

BLACK DIAMOND CITY COUNCIL MINUTES
Work Session of June 12, 2025
Hybrid Meeting Via Zoom and In-Person
Council Chamber, 25510 Lawson Street, Black Diamond, Washington

CALL TO ORDER, FLAG SALUTE, ROLL CALL:

Mayor Benson called the work session to order at 6:00 p.m. and led us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Nielsen, Peterson, Mulvihill, Young, Jones, Page (Zoom)

Staff present: Kevin O'Neill, City Administrator; Jake Kapsandy, IT Tech II; Andrew Williamson, MDRT/Ec Dev/CD Director; Scott Hanis, Public Works Director; Jill Kuzaro, Senior Planner; Jodie Barnett, Permit Technician; and Brenda L. Martinez, City Clerk/HR Manager

WORK SESSION:

1) Discussion Regarding the Draft Comprehensive Plan Periodic Update

Mayor Benson welcomed everybody and turned the meeting over to Director Williamson. Mr. Williamson introduced staff and the consultant team who have been driving this project forward.

Director Williamson provided an update on the periodic review process. He noted that he had sent the Council a Dropbox link containing all public comments received so far. He explained that since taking over the project following Mona Davis's departure, he has prioritized transparency and ensured the project website remains current with the latest documents.

Director Williamson shared with the Council that a public hearing is scheduled for June 26. He also noted that, due to delays in finalizing development regulations, the city will fall under the Washington State Model Ordinance starting June 30. Staff will continue working with the Planning Commission to address this.

For tonight's meeting, he recommended reviewing the red-lined version of the document, which highlights how staff have responded to public feedback. He emphasized that this is the Council's opportunity to ask questions and engage with the content and he reminded members that this document represents the Council's vision for how the community will grow through 2044.

Finally, he pointed out that the color coding on the land use map may differ slightly from what appears in the printed packet, but the zoning designations remain unchanged.

There was clarification on why there are two different maps referenced in the plan (zoning map, and future land use map). Mr. Carlson of AHBL explained why this happens.

Wayne Carlson of AHBL shared a PowerPoint presentation that touched on the following:

- The proposed changes are made according to the Growth Management Act (GMA), Puget Sound Regional Council (PSRC) & King County, Dept of Commerce, and in accordance with City history and various adopted materials. He noted that we are behind in the process and shared that other cities are still working on the update too.
- Use of Checklists
- The “Elements” in the plan
- New process by King County Affordable Housing Committee review
- Review process – project launch, Planning Commission meetings review of elements

Nicole Stickney, AHBL, spoke about how this document tells the story about Black Diamond and how we got to where we are, but it also looks forward through those policy directions. She focused on the following elements within the plan:

- 5. Land use and proposed Future Land Use Map (FLUM)
- 6. Housing element, housing unit production trends
- New GMA requirements
- 8. Capital Facilities, Utilities Element

Ms. Stickney also pointed to the staff reports that explain where to find and reference changes that were made to the different elements within the document.

Director Williamson referenced the future land use map on page 81, emphasizing the need to address the issue that arises when MPD (Master Planned Development) designations are removed. Specifically, that properties within the MPD will become non-conforming uses. He highlighted the significant infrastructure investments already made in these MPDs.

Director Williamson then asked the Council whether they believe the current approach is consistent with previous actions. He added that if the Council intends to support the R-4 zoning designation, staff needs clear direction, particularly as a pause is being proposed to revisit and revise the comprehensive plan and to ask for more dollars to do this.

Councilmember Peterson noted not wanting to go backwards and the city has planned for this economy of scale and the need to plan for what we have adopted and is in motion.

Councilmember Jones pointed out on page 153 the Level of Service (LOS) standards on 8.7 is fire protection and noted what is struck through. He also pointed out the police and their level of service and wondered if there is a specific guideline and where it came from.

Councilmember Nielsen asked what happens if a home becomes non-conforming.

(Councilmember Jones left the meeting at 7:23 p.m. and returned at 7:25 p.m.)

Councilmember Page asked where do you find the structure and plan to get to our LOS. She noted when citizens read this, they hold this document as the standard for the city. She would like to see some long-term forecasting on how we can reach our LOS goal.

Director Williamson invited Councilmembers to come and meet with the team to discuss their pointed questions, and then staff can research and send out a document to all Councilmembers with these questions and answers.

Councilmember Young feels like this town has a lot of community grief and when the coal company left there was no reinvestment, and we are trying to get back to the potential of what the town was from the start - we are playing catch up and this is integral to what we need to do.

Director Williamson outlined the upcoming schedule for Council, noting that a public hearing is scheduled for June 26th. Following the close of the hearing, Council will proceed to schedule deliberations and, once they feel prepared, may move forward with adoption.

City Administrator O'Neill noted that the important thing to keep in mind is this is a 20-year plan and a lot of the real planning, the things that we see and know happens in our one-year budget, which we are coming into. He shared this is an exciting time because hopefully Council will be adopting the comp plan and as part of the budget planning process his plan is to do a strategic plan so we can kickstart what we want both the near- and long-term future of the city to be.

Also shared were the ramifications of not having the plan adopted.

Following the discussion, City Administrator O'Neill noted that staff is suggesting a 6 p.m. start time for the fire service presentation at the special meeting on June 26th. The Council was okay with a 6 p.m. start time.

ADJOURNMENT:

Councilmember Deady **moved** to adjourn the meeting; **second** Councilmember Mulvihill. Motion **passed** with all voting in favor (7 - 0). The meeting ended at 7:59 p.m.

ATTEST:



Carol Benson, Mayor



Brenda L. Martinez, City Clerk