



CITY OF BLACK DIAMOND
PLANNING COMMISSION
SPECIAL MEETING AGENDA
August 24, 2021

**THIS IS OFFERED AS A ZOOM MEETING ONLY.
CALL IN AND JOINING INFORMATION FOLLOWS:**

Zoom link to join meeting:

<https://zoom.us/j/4254157187?pwd=RE9OV0VoU1RFc3psSHdjem9mMk9hdz09>

(Note: You do not need a web cam to join the meeting, but you will need audio to hear the proceedings.)

Meeting ID: 425 415 7187

Password: PC

Telephone dial in options:

+1 253 215 8782 US (Tacoma)

+1 206 337 9723 US (Seattle)

Meeting ID: 425 415 7187

Password: 941820 (phone in only)

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

APPROVAL OF MINUTES: None

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 HEARING: None

STUDY/WORK SESSION: Future Land Use Map (FLUM) and Zoning Map Presentation

UNFINISHED BUSINESS: None

NEW BUSINESS: N/A

COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

PUBLIC COMMENTS: Persons wishing to address the Planning Commission 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.

ADJOURN:



CITY OF BLACK DIAMOND

Physical Address: 24301 Roberts Drive
Mailing Address: PO Box 599
Black Diamond, WA 98010

Phone: (360) 851-4447
Fax: (360) 851-4501
www.ci.blackdiamond.wa.us

Meeting Date: August 24, 2021 (work session)

To: Planning Commissioners

From: Joey Portmann, Senior Planner
Mona Davis, Community Development Director

Subject: Comprehensive Plan Amendments – FLUM/ Zoning Map Changes

The purpose of this brief is to go over final docket item #1: “Reconsideration of the 2019 FLUM including possible reversion to the 2009 FLUM, and corresponding updates to the zoning code for consistency with the Comprehensive Plan and the FLUM, and to begin narrowing discrepancies with the PRSC’s VISION 2040 and 2050 (as applicable) and Regional Growth Strategy.”

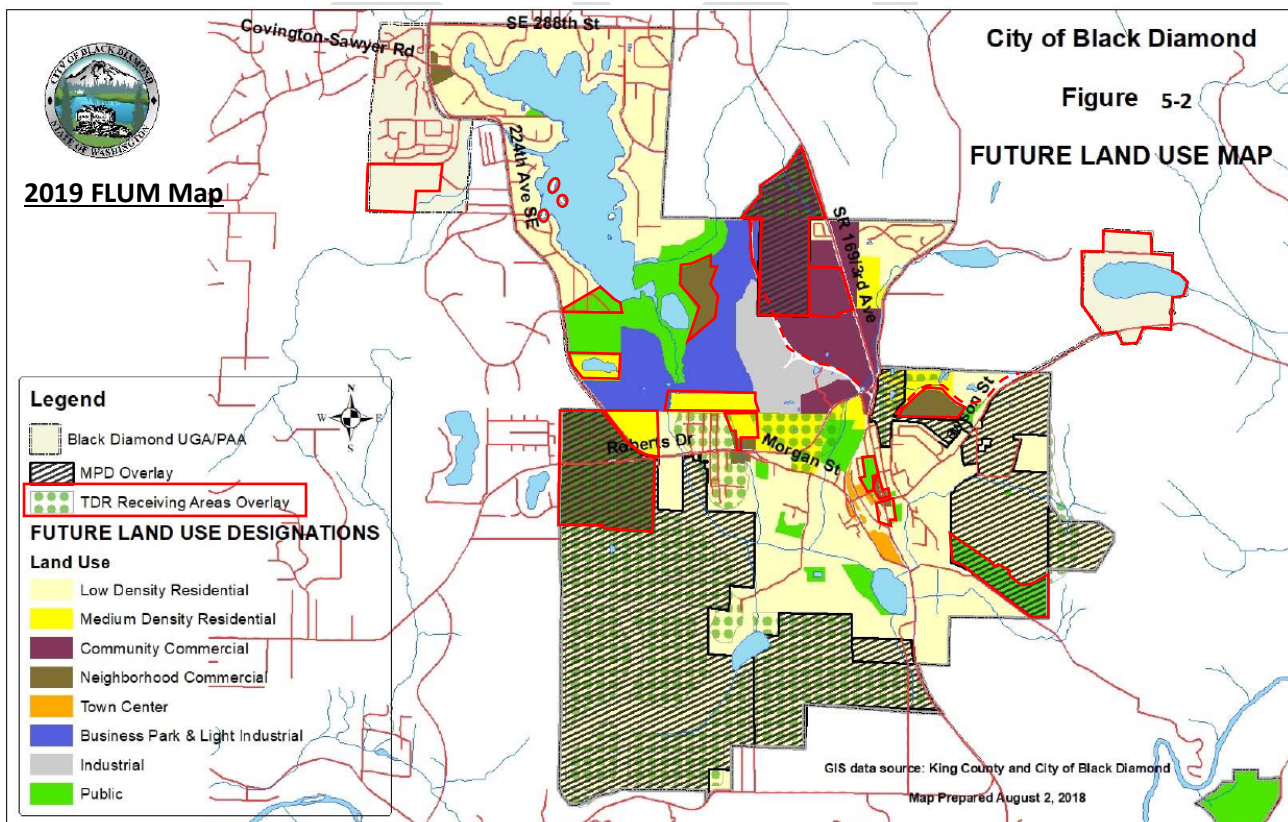
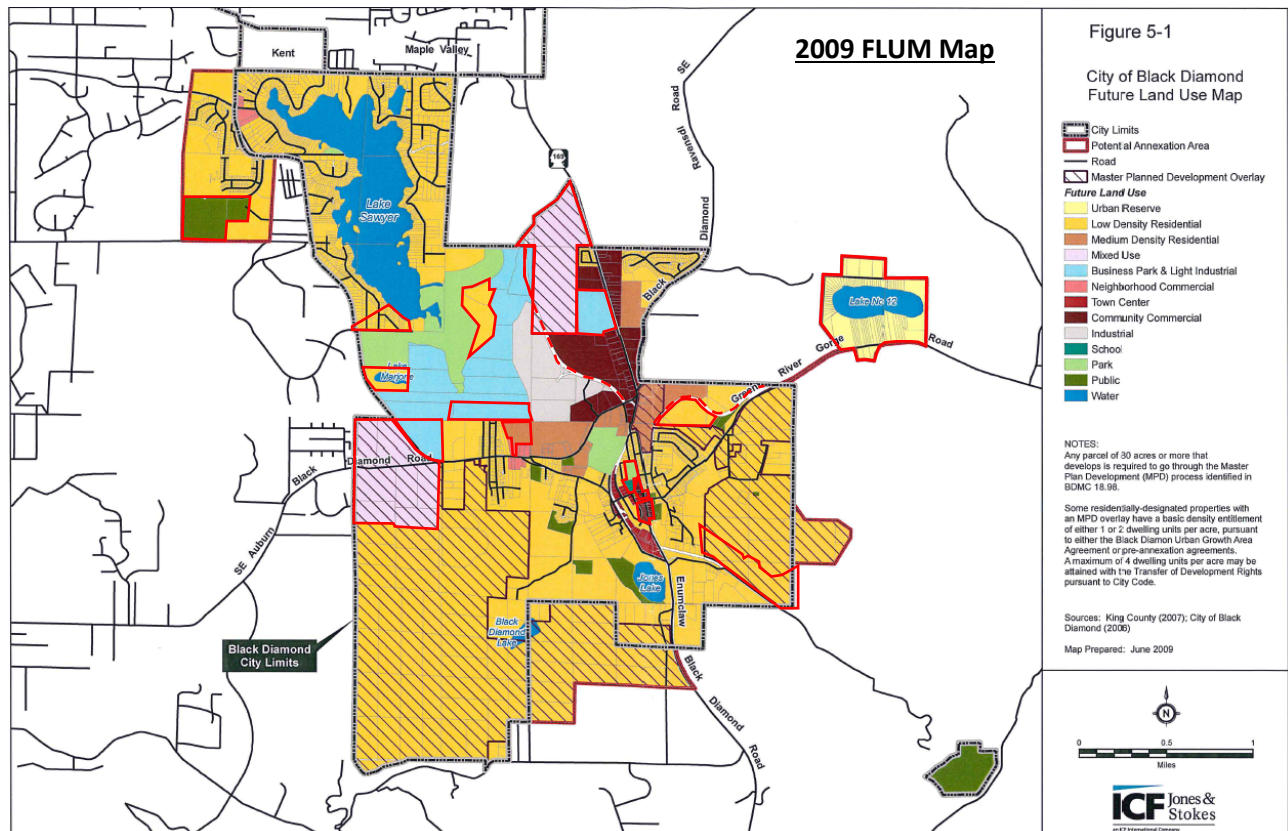
This staff report is currently in draft form, to be finalized following the planning commission work session.

Proposal

This proposal is a combination of private requests, and requests by staff. One portion of the request is to consider the existing FLUM (adopted in 2019) compared to the 2009 FLUM to analyze changes that were made and determine if the 2019 FLUM represents ideal patterns for residential and commercial development. The City also recognizes that adjustments to the FLUM may be needed to encourage long-term alignment between the City’s expected growth and regional planning policies (such as PRSC’s regional planning goals, growth targets, and VISION 2040). The second portion of the request is to harmonize the FLUM and zoning maps as the GMA requires that comprehensive plans and their implementing development regulations be consistent.

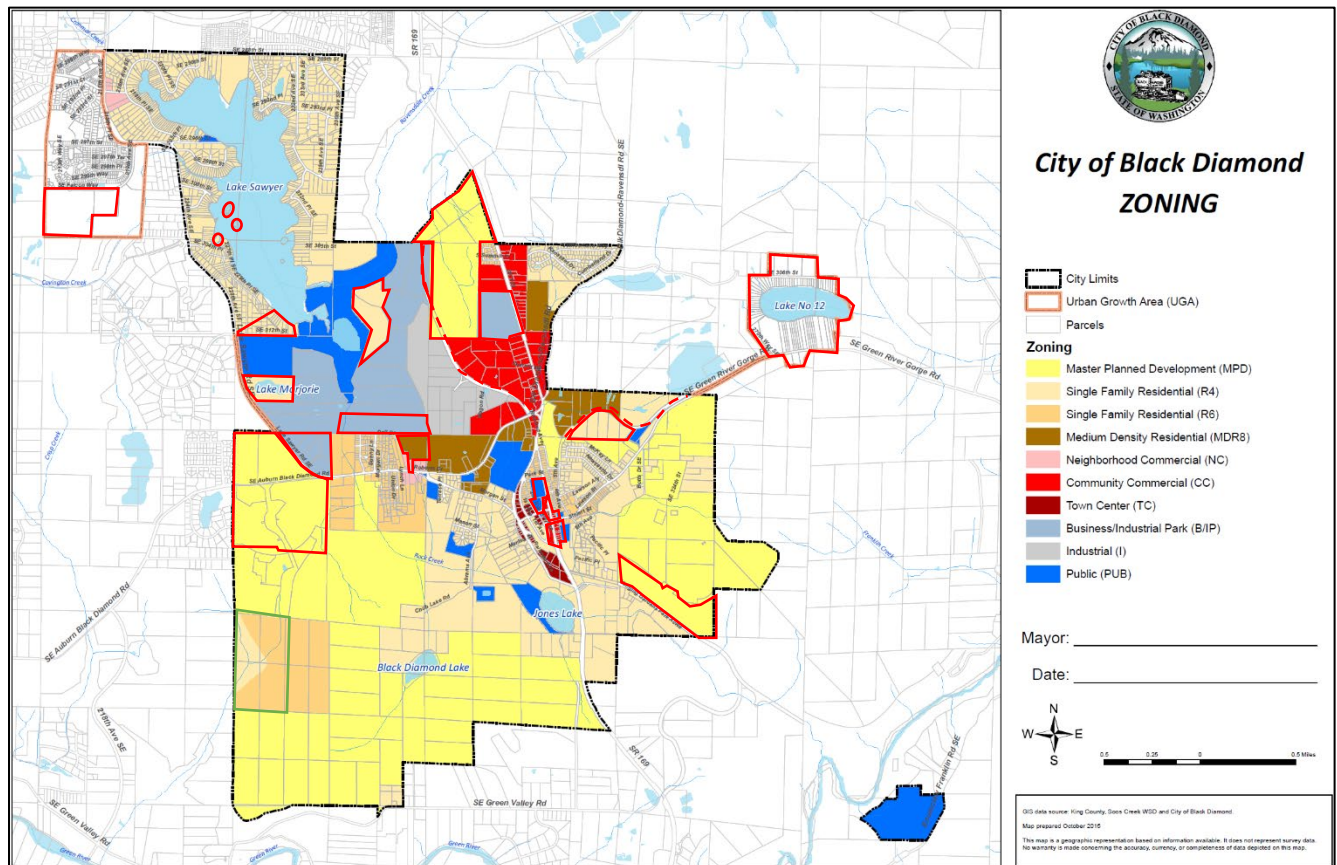
The changes between the 2009 and 2019 FLUM maps will be analyzed, along with each identified areas zoning to aid in analysis. From the analysis and the public hearing, staff will craft recommendations about which land use designation should be adopted for this 2021 FLUM. The zoning map will be amended as necessary to be consistent with the FLUM. During this process staff also recommends looping in scrivener’s errors, split zones, and undesignated properties to ensure the FLUM and zoning map are as accurate and up to date as possible.

The inconsistencies, changes due to consolidation of designations, scrivener’s errors, and undesignated parcels are identified in **red** on the following 2009 and 2019 FLUM maps.





The zoning map, below, is included for reference to understand what each outlined parcel on the above FLUM maps are zoned (outlined in red below as well).



Presentation

The presentation will go over each of the identified parcels individually to discuss the 2009 and 2019 FLUM designations and the current zoning as well as the owner, and size of the lot. Each of these are presented as a discussion item during the work session for commissioners and staff to discuss the appropriate land use designation and zone for each parcel.

Evaluation Criteria (BDMC 16.10.220)

- A. All Amendments. All of the comprehensive plan amendments shall be reviewed under the following criteria:

- Whether the proposed amendment(s) conform to the Growth Management Act (Chapter 36.70A RCW);

The proposed amendments conform with the GMA as the amendments are proposed to ensure that the land uses are designated to aid in orderly growth that can accommodate Black Diamond's population and needs as well as comply with regional planning efforts.



2. Whether the proposed amendment(s) are consistent with and implement the city's comprehensive plan, including the goals, policies and implementation strategies of the various elements of the plan;

Multiple changes to the 2019 FLUM from the 2009 FLUM, whether intentional or via scrivener's errors, do not seem supported by the comprehensive plan and therefore are being reconsidered. The proposed changes to designations, and likely in some cases recommendations to keep the designations the same, are supported by the goals and policies of the comprehensive plan, such as:

- **Policy LU-1: Provide adequate land balance with a diversity of places to live, shop, work, and recreate.**
- **LU Goal 7: Protect and enhance the viability, livability, and affordability of residential neighborhoods while integrating multifamily development and higher residential densities where appropriate.**
- **Policy LU-42: Retain and enhance the existing commercial areas while providing sites large enough to accommodate significant commercial uses.**
- **Policy LU-44: Encourage well-planned, coordinated commercial development within the SR 169 area and discourage strip retail development through the use of design standards.**
- **Policy LU-37: Ensure that all Industrial, Light Industrial and Business Park development is functionally and aesthetically compatible with surrounding uses.**
- **Policy H-1: Promote a variety of residential densities and housing types.**

3. Whether circumstances related to the proposed amendment(s) and/or the area in which it is located have substantially changed since the adoption of the city's comprehensive plan;

Concerns were raised from numerous citizens regarding the 2019 FLUM and the zoning map. Staff believe it is important to carefully review these concerns to ensure the FLUM represents ideal patterns for residential and commercial development. The 2019 revisions also created several inconsistencies with the City's current zoning code. Consistency between the Comprehensive Plan text, maps, and zoning code is a requirement of the GMA. The City is also mindful of the need to be in alignment with the PSRC's regional planning goals, growth targets, and VISION 2040. Adjustments to the FLUM may be needed to encourage long-term alignment.

4. Whether the assumptions upon which the city's comprehensive plan is based are no longer valid, or whether new information is available which was not considered during the adoption process or any annual amendments of the city's comprehensive plan; and **The 2019 adopted FLUM and zoning map included amendments that were not properly taken through the public process. Therefore, not all available information was considered properly during the previous adoption process and the assumptions may not be valid so the amendments must be considered again.**



5. Whether the proposed amendment(s) reflects current, widely held values of the residents of the city.

The proposal to reevaluate changes between the 2009 and 2019 FLUM and corresponding zoning map were put forth by multiple citizens. The proposal was considered in a public hearing before the planning commission and was approved to be on the docket.

B. Amendments for Site-Specific Proposals. In addition to the above, any proposal for a site-specific development or amendment shall be reviewed under the following criteria:

1. Whether the proposed site-specific amendment(s) meets concurrency requirements for transportation and does not adversely affect adopted level of service standards for other public facilities and services (e.g., police, fire and emergency medical services, parks, fire flow and general governmental services);
2. Any proposed site-specific amendment(s) will not result in probable significant adverse impacts to the city's transportation network, capital facilities, utilities, parks and environmental features that cannot be mitigated, and will not place uncompensated burdens upon existing or planned service capabilities;
3. In the case of a site-specific amendment(s) to the comprehensive plan's land use map, that the subject parcels are physically suitable for the requested land use designation and the anticipated land use development, including, but not limited to, the following: (i) access; (ii) provision of utilities; and (iii) compatibility with existing and planned surrounding land uses;
4. The proposed site-specific amendment(s) will not create pressure to change the land use designation of other properties, unless the change of land use designation for other properties is in the long-term best interests of the city as a whole.
5. The proposed site specific amendment(s) does not materially affect the land use and population growth projections that are the bases of the comprehensive plan;
6. If within an incorporated urban growth area (UGA), the proposed site-specific amendment(s) does not materially affect the adequacy or availability of urban facilities and services to the immediate area and the overall UGA;
7. The proposed amendment(s) is consistent with any applicable county-wide policies for the city and any other applicable inter-jurisdictional policies or agreements, and any other local, state or federal laws.

The above site-specific criteria will be addressed in the staff report at the September 7th hearing. This will allow staff to tailor the responses to each specific recommendation following planning commission discussions on August 24th regarding each of the FLUM changes and zoning inconsistencies presented.

Next Steps

A public hearing will be held before the planning commission on September 7, 2021. Following tonight's discussion, staff will revise the presentation and staff report as necessary and give a revised presentation prior to the hearing, which will include staff recommendations for each considered parcel.