



CITY OF BLACK DIAMOND
PLANNING COMMISSION SPECIAL MEETING MINUTES
December 1, 2020, 6:00 PM
Zoom Virtual Meeting

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

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

Present: Commissioners: La Conte, Jensen, Butt, Ekberg, Ambur, and Olson

Staff: Barbara Kincaid, Mona Davis, Community Development Director, and Brenda L. Martinez, City Clerk

Ms. Kincaid shared with the Commissioners that she has accepted a position with the City of DuPont as their new Community Development Director and introduced the City of Black Diamond's new Community Development Director, Mona Davis.

Ms. Davis said hello to everyone and noted looking forward to working with all the Commissioners and picking this up where Barb left off, and hopefully as smoothly as possible.

Ms. Kincaid commented on what a wonderful Commission the City has and noted it being a pleasure to work with them, and hopes her Commissioner's at DuPont are as good as them.

Chair McCain thanked Ms. Kincaid for her kind comment and wished her all the best.

PUBLIC COMMENTS:

Gary Davis, Black Diamond spoke to the Commissioners.

PUBLIC HEARINGS:

1) 2020 Annual Amendments to the City of Black Diamond Comprehensive Plan

Director Kincaid gave a brief overview of the proposed annual amendment revisions. She noted that tonight is to hear public testimony and deliberations would take place at the December 8, 2020 Planning Commission meeting.

Chair McCain opened the public hearing at 6:14 p.m.

Kristen Bryant, Bellevue noted having very specific suggestions in her written comments that were sent in. She commented that there were numerous changes to the Comprehensive Plan that were suggested at the beginning of 2020 by the public. She stated her parents submitted proposed changes to the Comprehensive Plan when they found out what kind of development was allowed and were disturbed by what was being allowed as they felt it would invite the kind of development to keep with Black Diamond small town character. She shared that she helped them to submit very specific changes to the Comp Plan, but they hadn't appeared on the preliminary docket. She further added that many people asked the Commission to replace the future land use map in the Comprehensive Plan with the one that had governed in 2018 (the previous version). By replacing that map it would satisfy a lot of the public's concerns with over development as well as the Puget Sound Regional Council condition to not add significant new development to Black Diamond because it is already at three times its growth targets. She stated that as noted in written comments replacing this map would go a long way towards satisfying that PSRC condition, where it did not seem the other changes in the plan proposed tonight are sufficient. Another thought she brought up was that it doesn't look like anything that prevents the commission from discussing tonight, depending on how long the comments go, and would be wise to bring them up tonight so they can be researched. She stated not to count on staff with the changes as Commissioners can ask for certain things to be brought forward in written form as part of the docket. She noted this may be a little change given the fact that as there is a possibility to have permission to take more time, however if you need to finish this year then you might consider asking for another public hearing notice tonight that includes all of the public draft changes as potential amendments to the plan and that you or Council are not prohibited from adopting those. If Commissioners wanted to do that in December it would be wise to ask for a new hearing notice tonight as it takes a couple of weeks. Lastly, she referred to the technical appendix, (Transportation) and asked if it has been updated since the 2018 release that is in the currently adopted plan. She also asked if the transportation appendix assume 4 lanes on SR 169 (the actual numbers the consultant ran to do the analysis) or did it assume 2 or maybe it assumed 2 and a center turn lane; she can't find the answer to what assumption is in those appendix numbers.

Nicole De Leon, representing Oakpointe noted submitting public comment to the Commissioners. She noted trusting that Commissioners would read those questions and reach out to her if needed. She reconveyed one point specifically on the new policy that would more or less preclude new MPDs within the City. She stated they understand the intent was to focus in on providing careful consideration on new MPDs, however they believe there is a need to add additional language that clarifies that it does not apply or impact current development of the existing MPDs. She again stated they believe that is the intent however they believe the revisions they suggested would help clarify with all parties moving forward.

She shared that there are several other revisions in her comment letter and is available and happy to answer any questions and will also be in attendance at the December 8th meeting. She added that if more time is allowed to continue with this update process, they are in support of that so the Planning Commission and Council can thoughtfully consider these revision.

Bob Stuart, Black Diamond thanked the Planning Commission for the opportunities to express comments with the plan. He commended them on continuing to push forward and get caught up on an overdue deliverable for the city. He added his affirmation to Ms. Bryants comments on what has been said over the past year regarding the comprehensive plan. He encouraged the group to think of the citizens and hold valuable their time taken in the process and to better improve how we conduct the process. He noted submitting multiple comments this year and does not feel the public input has been considered or handled properly. He hopes if there is any consideration for stopping the process or holding another public hearing that includes more input would be great. He hopes at a minimum that next year the public input can be handled differently in accordance with how the process is to be conducted. He thanked the Commissioners for their time and hopes we can get a consideration of putting the prior comprehensive plan future land use map back in until we can have a properly vetted one and is really concerned about the zoning that that map essentially intimates is going to be there going forward without having proper review. In closing, he again stated appreciating all the hard work the Commissioners do as a group.

Chair McCain closed the public hearing at 6:27 p.m.

Director Kincaid thanked Commissioners Butt and Ekberg for their service on the Planning Commission and noted there being two vacancies and encouraged citizens to apply.

PUBLIC COMMENTS: None

ADJOURNMENT:

Motion was made by Commissioner Olson to adjourn the meeting. **Motion seconded** by Commissioner Butt. **Vote:** Motion passed 7-0.

The meeting ended at 6:31 p.m.

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

ATTEST:


Pam McCain, Chairperson


Planning Commission Secretary