



CITY OF BLACK DIAMOND PLANNING COMMISSION AGENDA September 7, 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:

- 1) Regular Planning Commission Meeting on June 8, 2021, Regular Planning Commission Meeting on August 10, 2021, and Special Meeting on August 24, 2021

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: If you wish to speak during the Public Hearing, you must provide your name, email address and which hearing you would like to speak to the Deputy City Clerk at cthornquist@blackdiamondwa.gov by **12 p.m. on Tuesday, September 7, 2021** so that the remote legislative hearing protocols can be emailed to you prior to the start of the meeting. Alternatively, written comments on this topic can be submitted to mdavis@blackdiamondwa.gov by **2:00 p.m. on September 7, 2021.**

- 2) Delete policy ED-4.5 from the Economic Development Chapter or move it to the Transportation Chapter.
- 3) Conduct a feasibility study, including costs and scope of operations, on conducting an ecological inventory.
- 4) Repeal city prohibitions on marijuana businesses and update land use chapter as needed to facilitate appropriate siting.
- 5) 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.

STUDY/WORK SESSION: September 21, 2021 – Discussion about public hearings

UNFINISHED BUSINESS:

NEW BUSINESS:

COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

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.

ADJOURN:



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
June 8, 2021, 6:00 PM
Zoom Virtual Meeting

FLAG SALUTE, CALL TO ORDER, and ROLL CALL:

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

Present: Commissioner Richard LaConte (arrived at 6:35)
Commissioner Steve Jensen
Commissioner Crystal Perez
Commissioner Pam McCain (arrived at 6:07)
Commissioner Felicia Wheatfall (arrived at 6:19)
Commissioner Dave Ambur
Chair/Commissioner John Olson

Staff: Community Development Director, Mona Davis
Deputy City Clerk, Carina Thornquist

APPROVAL OF MINUTES

Regular Meeting of May 11, 2021

Chair Olson asked if there were any objections to approving the Minutes from May 11, 2021. Commissioner Jensen **Motioned** to approve the May 11, 2021 Minutes **Second** Commissioner Perez **Vote**, Motion **passed** 4-0.

PUBLIC COMMENTS - None

PUBLIC HEARINGS - None

STUDY/WORK SESSION - None

UNFINISHED BUSINESS - None

NEW BUSINESS -

Director Davis introduced Emily Adams, the Sr. Planner. Emily has been with the City for approximately 6 weeks and has been hired on a contract. Director Davis reported that a Public Hearing on Code Amendments has been scheduled for June 22, 2021 at a Special Meeting via Zoom. Director Davis turned it over to Ms. Adams to give an update on Senior Housing and the Fences and Hedges Code Amendments.

Ms. Adams reported that currently the age for Sr. Housing is 65 years old and they want to lower the age to 55 years. Cottage housing was also discussed and more information can be found in the Municipal Code - 18.88

Ms. Adams reported on Fences, Hedges and Walls where Hedges has been added since it can be comparable to a wall if the shrubs are placed close together and have allowed to grow tall. The height limit is based on if it's the front yard, side yard or the back yard. Currently, the height limit is 42" for safety reasons i.e. pedestrians walking on sidewalk, line of sight for cars backing out of a driveway, etc. There was back and forth discussion between the Commissioners, Director Davis and Ms. Adams.

Commissioner Ambur made a **Motion** for staff to move forward with including item # 1 "Senior Housing Definition" in a public hearing. **Second** Commissioner McCain. **Vote**, Motion **passed** 6-0.

Commissioner Jensen made a **Motion** to to move forward with including item # 2 "Fences and Hedges Code Amendment" in a public hearing. **Second** Commissioner Perez. **Vote**, Motion **passed** 5-1 (Ambur).

COMMUNITY DEVELOPMENT DEPARTMENT REPORT –

Director Davis reported that she has scheduled a Special Meeting for the Planning Commission on June 22nd to hold a Public Hearing on Code Amendments.

Commissioner LaConte joined the meeting at 6:35 p.m.

Ms. Davis continued by saying the Community Development Department has been busy updating all of their forms to put on the new website which is expected to be up shortly. She is excited because the new site should make things easier for both the public and the staff. The Comprehensive Plan Preliminary Docket was approved by City Council last week. Ms. Davis reported on the permits that have so far been issued this year.

Chair Olson advised the Commissioners that they should expect additional Planning Commission meeting's for the remainder of the year. He asked them to look at their calendars and advise of any days that don't work well for their schedule. It was recommended keeping it on the same day of the week and the 3rd Tuesday of the month.

Ms. Davis reported that the Housing Action Plan (HAP) is going to City Council on June 17th. The PROS Plan surveys have been coming in and there has been a great response. The Council Retreat is on June 18th and she is making a report to share with them. Her report concluded with

back and forth discussion regarding high density apartments in Ten Trails and she deferred the topic to Mr. Williamson who could give accurate and indepth information.

PUBLIC COMMENTS - None

ADJOURNMENT –

Commissioner LaConte made a **Motion** to adjourn the meeting. **Second** Commissioner Jensen. **Vote**, Motion **passed 7-0**.

The meeting ended at 7:12 p.m.

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

ATTEST:

John Olson, Chairperson

Planning Commission Secretary



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
August 10, 2021, 6:00 PM
Zoom Virtual Meeting

FLAG SALUTE, CALL TO ORDER, and ROLL CALL:

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

Present: Chair/Commissioner John Olson
Commissioner Steve Jensen
Commissioner Pam McCain
Commissioner Felicia Wheatfall
Commissioner Dave Ambur
Position #3 recently/currently vacant
Excused: Commissioner Richard La Conte
Staff: Community Development Director, Mona Davis
Deputy City Clerk, Carina Thornquist

APPROVAL OF MINUTES -

Special Meeting of July 13, 2021

Chair Olson asked if there were any objections to approving the Minutes from July 13, 2021. Commissioner Wheatfall **Motioned** to approve the July 13, 2021 Minutes **Second** Commissioner McCain **Vote**, Motion **passed** 5-0.

PUBLIC COMMENTS - None

PUBLIC HEARINGS -

- a) *****RESCHEDULED TO SEPTEMBER 7, 2021***** Prepare a feasibility study, including costs and scope of operations, on conducting an Ecological Inventory in the City.
- b) Amendments to Comprehensive Plan Appendix 7 (Transportation) to reflect an alternative SE Loop Connector Route.

Chair Olson reminded the Commissioners that they will not be taking any action tonight, but solely taking public input. Director Davis stated that there originally was going to be two (2) Public Hearings tonight but the Public Hearing regarding "Conducting an Ecological Inventory in the City" has been rescheduled for the September 7, 2021 Planning Commission meeting. The only Public Hearing

tonight will be regarding the “Amendments to Comprehensive Plan Appendix 7 (Transportation) to reflect an alternative SE Loop Connector Route”.

Chair Olson opened the Public Hearing at 6:04 p.m. Chair Olson introduced Community Development Director Mona Davis and asked her to give the staff her presentation. Director Davis gave an extensive overview of the alternatives to the SE Loop Connector Route, as well as showing a PowerPoint presentation showing two (2) maps with the proposed routes on Lawson Hill. She explained that the Commissioners will only be taking public input tonight and not making any decisions. The information will be used to help make the staff report and recommendation to present to the City Council this fall. She stated that this is a Comprehensive Plan amendment application submitted by Black Diamond Partners (Oakpointe) and is a paid docket item (2021-02). Director Davis also noted that her PowerPoint presentation is a document which she would like to have as a supplement to her Staff Report which was in the Packet Material. Director clarified that these are just the alternatives, and no decision has been made to where the roads will be constructed.

Nicole De Leon, attorney for Oakpointe – Ms. De Leon stated that they fully support Director Davis’ report, analysis, and recommendations. She gave a brief overview of the intent of the application which is to provide some alternative routes to the SE Loop Connector. They are requesting to have the option to further analyze an alternative route. Since it seems that some of the public perceives the application differently, Oakpointe wanted to clarify what the intent of the application is for and that they also agree that all the reports and analysis do need to be done. Ms. De Leon gave some more clarification to multiple concerns that the public has raised. Oakpointe is not saying that these proposed roads are the final decision, but that they just want the option to explore the different routes.

Renee Mix from Black Diamond – Ms. Mix feels that overdevelopment is the root problem. She stated that the SE Loop Connector will direct traffic down Lawson Rd. which is only a symptom to the bigger problem. Ms. Mix said the best solution is not to approve the SE Loop Connector change in the Comp. Plan as Oakpointe rarely doesn’t get their way.

Kristen Bryant from Bellevue – Ms. Bryant feels that the presentation given by the attorney for Oakpointe was misleading when she said the decisions weren’t being made at this time. She feels as though the city is saying that it’s a cheaper option for Oakpointe and this will be better for everyone which she feels isn’t true. She said this is when the decisions are being made, not later because it will be too late. Ms. Bryant sent

comments in ahead of time and hopes the Commissioners had time to read them. She states that there are suggestions in there as safeguards to the community in case this gets adopted. She would like to see something called a "Neighborhood Corridor Overlay" which would be trees, traffic calming, quiet, privacy, bicycles, and pedestrians, flashing crossing signals to make it safer for citizens. Currently, persons can cross over Lawson St. anywhere they want to which isn't safe. But this needs to be adopted before this Comprehensive Plan change is made. Ms. Bryant stated that Oakpointe knew long ago when they bought the property that there were environmental problems on the back side of the hill, so she's upset that they are now saying differently. Another safety factor is residents living on Lawson St. who must back out of their driveways. Finally, she was extremely upset that Oakpointe says they are concerned for the environment which she doesn't believe is true when they are putting these polluting generating cars out in the rural areas and then asking the state for money to expand roads. Furthermore, they are cutting down every single tree on these properties when building their developments.

Kelley Sauskojus from Black Diamond – Ms. Sauskojus stated that she used to work at Cenex on Highway 169 and there are lots of people who walk along the highway, not to mention cross the road. She felt that with the huge increase in cars expected to come, the safety of pedestrians is at risk and a huge concern. She stated that Oakpointe has not been good stewards of the roads that they have impacted so far from their development, so she feels that they shouldn't have yet another road such as Lawson to be impacted by thousands of cars. Furthermore, she said they are two (2) years behind on the road improvements that they promised.

Gary Kohl from Black Diamond – Mr. Kohl stated that he is disappointed by the thought of them using Lawson St. for access to a major development. Gary, as well as his neighbors on Lawson Hill, chose to live out here to live where it's quiet and peaceful and adding this traffic on Lawson will change that.

Gary Davis from Black Diamond – Mr. Davis stated that the new SE Connector will put too much traffic on Lawson St. and parts of Highway 169 and will hurt the existing historic neighborhood. He stated that the city must force the developer to pay for improvements to offset these problems; trails, streets, trees, vegetated dividers, traffic calming, hedges, privacy fences, etc. The City needs to act now and not defer any required mitigations until later or it will be too late. Mr. Davis feels if the City does permit this, the people living on Lawson St. should be compensated for the loss of value of their property and the use of their front yard. He finished by saying that the city should wait until Oakpointe comes up with

a better solution.

Gary Norris had technical difficulties and couldn't hear him. See his testimony under Public Comments towards the end of the meeting.

Chair Olson asked three (3) times if there was any further public testimony regarding the Amendments to Comprehensive Plan Appendix 7 (Transportation) to reflect an alternative SE Loop Connector Route. **Hearing and Seeing No One**, Chair Olson **Closed the Public Hearing** at 6:32 p.m.

Chair Olson opened the floor for the Commissioners to ask Director Davis any questions they may have on the topic, or to have general discussion. He reminded everyone that they would be discussing this topic, but no decisions would be made tonight. Back and forth discussion, as well as questions, took place between the Director and the Commissioners. Mr. Justin Wortman from Oakpointe assisted Director Davis in providing some clarification regarding the concerns. Further extensive discussion took place between Chair Olson, the Commissioners and Director Davis.

STUDY/WORK SESSION - August 24, 2021 – FLUM/Zoning Presentation

Director Davis reminded everyone that the Commission had agreed to have extra Work Sessions for the months of August, September, and October. The Special Meeting on August 24th is a Work Session to brief everyone on the Future Land Use Map that's in the City's Comprehensive Plan. In addition, look at the Zoning Map and provide a brief overview of what those differences are and how those maps currently don't align. The goal is to get them into alignment. There will be a presentation on the maps at the August 24th meeting and it will go before the public on September 7th where there will be a Public Hearing.

UNFINISHED BUSINESS - None

COMMUNITY DEVELOPMENT DEPARTMENT REPORT –

Director Davis reported briefly on senior housing from the August 5th City Council meeting where they approved the age to be changed from 65 years old to 55 years old for senior housing and to include "cottage housing". She reported that they are trying to get some designs and concepts submitted for the skateboard park. King County Councilman, Reagan Dunn, presented the city with a check for \$25,000 to help start the skateboard park funding. The city hired Grindline to put together a conceptual design. Director Davis reported that the city will be hosting a public meeting later this month, tentatively set for August 25th if she can find a space to hold it. She would like to reach out to the youth since many of them brought ideas forward during the Miners Day Festival. Also discussed was the city's continued work this year with Blueline, a consultant, to help update the Parks, Recreation, Open Space plan. Hopefully there will be a Public Hearing on this in early October to solicit comments on the city's parks plan. Ms.

Davis advised that Lake Sawyer is having some water quality treatment done and the city received a grant from the Department of Ecology to assist with the expense. A contractor has been hired to do the work and a notice went out last week notifying all the Lake Sawyer residents that the work will take place in late August and then a second potential treatment in early September. The staff has been extremely busy. Director Davis advised that a big meeting is coming up on Sept. 7th where there will be 4 Public Hearings that night. Those will include both the Future Land Use map and the Zoning map; marijuana regulations; moving an economic development policy out of the transportation element into the economic development section; and finally, look at doing an ecologic inventory, what it would take and the cost to the city to conduct an ecological inventory in the future.

Director Davis opened the floor if any Commissioners had questions which she was happy to answer.

PUBLIC COMMENTS –

Gary Norris from Black Diamond (*This is Public Hearing from earlier due to having technical problems*) – Mr. Norris said he was confused by what the attorney from Oakpointe said about all the environmental analysis had let them to the conclusion that the existing route was unacceptable. He stated from what he saw, there was very little analysis that was done about the impact of dropping the traffic onto Lawson St. and through the alternative that would be added. His calculation indicates that there could be up to 800 cars per hour at peak times, traveling on Lawson St. which has many single-family residences which adjoin to the arterial. Most of these houses have individual driveways to the street which will be impacted greatly. He felt the impact and level of service issues won't be at the major intersection itself, but at the intersections of these driveways which are going to be impacting the route. Mr. Norris shared his professional experience stating that he has 45 years' experience as a traffic engineer in the Puget Sound region including Renton, Bellevue, and Seattle. In the EIS, you can consider alternatives for development roadway improvements. Just because the connector is on the Comp. Plan map without alternatives, doesn't mean that other alternatives won't be considered. So, there is no need to add an alternative to the Comp. Plan. Regarding the 12% grade on the road, many roads around here have 12% grade so that's not a limiting factor building a road. From Mr. Norris' point of view, Lawson St. is a residential street and if you add this amount of traffic, it's going to be a negative impact on the residents on this street and further believes the city will regret it in the future if they approve this. Finally, he said now is the time to make the determination and followed by stating that enough research and analysis needs to be done before the city should make any decisions.

Mike Petatoff from Black Diamond

Kristen Bryant from Bellevue

Angela Fettig from Black Diamond

ADJOURNMENT –

Commissioner Ambur **Motioned** to adjourn the meeting. **Second** Commissioner Jensen. **Vote**, Motion **passed 5-0**.

The meeting ended at 7:25 p.m.

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

ATTEST:

John Olson, Chairperson

Planning Commission Secretary



CITY OF BLACK DIAMOND
PLANNING COMMISSION
SPECIAL MEETING MINUTES
August 24, 2021, 6:00 PM
Zoom Virtual Meeting

FLAG SALUTE, CALL TO ORDER, and ROLL CALL:

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

Present: Chair/Commissioner John Olson
Commissioner Richard La Conte
Commissioner Steve Jensen
Commissioner Knut Syversen
Commissioner Pam McCain
Commissioner Felicia Wheatfall
Commissioner Dave Ambur

Staff: Community Development Director, Mona Davis
Sr. Planner, Joey Portmann
Deputy City Clerk, Carina Thornquist

At the beginning of Roll Call, technical difficulties began with Commissioner La Conte. Deputy City Clerk continued with roll call. The technical issues continued for almost eight minutes of the meeting until it got rectified.

Director Davis started by welcoming Knut Syversen, the new Commissioner. Mr. Syversen is replacing Crystal Perez who had to resign due to her family relocating out of the city limits.

APPROVAL OF MINUTES - None

PUBLIC COMMENTS -

Bill Kombol from Black Diamond
Kristen Bryant from Bellevue

PUBLIC HEARINGS - None

STUDY/WORK SESSION - *FLUM/Zoning Presentation*

Chair Olson introduced Director Davis and Joey Portmann who is the Senior Planner with the City. Chair Olson then turned it over to Director Davis who gave a little more information of what the presentation was going to include. Chair Olson then introduced and turned the floor over to Joey Portmann. Joey gave a presentation which gave an overview of the Background, FLUM vs Zoning Map,

2009 vs 2019 Comp Plan or FLUM Map, and Discussion Points. The Discussion Point categories were as follows: Land Use Consolidation, Inconsistencies, Scriveners Errors, Undesignated, and Other. Those Discussion Points were more detailed and included size of the land parcels, names of the landowners, the difference of zoning for each of those parcels in 2009 vs 2019.

Back and forth discussion along with questions took place between Director Davis and the Commissioners.

UNFINISHED BUSINESS - None

NEW BUSINESS - None

COMMUNITY DEVELOPMENT DEPARTMENT REPORT –

Director Davis started by acknowledging that some Commissioners had expressed difficulties in finding the meeting information on the new website. She 'showed her screen' to demonstrate the different ways to access the Agenda, Packet Information and Notices on the Minutes/Agenda page. She followed that by stating the Audio of the meetings are on the Clerks page. Director Davis finished by reminding everyone that the terms expire for three (3) of the Commissioners (McCain, Ambur, Olson). Furthermore, it would be discussed in more detail at the September 7th meeting and for them to advise her if they are going to continue as Commissioner. Director Davis opened the floor to the Commissioners if they had questions which she was happy to answer.

PUBLIC COMMENTS –

Nicole De Leon attorney for Oakpointe
Bill Kombol from Black Diamond
Kristen Bryant from Bellevue

ADJOURNMENT –

Commissioner Ambur **Motioned** to adjourn the meeting. **Second** Commissioner Olson. **Vote**, Motion **passed 7-0**.

The meeting ended at 7:21 p.m.

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

ATTEST:

John Olson, Chairperson

Planning Commission Secretary



CITY OF BLACK DIAMOND

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Meeting Date: September 7, 2021
Staff Report Date: August 3, 2021
To: Planning Commissioners
From: Mona Davis, Community Development Director
Subject: Comprehensive Plan Amendments – Economic Development Policy

The purpose of this brief is to go over final docket item #2021-17: “Delete policy ED-4.5 from the Economic Development Chapter or move it to the Transportation Chapter.”

Proposal

This was a private request. Policy ED-4.5, located in the Economic Development Chapter 9 of the Comprehensive Plan adopted in May 2019, currently states: *Coordinate with the Washington State Department of Transportation (WSDOT). King County, and adjacent cities to plan for access improvements, intersection improvements, and infrastructure maintenance in the SR 169 corridor.*

The policy is supportive of the City’s economic development goals by emphasizing improved accessibility to the key commercial corridor in the City; the policy does fit in the Transportation element of the Comprehensive Plan.

Evaluation Criteria (BDMC 16.10.220)

- A. All Amendments. All of the comprehensive plan amendments shall be reviewed under the following criteria:
1. Whether the proposed amendment(s) conform to the Growth Management Act (Chapter 36.70A RCW);
Moving the amendment to a different chapter would not represent a substantive change in policy. The policy continues to support the GMA goal for coordinated, planned growth, no matter which chapter it is located in.
 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;
The policy is consistent with multiple chapters of the comprehensive plan including the economic development, land use, and transportation elements. The proposed amendment to move the policy continues to implement coordination, improvements, and maintenance of SR 169.



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;
Not applicable. The policy itself is not changing, just the location in the plan.
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
Not applicable. The policy itself is not changing, just the location in the plan.
5. Whether the proposed amendment(s) reflects current, widely held values of the residents of the city.
The wording of the policy will not change with this amendment, reflecting the values held by the residents when this comprehensive plan was implemented and further evaluated as part of the recent 2021 docketing process, which included a public hearing with the Planning Commission. The values are assumed to remain to warrant coordination between jurisdictions to ensure SR 169 continues to be improved and maintained as necessary.

Staff Recommendation

Staff recommends moving Policy ED-4.5 from Chapter 9 (Economic Development) to Chapter 7 (Transportation) as Policy T-26 beneath the *Coordination and Consistency Policies* section.

Next Steps

Following the public hearing staff will revise the recommendation as necessary based on public comments, staff will inform the planning commission of any changes at the following work session for discussion. At the October public hearing of the entire docket, the revised staff recommendation, based on public and planning commission input, will be presented for action.

From: [Kelley Sauskojus](#)
To: [Mona Davis](#)
Subject: RE: Amendments to the 2021 Comprehensive Plan
Date: Friday, February 26, 2021 10:50:42 AM
Attachments: [2021BDCompPlan Suggestions.docx](#)

Dear City of Black Diamond Community Development,

On or before March 1, 2020, numerous people sent in suggested updates to the Black Diamond Comprehensive Plan.

The Black Diamond code says these suggestions are to be part of a preliminary docket report that is considered by the Planning Commission.

Unfortunately, the public's 2020 suggestions were never put forward, and I see no record that the Planning Commission or Council was even aware of them.

Attached is a list of the 2020 Comp Plan update requests compiled from references in public comments to the Planning Commission.

I am sending these as 2021 Comprehensive Plan update suggestions. The people who sent them before may have learned there is no point in doing so. However, these items have merit and would all improve our city and the quality of life for all the residents current and future.

Thank you,
Kelley Sauskojus
Black Diamond resident since 1991

10. Economic Development Chapter:

Remove policy Economic Development ED-4.5, about the Highway 169 corridor, or move policy ED-4.5 to the Transportation Chapter. Policy ED 4.5 is more focused on transportation than Economic Development.

~~Policy ED-4.5: Coordinate with the Washington State Department of Transportation (WSDOT), King County, and adjacent cities to plan for access improvements, intersection improvements, and infrastructure maintenance in the SR 169.~~

11. Land Use Chapter is amended to specify:

Add this text: To ensure planning consistent with Small-Town Character, Black Diamond must carefully ensure existing commercial areas and those planned with the Master Planned Developments (MPDs) can thrive without putting too much pressure on limited infrastructure.

Therefore, removal of policy LU-34 is warranted. Alternately, the word "aggressive " could be removed:

~~Policy LU-34: Create an aggressive economic development strategy, with the cooperation of the City, County, and business and property owners.~~

There are sufficient commercial spaces already developed in Black Diamond or permitted through the MPD's. Therefore, removal of policy LU-42 is also warranted.

~~Policy LU-42: Retain and enhance the existing commercial areas while providing sites large enough to accommodate significant commercial uses.~~



CITY OF BLACK DIAMOND

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Meeting Date: September 7, 2021
Staff Report Date: August 17, 2021
To: Planning Commissioners
From: Mona Davis, Community Development Director
Subject: Comprehensive Plan Amendments – Ecological Inventory Feasibility Study Policy

The purpose of this brief is to go over final docket item #2021-08: “Conduct a feasibility study, including costs and scope of operations, on conducting an ecological inventory.”

Proposal

This was a private request (citizen request is attached). The original proposal was to “conduct an ecological inventory of natural areas within the City and propose changes to land uses and regulations to preserve the functions and values of these natural areas. The inventory and proposed actions shall be presented to the Planning Commission for review and action by the City Council in 2022.” This request did not propose a policy change for the Comprehensive Plan, but rather would have required staff to undertake a one-time action—namely the completion of an “ecological inventory” and presentation of that inventory to the Planning Commission and City Council in 2022.

The Planning Commission recommended amending Item #2021-08 to conduct a feasibility study, including costs and scope of operations, on conducting an ecological inventory to be included in the final 2021 docket, which was what was approved by Council. Staff’s focus, regarding the comprehensive plan amendment cycle, is to add a policy to the comprehensive plan regarding the ecological inventory to provide basis for the actual inventory to occur at a later date when it fits into the budget.

Evaluation Criteria (BDMC 16.10.220)

- A. All Amendments. All of the comprehensive plan amendments shall be reviewed under the following criteria:
1. Whether the proposed amendment(s) conform to the Growth Management Act (Chapter 36.70A RCW);
The GMA requires cities to protect critical areas. Adopted development regulations serve to preserve the natural environment, maintain fish and wildlife habitat, and protect drinking water, as well as reduce exposure to risks (landslides, flooding etc.). Including a policy in the comprehensive plan to conduct an ecological inventory conforms to the GMA by committing to protect critical areas and giving the City a specific understanding of



where these natural resources are located within city limits, and therefore if development regulations need to be amended to better protect those areas.

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;

The proposal is consistent with the following goals and policies of the adopted comprehensive plan:

- **NE Goal 1: Designate and protect the City's sensitive areas.**
- **Policy NE-1: Use best available techniques to preserve and enhance the functions and values of sensitive areas through policies, regulation programs, and incentives.**
- **NE Goal 2: Protect wetlands as ecosystems, and essential elements of watersheds.**
- **NE Goal 3: Promote preservation of fish and wildlife habitat corridors.**
- **Policy NE-36: Preserve native vegetation within streams, wetlands, and their associated buffers.**
- **Policy LU-58: Create an open space system and map overlay for the primary unifying component of the comprehensive plan.**
- **Policy LU-8: Retain a sense of place by protecting the community's important natural features and Treasured Places and support the City's Tree Preservation Program.**

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;

A comprehensive ecological inventory has never been completed for the entire City. The development in the City has resulted in changes to many properties in the past several years. The completion of this study would provide the City information on sensitive areas throughout the City, which would aid in GIS mapping, code administration, and development siting. Including a policy within the plan to complete this study would provide support for moving it forward.

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
Related to the answer to criteria number three above, an ecological inventory of the entire City has ever been completed before, and this would be new information that would help guide the future development of the City. It may prove previous assumptions with mapping to be incorrect and would allow the comprehensive plan and associated development regulations to be amended, as necessary, to reflect any new discoveries.

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

This topic was evaluated as part of the recent 2021 docketing process, which included a public hearing with the Planning Commission and was voted on by Council to be included as part of the final docket.

**Staff Recommendation**

Staff recommends adding a policy to Chapter 4 Natural Environment, section 4.3 that states:

Policy NE-6: Conduct an ecological inventory of the City to aid in identifying and protecting all sensitive areas.

Next Steps

Following the public hearing, staff will revise the recommendation as necessary based on public comments. Staff will inform the Planning Commission of any changes at the following work session for discussion.

From: [B Stuart](#)
To: [Mona Davis](#)
Cc: [Gary Davis](#); [Karen Bryant](#); [Carina Thornquist](#)
Subject: 2021 Comp Plan Suggestions
Date: Monday, March 1, 2021 4:39:55 PM
Attachments: [Proposed CP Amendments for Docket 2021 Black Diamond.docx](#)

Hi Mona. Attached you will find my suggestions for the 2021 Comp Plan review/adoption process. I look forward to seeing what is proposed this year and working with you and the PC through the process.

Bob Stuart
Black Diamond

Black Diamond Comprehensive Plan Update 2021 Suggestions

Black Diamond Code 16.10.130 provides a process for public suggestions to amend text and policies in the Comprehensive Plan. These suggestions are provided after careful review of past community concerns, other city and county Comprehensive Plans, and in the desire to bring the community together as Black Diamond grows.

Amendment Suggestion 1: Don't Know What You've Got Until It's Gone

New Policy NE-41: Conduct an ecological inventory of natural areas within the City and propose changes to land uses and regulations to preserve the functions and values of these natural areas. The inventory and proposed actions shall be presented to the Planning Commission for review and action by the City Council in 2022.

Rationale: Black Diamond faces an incredible challenge in balancing its future between small town in a natural surrounding and potential development capacity. If not managed more carefully, it will simply be another case of, "you don't know what you've got 'til it's gone." People have already noticed significant change in the type and location of wildlife, and the amount and vegetation of natural space.

The City should study remaining undeveloped land and its: ecosystem value; restoration potential; and open space potential. The study should also include: an evaluation of different ways new development could add conservation and open space, and whether existing zoning should be changed to encourage conservation of remaining open space.

Amendment Suggestion 2: Land Use Chapter Open Space

New Land Use Policy 8.5: Conservation of existing natural areas is preferred, and the city shall consider ways to incentivize such conservation beyond conservation of critical areas. Restoration and reclamation of land as open space and natural space is prioritized.

New Land Use Policy 10.5: The City shall require a significant portion of a development site be conserved as open space with retention of native vegetation or restoration of native vegetation in addition to critical areas and buffers on all development or re-development. Developers will be allowed to contribute funds or land of higher conservation values in exchange for increased development density on land of lower conservation value.



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Meeting Date: September 7, 2021
Staff Report Date: August 26, 2021
To: Planning Commissioners
From: Mona Davis, Community Development Director
Subject: Comprehensive Plan Amendments – Marijuana Businesses

The purpose of this brief is to go over final docket item #2021-03: "Repeal city prohibitions on marijuana businesses and update land use chapter as needed to facilitate appropriate siting."

Proposal

This was a request by the City Council. In looking for ways to expand the City's revenue streams, several members of the City Council have suggested looking at repealing the prohibition on marijuana businesses so that the City may collect local sales tax and a share of the state excise tax on the revenues of marijuana-based businesses. The comprehensive plan is currently silent on marijuana businesses.

Background

Cities, towns, and counties in Washington State can choose to prohibit or to designate appropriate zones for state-licensed marijuana businesses. The number of retail locations allowed in cities and counties is determined using a method that distributes the number of locations proportionate to the most populous cities within each county and to accommodate the medical needs of qualifying patients and designated providers. Locations not assigned to a specific city are assigned to the county at large. King County has 22 allotments at large and Black Diamond is not allocated any at this time. Currently, the King County licenses are all taken, but one of the businesses with a King County license could move into the City; or any business that loses theirs could be acquired by a new business who chooses to open in Black Diamond.

Evaluation Criteria (BDMC 16.10.220)

- A. All Amendments. All of the comprehensive plan amendments shall be reviewed under the following criteria:
1. Whether the proposed amendment(s) conform to the Growth Management Act (Chapter 36.70A RCW);
The proposed comprehensive plan amendment is compliant with the GMA's goal for coordinated, planned growth, ensuring this use is thought out and planned for prior to permitting it within the City. Further it complied with goal five, to encourage economic development that is consistent with adopted comprehensive plans. This



change could potentially diversify City revenue sources beyond its current, heavy reliance on property tax and development-related sales tax and REET.

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;

The proposed amendments are consistent with the following comprehensive plans goals and policies:

- **LU Goal 1: Establish a pattern of development that maintains and enhances a safe and healthy quality of life within the community.**
- **Policy LU-49: Promote a compatible mix of land uses that create a diversified environment that mixes shopping, employment, recreation, and residential opportunities where appropriate.**
- **ED Goal 1: Develop and support a diversified economy to achieve a sound fiscal base and living wage jobs for the City's residents.**

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;

Since the adoption of the comprehensive plan, policies and information regarding marijuana businesses have shifted and grown. It has become clear that surrounding cities benefit from collecting local sales tax and a share of the state excise tax on the revenues of marijuana-based businesses, which the City is currently unable to do.

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
Related to the answer to criteria number three above, policies and information regarding marijuana businesses have shifted and grown to a point where the prohibition on the businesses is being reconsidered in light of this information.

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

This topic was evaluated as part of the recent 2021 docketing process, which included a public hearing with the Planning Commission and was voted on by Council to be included as part of the final docket.

Staff recommendation

Staff recommends adding a policy to Chapter 5 Land Use, Section 5.13 Commercial Goals and Policies that states:



Policy LU-50: Analyze the siting of marijuana retail businesses to ensure they are permitted in the appropriate zoning district and to limit impacts on the surrounding community.

Next Steps

Following the public hearing, staff will revise the recommendation as necessary based on public comments and inform the Planning Commission of any changes at the following work session for discussion.

Code Amendments

The code amendments regarding marijuana retail businesses will take place in early 2022 following adoption of the comprehensive plan policy. This will ensure the proposed development regulations can be analyzed fully in light of the adopted comprehensive plan policy, and will be able to have multiple public hearings, if desired, without being constrained by the comprehensive plan docket timeline.



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Meeting Date: September 7, 2021
Staff Report Date: August 30, 2021
To: Planning Commissioners
From: Joey Portmann, Senior Planner
Emily Adams, Contract 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 includes a summary with information on the FLUM designation and zoning as well as allowed uses under the current and proposed designations. Site specific evaluation criteria for each of the proposals is also included per the BDMC. The criteria answers can be repetitive but are included for each proposal to ensure each item is properly analyzed. Staff recognizes the staff report is lengthy, but it is broken down into sections that align with the attached presentation for easy review and reference.

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 area’s zoning to aid in analysis. The zoning map will be amended as necessary to be consistent with the FLUM. During this process staff is also 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.

Evaluation Criteria (BDMC 16.10.220)

This section analyzes the overall docket item.

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

1. 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, may or may not be supported by the comprehensive plan policies and goals, and therefore are being reevaluated. The proposed changes to designations (and zoning), and 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 2009 and 2019 FLUM and inconsistencies with the current zoning map. Staff believes it is important to carefully review these concerns to ensure the adopted 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 and maps, and the zoning map 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 amendments included in the 2019 adopted FLUM have been brought into question by citizens. Some information may not have been considered properly during the previous adoption process and the assumptions may not be valid so the amendments are being 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 indicating support by the public, planning commission, and city council.

Findings, Site-Specific Proposal Evaluation Criteria, and Staff Recommendations

Each table provides information on the inconsistency/ consolidation/ error in the FLUM and/or zoning map that is being analyzed. This is followed by the site-specific evaluation criteria from BDMC 16.10.220 and a staff recommendation. The associated FLUM and Zoning maps for each item are in the enclosed presentation, the name of the tables matches the name in the presentation (and are in the same order as the presentation) for easy reference to view the associated FLUM and zoning maps.

Inconsistency #1 (Slide 8)

Inconsistency #1			
Info	• Parcels: 1021069111, 1521069112, 1521069113, 1521069114, 1521069115, 1521069110 • Existing Use: Vacant/ undeveloped		
Map	2009 FLUM	2019 FLUM	2015 Zoning
Designation	Business Park & Light Industrial	Medium Density Residential	Business Industrial Park
Permitted and Conditional Uses*	• Adult oriented businesses • Business support services • Entertainment/ cultural facilities • Essential public facilities • Childcare centers • General office • Light manufacturing • Major institutions • Parking structures • Schools • Religious institutions • Research & development • Tech, biotech, medical equipment • Utilities • Wholesaling	• Bed & Breakfasts • Childcare • Group homes • Home occupations • Schools • Religious institutions • ADUs • Cottage housing • Senior housing • Manufactured housing • Multi-family • Single family • Utilities	See 2009 FLUM column
Density	No density requirements	8 du/acre	
<i>*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.</i>			

Evaluation Criteria for Amendments for Site-Specific Proposals.

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);
Further analysis is being done on transportation concurrency and level of service by a third-party reviewer and will be included on the final recommendation prior to planning commission action.
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;

Further analysis is being done on impacts to the transportation network, capital facilities and utilities and will be included on the final recommendation. Impacts to environmental features and parks will be regulated through the City's development code and site-specific SEPA review.

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;

No changes would be made to the existing comprehensive plan's land use map. However, the zoning map would be changed. Any proposed development would be required to submit for water and sewer concurrency/ availability prior to permits being granted. The proposed rezone creates increased compatibility with the surrounding uses by providing a better transition between Business Industrial Park and the Single Family Residential (R6).

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.

The proposed changes would not create pressure to change further parcels. The FLUM already reflects the parcels as medium density residential, and the zoning change is being done to provide consistency. The change to medium density residential is to provide for a transition of land uses between business park industrial and single family. The changing of further land uses would affect the purpose of creating a transition, and therefore does not create pressure to change other surrounding designations. These changes are in the best interest of the City.

5. The proposed site specific amendment(s) does not materially affect the land use and population growth projections that are the basis of the comprehensive plan;
The City has been actively working with PRSC to bring population projections for the City up to date to properly reflect development within the City. The projections do not function as a ceiling but are an important minimum to meet. The site is 53 acres, the new allowed density would be 8 du/acre, which would provide for a maximum or gross density of 424 units (likely less as some of the site would be taken up with roads, stormwater, sensitive areas and associated buffers, etc. which would net far less units). The proposed zoning change will affect the land use and population growth projections; however, the growth targets are a minimum that must be met which this change will aid in meeting. Further, the zoning on site would be changing to a higher density residential zone which provides for a buffer between the business park/industrial uses and lower density single-family residential uses, and is necessary to help provide for affordable, attainable, and/or transitional housing in the long term.
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;

The proposed change does will not materially affect the adequacy or availability of urban facilities and services. Any development proposals must meet concurrency requirements and provide appropriate infrastructure.

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 proposed amendment is consistent with all local, state, and federal laws, as well as county wide and city policies. The City will continue to coordinate with other local jurisdictions, as well as applicable regional and state agencies through review processes such as SEPA.

Staff Recommendation:

Staff recommends rezoning the parcels to Medium Density Residential (MDR8) to be consistent with the 2019 FLUM map.

Inconsistency #2 (Slide 9)

Inconsistency #2			
Info	• Parcels: 1121069008 • Existing Use: Largely undeveloped with a car garage/ service building (FATS) and residential building.		
Map	2009 FLUM	2019 FLUM	2015 Zoning
Designation	Business Park & Light Industrial	Community Commercial	Business Industrial Park
Permitted and Conditional Uses*	• Adult oriented businesses • Business support services • Entertainment/ cultural facilities • Essential public facilities • Childcare centers • General office • Light manufacturing • Major institutions • Parking structures • Schools • Religious institutions • Research & development • Tech, biotech, medical equipment • Utilities • Wholesaling	• Automobile fueling stations • Drive thru facilities • Essential public facilities • Hotels/ motels • Wholesale/ retail establishments • Major institutions • Mini storage • Personal & professional services • Pet daycare • Religious institutions • Mixed use • Retail • Utilities • Vet clinics	See 2009 FLUM column
Density	No density requirements	No density requirements	
*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.			

Evaluation Criteria for Amendments for Site-Specific Proposals.

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);

The owner of the property currently has an application in for a rezone to be consistent with the FLUM. A traffic impact analysis was provided with the development application and indicated that to mitigate traffic impacts an east-west public road (Pipeline Road) and intersection will be constructed by the applicant, along with dedication of additional property to the City for a improved right-of-way along SR 169. The applicant will be required to submit concurrency applications, as well as pay for water/sewer capacity, fire mitigation fees, and school impact fees if required.

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;

A rezone from Business Industrial Park to Community Commercial eliminates the more intense uses that would have been permitted on site (light manufacturing, technology, biotechnology, and medical equipment). Certificates of utility availability must be approved, and the transportation network impacts will be required to be mitigated per City code, as outlined in the traffic impact analysis. Impacts to environmental features and parks will be regulated through the City's development code and site-specific SEPA review.

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;

No changes would be made to the existing FLUM. The zoning map would not be changed under this comprehensive plan amendment process as a rezone is currently in progress for the site. Any development would be required to submit for water and sewer availability prior to permits being granted. Access for the development will be required and reviewed at the time of a development application. The Community Commercial designation creates increased compatibility with the surrounding uses by removing a spot of Business Industrial Park and creating a cohesive area of Community Commercial.

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.

The proposed changes would not create pressure to change further parcels. The change of the FLUM to Community Commercial is to provide consistency with the surrounding parcels, allowing for cohesive development and therefore these changes are for the best interests of the City and do not create pressure to change others.

5. The proposed site specific amendment(s) does not materially affect the land use and population growth projections that are the basis of the comprehensive plan;

The City has been actively working with PRSC to bring population projections for the City up to date to properly reflect development within the City. The projections do not

function as a ceiling but are an important minimum to meet. The designation change would not substantially affect population growth projections as it is a Business Industrial Park zone to a commercial zone that only permits residential units in mixed use buildings. These units could help to provide for affordable, attainable, and/or transitional housing in the long term. Land use projections currently include this site as Business Industrial Park; however it makes up a small portion (about 10%) of the overall zone and is not expected to have a large impact on projections, especially as a large majority of the zone is undeveloped.

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;

The proposed change does will not materially affect the adequacy or availability of urban facilities and services. Any development proposals must meet concurrency requirements and provide appropriate infrastructure.

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 proposed amendment is consistent with all local, state, and federal laws, as well as county wide and city policies. The City will continue to coordinate with other local jurisdictions, as well as applicable regional and state agencies through review processes such as SEPA.

Staff Recommendation:

Staff recommends following the 2019 FLUM, no change would occur to the zoning map at this time due to the rezone application in progress.

Inconsistency #3 (Slide 10)

Inconsistency #3			
Info	• Parcels: 1021069010 • Existing Use: Lake Marjorie, undeveloped		
Map	2009 FLUM	2019 FLUM	2015 Zoning
Designation	Low Density Residential	Medium Density Residential	Single Family Residential (R4)
Permitted and Conditional Uses*	• Agricultural stands/ uses • Bed & Breakfasts • Childcare • Home occupations • Schools • Religious institutions • ADUs • Duplexes • Manufactures housing • Single Family • Utilities	• Bed & Breakfasts • Childcare • Group homes • Home occupations • Schools • Religious institutions • ADUs • Cottage housing • Senior housing • Manufactured housing • Multi-family • Single family • Utilities	See 2009 FLUM column
Density	R-4: 4 du/acre R-6: 6 du/acre	8 du/acre	
<i>*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.</i>			

Evaluation Criteria for Amendments for Site-Specific Proposals.

- 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);
Further analysis is being done on transportation concurrency and level of service by a third-party reviewer and will be included on the final recommendation prior to planning commission action.
- 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;
A rezone from low density to medium density residential increases the amount of residential uses on site and will therefore increase the use of the transportation network, capital facilities, and utilities. However, concurrency will be required prior to development. Further analysis is being done on impacts to the transportation network, capital facilities and utilities and will be included on the final recommendation. Impacts to environmental features and parks will be regulated through the City's development code and site-specific SEPA review.
- 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;

No changes would be made to the existing comprehensive plan's land use map.

However, the zoning map would be changed. Any development would be required to submit for water and sewer availability prior to permits being granted and provide adequate access. The proposed rezone creates increased compatibility with the surrounding uses by eliminating incompatible uses of low density (single family) residential adjacent to Business Industrial Park.

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.

The proposed changes would not create pressure to change further parcels. The FLUM already reflects the parcel as Medium Density Residential, and the rezone is being done to provide greater compatibility with surrounding designations. Changing zoning of the parcel to Medium Density Residential allows for smaller lot sizes on site and senior/cottage housing development, which is more appropriate given the existing site constraints that limit developable space.

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;
The City has been actively working with PRSC to bring population projections for the City up to date to properly reflect development within the City. The projections do not function as a ceiling but are an important minimum to meet. The site is 21 acres (approximately 5.5 acres of which is the lake), the new allowed density would be 8 du/acre, which would provide for a maximum or gross density of approximately 124 units (likely less as portions of the site would be taken up with roads, stormwater, associated sensitive areas and their associated buffers, etc. which would net far less units). The proposed zoning change will affect the land use and population growth projections; however, the growth targets are a minimum that must be met which this change will aid in meeting. Further, the zoning on site would be changing to a higher density residential zone which provides for a buffer between the business park/industrial uses and nearby park, and is necessary to help provide for affordable, attainable, and/or transitional housing in the long term.

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;

The proposed change does will not materially affect the adequacy or availability of urban facilities and services. Any development proposals must meet concurrency requirements and provide appropriate infrastructure.

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 proposed amendment is consistent with all local, state, and federal laws, as well as county wide and city policies. The City will continue to coordinate with other local

jurisdictions, as well as applicable regional and state agencies through review processes such as SEPA.

Staff Recommendation

Staff recommends rezoning the property to Medium Density Residential (MDR8) to be consistent with the 2019 FLUM map.

Inconsistency #4 (Slide 11)

Inconsistency #4			
Info	• Parcels: 1021069103 and • Existing Use: Vacant/ undeveloped		
Map	2009 FLUM	2019 FLUM	2015 Zoning
Designation	Low Density Residential	Neighborhood Commercial	Single Family Residential (R4)
Permitted and Conditional Uses*	• Agricultural stands/ uses • Bed & Breakfasts • Childcare • Home occupations • Schools • Religious institutions • ADUs • Duplexes • Manufactures housing • Single Family • Utilities	• Automobile fueling stations • Wrecking yards • Drive-thrus • Entertainment/ cultural facilities • Essential Public Facilities • General office • Personal & professional services • Pet stores • Religious institutions • Mixed use • Senior housing • Retail • Utilities • Veterinary clinics	See 2009 FLUM column
Density	R-4: 4 du/acre R-6: 6 du/acre	12 du/acre, none for mixed use	
*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.			

Evaluation Criteria for Amendments for Site-Specific Proposals.

- 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);
The site is currently vacant, which means when developed it will have an impact on the public facilities and services by increasing the need for them. However, the change in designation is from a designation that's associated zoning allows more intense uses (Neighborhood Commercial) to a less intense use (Low Density residential) to match the current zoning (R4). Further analysis is being done on transportation concurrency and level of service by a third-party reviewer and will be included on the final recommendation prior to planning commission action.

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;

The change in designation is from a designation that allows more intense uses (Neighborhood Commercial) to a less intense use (Low Density residential) to match the current zoning, this change in designation would result in fewer impacts on the capital facilities and utilities if the site was fully built out. Further analysis is being done on impacts to the transportation network and will be included on the final recommendation. Utility availability applications will be required prior to development. Impacts to environmental features and parks will be regulated through the City's development code and site-specific SEPA review. Given the wetland mapped by the wetland national inventory to the west of the site, a less intense use is more compatible on the parcels.

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;

Staff recommends the site be re-designated to revert back to the 2009 FLUM designation of Low Density Residential. Given the wetland mapped by the wetland national inventory to the west of the site, a less intense use is more compatible on the parcels and with the surrounding parcels including Lake Sawyer Regional Park. Neighborhood commercial is intended to provide small scale commercial to neighborhoods and should be located in areas capable of being served by transit when available and capable of connecting to existing or planned pedestrian walkways or bikeways (comprehensive plan, page 5-13). This location is isolated from any neighborhoods as it is surrounded by public and business park and light industrial designations/ zones. Site access would need to be provided and reviewed upon a development application submittal as well as an application for utility concurrency.

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.

The proposed amendment is to revert the FLUM designation back to the 2009 FLUM map and bring it in compliance with the City's zoning map. This reversion aligns with citizen requests and will not create pressure to change the land use designations of other properties, as all properties that had designation changes between 2009 and 2019 are being analyzed under this comprehensive plan amendment cycle.

5. The proposed site specific amendment(s) does not materially affect the land use and population growth projections that are the basis of the comprehensive plan;

The proposed amendment would not affect the land use and population growth projections as those are based on the zoning map (per King County Urban Growth Capacity Report) and the parcels are zoned low density residential. The land use designation change would create consistency between the maps.

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;
The proposed change does will not materially affect the adequacy or availability of urban facilities and services. Any development proposals must meet concurrency requirements and provide appropriate infrastructure.
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 proposed amendment is consistent with all local, state, and federal laws, as well as county wide and city policies. The City will continue to coordinate with other local jurisdictions, as well as applicable regional and state agencies through review processes such as SEPA.

Staff Recommendation

Staff recommends reverting to the 2009 FLUM map by designating the property Low Density Residential and maintaining the current zoning.

Inconsistency #5 (Slide 12)

Inconsistency #5			
Info	• Parcels: 1121069112, 1121069113, 1121069114, 1121069020, 1221069049 • Existing Use: Vacant/ undeveloped		
Map	2009 FLUM	2019 FLUM	2015 Zoning
Designation	Low Density Residential	Neighborhood Commercial	Single Family Residential (R4)
Permitted and Conditional Uses*	• Agricultural stands/ uses • Bed & Breakfasts • Childcare • Home occupations • Schools • Religious institutions • ADUs • Duplexes • Manufactures housing • Single Family • Utilities	• Automobile fueling stations • Auto wrecking yards • Drive-thrus • Entertainment/ cultural facilities • Essential Public Facilities • General office • Personal & professional services • Pet stores • Religious institutions • Mixed use • Senior housing • Retail • Utilities • Veterinary clinics	See 2009 FLUM column
Density	R-4: 4 du/acre R-6: 6 du/acre	12 du/acre, none for mixed use	
<i>*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.</i>			

Evaluation Criteria for Amendments for Site-Specific Proposals.

The 2009 FLUM and zoning map designated the site as Low Density Residential. In 2019 the FLUM designation was changed to Neighborhood Commercial. The reasoning provided by the owner was that the new Tacoma Pipeline and the planned arterial connector would be a dividing line, and the properties had similar topography, ownership, and long-term development prospects. Staff believes this is not sufficient reasoning and that more analysis and studies need to be done to determine the impacts of changing the designation from residential to commercial.

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);
The site is currently vacant, which means when developed it will have an impact on the public facilities and services by increasing the need for them. However, the change in designation is from a designation that allows more intense uses (Neighborhood Commercial) to a less intense use (Low Density residential) to match the current zoning. Further analysis is being done on transportation concurrency and level of service by a third-party reviewer and will be included on the final recommendation prior to planning commission action.
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;
The change in designation is from a designation that allows more intense uses (Neighborhood Commercial) to a less intense use (Low Density residential) to match the current zoning, this change in designation would result in fewer impacts on the capital facilities and utilities if the site was fully built out. Utility availability applications will be required at the time of development application. Further analysis is being done on impacts to the transportation network and will be included on the final recommendation. Impacts to environmental features and parks will be regulated through the City's development code and site-specific SEPA review.
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;
Staff is recommending the site be re-designated to revert back to the 2009 FLUM designation (Low Density Residential) which will make the FLUM map consistent with the current zoning map. The designation of low density residential is consistent with the surrounding residential designations. Site access would need to be provided and reviewed upon a development application submittal as well as an application for utility availability.

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.
The proposed amendment is to revert the FLUM designation back to the 2009 FLUM map and bring it in compliance with the City's zoning map. This reversion aligns with citizen requests and will not create pressure to change the land use designations of other properties, as all properties that had designation changes between 2009 and 2019 are being analyzed under this comprehensive plan amendment cycle.
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;
The proposed amendment would not affect the land use and population growth projections as those are based on the zoning map (per King County Buildable Lands Report) and the parcels are zoned low density residential. The land use designation change would create consistency between the maps.
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;
The proposed change does will not materially affect the adequacy or availability of urban facilities and services. Any development proposals must meet concurrency requirements and provide appropriate infrastructure.
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 proposed amendment is consistent with all local, state, and federal laws, as well as county wide and city policies. The City will continue to coordinate with other local jurisdictions, as well as applicable regional and state agencies through review processes such as SEPA.

Staff Recommendation

Staff recommends the zoning remain as currently shown, Single Family Residential (R4), and the FLUM be amended to designate the properties Low Density Residential as previously shown in 2009. This could be brought forth as a comprehensive plan amendment by the owner in a future docket cycle.

Inconsistency #6 (Slide 13)

Inconsistency #6			
Info	• Parcels: 1321069012 • Existing Use: Vacant/ undeveloped, “in City forest”, within the Black Diamond Urban Growth Area Agreement		
Map	2009 FLUM	2019 FLUM	2015 Zoning
Designation	Low Density Residential	Public	Master Planned Development (MPD)
Permitted and Conditional Uses*	• Agricultural stands/ uses • Bed & Breakfasts • Childcare • Home occupations • Schools • Religious institutions • ADUs • Duplexes • Manufactures housing • Single Family • Utilities	• Essential public facilities • Major institutions • Related uses • Parks • Caretaker’s quarters • Utilities	Regulated by the Development Agreement (DA)
Density	R-4: 4 du/acre R-6: 6 du/acre	n/a	Base density of 4 du/acre, but modified through TDR
<i>*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.</i>			

Evaluation Criteria for Amendments for Site-Specific Proposals.

- 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);
The property is designated Public on the 2019 FLUM and staff recommends it be rezoned to Public as well (from MPD). The property would therefore not be developed and would not adversely affect level of service for any facilitates or services nor would it need to meet concurrency requirements.
- 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;
A rezone from MPD to Public would not have a significant adverse impact on the transportation network, capital facilities, or utilities as the development would be severely restricted due to allowed uses and site constraints. A designation of Public aids in the amount of open space and would help preserve environmental features by limiting development impacts.
- 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;

The changed designation is consistent with the previously established In City Forest agreement (Black Diamond Urban Growth Area Agreement). The subject site development rights were removed through the agreement. If access or utilities were necessary, they would be reviewed for at the time of application. The site is compatible with the low density residential designations to the south and functions as a buffer between those uses and the MPD.

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.

There is no indication that the parcel was ever intended to be part of the MPD, so the change in zoning and designation is appropriate. The change is consistent with the development intent and would not pressure any other lands to change.

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;

The parcel was incorrectly shown as part of the MPD in the past. The MPD has a designated maximum number of units allowed per the DA, so the exclusion of this parcel from the MPD would not affect those numbers. Further, as the site would be designated public, it would be unable to be developed with residential and would not affect the land use or population growth projections.

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;

The proposed change does will not materially affect the adequacy or availability of urban facilities and services. Any development proposals must meet concurrency requirements and provide appropriate infrastructure.

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 proposed amendment is consistent with all local, state, and federal laws, as well as county wide and city policies. The City will continue to coordinate with other local jurisdictions, as well as applicable regional and state agencies through review processes such as SEPA.

Staff Recommendation

Staff recommends rezoning the parcel to Public and maintaining the FLUM designation of Public.

Inconsistency #7 (Slide 14)

Inconsistency #7			
Info	- Parcels: 0841000005, 0844001365, 1421069081, 1421069077, 0844001361, 0844001360, 0844001355, 0844001345, 0844001340, 0844001330, 0844000900, 0844000895, 0844000890, 0844000835, 0844000830, 0844000795, 0844000800, 0844000345, 0844000340, 0844000335, 0844000330 - Existing Use: Mobile home park, single family residential, vacant, commercial, Cenex.		
Map	2009 FLUM	2019 FLUM	2015 Zoning
Designation	Community Commercial	Neighborhood Commercial/ Low Density Residential	Community Commercial
Permitted and Conditional Uses*	- Automobile fueling stations - Drive thru facilities - Essential public facilities - Hotels/ motels - Wholesale/ retail establishments - Major institutions - Mini storage - Personal & professional services - Pet daycare - Religious institutions - Mixed use - Retail - Utilities - Vet clinics	- Agricultural stands/ uses - Bed & Breakfasts - Childcare - Home occupations - Schools - Religious institutions - ADUs - Duplexes - Manufactures housing - Single Family - Utilities <i>Neighborhood Commercial:</i> - Automobile fueling stations - Auto wrecking yards - Drive-thrus - Entertainment/ cultural facilities - Essential Public Facilities - General office - Personal & professional services - Pet stores - Religious institutions - Mixed use - Senior housing - Retail - Veterinary clinics	See 2009 FLUM column
Density	No density requirements	NC: 12 du/acre, none for mixed use R4: 4du/acre R6: 6 du/acre	
<i>*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.</i>			

Evaluation Criteria for Amendments for Site-Specific Proposals.

- 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);

Further analysis is being done on transportation concurrency and level of service by a third-party reviewer and will be included on the final recommendation prior to planning commission action.

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;

The proposal would not result in adverse impacts to the City's transportation network, capital facilities, or utilities. The change in designation allows largely the same uses, and the majority of the sites are already built out. In future (re)development, impacts to environmental features and parks will be regulated through the City's development code and site-specific SEPA review.

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;

The parcels are physically suitable for the requests as they are mostly built out and were previously designated Community Commercial for many years. Access is already in place for the parcels, and the majority have utilities. Any sites without utilities would be required to provide an availability application prior to development. The change in designation is consistent with intent for the area and creates a commercial corridor along a main thoroughfare in the City.

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.

The proposed amendment is to revert the FLUM designation back to the 2009 FLUM map (Community Commercial) and bring it in compliance with the City's zoning map. This reversion aligns with citizen requests and will not create pressure to change the land use designations of other properties, as all properties that had designation changes between 2009 and 2019 are being analyzed under this comprehensive plan amendment cycle.

5. The proposed site specific amendment(s) does not materially affect the land use and population growth projections that are the basis of the comprehensive plan;

The proposed amendment would not affect the land use and population growth projections as those are based on the zoning map (per King County Urban Growth Capacity Report) and the parcels are zoned Community Commercial. The land use designation change would create consistency between the maps.

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;

The proposed change does will not materially affect the adequacy or availability of urban facilities and services. Any development proposals must meet concurrency requirements and provide appropriate infrastructure.

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 proposed amendment is consistent with all local, state, and federal laws, as well as county wide and city policies. The City will continue to coordinate with other local jurisdictions, as well as applicable regional and state agencies through review processes such as SEPA.

Staff Recommendation

Staff recommends amending the FLUM map to designate the parcels Community Commercial and keep the current zoning.

Consolidation #1 (Slide 15)

Consolidation #1			
Info	• Parcels: 0321069076, 0221069028, 0221069029, 0221069030, 0221069024, 1121069006 • Existing Use: Vacant/ undeveloped		
Map	2009 FLUM	2019 FLUM	2015 Zoning Map
Designation	Mixed Use	Community Commercial	Master Planned Development (MPD)
Permitted and Conditional Uses*	This designation no longer exists. Previous comp plans indicated it was imagined to include: • Personal & professional services • Residences • Retail • Offices • Eating/ drinking establishments	• Automobile fueling stations • Drive thru facilities • Essential public facilities • Hotels/ motels • Wholesale/ retail establishments • Major institutions • Mini storage • Personal & professional services • Pet daycare • Religious institutions • Mixed use • Retail • Utilities • Vet clinics	Regulated by the Development Agreement (DA)
Density	n/a	No density requirements	Base density of 4 du/acre, but modified through TDR
<i>*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.</i>			

The 2009 FLUM designation (Mixed Use) was eliminated and is not present in the comprehensive plan anymore. Reverting to the Mixed-Use designation would result in wide spread changes necessary for the comprehensive plan maps and text as well as associated development/ zoning regulations. The Community Commercial designation allows for mixed use

development, as was the intent of the original mixed use land use designation and is appropriate for the location next to the residential development. Community Commercial is intended to provide larger, community-scale centers outside the Town Center that meet the community's growing needs and serve the surrounding area.

This change is resulting from the removal of a designation. The mixed-use designation (according to the 2009 comprehensive plan) was only for properties located in the MPD, and with the removal of the designation the site has become community commercial, which permits similar uses. All development within the MPD is strictly regulated through the development agreement (DA) that is in place. The DA ensures concurrency requirements are met and LOS standards are not adversely affected.

Evaluation Criteria for Amendments for Site-Specific Proposals.

As no changes are proposed, the evaluation criteria are not necessary.

Staff Recommendation

Staff recommends maintaining the 2019 FLUM designation and current zoning.

Consolidation #2 (Slide 16)

Consolidation #2			
Info	• Parcels: 1421069065, 084400032, and 1421069177 • Existing Use: Elementary school and associated play area/ fields and a park.		
Map	2009 FLUM	2019 FLUM	2015 Zoning Map
Designation	School and Park	Public	Public
Permitted and Conditional Uses*	N/A, this designation no longer exists	• Essential public facilities • Major institutions • Related uses • Parks • Caretaker's quarters • Utilities	See 2019 FLUM column
Density	n/a	n/a	n/a
*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.			

The 2009 FLUM designations (School and Park) were eliminated and are no longer present in the comprehensive plan. Reverting to the School and Park designations would result in wide spread changes necessary for the comprehensive plan maps and text as well as associated development/ zoning regulations. The Public designation appropriately encompasses the previous designations. Maintaining the current designations maintains the required consistency between the maps. This does not affect concurrency or level of service for the sites.

Evaluation Criteria for Amendments for Site-Specific Proposals.

As no changes are proposed, this item is not evaluated under the site-specific proposal criteria.

Staff Recommendation

Staff recommends maintaining the 2019 FLUM designation and current zoning.

Consolidation #3 (Slide 17)

Consolidation #3			
Info	• Parcels: MPD PP Phase 1 A and Phase 1B. The largest parcel is number 1521069005, there are an additional 160 parcels in this area. • Existing Use: Northern portion is currently vacant, southern portion is developed with single family homes and associated open space lots.		
Map	2009 FLUM	2019 FLUM	2015 Zoning Map
Designation	Mixed Use	Neighborhood Commercial	Master Planned Development (MPD)
Permitted and Conditional Uses*	This designation no longer exists. Previous comp plans indicated it was imagined to include: • Personal & professional services • Residences • Retail • Offices • Eating/ drinking establishments	• Automobile fueling stations • Auto wrecking yards • Drive-thrus • Entertainment/ cultural facilities • Essential Public Facilities • General office • Personal & professional services • Pet stores • Religious institutions • Mixed use • Senior housing • Retail • Utilities • Veterinary clinics	Regulated by the Development Agreement (DA)
Density	n/a	12 du/acre, none for mixed use	Base density of 4 du/acre, but modified through TDR
<i>*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.</i>			

The 2009 FLUM designation (Mixed-Use) was eliminated and is not present in the comprehensive plan anymore. Reverting to the Mixed-Use designation would result in wide spread changes necessary for the comprehensive plan maps and text as well as associated development/ zoning regulations. The Neighborhood Commercial designation allows for mixed use development, as was the intent of the original mixed use land use designation and is appropriate for the location next to the residential development as Neighborhood Commercial is intended to provide smaller scale neighborhood centers while protecting neighborhood character. Maintaining the current designations maintains the required consistency between the maps.

This change is resulting from the removal of a designation. The mixed-use designation (according to the 2009 comprehensive plan) was only for properties located in the MPD, and with the removal of the designation this site has become neighborhood commercial for this site, which permits similar uses. All development within the MPD is strictly regulated through the

development agreement that is in place. The DA ensures concurrency requirements are met and LOS standards are not adversely affected.

Evaluation Criteria for Amendments for Site-Specific Proposals.

As no changes are proposed, this item is not evaluated under the site-specific proposal criteria.

Staff Recommendation

Staff recommends maintaining the 2019 FLUM designation and current zoning.

Consolidation #4 (Slide 18)

Consolidation #4			
Info	• Parcels: MPD PP Phase 1 A and Phase 1B. The largest parcel is number 1521069005, there are an additional 160 parcels in this area. • Existing Use: Northern portion is currently vacant, southern portion is developed with single family residential and associated open space lots.		
Map	2009 FLUM	2019 FLUM	2015 Zoning Map
Designation	Urban Reserve	Low Density Residential	N/A
Permitted and Conditional Uses*	N/A, this designation no longer exists	• Agricultural stands/ uses • Bed & Breakfasts • Childcare • Home occupations • Schools • Religious institutions • ADUs • Duplexes • Manufactures housing • Single Family • Utilities	These parcels are not zoned as they are part of the potential annexation area, and not yet within city limits.
Density	n/a	R-4: 4 du/acre R-6: 6 du/acre	n/a
*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.			

The 2009 FLUM designation (Urban Reserve) was removed from the FLUM map. The Urban Reserve designation (according to the 2009 comprehensive plan) was to recognize existing low density residential development surrounding the Lake 12. This is in the potential annexation area and no development would occur until such time that public water, sewer, and other services would be made available. The previous change from Urban Reserve to Low Density Residential maintains the intent of the site development for low density residential.

Evaluation Criteria for Amendments for Site-Specific Proposals.

As no changes are proposed, this item is not evaluated under the site-specific proposal criteria.

Staff Recommendation

Staff recommends maintaining the 2019 FLUM designation and remain unzoned by the City.

Scrivener's Error #1 (Slide 19)

Scrivener's Error #1			
Info	• Parcels: 1021069001 • Existing Use: Vacant/ undeveloped		
Map	2009 FLUM	2019 FLUM	2015 Zoning Map
Designation	Mixed Use	Business Park & Light Industrial	Business Industrial Park
Permitted and Conditional Uses*	N/A, this designation no longer exists	• Adult oriented businesses • Business support services • Entertainment/ cultural facilities • Essential public facilities • Childcare centers • General office • Light manufacturing • Major institutions • Parking structures • Schools • Religious institutions • Research & development • Tech, biotech, medical equipment • Utilities • Wholesaling	See 2019 FLUM column
Density	n/a	No density requirements	No density requirements
<i>*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.</i>			

This is part of a larger parcel, the larger parcel has a FLUM designation of Business Park and Light Industrial and is zoned Business Industrial Park, the 2009 FLUM was an error in designating it separately. There are no proposed changes to the zoning or FLUM map associated with this item.

Evaluation Criteria for Amendments for Site-Specific Proposals.

As no changes are proposed, this item is not evaluated under the site-specific proposal criteria.

Staff Recommendation

Staff recommends maintaining the 2019 FLUM and current zoning designations.

Scrivener's Error #2a (Slide 20)

Scrivener's Error #2a			
Info	• Parcels: 0421069087, 0421069106 • Existing Use: School site		
Map	2009 FLUM	2019 FLUM	2015 Zoning Map
Designation	Public	Low Density Residential	N/A
Permitted and Conditional Uses*	N/A, this designation no longer exists	• Agricultural stands/ uses • Bed & Breakfasts • Childcare • Home occupations • Schools • Religious institutions • ADUs • Duplexes • Manufactures housing • Single Family • Utilities	These parcels are not zoned as they are part of the potential annexation area, and not yet within city limits.
Density	n/a	R-4: 4 du/acre R-6: 6 du/acre	n/a
<i>*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.</i>			

Evaluation Criteria for Amendments for Site-Specific Proposals.

- 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);
The site is built out with Kentlake High School and associated fields. The proposal amends the FLUM map to fix a mapping error and properly reflect the right designation (public). The site meets applicable concurrency requirements and the proposal will not adversely affect the adopted level of service.
- 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;
The proposed amendment will not result in adverse impacts to the transportation network, capital facilities, utilities, parks or environmental features. The proposal properly designates the parcels on the FLUM, and remain unzoned by the City as they are in the potential annexation area.
- 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;

The site is suitable for the designation as it is already developed as such; the designation change is to accurately reflect the development.

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.

This will not create pressure to change any other land use designations as the sole purpose of this proposal is to fix an error on the FLUM map to reflect the accurate use of the property.

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;

The amendment will not affect land use or population growth as it is already built out as a school and the amendment is to correct the designation that was changed in error.

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;

The school site is built out and met the applicable requirements for facilities and services when it was permitted and developed.

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 proposed amendment is consistent with all local, state, and federal laws, as well as county wide and city policies. The City will continue to coordinate with other local jurisdictions, as well as applicable regional and state agencies through review processes such as SEPA.

Staff Recommendation

Staff recommends that the FLUM be amended to designate these parcels as Public.

Scrivener's Error #2b (Slide 20)

Scrivener's Error #2b			
Info	- Parcels: 1021069058, 1021069122, 1021069067, 1021069027, 1021069117, 4391600160, 1021069094, 1021069057, 1021069056, 1021069092, 1021069066, 1021069055, 1021069025, 1021069120, 1021069090, 7570700010, 1021069116, 1021069083, 1021069049, 1021069022, 1021069123, 1021069121, 1021069028, 1021069119, 1021069118, 1021069074, 1021069050, 1021069024 - Existing Use: Single family residential, vacant		
Map	2009 FLUM	2019 FLUM	2015 Zoning Map
Designation	Low Density Residential	Public	Single Family Residential (R4)
Permitted and Conditional Uses*	- Agricultural stands/ uses - Bed & Breakfasts - Childcare - Home occupations - Schools - Religious institutions - ADUs - Duplexes - Manufactures housing - Single Family - Utilities	- Essential public facilities - Major institutions - Related uses - Parks - Caretaker's quarters - Utilities	See 2009 FLUM column
Density	R-4: 4 du/acre R-6: 6 du/acre	n/a	R-4: 4 du/acre
<i>*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.</i>			

Evaluation Criteria for Amendments for Site-Specific Proposals.

- 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);
The vast majority of the parcels involved in this proposal are built out with residential uses. The proposal amends the FLUM map to fix a mapping error and properly reflect the right designation. The site meets applicable concurrency requirements and the proposal will not adversely affect the adopted level of service.
- 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;
The proposed amendment will not result in adverse impacts to the transportation network, capital facilities, utilities, parks or environmental features. The designation change simply corrects a mapping error.
- 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;

The site is suitable for the designation as it is already developed as such, the designation change is to accurately reflect the development.

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.

This will not create pressure to change any other land use designations as the sole purpose of this proposal is to fix an error on the FLUM map.

5. The proposed site-specific amendment(s) does not materially affect the land use and population growth projections that are the basis of the comprehensive plan;

The amendment will not affect land use or population growth as the majority of parcels are already built out, and all are zoned single family residential. The amendment is to correct the FLUM designation that was changed in error.

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;

The parcels are built out and met the applicable requirements for facilities and services when they were permitted and developed; those that are not will be required to prove availability and meet development regulations at the time of development.

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 proposed amendment is consistent with all local, state, and federal laws, as well as county wide and city policies. The City will continue to coordinate with other local jurisdictions, as well as applicable regional and state agencies through review processes such as SEPA.

Staff Recommendation

Staff recommends the parcels be designated on the FLUM as Low Density Residential to be consistent with the zoning map.

Scrivener's Error #3 (Slide 21)

Scrivener's Error #3			
Info	• Parcels: 1321069012 • Existing Use: Vacant/ undeveloped, "in City forest", within the Black Diamond Urban Growth Area Agreement		
Map	2009 FLUM	2019 FLUM	2015 Zoning
Designation	Low Density Residential w/ MPD Overlay	Public w/ MPD Overlay	Master Planned Development (MPD)
Permitted and Conditional Uses*	• Agricultural stands/ uses • Bed & Breakfasts • Childcare • Home occupations • Schools • Religious institutions • ADUs • Duplexes • Manufactures housing • Single Family • Utilities	• Essential public facilities • Major institutions • Related uses • Parks • Caretaker's quarters • Utilities	Regulated by the Development Agreement (DA)
Density	R-4: 4 du/acre R-6: 6 du/acre	n/a	Base density of 4 du/acre, but modified through TDR
<i>*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.</i>			

Evaluation Criteria for Amendments for Site-Specific Proposals.

- 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);
The proposal amends the FLUM map to fix a mapping error and properly reflect the MPD overlay boundaries. The proposal does not affect the underlying designation or zoning and will not adversely affect the adopted level of service or other public facilities and services.
- 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;
The proposed amendment will not result in adverse impacts to the transportation network, capital facilities, utilities, parks or environmental features. The designation change simply corrects a mapping error.
- 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;

The proposal is to remove the MPD overlay from the parcel as it was mapped in error and is not shown as part of the MPD in the development agreement. The underlying zoning and designation will not change under this proposal; therefore access, utilities, and compatibility will not be affected.

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.

This will not create pressure to change any other land use designations as the sole purpose of this proposal is to fix an error on the FLUM map.

5. The proposed site specific amendment(s) does not materially affect the land use and population growth projections that are the basis of the comprehensive plan;

The removal of the MPD overlay layer will not affect the land use or population projections as it does not directly change the zoning or underlying FLUM designations.

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;

The proposed removal of the MPD overlay will not affect the adequacy or availability of urban facilities and services.

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 proposed amendment is consistent with all local, state, and federal laws, as well as county wide and city policies. The City will continue to coordinate with other local jurisdictions, as well as applicable regional and state agencies through review processes such as SEPA.

Staff Recommendation

Staff recommends removing the Master Planned Development (MPD) overlay from the parcel, as the development agreement does not show this area as being part of the MPD.

Undesignated Parcels (Slides 22 & 23)

Undesignated #1-5			
Info	- Parcels: 1021069016, 1121069017, 1121069024, 1221069038, 1321069017 - Existing Use: Vacant/ undeveloped		
Map	2009 FLUM	2019 FLUM	2015 Zoning
Designation	n/a	n/a	n/a
Uses*	n/a	n/a	n/a
Density	n/a	n/a	n/a
<i>*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.</i>			

There is no current zoning or future land use designation for parcels shown as #1, #2, #3, #4, and #5 on slide 22 and 23. These parcels are not right-of-way and are privately owned. They have never been

designated or zoned. Per the BDMC 18.68.060.C non-conforming lots with shared frontage under common ownership are considered a single lot.

Evaluation Criteria for Amendments for Site-Specific Proposals.

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);
The referenced parcels are long and skinny and expected to be developed with the surrounding parcels (such as through a lot consolidation). Therefore, the lots are not expected to adversely effect adopted level of services. Concurrency will need to be met for the parcels prior to site development.
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;
The proposal would not result in adverse impacts to the City's transportation network, capital facilities, or utilities. Assigning a designation/ zoning will allow the parcels to be built out, likely in conjunction with the adjacent parcels adding minor development capacity relative to the site(s). Impacts to environmental features and parks will be regulated through the City's development code and site-specific SEPA review.
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;
The proposed designations and zoning are consistent with the surrounding residential designations. Site access would need to be provided and reviewed upon a development application submittal as well as an application for utility availability.
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.
The proposal will not create pressure to change other parcel's designations. The purpose of this proposal is to give land use designations to currently undesignated and zoned parcels.
5. The proposed site-specific amendment(s) does not materially affect the land use and population growth projections that are the basis of the comprehensive plan;
The amendment will not materially affect land use or population growth as the parcels will add minimal acreage to the potential future development of the sites. The amendment is to provide FLUM and zoning designations to the parcels so they can be appropriately regulated.
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;

The proposed change does will not materially affect the adequacy or availability of urban facilities and services. Any development proposals must meet concurrency requirements and provide appropriate infrastructure.

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 proposed amendment is consistent with all local, state, and federal laws, as well as county wide and city policies. The City will continue to coordinate with other local jurisdictions, as well as applicable regional and state agencies through review processes such as SEPA.

Staff Recommendation

Staff recommends designating and zoning the parcels consistent with the surrounding parcels as follows:

1. Parcel 1021069016 -FLUM: Business Park & Light Industrial and Zoning: Business/Industrial Park
2. Parcel 1121069017 - FLUM: Community Commercial and Zoning: Community Commercial
3. Parcel 1121069024 - FLUM: Industrial and Zoning: Industrial
4. Parcel 1221069038 - FLUM: Low Density Residential and Zoning: Single Family Residential (R4)
5. Parcel 1321069017 - FLUM: Low Density Residential and Zoning: Single Family Residential (R4)

Zoning Map Scrivener's Error (Slide 24)

Zoning Map Scrivener's Error			
Info	• Parcels: 0421069018, 0421069040, 0421069021, 0421069022, 0421069026, 0421069023, 0421069024, 0421069014 • Existing Use: Lake Sawyer islands - single family residential, and vacant		
Map	2009 FLUM	2019 FLUM	2015 Zoning
Designation	Low Density Residential	Undesignated	Single Family Residential (R4)
Permitted and Conditional Uses*	• Agricultural stands/ uses • Bed & Breakfasts • Childcare • Home occupations • Schools • Religious institutions • ADUs • Duplexes • Manufactures housing • Single Family • Utilities		See 2009 FLUM column
Density	R-4: 4 du/acre R-6: 6 du/acre	n/a	
<i>*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.</i>			

Evaluation Criteria for Amendments for Site-Specific Proposals.

- 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);
The islands are currently regulated as Low Density Residential/ Single Family Residential (R4). This proposal is to correct the FLUM map in which the color is not shown properly, this proposal will not affect concurrency or level of service. Further, the parcels developed on Lake Sawyer islands do not receive all public facilities and services.
- 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;
The islands are currently regulated as Low Density Residential/ Single Family Residential (R4). This proposal is to correct the FLUM map in which the color is not shown properly; this proposal will not affect the transportation network, capital facilities, utilities, parks and environmental features.
- 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;

The parcels are zoned and regulated as R4 and meant to be designated Low Density Residential. The sites that are not developed will be required to meet development regulations, as applicable for the islands. The proposal is compatible with the surrounding land uses which are all Low Density Residential.

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.

The proposal will not create pressure to change other parcel's designations. The purpose of this proposal is to redesignate the island parcels as intended.

5. The proposed site-specific amendment(s) does not materially affect the land use and population growth projections that are the basis of the comprehensive plan;
The amendment will not affect land use or population growth as the majority of parcels are already built out and are all already assumed to be designated Low Density Residential/ R4. The amendment is to correct the designation that was removed from the zoning map in error.

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;

The parcels are built out and met the applicable requirements for facilities and services when they were permitted and developed, those that are not will be required to prove compliance at the time of development.

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 proposed amendment is consistent with all local, state, and federal laws, as well as county wide and city policies. The City will continue to coordinate with other local jurisdictions, as well as applicable regional and state agencies through review processes such as SEPA.

Staff Recommendation

Staff recommends correcting the zoning map to show the parcels as R4, consistent with the 2009 and 2019 FLUM.

Split Zone #1 (Slide 25)

Split Zoned Parcels #1			
Info	• Parcels: 2221069054, 2221069056, 2221069008, 2221069009 • Existing Use: Vacant		
Map	2009 FLUM	2019 FLUM	2015 Zoning
Designation	Low Density Residential	Low Density Residential	Single Family Residential R4 & R6
Permitted and Conditional Uses*	• Agricultural stands/ uses • Bed & Breakfasts • Childcare • Home occupations • Schools • Religious institutions • ADUs • Duplexes • Manufactures housing • Single Family • Utilities	See 2009 FLUM column	See 2009 FLUM column
Density	R-4: 4 du/acre R-6: 6 du/acre	n/a	
<i>*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.</i>			

Staff Recommendation

Since the work session presentation on August 24, 2021, staff has discovered the City Council Ordinance 15-1062 that established this split zoning. This area is part of the MPD DA as expansion parcels. The zoning changes to this site were initiated in 2015. Legal descriptions and GIS files were provided to identify the boundaries of each zone. Staff therefore recommends no changes be made.

Split Zoned #2 (Slide 26)

Split Zoned Parcels #2			
Info	• Parcels: 1521069052 • Existing Use: Vacant/ undeveloped		
Map	2009 FLUM	2019 FLUM	2015 Zoning
Designation	Medium Density Residential/ Mixed Use	Medium Density Residential/ Neighborhood Commercial	Medium Density Residential/ Neighborhood Commercial
Permitted and Conditional Uses*	• Bed & Breakfasts • Childcare • Group homes • Home occupations • Schools • Religious institutions • ADUs • Cottage housing • Senior housing • Manufactured housing • Multi-family • Single family • Utilities Mixed use designation no longer exists.	Neighborhood Commercial: • Automobile fueling stations • Auto wrecking yards • Drive-thrus • Entertainment/ cultural facilities • Essential Public Facilities • General office • Personal & professional services • Pet stores • Religious institutions • Mixed use • Senior housing • Retail • Utilities Veterinary clinics	See 2009 & 2019 FLUM column
Density	8 du/acre	12 du/acre, none for mixed use	
<i>*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.</i>			

This parcel is currently split zoned/designated with Neighborhood Commercial and Medium Density Residential (MDR8). Due to the sensitive areas on the rear portion of the property and the public benefit rating system (PBRs) present on site, more analysis needs to be done prior to staff creating a recommendation. This proposal could come forward during the next comprehensive plan amendment cycle.

Evaluation Criteria for Amendments for Site-Specific Proposals.

As no changes are proposed, this item is not evaluated under the site-specific proposal criteria.

Staff Recommendation

Staff recommends maintaining the 2019 FLUM and current split zoning designations until further analysis can be done.

Split Zoned Parcel #3 (Slide 27)

Split Zoned Parcels #3			
Info	• Parcels: 1521069023 • Existing Use: Single family residential		
Map	2009 FLUM	2019 FLUM	2015 Zoning
Designation	Medium Density Residential/ Mixed Use	Medium Density Residential/ Neighborhood Center	Medium Density Residential/ Neighborhood Commercial
Permitted and Conditional Uses*	• Bed & Breakfasts • Childcare • Group homes • Home occupations • Schools • Religious institutions • ADUs • Cottage housing • Senior housing • Manufactured housing • Multi-family • Single family • Utilities Mixed use designation no longer exists.	Neighborhood Commercial: • Automobile fueling stations • Auto wrecking yards • Drive-thrus • Entertainment/ cultural facilities • Essential Public Facilities • General office • Personal & professional services • Pet stores • Religious institutions • Mixed use • Senior housing • Retail • Utilities • Veterinary clinics	See 2009 & 2019 FLUM column
Density	8 du/acre	12 du/acre, none for mixed use	
<i>*Allowed uses are for if the parcel was zoned to match the FLUM designation, as the zoning designation is what regulates the parcel. The allowed uses are what would be allowed under the currently adopted BDMC.</i>			

This parcel is currently split zoned/designated with Neighborhood Commercial and Low Density Residential (R6). Due to the consistent FLUM designations and zoning on either side of the parcel, split zoning makes sense to remain until the site comes forward to develop. This proposal to remove the split zoning could come forward during the next comprehensive plan amendment cycle.

Evaluation Criteria for Amendments for Site-Specific Proposals.

As no changes are proposed, this item is not evaluated under the site-specific proposal criteria.

Staff Recommendation

Staff recommends maintaining the 2019 FLUM and current split zoning designations until further analysis can be done.

Future Land Use Map and Zoning Map

Planning Commission Work Session

August 24, 2021

Joey Portmann, Senior Planner

Comprehensive Plan Amendments Docket Item:

“Reconsideration of the 2019 Future Land Use Map (FLUM) including possible reversion to the 2009 FLUM, and corresponding updates to the zoning map for consistency with the Comprehensive Plan and the FLUM, and to begin narrowing discrepancies with the PSRC’s VISION 2040 and 2050 (as applicable) and Regional Growth Strategy.”



Background

- Adoption of 2019 Comp Plan/ FLUM Map
 - Scrivener's Errors on the maps
 - Designation Changes
- Zoning Map last updated 2015
 - 2019 FLUM Changes not yet incorporated
- Why is this important?
 - Reflect designation in zoning
 - Correct Errors
 - PSRC/ Growth Management Requirement - Consistency
 - Have accurate reporting

FLUM vs Zoning Map

- The Future Land Use Map (FLUM) is what is adopted into the comprehensive plan and guides future land use development in the city. It is the vision of the city.
- The zoning map, a regulatory tool, implements the FLUM map, a policy tool, and should be in compliance with the FLUM map.
- For this docket item, which includes both the FLUM map and Zoning map, the key steps are to decide on the FLUM map changes (if any) and then shift the attention to the zoning map to identify changes to keep it in compliance with the FLUM map.
 - We will also go through identified issues with the zoning map including split zoning and scrivener's errors.

Future Land Use Map

2009 vs 2019 FLUM Comparison

Discussion Points

Land Use Consolidation

- Where: Land use designations within the 2009 FLUM were consolidated into single designations.
- Example: School and Parks were consolidated into Public

Inconsistencies

- Where: 2009 and 2019 do not match
- Example: 2019 FLUM shows different use than what is shown for the parcel in 2009 FLUM

Scriveners Errors

- Accidental inconsistencies that were made via cartographic errors
- Example: Unintentional Split Zone

Undesignated

- No designated use or zone
- Example: Parcel has never been zoned

Other

- Transfer of Development Rights (TDR) layer to be removed
- Discuss adopted zoning map errors

FLUM Legends

In looking at the two maps most of it may not *look* similar even if they are. This is because land use designations have been consolidated over the last 10 years.

2009



2019



Changes:

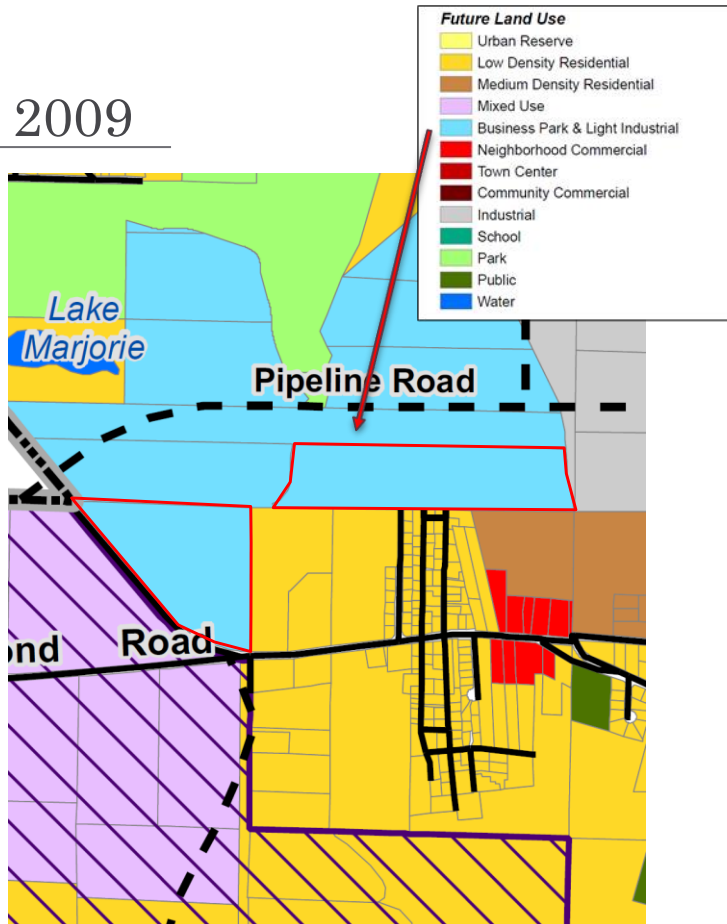
- Urban Reserve land use became part of Low Density Residential.
- Park and School land uses became part of the Public land use.
- Mixed Use land use was removed and became part of various commercial designations (which permit mixed use development).
- TDR added to map



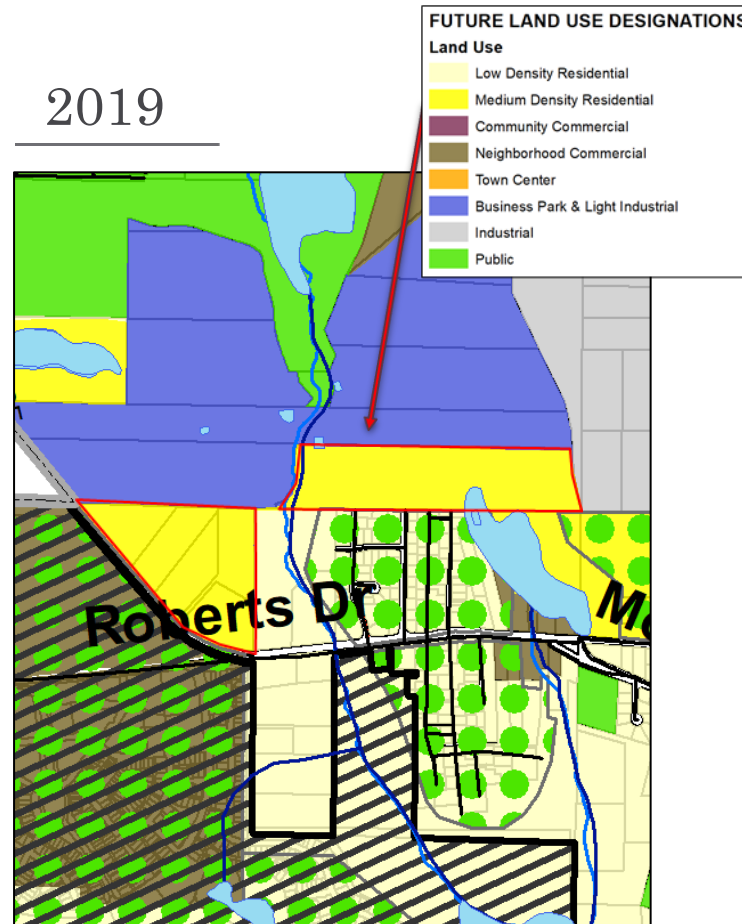
INCONSISTENCIES - #1

Business/Industrial Park →
Medium Density Residential

2009



2019

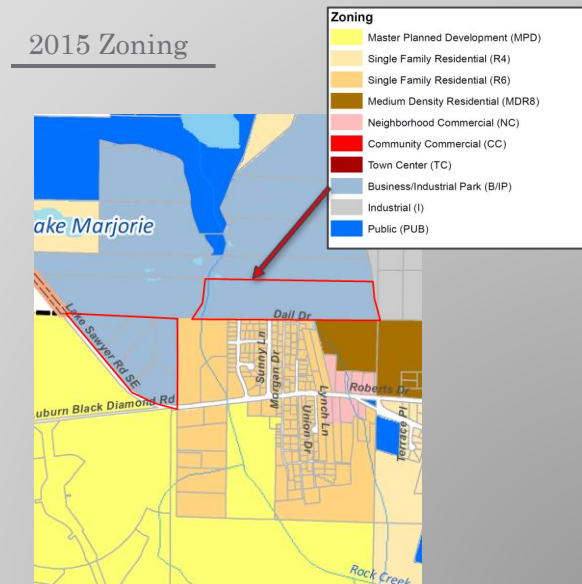


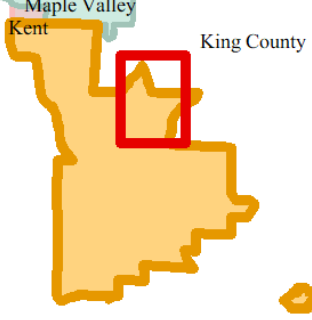
FACTSHEET

- Owner:
Palmer Coking Coal CO LLP
- Size:
53.5 Acres
- Current Zoning:
Business/Industrial Park
- Finding:

The current zoning does not match the current (2019) adopted FLUM. Following the adopted 2019 FLUM would require this zoning be changed to MDR8.

2015 Zoning

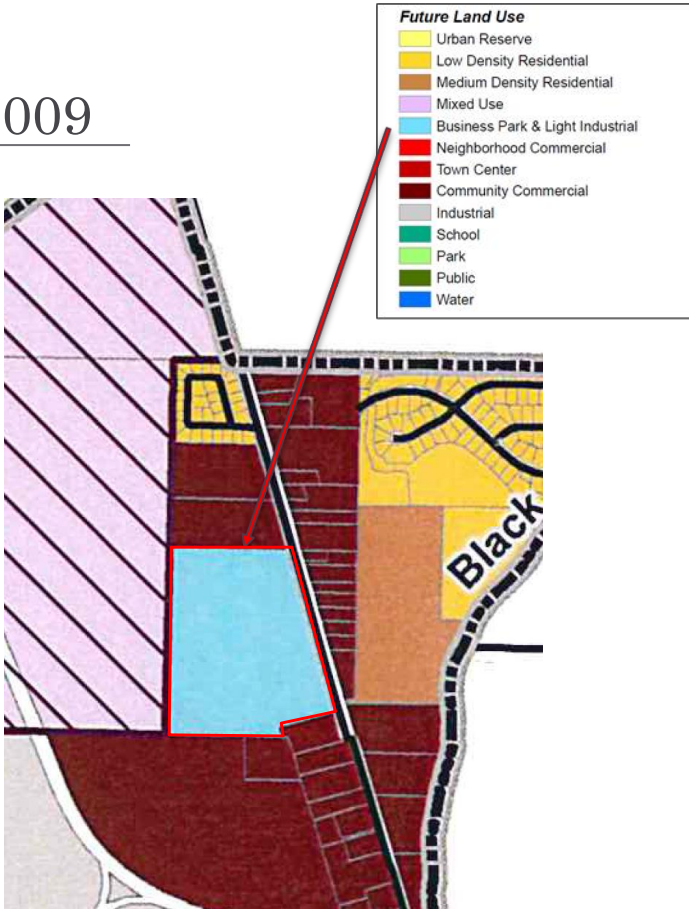




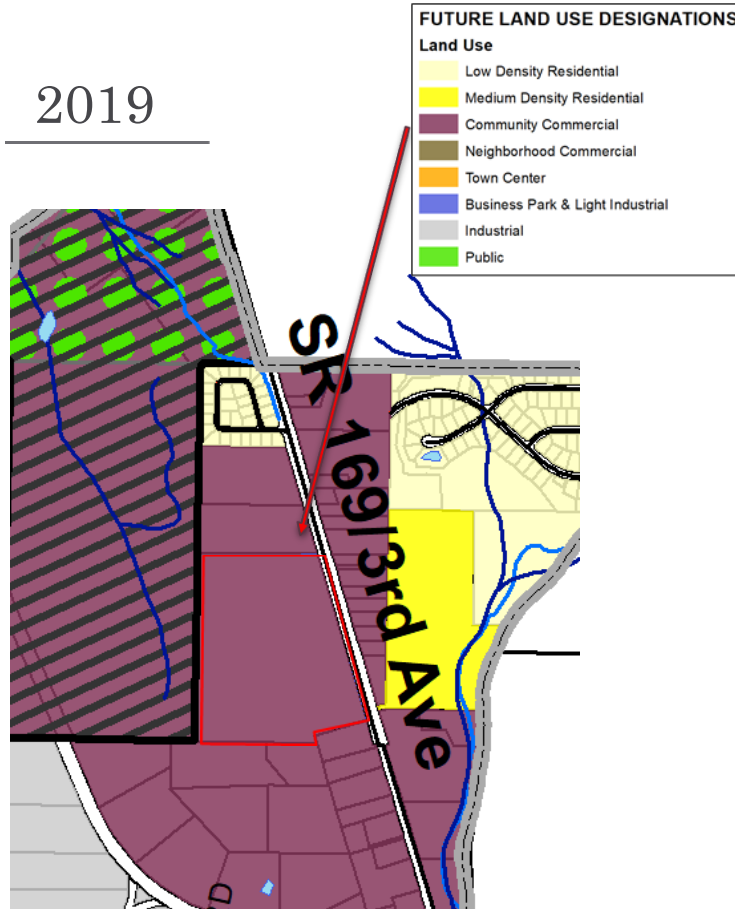
INCONSISTENCIES - #2

Business Industrial Park →
Community Commercial

2009



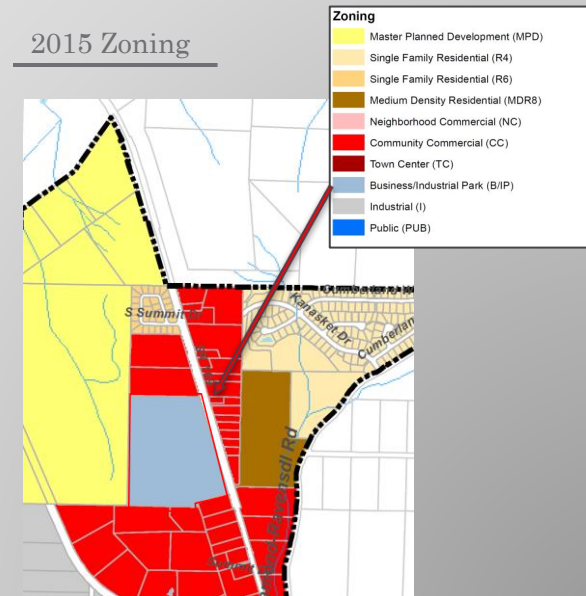
2019



FACTSHEET

- Owner:
3rd Avenue Development
- Size:
31.3 Acres
- Current Zoning:
Business/Industrial Park
- Finding:
The current zoning does not match the current (2019) adopted FLUM. Following adopted 2019 Comp Plan would require this Zoning be changed to Community Commercial (CC).

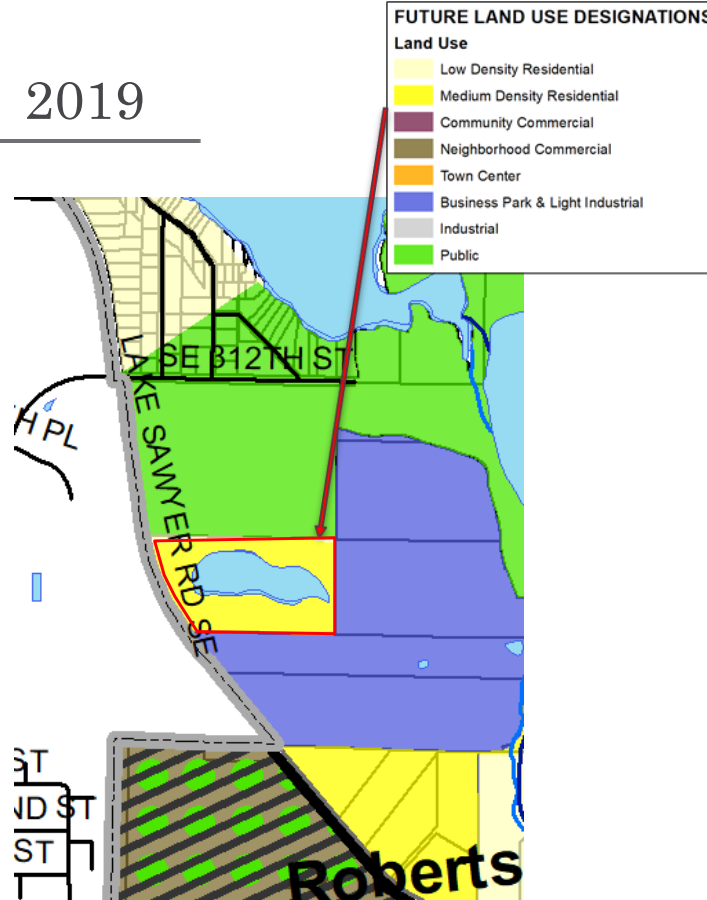
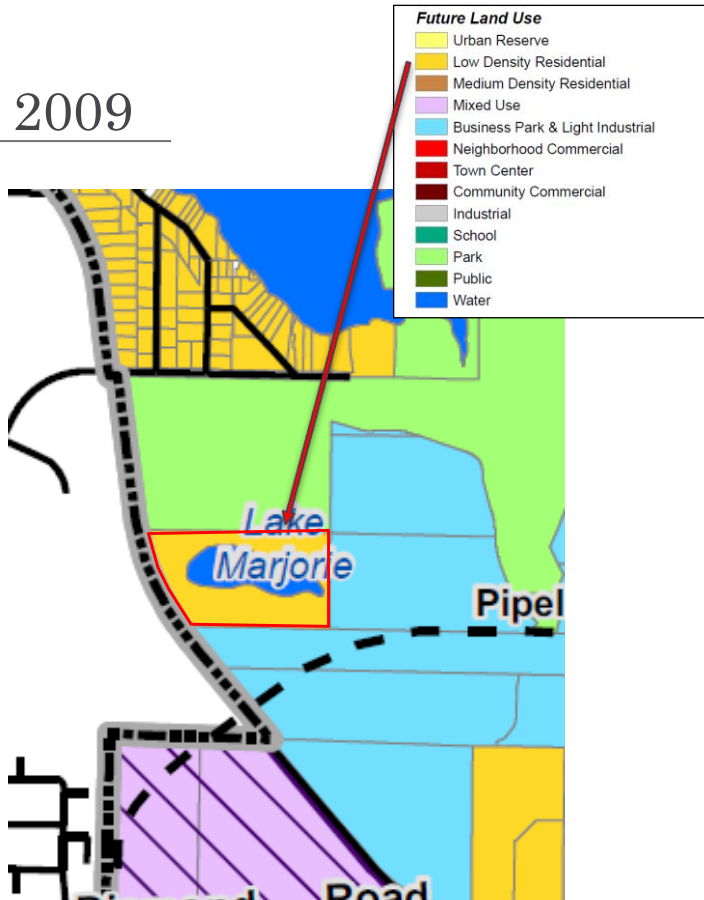
2015 Zoning





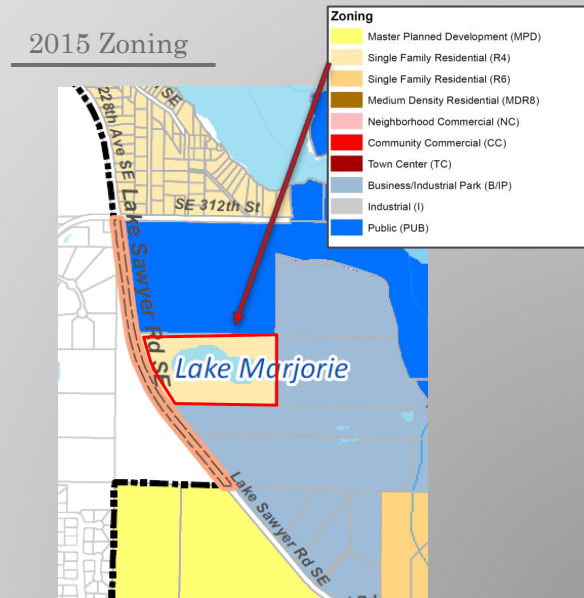
INCONSISTENCIES - #3

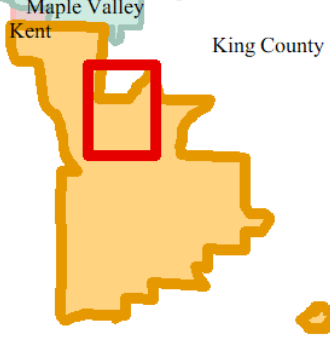
Low Density Residential →
Medium Density Residential



FACTSHEET

- Owner:
Palmer Coking Coal Co
- Size: 20.6 acres
- Current Zoning:
R4 – Low Density Residential
- Finding:
The current zoning does not match the current (2019) adopted FLUM. Following the adopted FLUM would result in this parcel being rezoned Medium Density Residential (MDR8).

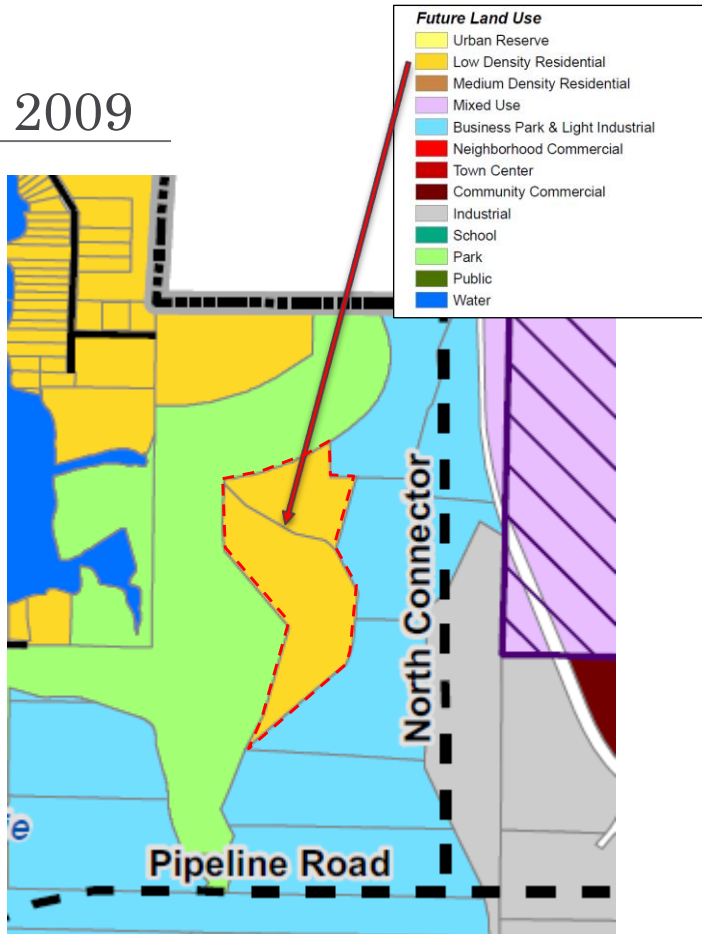




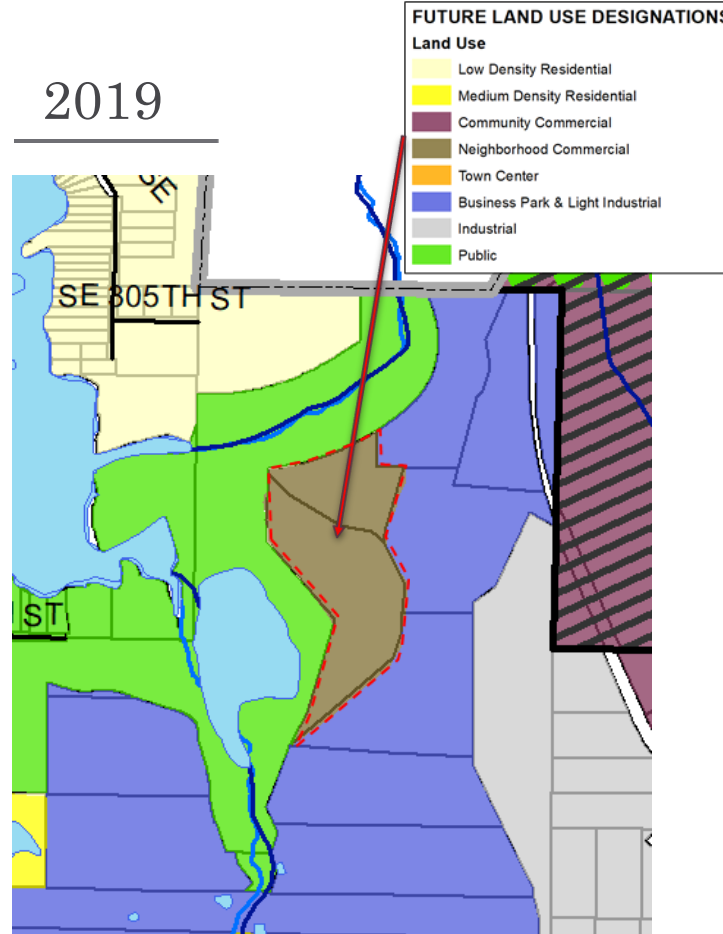
INCONSISTENCIES - #4

Low Density Residential →
Neighborhood Commercial

2009



2019

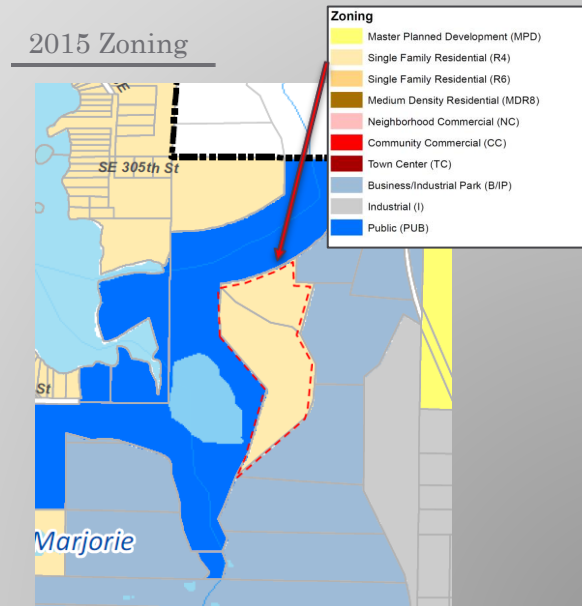


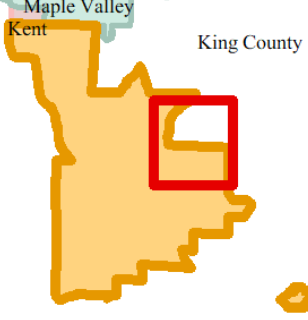
FACTSHEET

- Owner:
Palmer Coking Coal
- Size: 29.8 acres
- Current Zoning:
R4 – Low Density Residential
- Finding:

The current zoning is not consistent with the current (2019) adopted FLUM. Following the adopted FLUM would result in this parcel being rezoned to Neighborhood Commercial (NC).

2015 Zoning

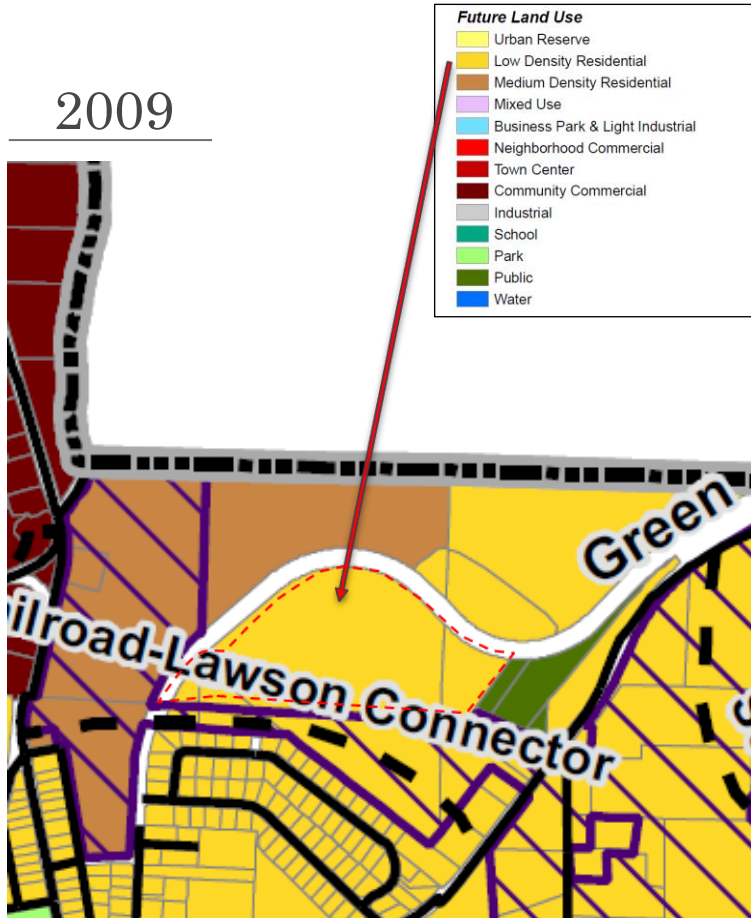




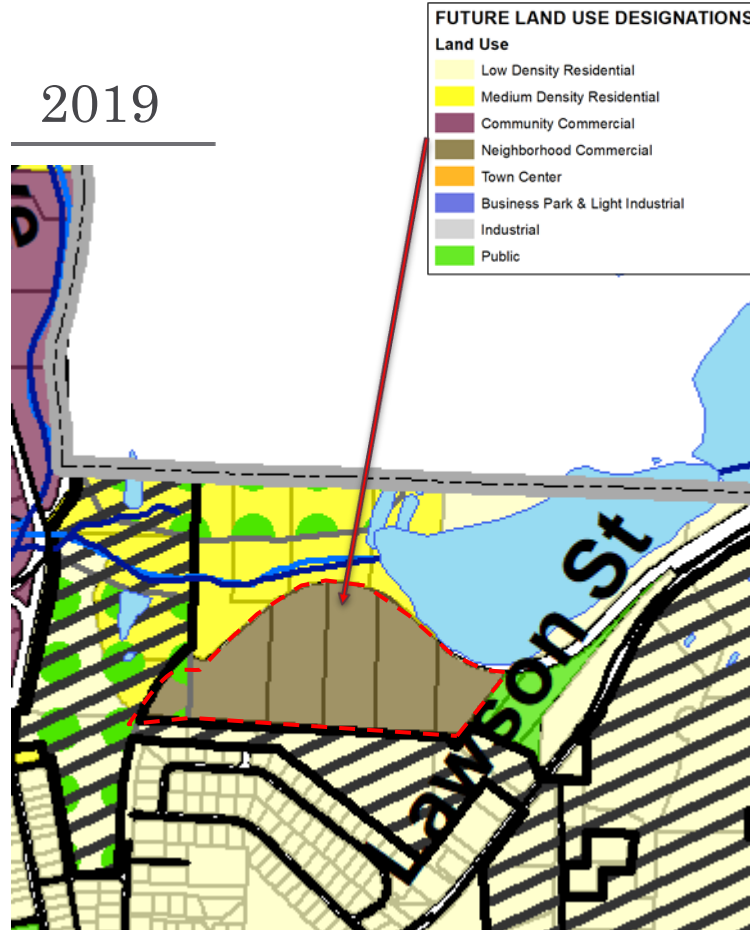
INCONSISTENCIES - #5

Low Density Residential →
Neighborhood Commercial

2009



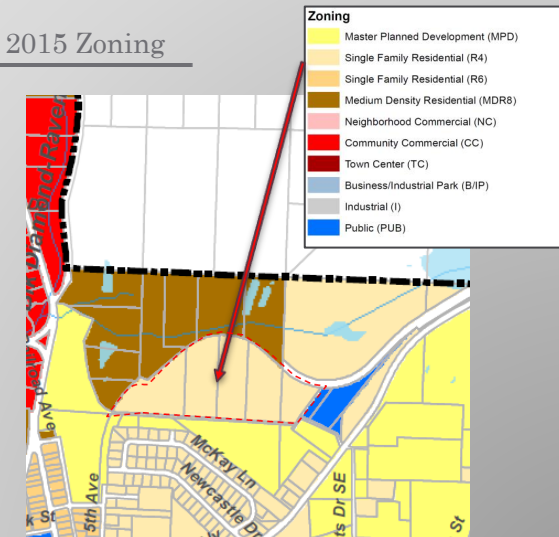
2019

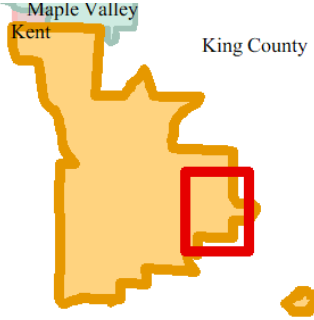


FACTSHEET

- Owner:
Palmer Coking Coal
- Size: 22.2 acres
- Current Zoning:
R4 – Low Density Residential
- Finding:
The current zoning is not consistent with the current (2019) adopted FLUM. Following the adopted FLUM would result in this parcel being rezoned to Neighborhood Commercial (NC).

2015 Zoning

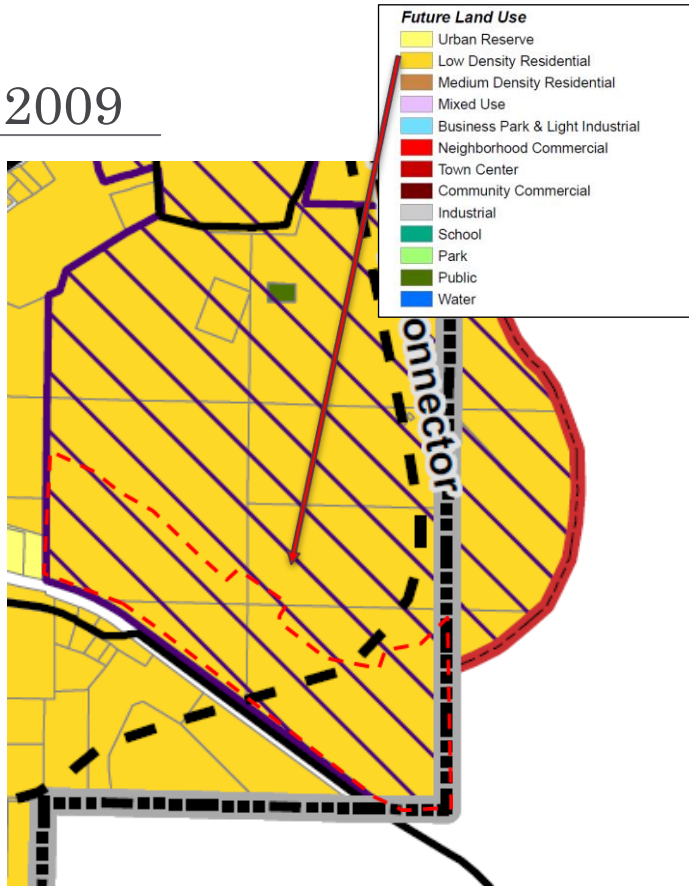




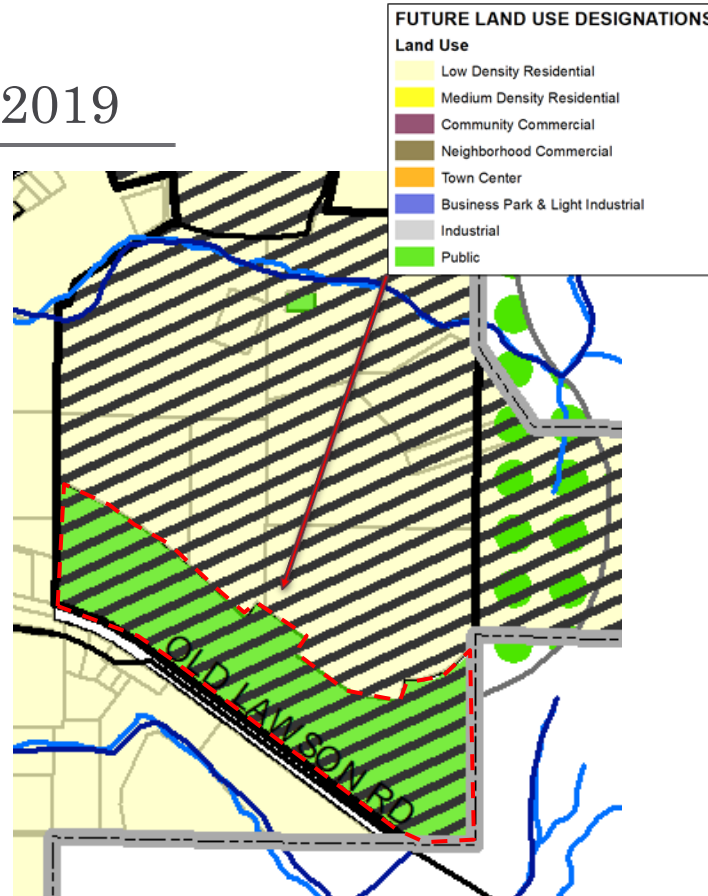
INCONSISTENCIES - #6

Low Density Residential → Public

2009



2019

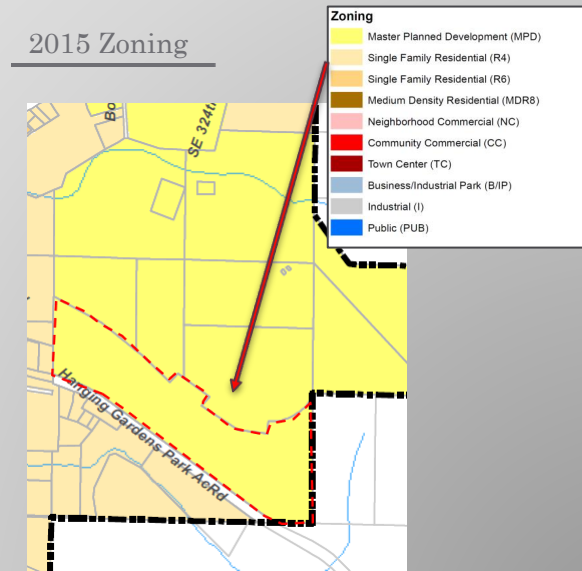


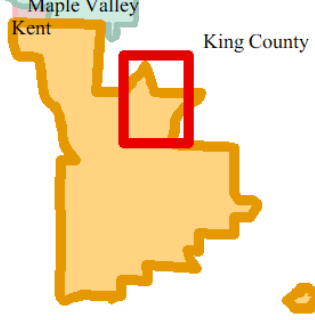
FACTSHEET

- Owner:
Palmer Coking Coal
- Size: 50.1 acres
- Current Zoning:
Master Planned Development - MPD
- Finding:

The current zoning is consistent with the current (2019) adopted FLUM as it is zoned MPD and is located within the MPD overlay. Following the adopted FLUM would result in this parcel being designated PUB, however the zoning would remain MPD.

2015 Zoning

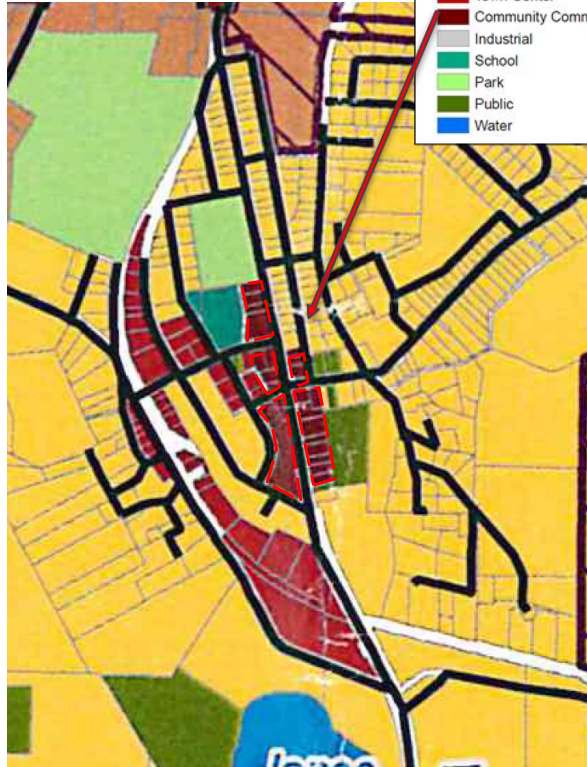




INCONSISTENCIES - #7

Community Commercial → Neighborhood Commercial & LD Residential

2009



2019

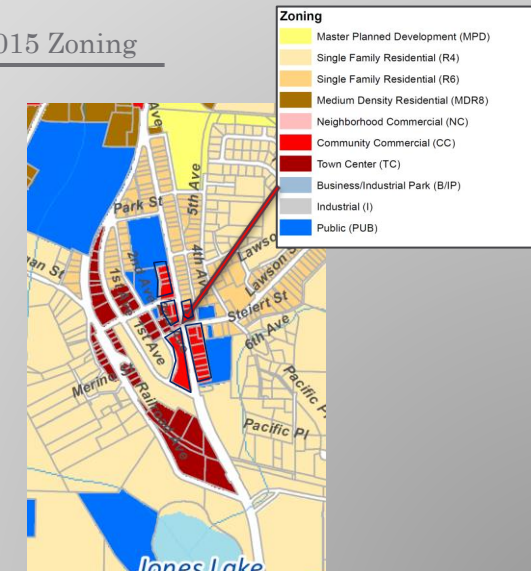


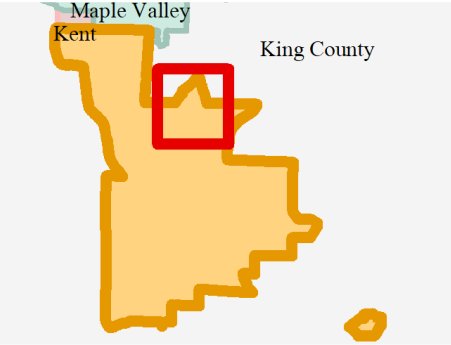
FACTSHEET

- Owner:
Multiple Owners
- Size:
5.04 Acres
- Current Zoning:
CC - Community Commercial
- Finding:

The current zoning is CC, which matches the 2009 FLUM designation of Community Commercial. The 2019 FLUM is inconsistent with the zoning map and 2009 FLUM.

2015 Zoning

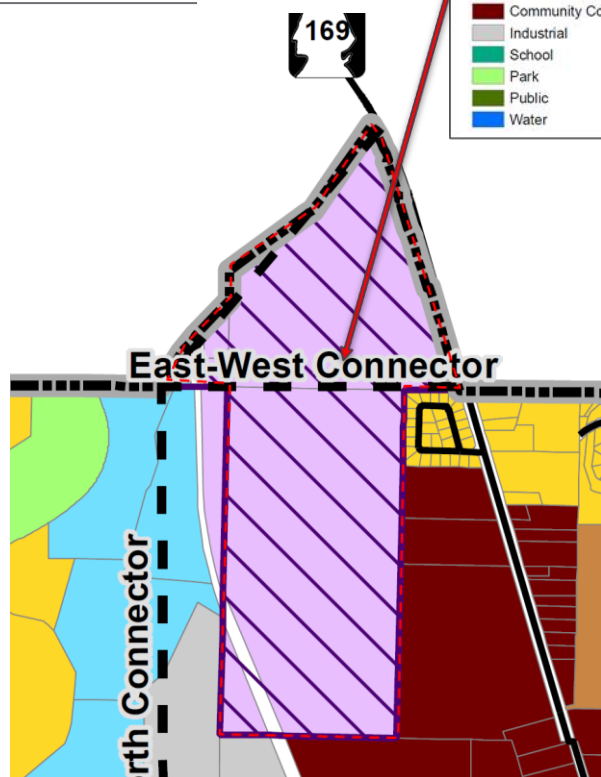
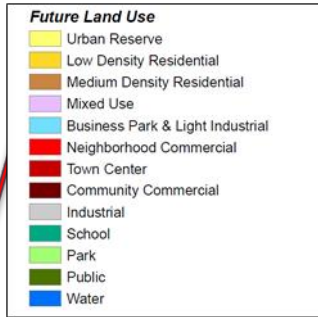




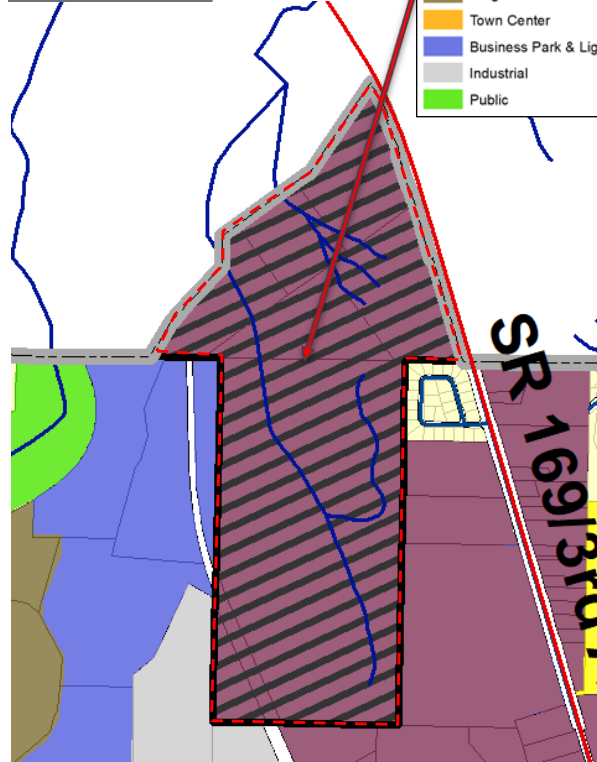
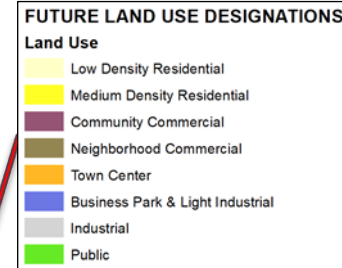
CONSOLIDATION - #1

Mixed Use → Community Commercial

2009



2019



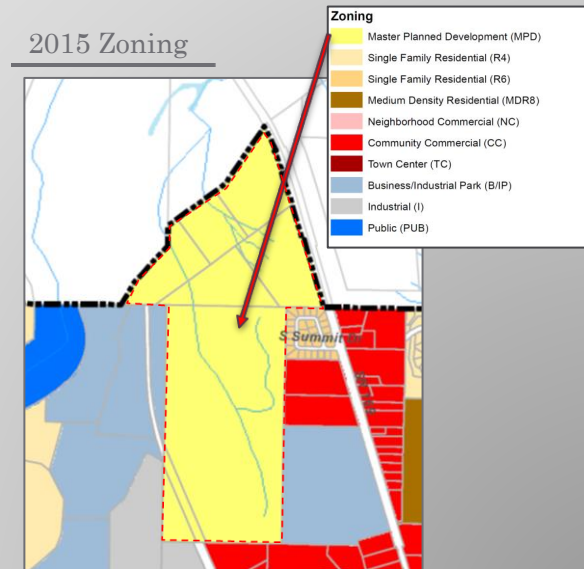
FACTSHEET

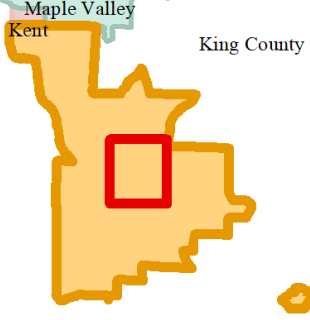
- Owner:
CCD Black Diamond Partners
- Size: 136 acres
- Current Zoning:
MPD
- Finding:

The current zoning matches the current (2019) adopted FLUM.

Reversion to 2009 Comp Plan would require the underlying use be reverted to Mixed Use, however the current zoning would remain MPD.

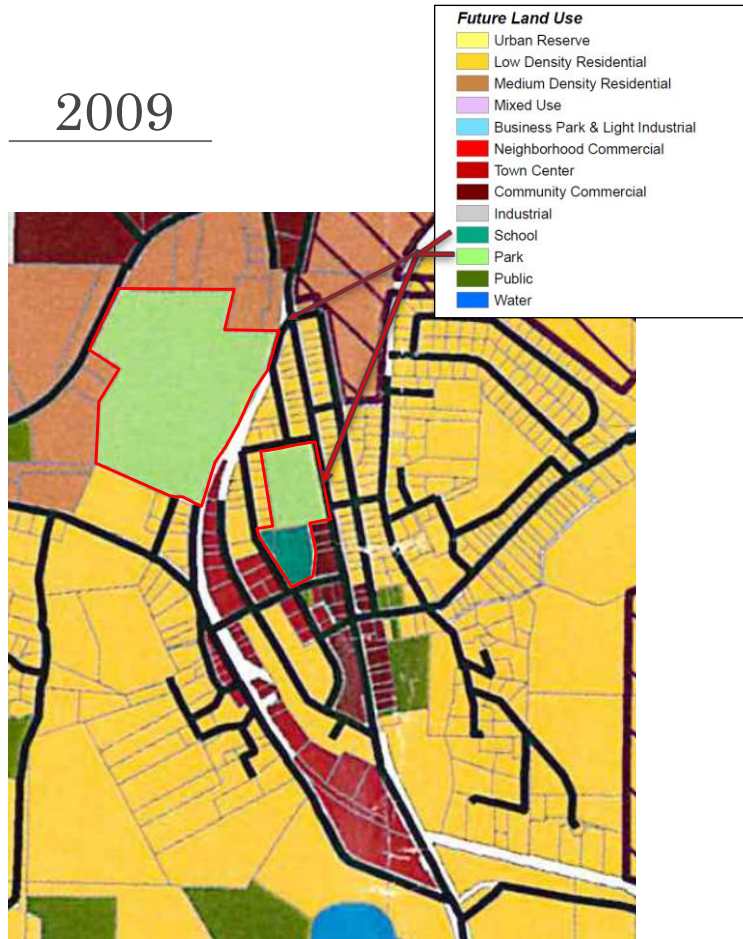
2015 Zoning



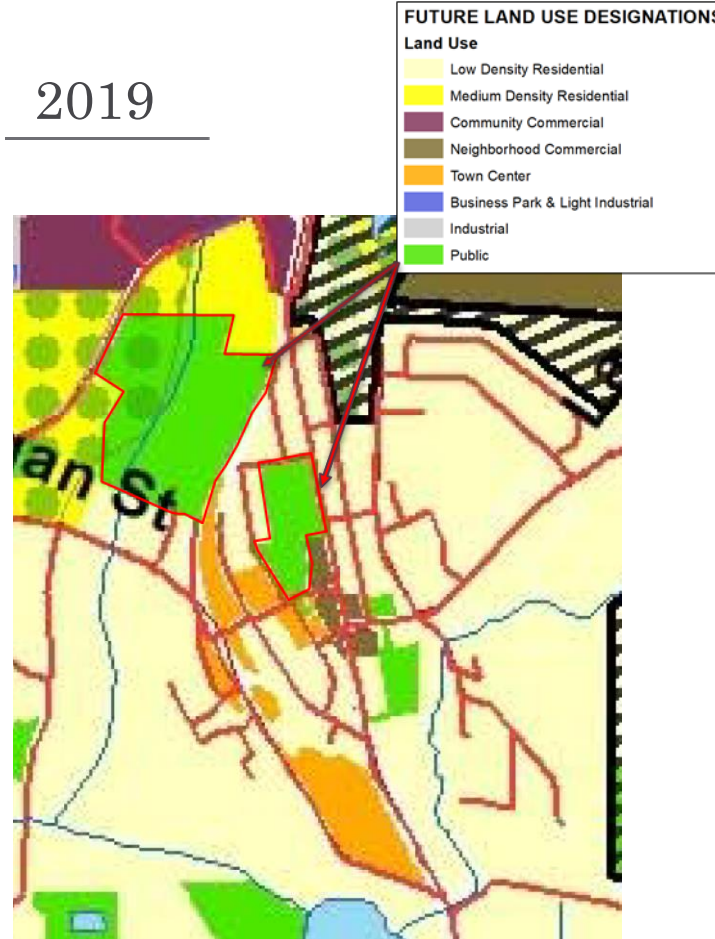


CONSOLIDATION - #2School and Park → Public

2009



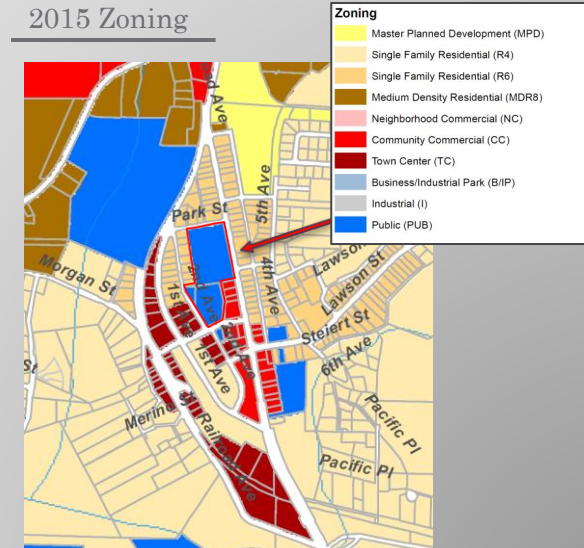
2019

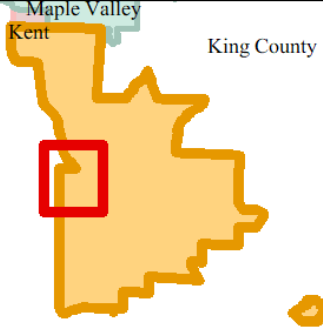


FACTSHEET

- Owner:
Enumclaw School District & City of Black Diamond
- Size: 33.15 acres
- Current Zoning:
PUB
- Finding:
The current zoning matches the current (2019) adopted FLUM.
Choosing the 2009 FLUM would require both the zoning code, FLUM, and Comp Plan be revisited to incorporate School and Park as a use.

2015 Zoning

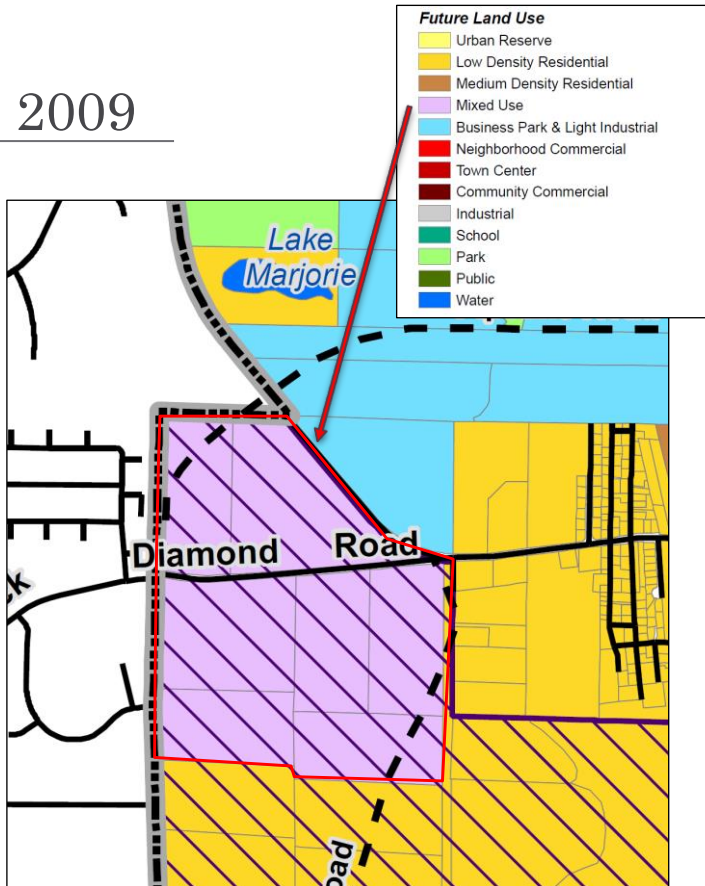




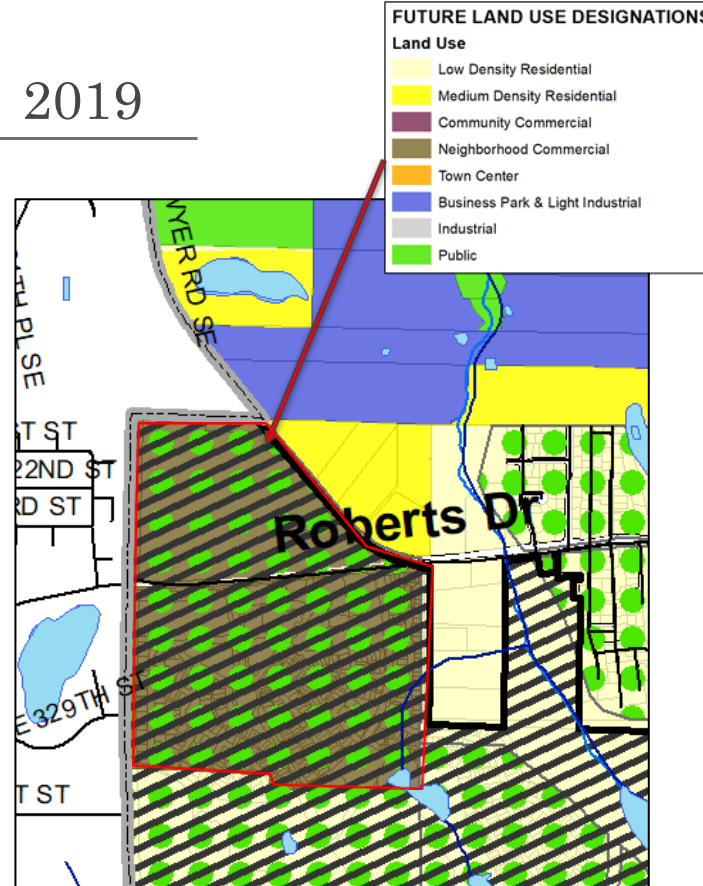
CONSOLIDATION - #3

Mixed Use → Neighborhood Commercial

2009



2019



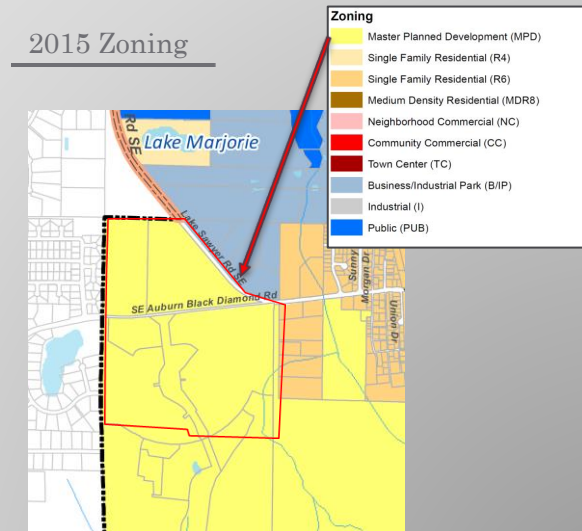
FACTSHEET

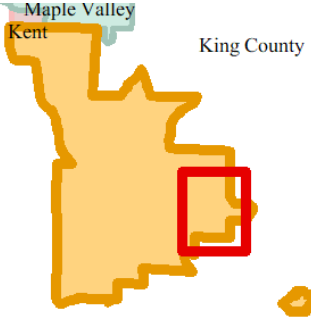
- Owner:
CCD Black Diamond Partners and citizens
- Size: 175 acres
- Current Zoning:
MPD
- Finding:

The current zoning matches the current (2019) adopted FLUM.

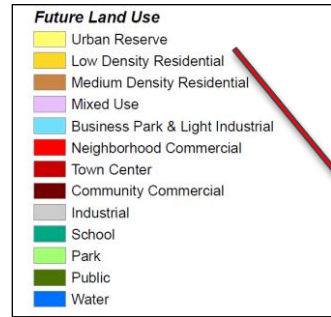
Reversion to 2009 Comp Plan would require the underlying use be reverted to Mixed Use, however the current zoning would remain MPD.

2015 Zoning

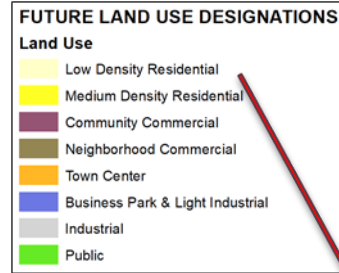
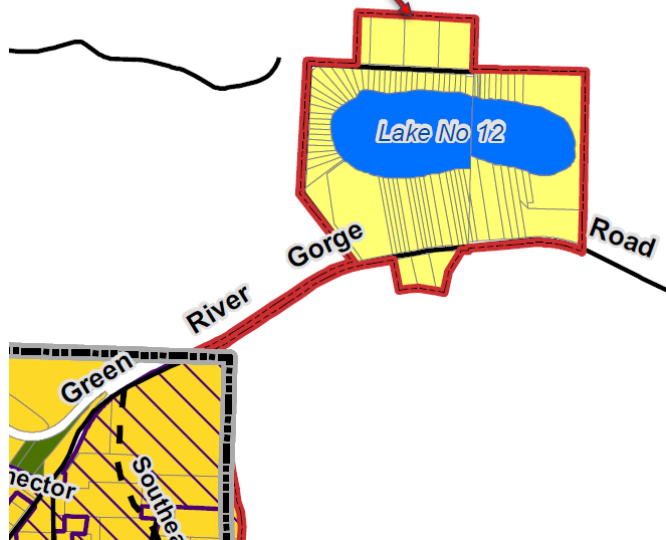




CONSOLIDATION - #4Urban Reserve → Low Density Residential



2009



2019



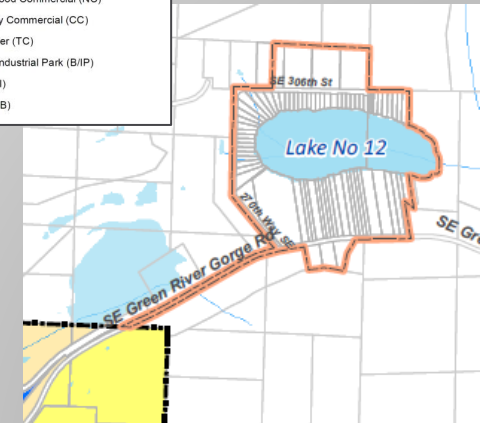
FACTSHEET

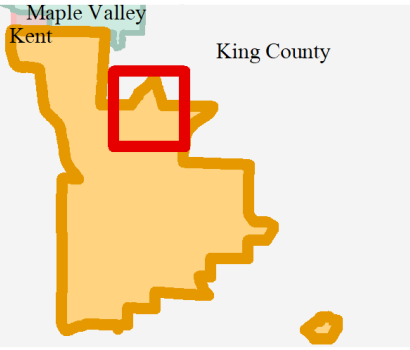
- Owner:
 - Multiple Owners
- Size: 92.7 acres
- Current Zoning:
 - N/A – Potential Annexation Area
- Finding:

This group of parcels is not currently zoned as it is designated as a potential annexation area. Following the 2019 FLUM would result in this area being designated Low Density Residential.



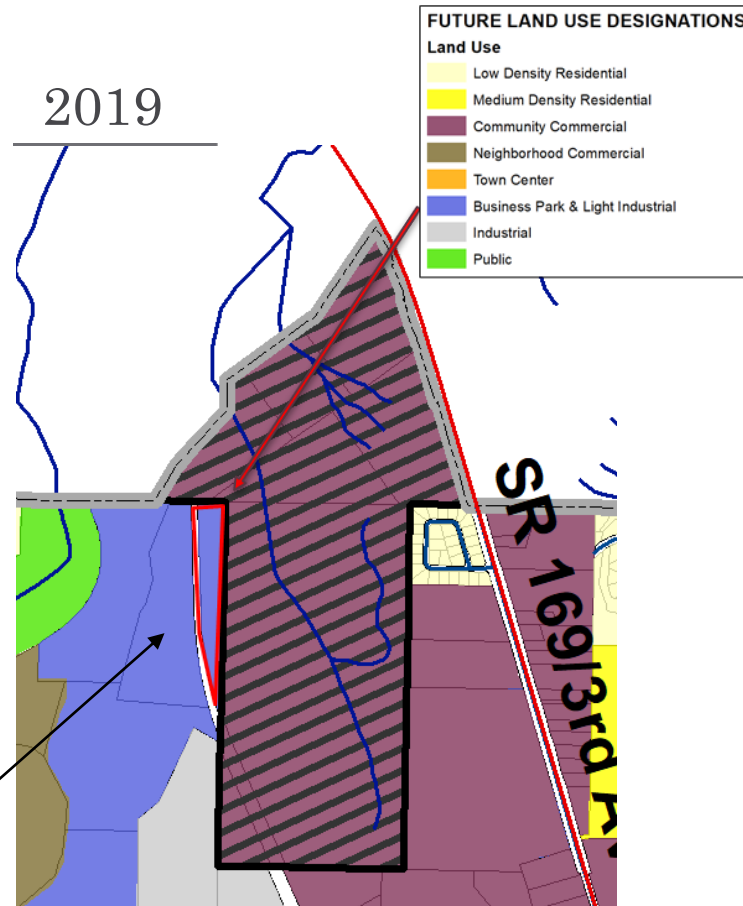
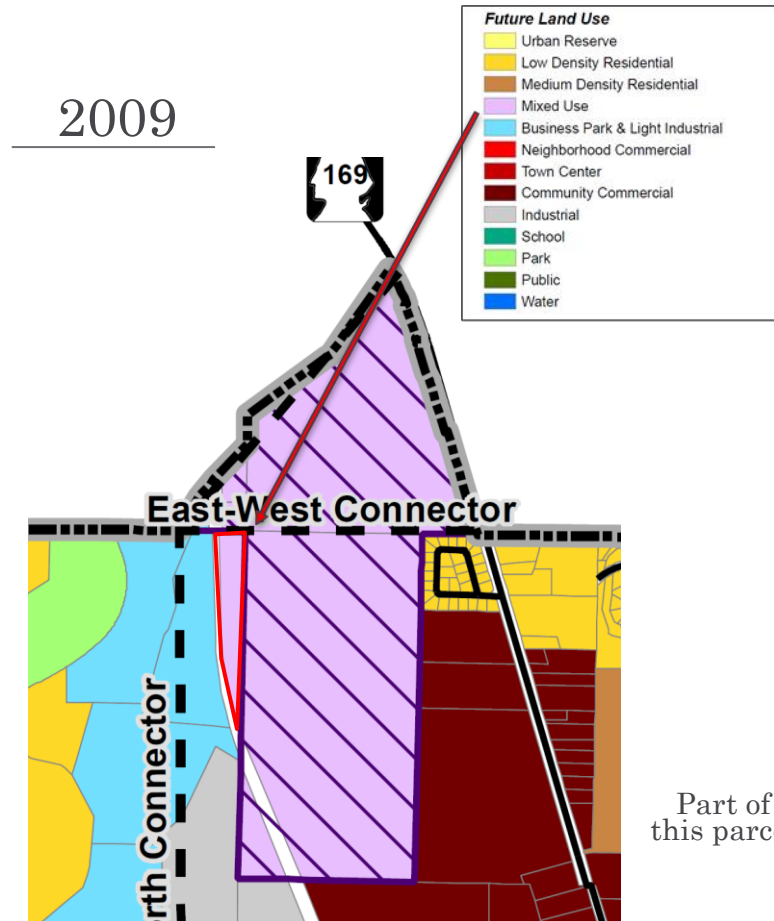
2015 Zoning





SCRIVENER'S ERROR - #1

Mixed Use → Business/Industrial Park

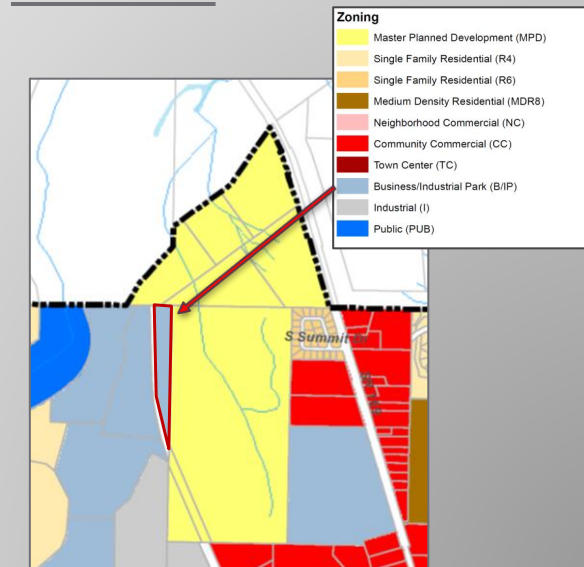


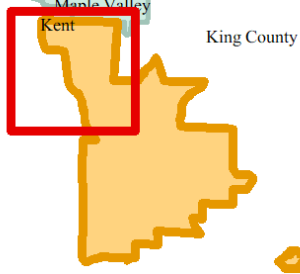
Part of this parcel

- ### FACTSHEET
- Owner:
Palmer Coking Coal CO LLP
 - Size: 5.16 Acres
 - Current Zoning:
Business/Industrial Park
 - Finding:

The current zoning matches the current (2019) adopted FLUM and the rest of the parcel. Reversion to 2009 FLUM would require the zoning be changed back to Community Commercial and the Comp Plan/Zoning code be updated to account for a Mixed Use designation.

2015 Zoning

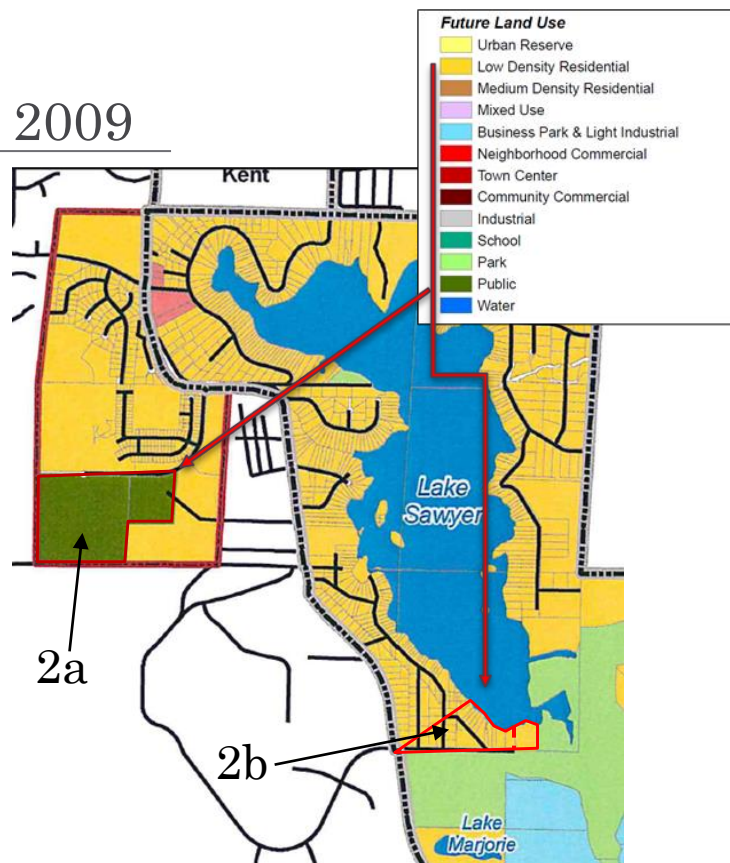




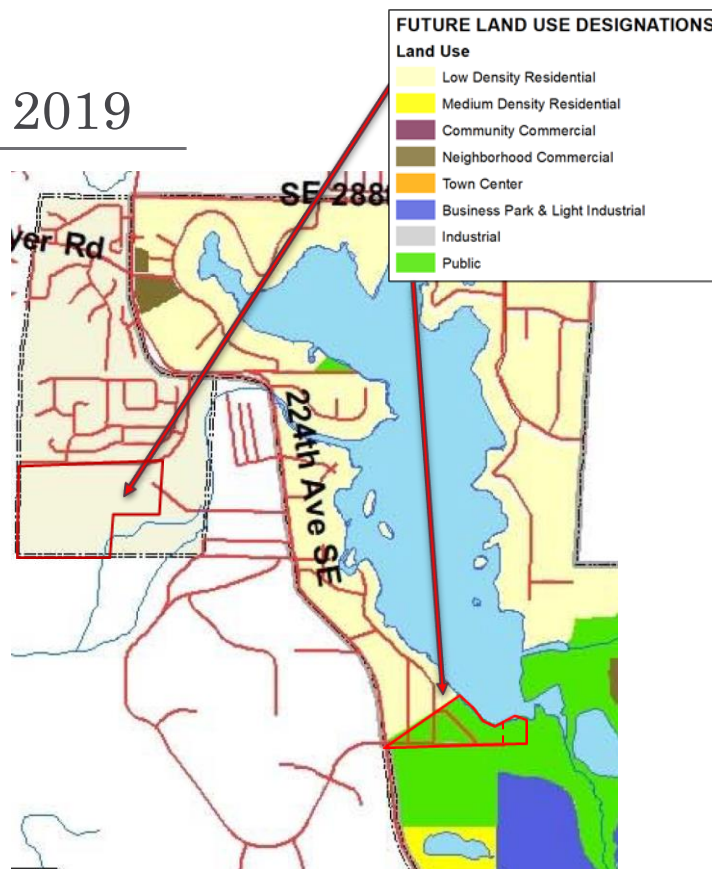
SCRIVENER'S ERROR - #2

Public ↔ Low Density Residential

2009



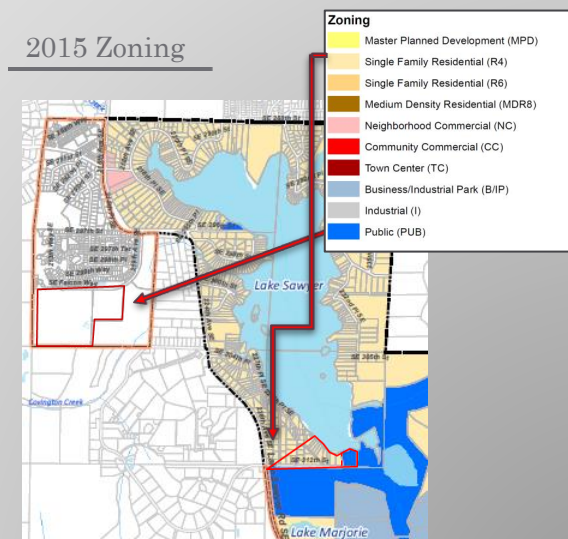
2019

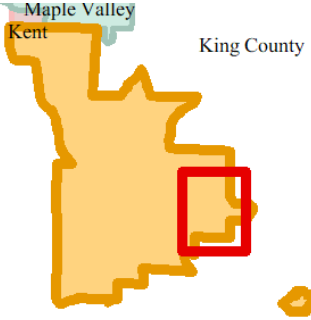


FACTSHEET

- Owner:
Kent School District & various citizens
- Size:
51 acres & 13.1 acres
- Current Zoning:
Un-zoned & R4
- FLU Designation:
Medium Density Residential
- Finding:
The current zoning does not match the current (2019) adopted Comp Plan, nor does match the 2019. Correcting this error will result in the highlighted parcels as being designated Community Commercial to match the current Zoning.

2015 Zoning

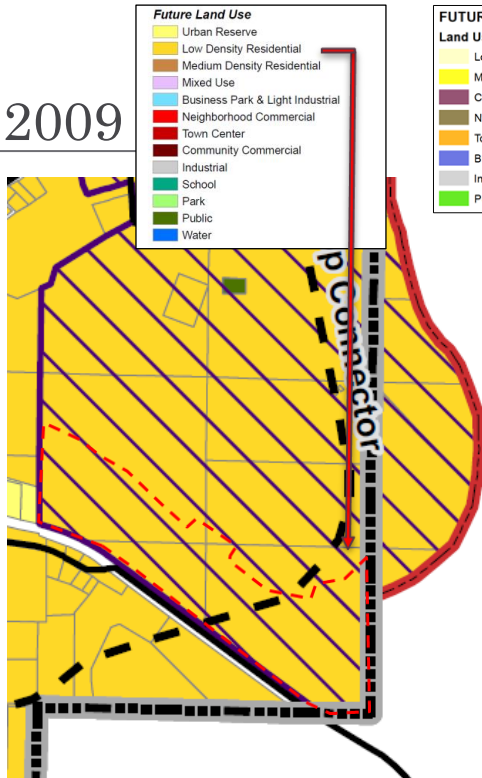




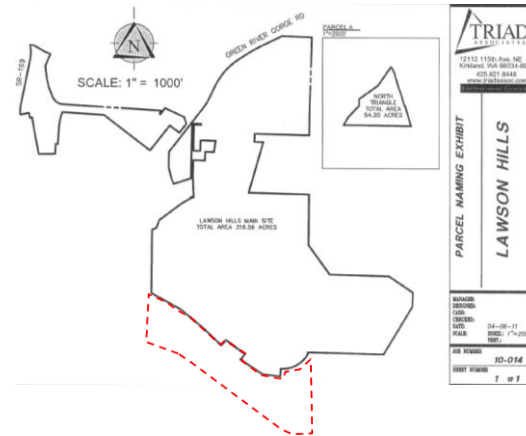
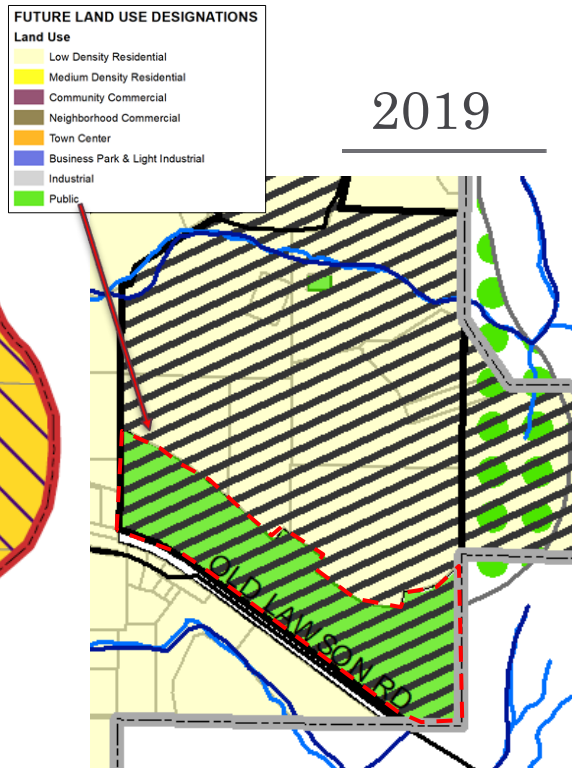
SCRIVENER'S ERROR - #3

MPD Overlay

2009



2019

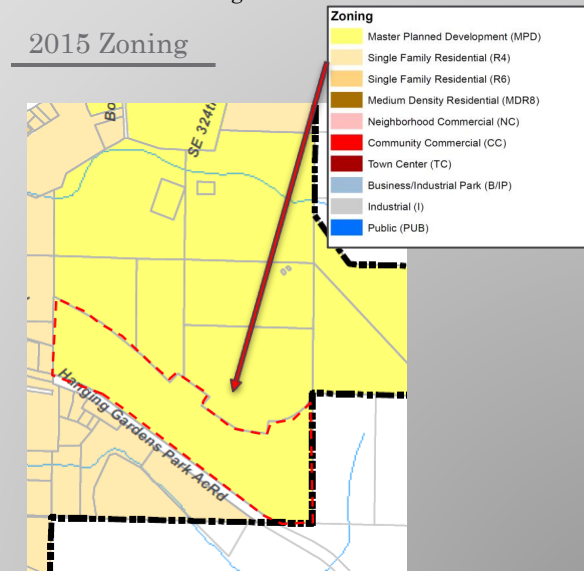


FACTSHEET

- Owner:
Palmer Coking Coal
- Size: 50.1 acres
- Current Zoning:
Master Planned Development - MPD
- Finding:

The current zoning is consistent with the current (2019) adopted FLUM as it is zoned MPD and is located within the MPD overlay. The MPD Overlay imposed by the DA does not show this area as being in the overlay. Therefore, the Zoning is also inaccurate and FLUM ought to show this as not being within the MPD.

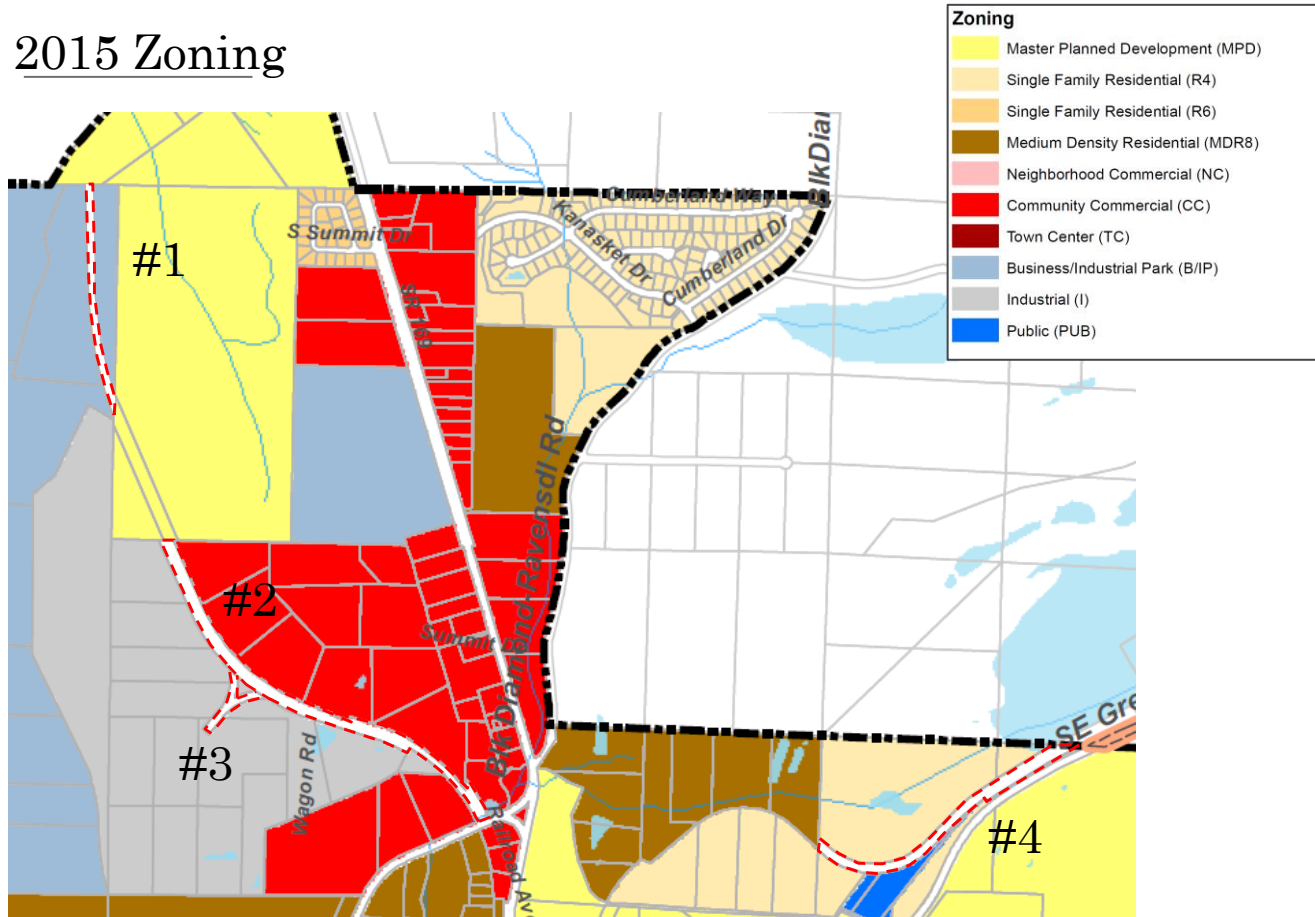
2015 Zoning





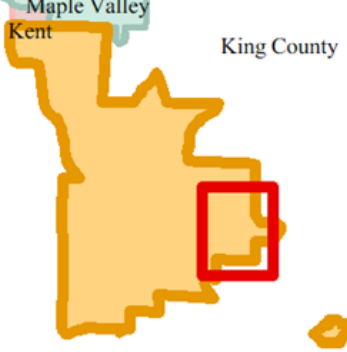
UNDESIGNATED - #1-4

2015 Zoning



FACTSHEET

- Owner:
Palmer Coking Coal CO LLP
- Size:
14.8 acres
- Current Zoning:
Undesignated
- FLU Designation:
Undesignated
- Finding:
There is no current zoning or future land use designation for parcels shown as #1, #2, #3, and #4. These parcels are not right-of-way and are privately owned. Staff suggests that these be designated/zoned in accordance with surrounding Zones:
#1 – Business/ Industrial Park (B/IP)
#2 – Community Commercial (CC)
#3 – Industrial (I)
#4 – Low Density Residential (R4)

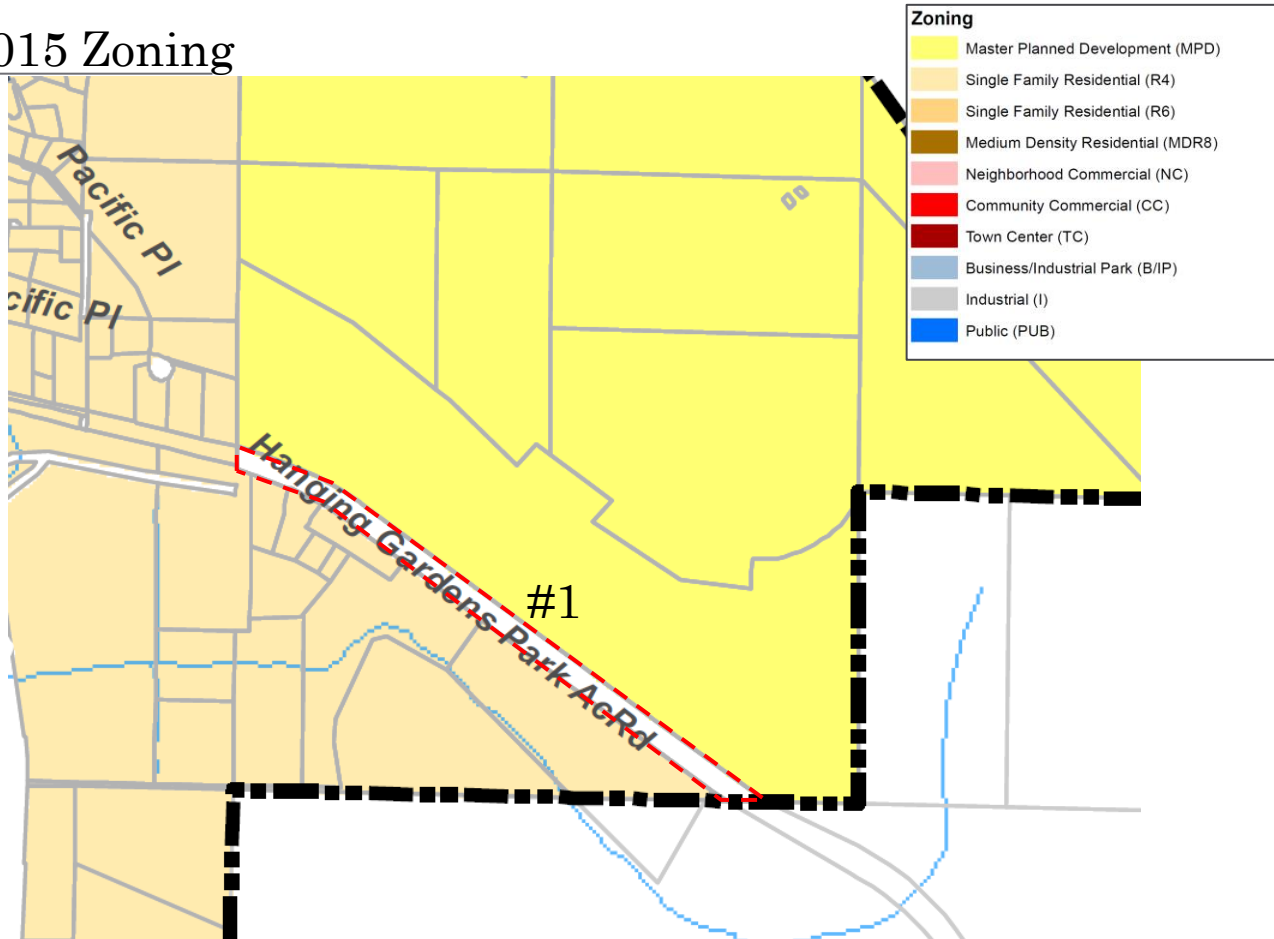


UNDESIGNATED - #5

Unzoned → R4 (Low Density Residential)

FACTSHEET

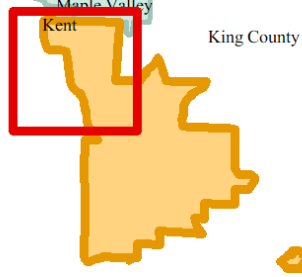
2015 Zoning



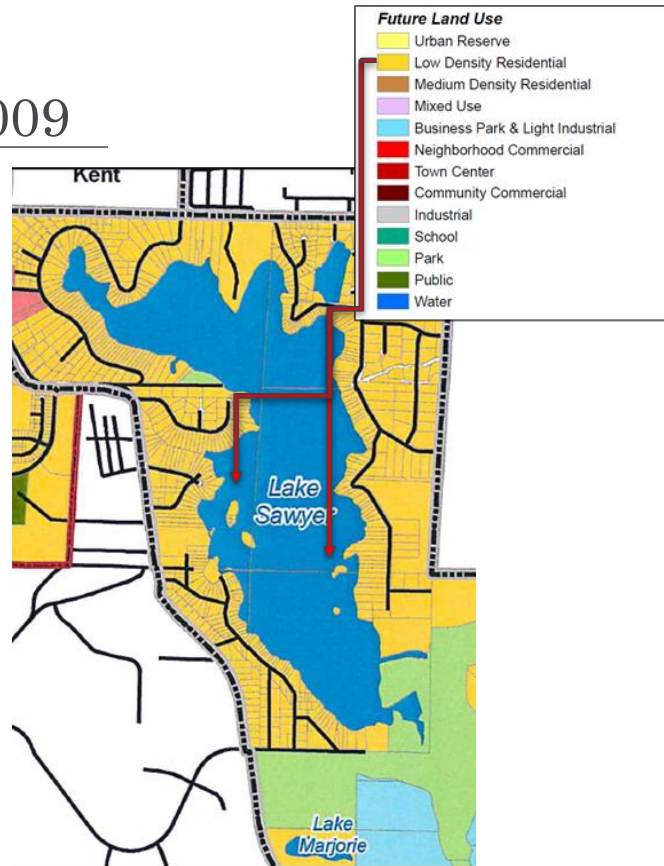
- Owner:
CCD Black Diamond Partners
- Size:
5.92 acres
- Current Zoning:
Undesignated
- FLU Designation:
Undesignated
- Finding:
There is no current zoning or future land use designation for the parcel shown as #1. This parcel is not right-of-way and is privately owned. Staff suggests that this be designated/zoned in accordance with surrounding Zones:
#1 – Low Density Residential (R4)

ZONING MAP SCRIVENER'S ERRORS

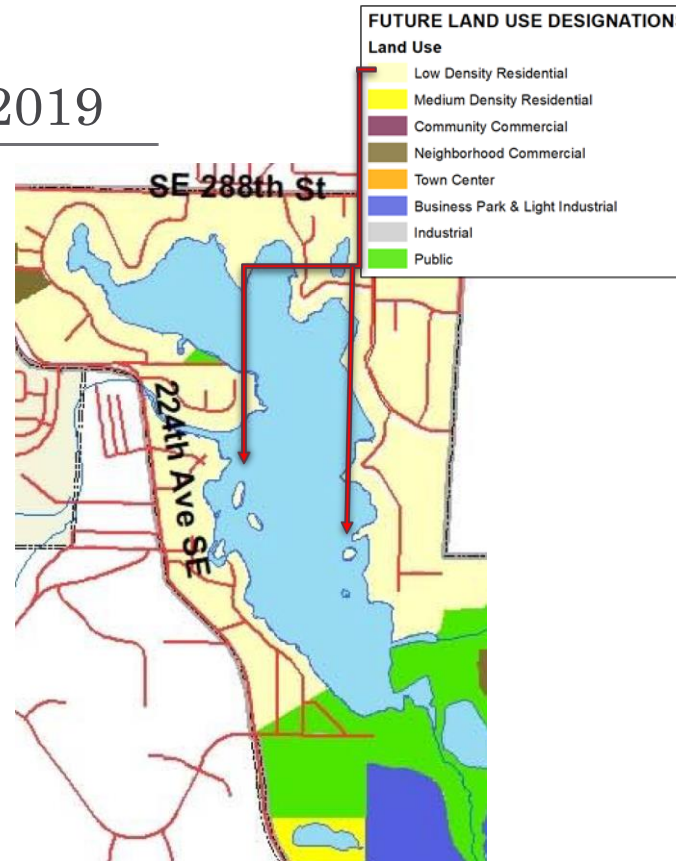
Unzoned → R4 (Low Density Residential)



2009



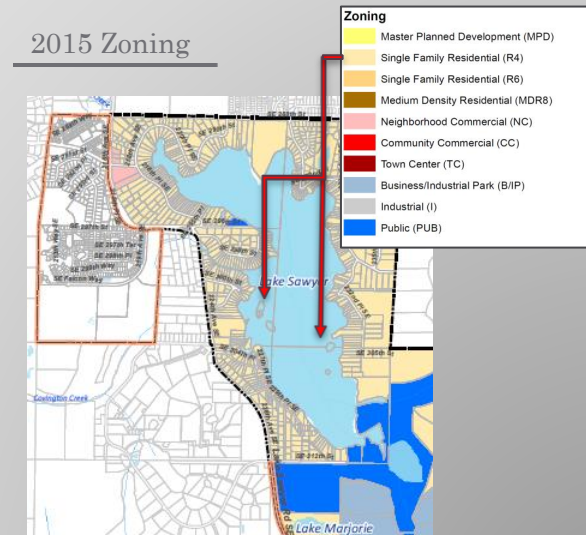
2019

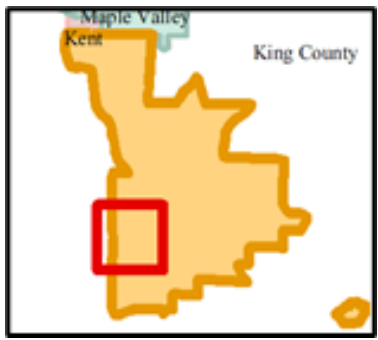


FACTSHEET

- Owner:
Multiple Owners
- Size:
1.59 Acres
- Current Zoning:
Not shown, but should be R4
- Finding:
The indicated parcels/islands are currently shown as unzoned, however, as the FLUM maps from 2009 and 2019 show, these are designated Low Density Residential. Correcting this error will result in the highlighted parcels shown as being zoned R4.

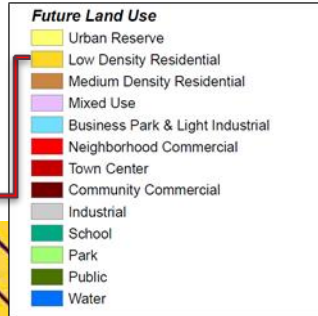
2015 Zoning



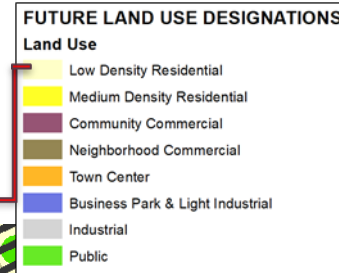


SPLIT ZONED PARCELS #1

2009



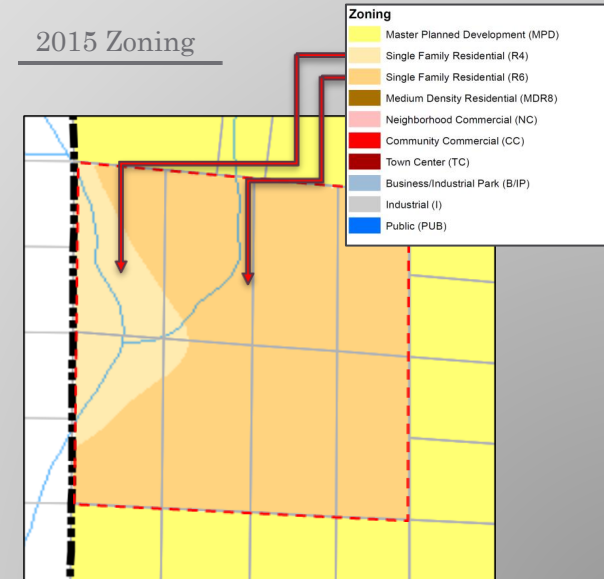
2019

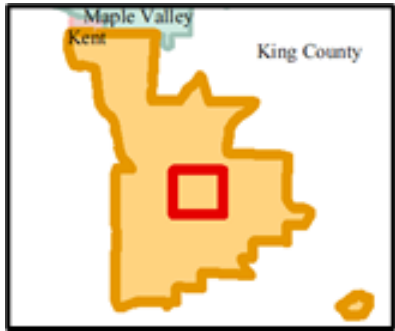


FACTSHEET

- Owner:
Palmer Coking Coal LLP
- Size:
160 Acres
- Current Zoning:
R4/R6 Split zoning
- Finding:
Parcel has been split for unknown reasons, and unknown lines. Split zoning makes development proposals challenging.

2015 Zoning

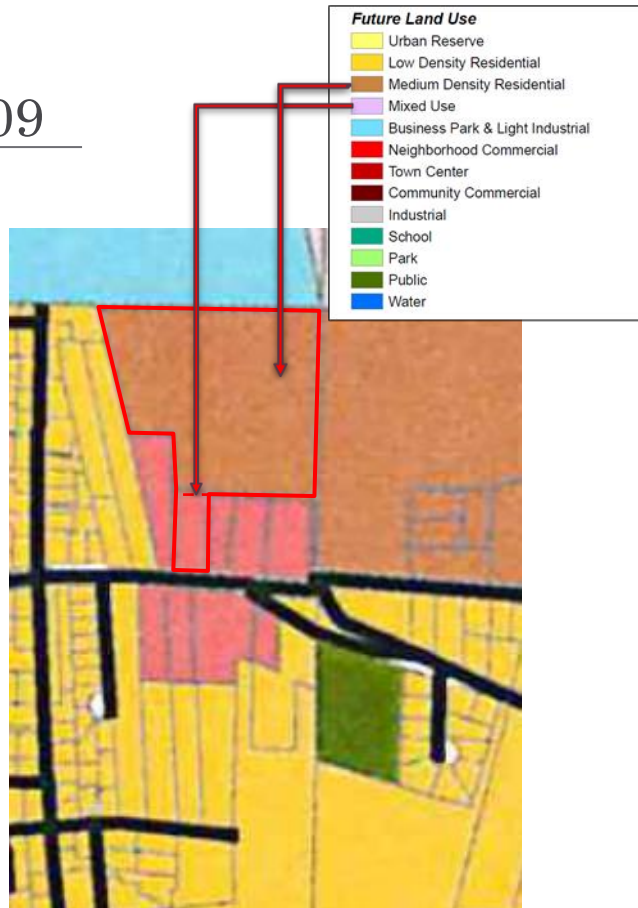




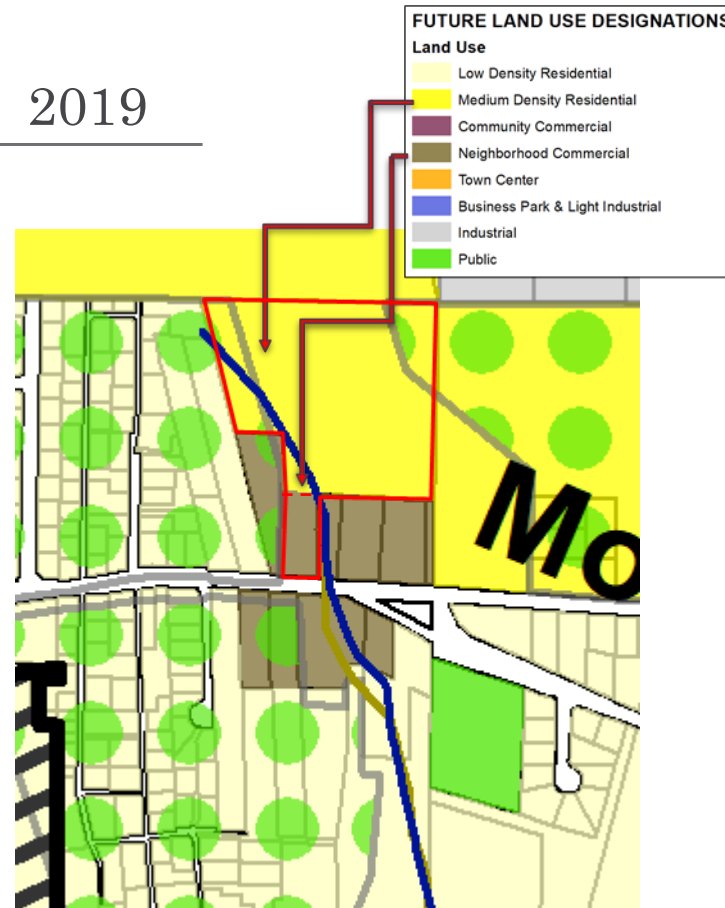
SPLIT ZONED PARCELS #2

(North of Roberts Drive)

2009



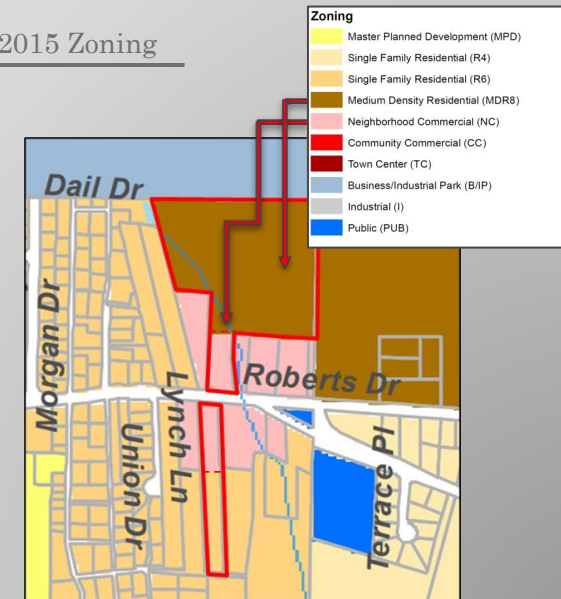
2019

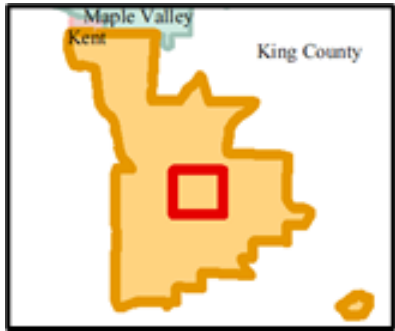


FACTSHEET

- Owner:
Darrel Bryant
- Size:
12.6 Acres (North)
- Current Zoning:
MDR8/NC Split Zoning (North)
- Finding:
Parcel has been split for unknown reasons, and unknown lines. Split zoning makes development proposals challenging.

2015 Zoning





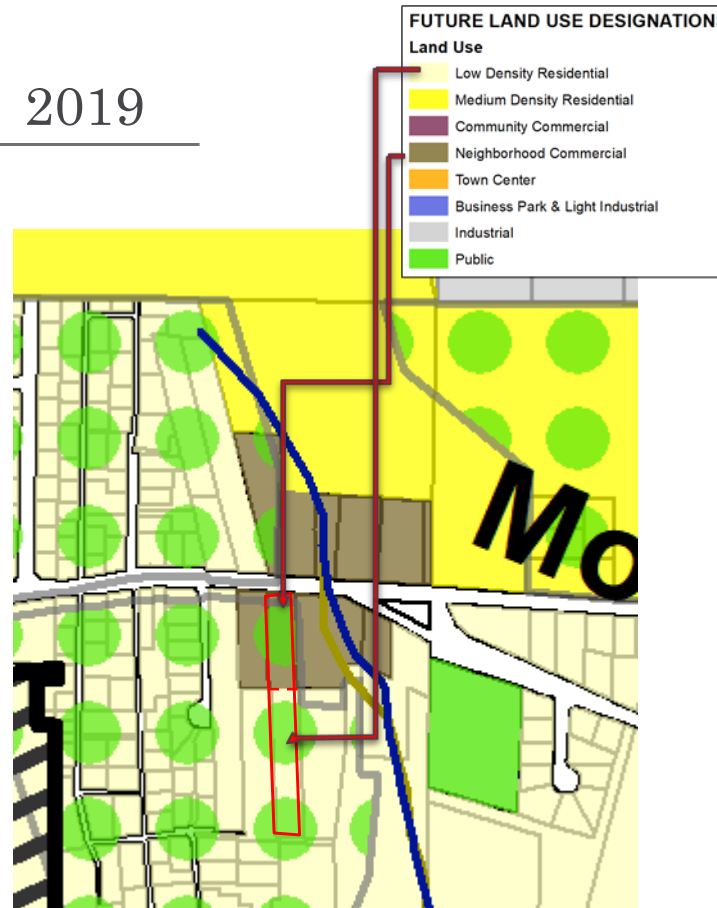
SPLIT ZONED PARCELS #3

(South of Roberts Drive)

2009



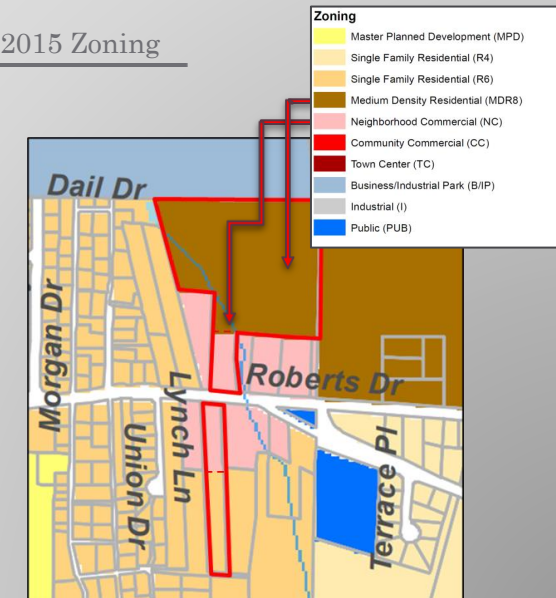
2019



FACTSHEET

- Owner:
George Harp
- Size:
2.0 Acres
- Current Zoning:
R6/NC Split Zoning (South)
- Finding:
Parcel has been split for unknown reasons, and unknown lines. Split zoning makes development proposals challenging.

2015 Zoning



TDR Layer

It is staff's opinion that there should be a separate TDR map in the comprehensive plan.

Next Steps



Staff Recommendation

- Make necessary adjustments to 2019 FLUM such as Scrivener's Errors
- Remove TDR Layer
- Discuss 2009 v 2019 designations to form new 2021 FLUM
- Fix split-zoning and scrivener's error on Zoning map
- Make zoning map consistent with selected FLUM designations.



Hold Public Hearing to garner public input on September 7th.

Discussion Considerations

- The purpose of this meeting is to discuss each inconsistency and for commissioners to provide input so staff can provide a recommendation on each parcel for what the FLUM designation will be and what the zoning designation will be at the public hearing.
- In some cases, the FLUM may change, and the zoning map will not or vis versa.
- When deciding which designation to go with important considerations include:
 - Comprehensive plan goals and policies
 - If it would create non-conforming uses
 - Surrounding designations/ zoning
 - Current and desired uses

Questions?

From: [CenturyLink Customer](#)
To: [Mona Davis](#)
Subject: Comprehensive Plan Docket Suggestion for Annual Amendment Process
Date: Friday, February 26, 2021 10:43:51 AM

Dear Community Development Director Davis, The following is a suggestion for the annual Black Diamond Comprehensive Plan Update in accordance with Black Diamond Municipal Code 16.10.130.B. The Black Diamond Comprehensive Plan text and analysis are not consistent with the significant excess development capacity in the Plan's Future Land Use Map. City infrastructure, public services, and our natural surroundings are not able to support the potential new development allowed by the Map. Black Diamond is already growing far in excess of our regional Growth Targets as a small edge city in the foothills of King County. Therefore, the City of Black Diamond Comprehensive Plan is Amended As Follows: The Future Land Use Map in the Black Diamond Comprehensive Plan is replaced with the following map: Map Source: page 5-25 of the 2009 Comprehensive Plan http://www.ci.blackdiamond.wa.us/Depts/CommDev/planning/2009%20Comp%20Plan%20FinalDraft_072709.pdf

Thank you!
Gary Davis

David Linehan

From: Philip Acosta <philamatic@comcast.net>
Sent: Friday, February 26, 2021 1:00 PM
To: Mona Davis
Cc: Carina Thornquist
Subject: Comprehensive Plan Docket Suggestion for Annual Amendment Process

Dear Community Development Director Davis,

The following is a suggestion for the annual Black Diamond Comprehensive Plan Update in accordance with Black Diamond Municipal Code 16.10.130.B.

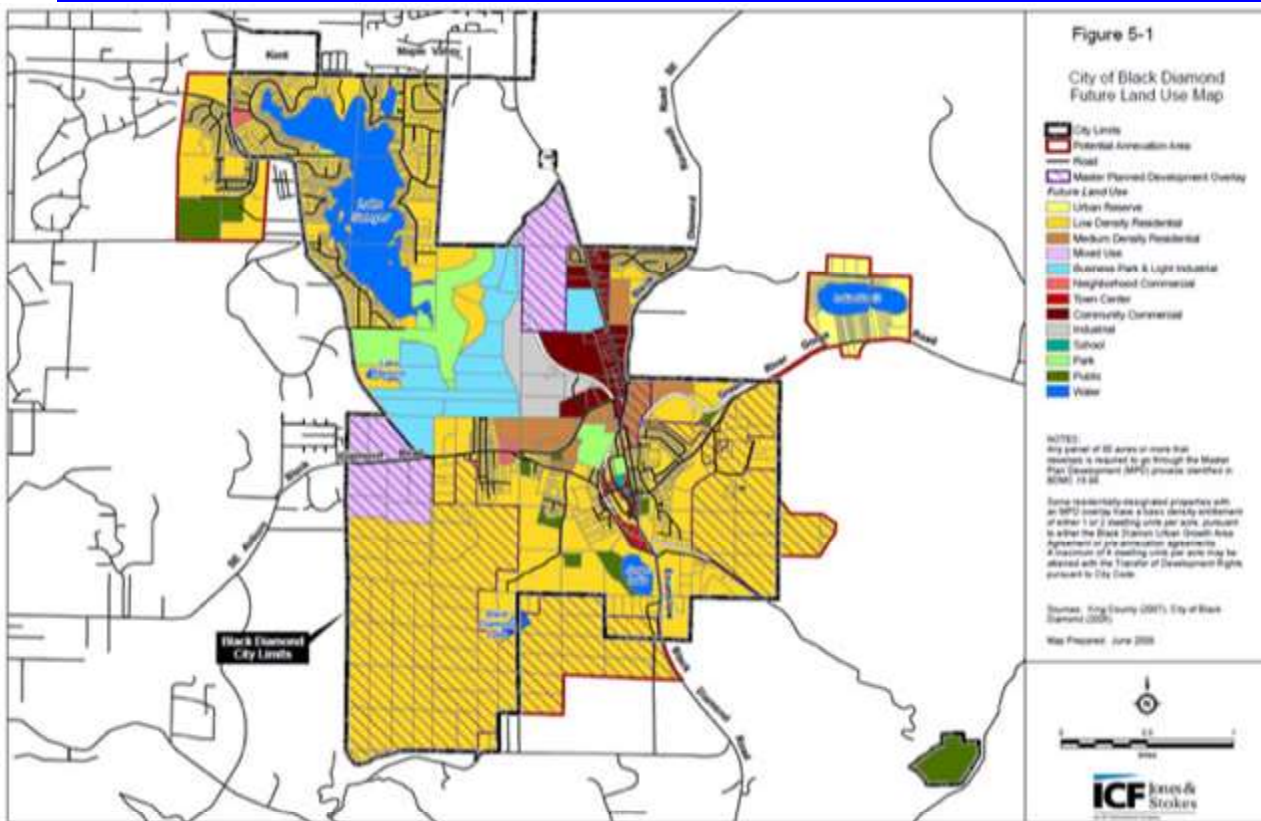
The Black Diamond Comprehensive Plan text and analysis are not consistent with the significant excess development capacity in the Plan's Future Land Use Map. City infrastructure, public services, and our natural surroundings are not able to support the potential new development allowed by the Map. Black Diamond is already growing far in excess of our regional Growth Targets as a small edge city in the foothills of King County.

Therefore, the City of Black Diamond Comprehensive Plan is Amended As Follows:

The Future Land Use Map in the Black Diamond Comprehensive Plan is replaced with the following map:

Map Source: page 5-25 of the 2009 Comprehensive

Plan http://www.ci.blackdiamond.wa.us/Depts/CommDev/planning/2009%20Comp%20Plan%20FinalDraft_072709.pdf



Sincerely,
Philip N Acosta
206 406 4404
Black Diamond, WA

David Linehan

From: Karen Bryant <karen@bryantstractorandmower.com>
Sent: Friday, February 26, 2021 1:05 PM
To: Mona Davis
Cc: Carina Thornquist
Subject: Comprehensive Plan Docket Suggestion for Annual Amendment Process
Attachments: LandUseMapComprehensivePlan.png

Dear Community Development Director Davis,

The following is a suggestion for the annual Black Diamond Comprehensive Plan Update in accordance with Black Diamond Municipal Code 16.10.130.B.

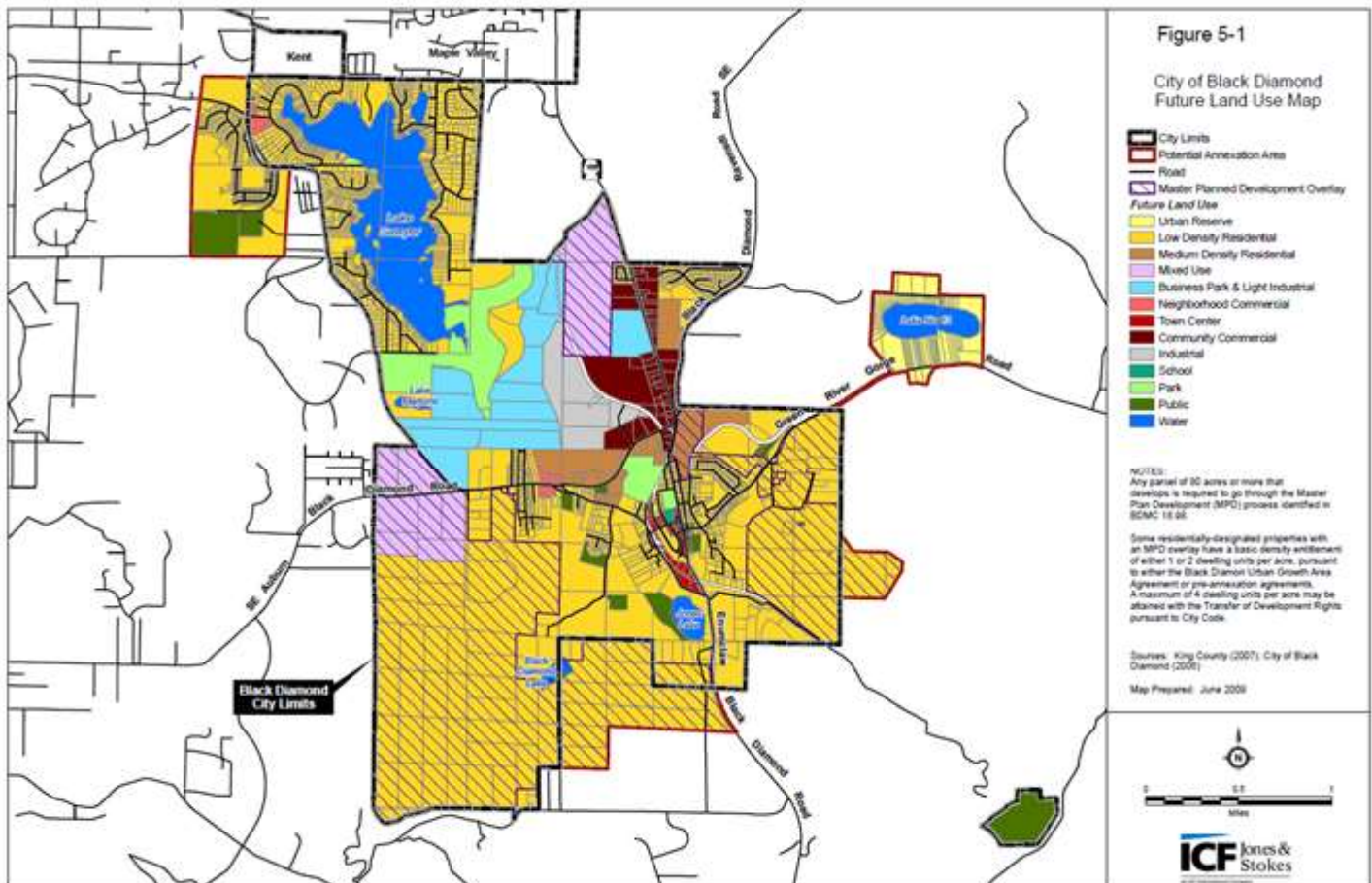
The Black Diamond Comprehensive Plan text and analysis are not consistent with the significant excess development capacity in the Plan's Future Land Use Map. City infrastructure, public services, and our natural surroundings are not able to support the potential new development allowed by the Map. Black Diamond is already growing far in excess of our regional Growth Targets as a small edge city in the foothills of King County.

Therefore, the City of Black Diamond Comprehensive Plan is Amended As Follows:

The Future Land Use Map in the Black Diamond Comprehensive Plan is replaced with the following map:

Map Source: page 5-25 of the 2009 Comprehensive

Plan http://www.ci.blackdiamond.wa.us/Depts/CommDev/planning/2009%20Comp%20Plan%20FinalDraft_072709.pdf



Please let me know the next steps for this suggestion and Comprehensive Plan updates. Thank you,
William G. Bryant
Roberts Drive, Black Diamond WA

From: [Mike England](#)
To: [Mona Davis](#)
Cc: [Carina Thornquist](#)
Subject: Comprehensive Plan Docket Suggestion for Annual Amendment Process
Date: Friday, February 26, 2021 6:21:56 PM

Dear Community Development Director Davis,

The following is a suggestion for the annual Black Diamond Comprehensive Plan Update in accordance with Black Diamond Municipal Code 16.10.130.B.

The Black Diamond Comprehensive Plan text and analysis are not consistent with the significant excess development capacity in the Plan's Future Land Use Map. City infrastructure, public services, and our natural surroundings are not able to support the potential new development allowed by the Map. Black Diamond is already growing far in excess of our regional Growth Targets as a small edge city in the foothills of King County.

Therefore, the City of Black Diamond Comprehensive Plan is Amended As Follows:

The Future Land Use Map in the Black Diamond Comprehensive Plan is replaced with the following map:

Map Source: page 5-25 of the 2009 Comprehensive

Plan http://www.ci.blackdiamond.wa.us/Depts/CommDev/planning/2009%20Comp%20Plan%20FinalDraft_072709.pdf

From: [Kelley Sauskojus](#)
To: [Mona Davis](#)
Subject: RE: Amendments to the 2021 Comprehensive Plan
Date: Friday, February 26, 2021 10:50:42 AM
Attachments: [2021BDCompPlan Suggestions.docx](#)

Dear City of Black Diamond Community Development,

On or before March 1, 2020, numerous people sent in suggested updates to the Black Diamond Comprehensive Plan.

The Black Diamond code says these suggestions are to be part of a preliminary docket report that is considered by the Planning Commission.

Unfortunately, the public's 2020 suggestions were never put forward, and I see no record that the Planning Commission or Council was even aware of them.

Attached is a list of the 2020 Comp Plan update requests compiled from references in public comments to the Planning Commission.

I am sending these as 2021 Comprehensive Plan update suggestions. The people who sent them before may have learned there is no point in doing so. However, these items have merit and would all improve our city and the quality of life for all the residents current and future.

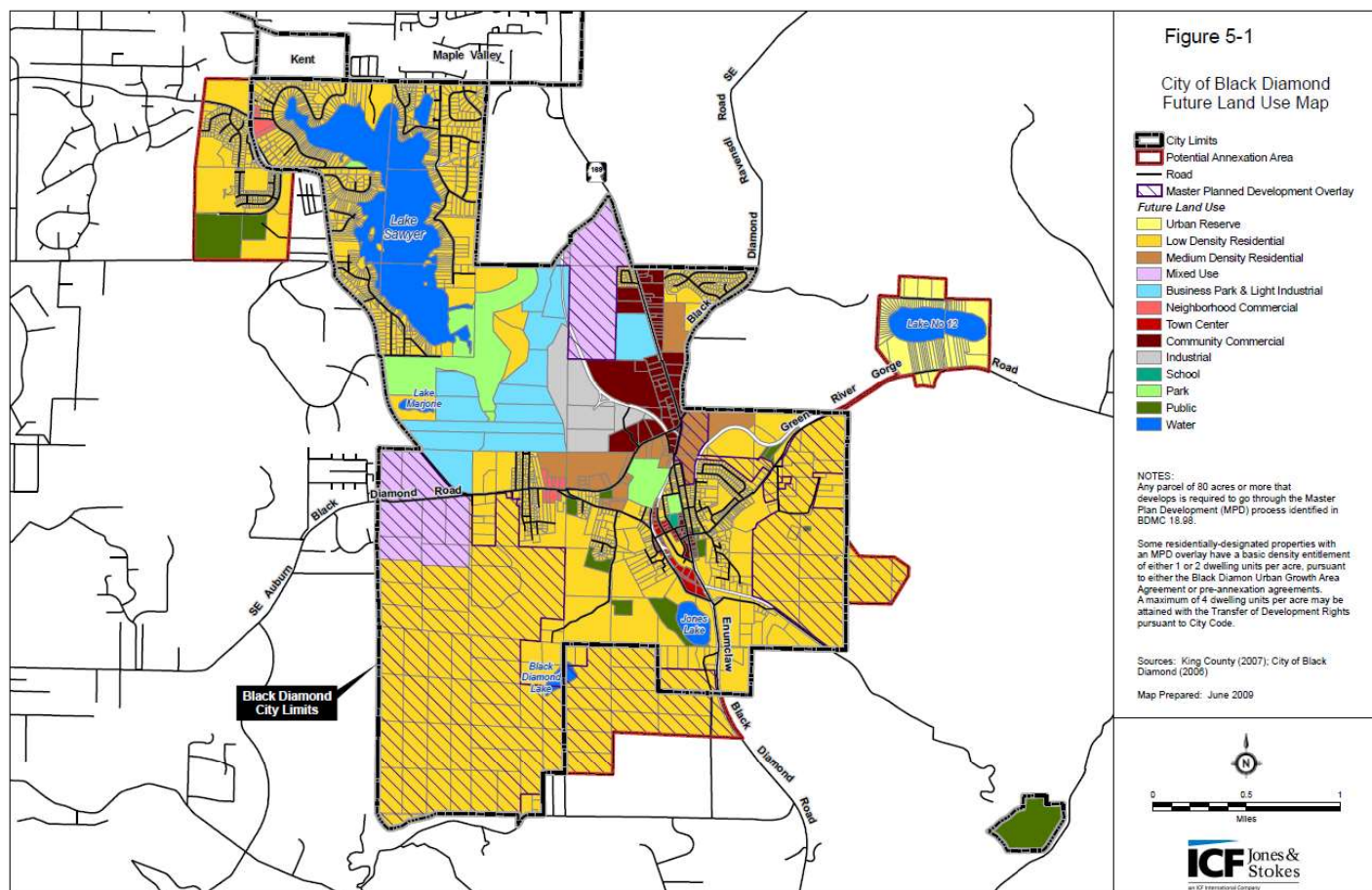
Thank you,
Kelley Sauskojus
Black Diamond resident since 1991

Comprehensive Plan Suggestions for 2021 Annual Update

The following suggestions were advocated by the public in the 2020 process, but the city did not follow its own process for public input and ignored these suggestions. They are being sent again now that the 2021 process is beginning.

1. In the 2019 Comprehensive Plan update, Future Land Use Map changes allowed a significant increase in Medium Density Residential housing (8 to 12 per acre) and Commercial development in future zoning. However, the Comprehensive Plan does not contain descriptions of these Map changes or analyze their impacts. The Future Land Use Map contains too much development capacity and needs to be changed urgently before Black Diamond further exceeds our regional Growth Targets.

The City of Black Diamond Comprehensive Plan is Amended As Follows:
The Future Land Use Map in the Black Diamond Comprehensive Plan is replaced with the following map:



Map Source, page 5-25 of

http://www.ci.blackdiamond.wa.us/Depts/CommDev/planning/2009%20Comp%20Plan%20FinalDraft_072709.pdf

From: [Duane Garcia](#)
To: [Mona Davis](#)
Cc: [Carina Thornquist](#)
Subject: Comprehensive Plan Docket Suggestion for Annual Amendment Process
Date: Sunday, February 28, 2021 4:58:54 PM
Attachments: [16143599799321000011.png](#)

Dear Community Development Director Davis,

The following is a suggestion for the annual Black Diamond Comprehensive Plan Update in accordance with Black Diamond Municipal Code 16.10.130.B.

The Black Diamond Comprehensive Plan text and analysis are not consistent with the significant excess development capacity in the Plan's Future Land Use Map. City infrastructure, public services, and our natural surroundings are not able to support the potential new development allowed by the Map. Black Diamond is already growing far in excess of our regional Growth Targets as a small edge city in the foothills of King County.

Therefore, the City of Black Diamond Comprehensive Plan is Amended As Follows:

The Future Land Use Map in the Black Diamond Comprehensive Plan is replaced with the following map:

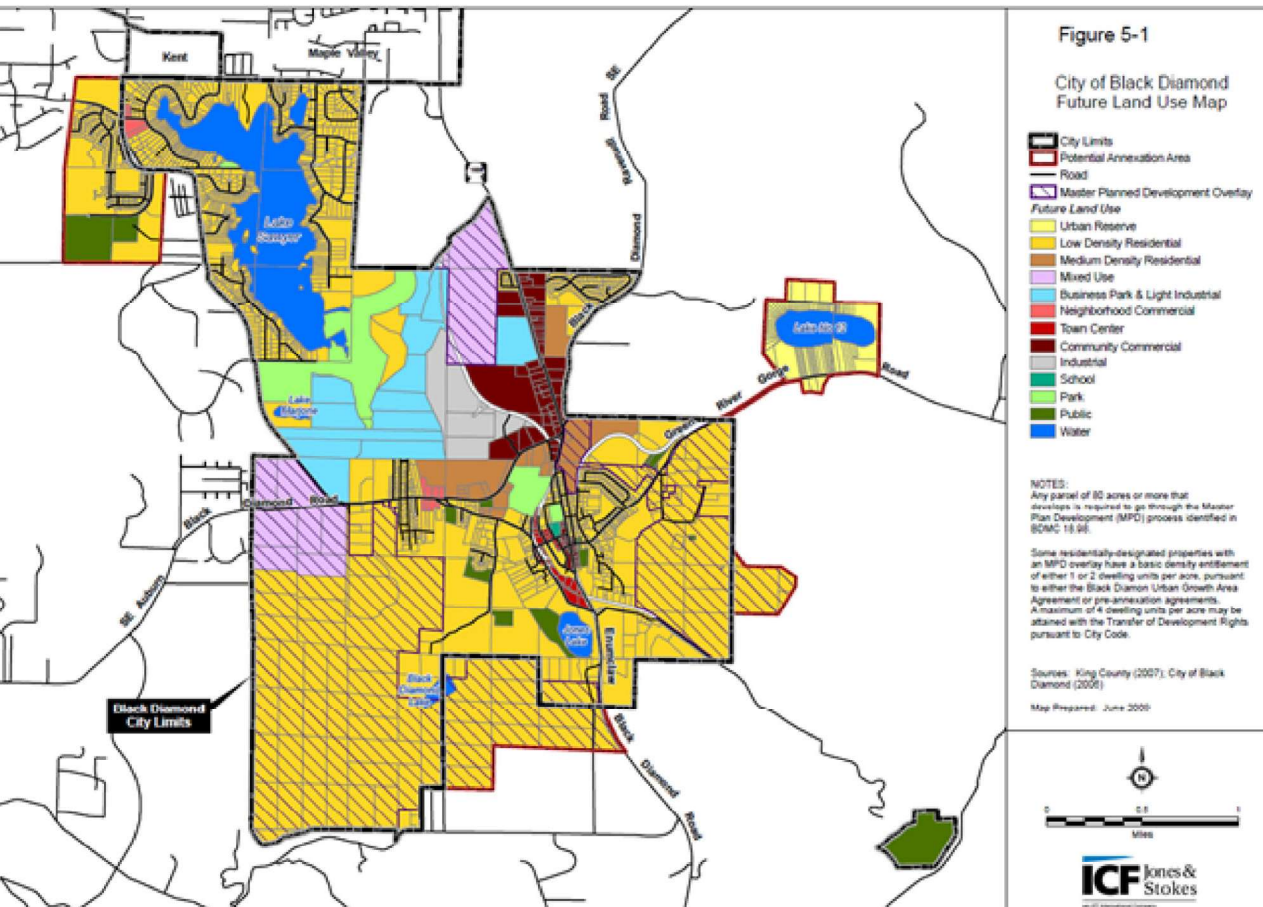
Map Source: page 5-25 of the 2009 Comprehensive

Plan http://www.ci.blackdiamond.wa.us/Depts/CommDev/planning/2009%20Comp%20Plan%20FinalDraft_072709.pdf

Sincerely,

Duane Garcia

Black Diamond, WA



From: [Angela Rossman Fettig](#)
To: [Mona Davis](#)
Cc: [Carina Thornquist](#)
Subject: Comprehensive Plan Docket Suggestion for Annual Amendment Process
Date: Sunday, February 28, 2021 10:37:25 PM

Dear Community Development Director Davis,

The following is a suggestion for the annual Black Diamond Comprehensive Plan Update in accordance with Black Diamond Municipal Code 16.10.130.B.

The Black Diamond Comprehensive Plan text and analysis are not consistent with the significant excess development capacity in the Plan's Future Land Use Map. City infrastructure, public services, and our natural surroundings are not able to support the potential new development allowed by the Map. Black Diamond is already growing far in excess of our regional Growth Targets as a small edge city in the foothills of King County.

Therefore, the City of Black Diamond Comprehensive Plan is Amended As Follows:

The Future Land Use Map in the Black Diamond Comprehensive Plan is replaced with the following map:

Map Source: page 5-25 of the 2009 Comprehensive Plan

http://www.ci.blackdiamond.wa.us/Depts/CommDev/planning/2009%20Comp%20Plan%20FinalDraft_072709.pdf

Angela Fettig
Black Diamond, Wa

Sent from my iPhone