



CITY OF BLACK DIAMOND  
PLANNING COMMISSION MEETING MINUTES  
December 8, 2020, 6:00 PM

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

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

**Present:** Commissioners: LaConte, Jensen, McCain, Ekberg, Ambur, and Olson.  
**Absent:** Commissioner Butt (unexcused)  
**Staff:** Barb Kincaid, Community Development Director (outgoing)  
Mona Davis, Community Development Director (incoming)  
Carina Thornquist, Deputy City Clerk

2) **APPROVAL OF MINUTES**

*Regular Meeting of November 10, 2020*

Commissioner Jensen **Motioned** to approve the November 10, 2020 minutes.  
Second Commissioner LaConte. **Vote, Motion passed 6-0.**

3) **PUBLIC COMMENT** –

Philip Acosta from Black Diamond, WA  
Kristen Bryant from Bellevue, WA

4) **PUBLIC HEARING** - None

5) **STUDY/WORK SESSION** –

- a. *Deliberation on the 2020 Annual Amendments to the City of Black Diamond Comprehensive Plan*

Because of Covid-19, the scope of items was relatively small. Ms. Kincaid and the Commissioners had decided it was best to just concentrate on the PSRC items for this year.

Chair McCain requested some clarification from Ms. Kincaid regarding an email dated November 26, 2020 from Peter Rimbo where some bullet points were possibly omitted. Ms. Kincaid believed these to be inadvertently taken out during formatting and asked staff to put these bullet points back in after verifying the information.

Ms. Kincaid began by talking about one of the largest concerns from the public, the traffic impact on the community. A couple of items pertaining to Hwy 169 were explained:

- Future construction of the highway is planned for 2 lanes and not 4 lanes
- Community Commercial along the highway

Chair McCain opened the floor for any questions that the Commissioners may have concerning items that were specifically on the docket. Those included:

- Clarification on Future Land Use Map
- Wording for Community Commercial **section of the Comprehensive Plan** to be changed to **“Residential units shall not be allowed in Community Commercial.”** *(This bullet point was amended and approved at the January 12, 2021 Planning Commission meeting.)*
- Level of Service for Transportation
  - Lowering the level of service was only an option on the contingency plan in case there was not enough funds.
  - After discussion, the verbiage on Contingency Plan was to be changed

Other items of concern which were not on the docket would be tabled for a discussion after the first of the year. Some of those items included:

- School Impact Fees – reduction for MPD houses
- Neighborhood Center (NC) and Town Center (TC) zoning should have limitations on residential development as there are too many apartment buildings.
- Look at Chapter 18 and consider zoning amendments in the future around mixed use in the Community Commercial (CC) zone.
- Mixed Use developments with apartments are not happening in Ten Trails MPD zone
- Bring the public comments back to discuss for consideration of future code amendments

Ms. Kincaid gave a brief overview of her 3 recommendations to take to City Council:

- Regarding Community Commercial, replace “should” with “shall” (on page 514)
- If any bullet points that were lost during formatting, they will be replaced.
- A7-4 in Transportation Appendix, strike last added language of lowering the Level of Service (On page 50 in the 2<sup>nd</sup> paragraph)

Commissioner Olson **Motioned** to recommend the proposed draft changes on the 2020 Annual Amendments to the City of Black Diamond Comprehensive Plan as presented tonight, including verification of the 4 bullet points from the 2019 plan that were possibly omitted as referenced in the email from Peter Rimbo dated November 26, 2020, but with the removal of Comment notated BK11 on page A7-4 with regards to reducing the LOS standards, along with the change of the word “should” to “shall” notated BK5 page 5-14, and to authorize staff to forward these recommendations to the City Council on behalf of the Planning Commission. **Second** Commissioner Jensen. **Vote**, Motion passed 6-0.

6) **UNFINISHED BUSINESS**

7) **COMMUNITY DEVELOPMENT DEPARTMENT REPORT**

Ms. Kincaid welcomed and introduced Mona Davis as the new Community Development Director.

8) **PUBLIC COMMENTS**

Kristen Bryant – Bellevue, WA  
Nicole DeLeon – Oakpointe Attorney

9) **ADJOURN**

Commissioner Olson **motioned** to adjourn, **Second** by Commissioner La Conte. **Vote**, Motion passed 6-0.

**THE MEETING ADJOURNED AT 7:28 PM**

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

ATTEST:

  
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Pam McCain, Chairperson

  
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Planning Commission Secretary