

CITY OF BLACK DIAMOND  
PLANNING COMMISSION MEETING MINUTES  
November 10, 2020, 6:00 PM

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

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

**Present:** Commissioners: LaConte, Jensen, Butt, McCain, Ekberg,  
Ambur and Olson.  
**Staff:** Barb Kincaid, Community Development Director  
Carina Thornquist, Deputy City Clerk

2) **APPROVAL OF MINUTES**

*Regular Meeting of October 6, 2020*

Commissioner Olson **Motioned** to approve the October 6, 2020 minutes.  
Second Commissioner Butt. **Vote**, Motion passed 7-0.

*Special Meeting of October 14, 2020*

Commissioner Olson **Motioned** to approve the October 14, 2020 minutes.  
Second Commissioner Jensen. **Vote**, Motion passed 7-0.

3) **PUBLIC COMMENT**

Kristen Bryant - Bellevue

4) **PUBLIC HEARING** - none

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

6) **UNFINISHED BUSINESS**

- a. *Comprehensive Plan Amendment: Chapter 7 Transportation and Appendix 7 (Transportation)*

Director Kincaid reviewed #4 on the Docket by "sharing a PowerPoint" with everyone which pertained to the Transportation section of the Comprehensive Plan. She went over the highlights and showed bullet points which were items she suggested changes to. Those items included:

- Removing certain text to remove erroneous information regarding Hwy 169.
- Clarification for Puget Sound Regional Council (PSRC) with changes to be made with what PSRC is asking for
- Designated Highway of Statewide Significance (HSS)
- WADOT determines the level of service
- Business' along Hwy 169 need to plan for road expansion/widening in the future.

Commissioner McCain questioned a document that was received by Commissioners. Ms. Kincaid inadvertently supplied an incorrect document which therefore was emailed out and posted on the website. The incorrect document had text that is not redlined; those redlined items are being deleted.

Director Kincaid and the Commissioners had extensive back and forth discussion on issues related to Hwy 169 which included, but not limited to the City's jurisdiction over Hwy. 169; right of way designated by business'; 100' measuring method; homes along highway; and the state's plan for widening the highway.

Ms. Kincaid reviewed and gave explanation on 3 maps (7-4, 7-5, 7-6). She further explained that they are "conceptual maps".

Ms. Kincaid spoke to a concern from PSRC wanting a contingency plan for funding any shortfalls. She spoke about options of adopting a Transportation Impact Fee (TIF) to fund capacity improvements, and possible grant opportunities once our population growth exceeds 5,000. There was discussion between the Commissioners and Ms. Kincaid about finances versus the level of service which would be provided to the community. Moreover, the Financial Impact Mitigation Policy was reviewed; developers must pay even if permits are expired.

Ms. Kincaid summarized the Chapter and Appendix and suggested rolling it into 1 document and taking it to a Public Hearing. After discussion between the Director and the Commissioners, they agreed to hold a Special Meeting on December 1, 2020 to hold a Public Hearing; Commissioners could deliberate at the December 8<sup>th</sup> Planning Commission meeting; finally, take it before City Council to be approved at the December 17<sup>th</sup> City Council Meeting.

## **7) COMMUNITY DEVELOPMENT DEPARTMENT REPORT**

Ms. Kincaid announced that 2 Planning Commissioner seats will be open as of January 1<sup>st</sup> and Commissioner Butt and Commissioner Ekberg had decided not to reapply. Barb also announce that she has taken another position with the City of Dupont as of December 1, 2020.

8) PUBLIC COMMENTS - none


9) ADJOURN

Commissioner Jensen **motioned** to adjourn, **Second** by Commissioner La Conte.  
**Vote, Motion passed 7-0.**

**THE MEETING ADJOURNED AT 7:37 PM**

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

ATTEST:

  
Pam McCain, Chairperson

  
Carina Thornquist  
Planning Commission Secretary