



**CITY OF BLACK DIAMOND
PLANNING COMMISSION AGENDA
March 11, 2025
Council Chambers, 25510 Lawson St., Black Diamond**

THIS IS OFFERED AS A HYBRID MEETING AND MAY BE ATTENDED IN PERSON AT THE ABOVE NOTED ADDRESS OR BY JOINING VIRTUAL/TELEPHONICALLY. CALL IN AND JOINING INFORMATION FOLLOWS:

Zoom link to join meeting:

https://blackdiamondwa-gov.zoom.us/j/*****618?pwd=tE47Grjizkb37zcZcbpy7AhwdhyYDe.1

Meeting ID: 845 853 1618

Password: PC

Telephone dial in options:

+1 206 337 9723 US (Seattle)

+1 253 215 8782 US (Tacoma)

Meeting ID: 845 853 1618

Password: 947794

6:00 P.M. - CALL TO ORDER, FLAG SALUTE, AND ROLL CALL

Introduction of New Planning Commissioners – Heather Asante and Jeff Todd

APPROVAL OF MINUTES:

1) Planning Commission Meeting of February 11, 2025

PUBLIC COMMENTS: Persons wishing to address the Planning Commission regarding items of new business are encouraged to do so at this time. Please use the “raise your hand” feature and once recognized by the Chair, you may unmute and state your name and city for the record. Please limit your comments to 3 minutes. For those dialing in, please press *9 to raise your hand and *6 to unmute yourself.

PUBLIC HEARINGS: None

STUDY/WORK SESSION: None

UNFINISHED BUSINESS:

2) Comprehensive Plan

NEW BUSINESS: None

COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

PUBLIC COMMENTS:

ADJOURNMENT:



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
February 11, 2025, 6:00 PM

CALL TO ORDER, FLAG SALUTE, ROLL CALL

Chairperson Morgan called the meeting to order at 6:00 p.m.

Present: Commissioner Kelley Sauskojus
Commissioner Steve Jensen
Commissioner Grifan Cayce
Commissioner Pam McCain
Commissioner Wynstan Larsen
Chair/Commissioner Carol Morgan
VACANT

Unexcused:

Staff: Interim Community Development Director, Andrew Williamson
Deputy City Clerk, Carina Thornquist
IT Staff, Jake Kapsandy
Senior Planner, Jill Kuzaro

Chair Morgan thanked Commissioner Larsen for continuing on the Planning Commission and then welcomed new Commissioner Grifan Cayce.

APPROVAL OF MINUTES:

1) Regular Planning Commission Meeting of October 8, 2024.

There were no changes to the October 8, 2024 minutes and they were approved as presented.

PUBLIC COMMENT - None

PUBLIC HEARING - None

STUDY/WORK SESSION - None

UNFINISHED BUSINESS - None

NEW BUSINESS –

2) Vote for Chair and Vice Chair

Chair Morgan read the duties of the Chair and Vice-Chair position and verified that there were a minimum of 5 members present to vote. She also went over the procedure of the voting process. Commissioners may nominate another Commissioner for a position, or they can nominate themselves. The person nominated will have the right to accept or decline the nomination. Once all nominations have been made, the vote will take place having Commissioners voting 'Yes' for only (1) one candidate. The person with the majority of votes will be elected.

Commissioner McCain nominated Commissioner Sauskojus for Vice-Chair and she accepted the nomination. There were no other nominations. **Vote, motion passed 6 - 0.**

Commissioner Jensen nominated Commissioner Morgan for Chair and she accepted the nomination. There were no other nominations. **Vote, motion passed 6 - 0.**

3) Review Policy and Procedures (Municipal Code and Rules and Procedures)

Chair Morgan explained to the Planning Commission that the Municipal Code takes precedence overall, and then the Rules and Procedures are based off of those. She advised the Commissioners to take them home and review them before the next meeting.

4) Discussion of Comprehensive Plan

Andrew Williamson introduced himself as the Interim Community Director and also introduced Senior Planner, Jill Kuzaro. Director Williamson then reviewed the timeline of the Comprehensive Plan and explained what remains to be accomplished within that timeframe. In addition, he is also having the city attorney review the Comp. Plan one last time to verify nothing is being overlooked. After this is completed, he will update the timeline once again.

Back and forth discussion between the Commissioners and Interim Director took place.

6:14 p.m. Technical difficulties took place with the audio shutting down for less than a minute.

COMMUNITY DEVELOPMENT DEPARTMENT REPORT -

Interim Director Williamson reported on the following topics:

- Reported that last year we were \$100,000 over budget.
- 3 plats that are coming in and being worked on; these are outside of Ten Trails.
- A press release is expected in the near future regarding commercial activity in Ten Trails.
- Hearing coming up on the 24th for reasonable use exception.
- Builders Lennar and Toll are moving forward with building permits; 25 new permits have just come into the office.
- Open positions hoping to be filled are: Community Development Director and permit tech/asst. planner.

PUBLIC COMMENTS - None

ADJOURNMENT -

Commissioner Larsen moved to adjourn, **second** Commissioner Jensen **Vote**, motion **passed 6 - 0**. Meeting adjourned at 6:45 p.m.

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

ATTEST:

Carol Morgan, Chairperson

Carina Thornquist, Planning
Commission Secretary



2024 Comprehensive Plan Periodic Update

March 3, 2025

City of Black Diamond
2024 Comprehensive Plan Periodic Update



Meeting Purpose

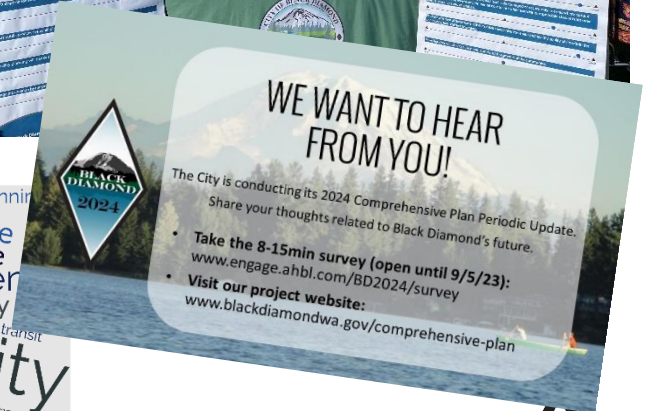
- Welcome, new members!
- Share the latest version of the Comprehensive Plan Draft that was distributed with a SEPA Determination
- Prepare for the forthcoming adoption process



BACKGROUND

Reminder: Public Input is Central to our Work Product and Process!

- Guided by the City's Public Participation Plan:
 - Website maintained and we've used the e-mail list
 - Direct mailings and public notices
 - Workshops and Open House events
 - Survey
 - Comment forms
 - Planning Commission and City Council presentations



What is the Comprehensive Plan?

The Comprehensive Plan is the 20-year framework for local policy, planning, and capital facility investment through the year 2044.

Washington State's Growth Management Act (GMA) requires that cities update local comprehensive plans every 10 years. The Comprehensive Plan may also be amended on an annual basis.

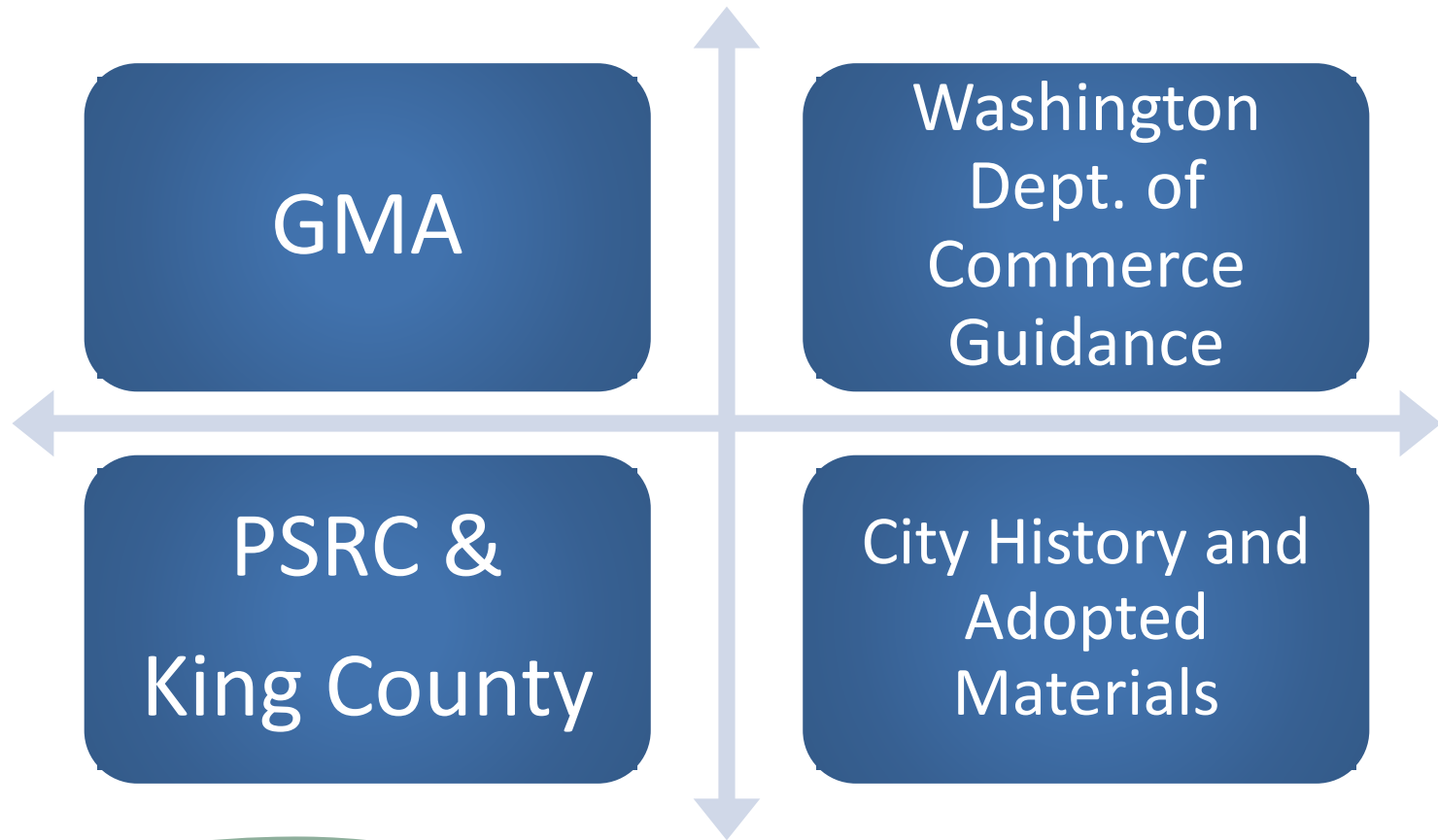


What is the Comprehensive Plan?

- Establishes blueprint for the City's future: 20-year horizon (2024 - 2044)
- Guides the physical development of the community
- Basis of decisions on land use, transportation, housing, capital facilities, parks, economic development, and the environment
- Sets level of service standards for City facilities (roads, parks, etc.) and how to pay for them
- Updates zoning and development regulations to be consistent with the Plan
- Intended to balance public interests and bridge the gap from where we are to where we want to go



Changes are also made according to: ⁷



Checklists

AHBL prepared a “Gap” analysis using two checklists to identify areas that need to be addressed

- Puget Sound Regional Council(PSRC) “VISION Consistency Tool”
- WA Dept of Commerce “Periodic Update Checklist for Fully Planning Cities”

These same checklists were used to guide the update and now demonstrate compliance and show our work

Initial Gap Analysis by AHBL on May 12, 2023
(Reviewing the City of Black Diamond Comprehensive Plan 2015-2035 as Adopted May 2019)

Land Use/Development Patterns

The plan supports the further development of healthy, walkable, compact, and equitable transit-oriented communities that maintain unique character and local culture. The plan supports conserving rural areas and creating and preserving open space and natural areas.

Policies and programs should:

Build thriving urban communities

Support inclusive community planning (MPP-DP-2, MPP-DP-8)

Page/Policy Reference
No specific

Initial Gap Analysis by AHBL on May 12, 2023

Section I: Comprehensive Plan Elements

Land Use Element
Consistent with countywide planning policies (CWPPs) and RCW 36.70A.070(1)

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
New 2021-2022 legislation [RCW 36.70A.070(1) changes to RCW 36.70A.110] regarding UGA size, patterns of development, suitability and infrastructure. Coordinate these efforts with your county	No	No	The UGA assessment is provided in association with the buildable lands report and coordinated with King County. Based on the buildable lands report and County coordination, no UGA adjustments are proposed at this time.
a. The element integrates relevant county-wide planning policies into the local planning process, and ensures local goals and policies are consistent. For jurisdictions in the central Puget Sound region, the plan is consistent with applicable multicounty planning policies. RCW 36.70A.210 WAC 365-196-305 Coordinate these efforts with your county	Yes Introduction; Policy LU-21; LU Goal 12; Policy LU-53; Policy LU-54	No	
b. A future land use map showing city limits and UGA boundaries. RCW 36.70A.070(1) and 36.70A.110(b) WAC 365-196-408(2)(d), WAC 365-196-405(2)(a)	Yes Future Land Use Map	Yes	The Future Land Use Map will be updated as a part of this update process.
c. Consideration of urban planning approaches that increase physical activity. RCW 36.70A.070(1) and WAC 365-196-405(2)(d). Additional resources: Transportation Efficient Communities, The Washington State Plan for Healthy Communities, Active Community Environment Toolkit	Yes Section 5.2; Policy LU-5; Policy LU-6	No	
d. A consistent population projection throughout the plan which should be consistent with the county's sub-county allocation of that forecast and housing needs. RCW 36.70A.115 RCW 43.67.035 and WAC 365-196-405(f)	Yes Sections 2.1 through 2.4	Yes	The Comprehensive Plan will be updated to incorporate the updated population and housing projections and targets (from CPPs) for Black Diamond.

PERIODIC UPDATE CHECKLIST FOR FULLY PLANNING CITIES - REVISED MARCH 2023

4



Intent of the Update: GMA Goals

GMA's 14 *FIFTEEN* Goals to Balance

- Urban Growth
- Reduce Sprawl
- Transportation
- Housing
- Economic Development
- Property Rights
- Permits
- Resource Lands
- Open Space/Recreation
- Environment
- Citizen Participation
- Public Facilities/Services
- Historic Preservation
- Shorelines
- *Climate*

No priority order. Balancing based on “local circumstances.”



The "Elements"



Introduction



Parks,
Recreation, &
Open Space



Land Use



Transportation



Housing



Capital
Facilities &
Utilities



Natural
Environment



Economic
Development

NEW – King County Affordable Housing Committee Review

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- There is an Affordable Housing Committee (AHC) of King County's Growth Management Planning Council (GMPC)
- A new process was recently introduced where the Committee conducts a "Housing-focused Draft Comprehensive Plan Review Program"
- Black Diamond's status is "Under Review" and we anticipate a comment letter from the Committee in April



Review Process – Project Launch

Kickoff and Visioning Workshop

- March 2023

Land Use Strategies Workshop

- August 2023

Multimodal Transportation Workshop

- October 2023

Planning Commission Meeting –Survey Results

- October 2023



PC Meetings: Review the Elements

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Introduction

- June 2023

Capital Fac & Utilities

- January 2024

Transportation Element (Part)

- May 2024

Parks Rec & Open Space

- July 2023

Econ Development & Housing

- March 2024

Review Comments Received to date

- July 2024

Natural Environment

- July 2023

Open House Community Event

- April 2024

Transportation Element

- September 2024

Land Use Element

- Nov. 2023

Special Mtg – Transportation Presentation

- May 2024



WHAT DOES THE DOCUMENT T SAY?



CITY OF BLACK DIAMOND COMPREHENSIVE PLAN PERIODIC UPDATE DRAFT FOR SEPA ENVIRONMENTAL REVIEW

DATE: February 18, 2025

SEPA DOCUMENTS ARE AVAILABLE:
Access the [SEPA Register](#)

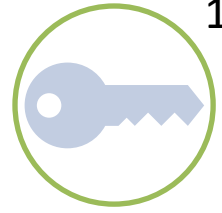
PROVIDE COMMENTS TO:
compplan2024@blackdiamondwa.gov via email or
addressed to PO Box 599, Black Diamond, WA 98010

NOTE: Track changes are only used for goals and policies and language that has changed since the initial drafts presented to Planning Commission through 2023 and 2024.

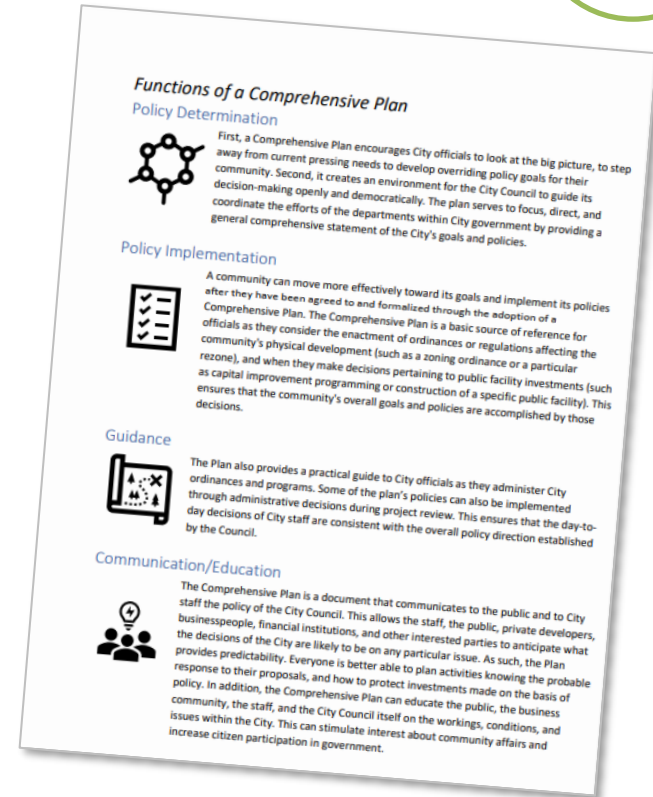
Chapter 1. Introduction	1
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Appendix 2. Parks, Recreation, and Open Space	A2-1
Appendix 3. Natural Environment	A3-1
Appendix 4. Transportation	A4-1

1. Introduction

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- Growth Management Act (GMA) Summary
- Vision Statement & Vision Goals
- Minor edits have been made, highlighted in Yellow (throughout all chapters)



2. Economic Development Element

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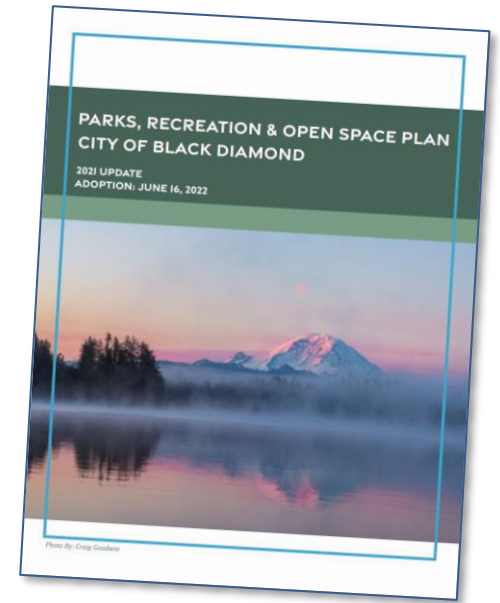
- Expanded chapter to include more context specific to Black Diamond's history and Economic Profile findings
- Planning Framework is updated to reference PSRC's Vision 2050 and 2021 King County Countywide Planning Policies
- Added a new section outlining the various commercial centers in Black Diamond that present distinct opportunities for the city and connect the goals and policies to places in Black Diamond (**now includes maps as requested**)
- Assessment of Strengths, Weaknesses, Opportunities and Threats (SWOT)



3. Parks, Recreation & Open Space Element



- Changes made to align with the adopted Parks Plan (adopted June 2022)
- Changes were also based on input received at the Kickoff Meeting / Visioning Workshop (March 2023)
- Contains the updated Goals, Objectives and Policies that are in the Parks Plan
- Added information about RCO grants
- Inventory Information Updates



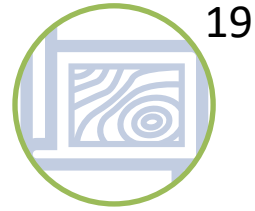
4. Natural Environment Element



- We generally viewed this section as not controversial or needing extensive discussion or re-writes (conditions are unchanged)
- Additional discussion added: air quality, climate (Appendix)
- Added discussion about SMP
- Contains Goals and Policies:
 - General
 - **Wetlands**
 - **Fish and Wildlife Habitat Conservation Areas**
 - **Geologically Hazardous Areas**
 - **Critical Aquifer Recharge Areas**
 - **Frequently Flooded Areas**
 - Climate Change
 - Air Quality
 - Water Quality
 - Native Vegetation
- Since the PC's last review, we have reordered the information



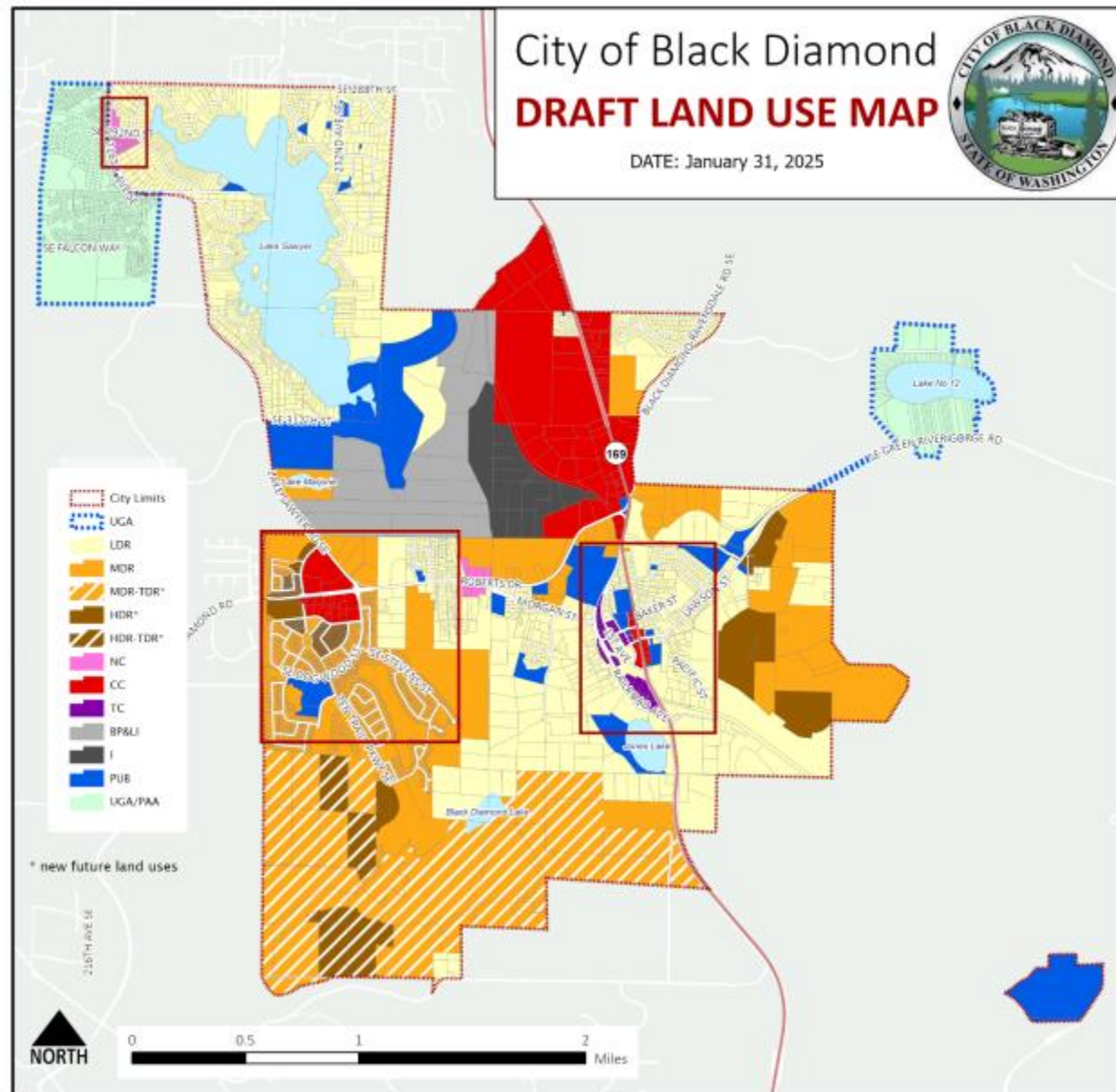
5. Land Use Element



- Many changes are based on input received at the Kickoff Meeting / Visioning Workshop (March 2023) and the Land Use Strategies Workshop (August 2023) & through the Community Survey (Summer/ Fall 2023)
- Added narrative descriptions about the MPDs
- Added a new section "Criteria for Future Land Use Designations"
- This part, and Housing, are probably the most changed pieces
- Corrections were made in early 2025 prior to SEPA issuance
- Latest Draft Land Use map is dated January 31, 2025



5. Land Use Element



6. Housing Element



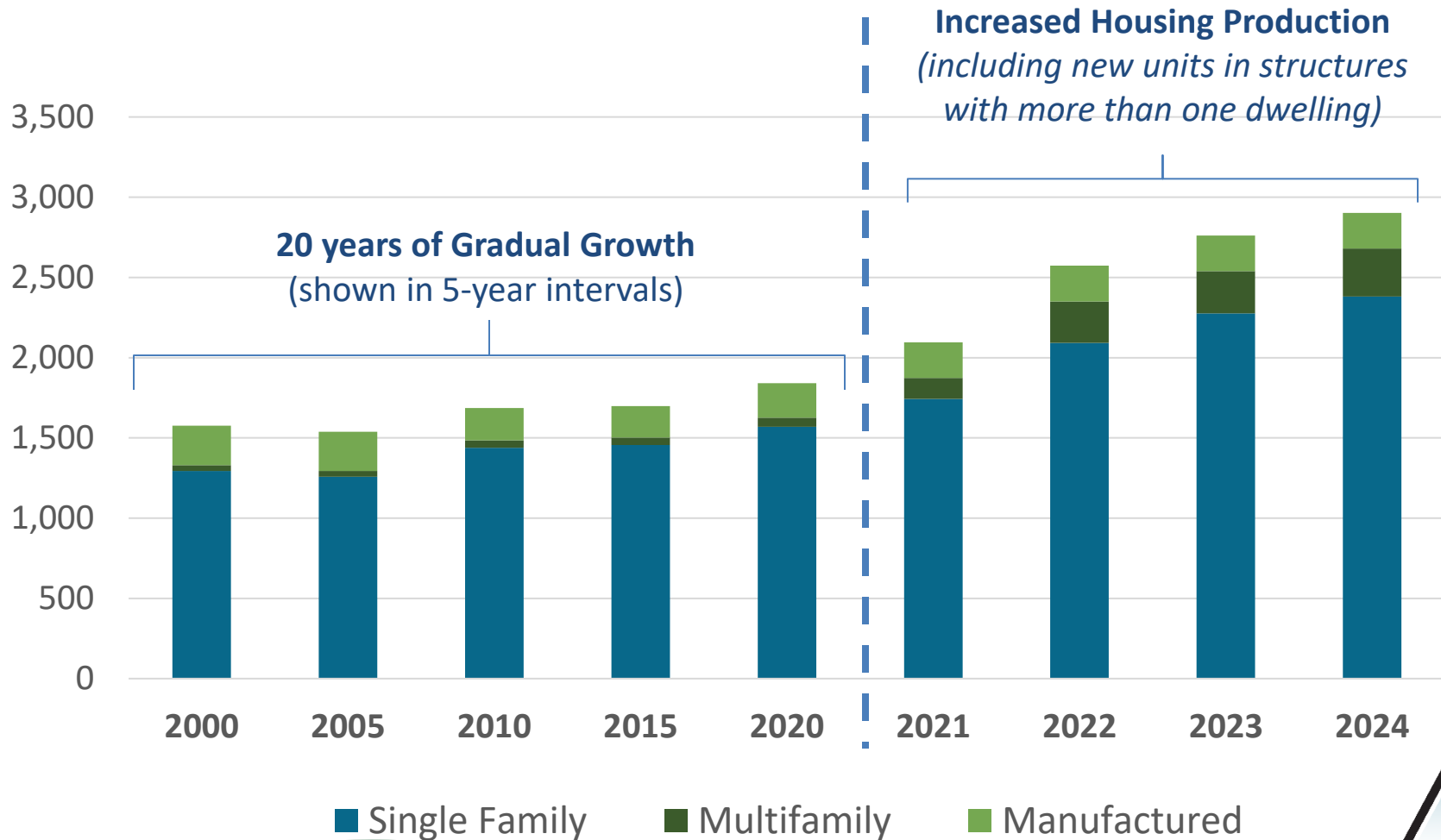
21

- The city's recently adopted **Housing Action Plan** formed an important basis
- Our work was responsive to new legislation
- "Middle Housing" work is separate and on-going



Housing Unit Production Trends

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Housing Element – *new GMA requirements*

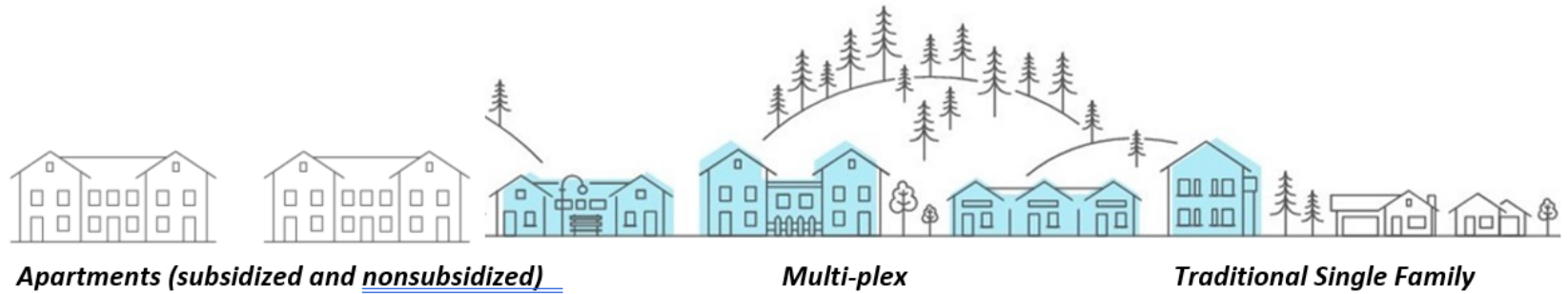
1. Update to include an inventory for moderate, low, very low, and extremely low-income households; and emergency housing, emergency shelters, and permanent supportive housing
2. Updated to include a statement of goals, policies, objectives now including moderate density housing options
3. Updated to identify a sufficient capacity of land for housing now including emergency housing, emergency shelters, permanent supportive housing, and consideration of plexes and townhomes



Housing Element – *new GMA requirements*

4. Making adequate provision for moderate, low, and extremely low households, documenting programs and actions, ensuring consideration is given to housing locations near employment locations, and consideration is given to the role of ADUs
5. Address potentially racially disparate impacts
6. Address and begin to undo racially disparate impacts, displacement, and exclusion
7. Identify areas that may be at higher risk of displacement
8. Establish anti-displacement policies





0 to ≤30% AMI		>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120% AMI
Non-Permanent Supportive Housing (PSH)	Permanent Supportive Housing (PSH)					
745	392	203	410	151	171	828

2,900 new homes will be needed over the next 20 years in Black Diamond

7. Transportation Element



- Authored by Parametrix
- Many updates due to MDRT development and new infrastructure
- Many proposed changes based on input received at the Multimodal Transportation Workshop back in October 2023
- New Goals and Policies relating to Non-motorized Transportation
- *The appendix is an important companion to the Transportation Element, "Concurrency Management & Development Review" section is new*



8. Capital Facilities, Utilities Element ²⁷



- Many updates due to MDRT development and new infrastructure
- The Level of Service discussion is improved
- Added a “Siting Essential Public Facilities” section to 8.2, Planning Framework (requirement of the GMA in RCW 36.70A.200 and further described in WAC 365-196-550 and -570)
- More robust discussion of financing
- Recent corrections were made for projects (current status)



9. Acronyms, Abbreviations and Glossary²⁸

Appendixes and Supporting Documents

- Appendix 1 Economic Development
 - Appendix 2 Parks, Recreation and Open Space
 - Appendix 3. Natural Environment
 - Appendix 4. Transportation
-
- SEPA Notice also included a proposed update to the Zoning Map



NEXT STEPS

Anticipated Timeline

SEPA Comment Period

- February 18 – March 4, 2025

Public Hearing Draft available

- March 20, 2025

60-Day Notice Period Ends

- April 28, 2025 (deadline for State Agency comment)

Planning Commission Public Hearing

- April 8, 2025 at 6pm (May be continued to April 22, 2025)

Planning Commission Recommendation

- Expected May 6, 2025; Referral to City Council for Final Action



Questions?

Comprehensive Plan Update Contacts:

- Wayne E. Carlson & Nicole Stickney, AHBL Inc.
- Andy Williamson, City of Black Diamond / compplan2024@blackdiamondwa.gov

Comprehensive Plan Update Website:

- Hub for documents, information, and update schedule
- <https://www.blackdiamondwa.gov/comprehensive-plan>

