation agreement that requires an MPD for the parcel.~~ – There was discussion to make the shown changes on this bullet point.

5.10 Urban Reserve Goals and Policies

- ❖ LU Goal 6 – Strike - Encourage urban growth in areas that can be serviced by adequate public facilities and services and protect natural resources and environmentally sensitive lands.

- ❖ LU Goal 6: Recommend adding - Discourage annexation or urban levels of growth in the remaining PAAs until the City's future growth is aligned with the countywide targets and regional growth strategies.

Commissioner Ambur joined the meeting at 6:35 p.m.

Commissioner Ambur suggested removing Lake 12 from the PAA.

Director Kincaid suggested that as a policy we could add one that says - Work with King County on removing Lake 12 from the City's PAA.

There was discussion on what costs the citizens in the PAA would incur to be annexed into the City. And whether or not to remove Lake 12 as a PAA.

There was discussion on the SE Green River Gorge Road and the West Annexation Area located west of Lake Sawyer along the Covington Sawyer Road, including Kentlake High School and need to break up how we treat the two PAAs.

The during discussion the following verbiage was suggested.

GOAL: Future annexation of the PAAs will not occur until the City's growth is aligned with countywide growth targets and the regional growth strategy.

New LU Goal 6: Annexation may only occur in areas that can be serviced by adequate public facilities utilities, and services

Added LU Goal 7: Annexation of PAAs shall not result in the loss of protection for natural resources and environmentally sensitive lands.

Policy LU-23 Urban development with a Potential Annexation Area will 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.

There was discussion to keep below two Policies LU 25 and 26.

Policy LU-25: Approval of the annexation of the Lake 12 Area shall include permanent public access to the lake.

Policy LU-26: Prior to annexing the Lake 12 Area, a traffic study shall be completed to determine the appropriate city road standards that apply to all public roads within the annexation area.

Proposed Adding - Policy LU-28: The City will work with King County to evaluate the removal of the Lake 12 Areas as a PAA.

There was discussion on the above with Director Kincaid stating she will wordsmith now that she understands the intent.

5.13 Commercial Goals and Policies

Proposes adding – under 2nd paragraph under Community Commercial – The Community Commercial designation is not intended to be a mixed-use area and residential development shall not be allowed. Ok

LU Goal 10: Encourage the concept of mixed-use development in the TC and NC Designations to create diverse and self-sufficient neighborhoods. Ok

Suggested adding - Policy LU-50: Discourage the loss of Community Commercial areas to residential development. Ok

In closing, Ms. Kincaid commented on having a great discussion and noted she has enough input to put together a draft document for a public hearing. She shared that the next item the Planning Commission will be working on is the transportation piece. She reminded Commissioner's that the Puget Sound Regional Council stated the plan needs to have language that addresses a contingency plan for funding so that will be the topic for the Planning Commission meeting on November 10th. She further noted that the public hearing will most likely need to be during a special meeting at the end of November to get testimony, deliberate, and get a package to Council for action.

COMMUNITY DEVELOPMENT DEPARTMENT REPORT: None

PUBLIC COMMENT: None

ADJOURN:

Commissioner Olson motioned to adjourn.

Seconded by Commissioner LaConte.

Vote, Motion passed 7-0

MEETING ADJOURNED AT 7:37 p.m.

These minutes were respectively recorded by Brenda L. Martinez, City Clerk

ATTEST:



Pam McCain, Chairperson



Planning Commission Secretary