

CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
October 12, 2021, 6:00 PM
Zoom Virtual Meeting

1) 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
Deputy City Clerk, Carina Thornquist

2) APPROVAL OF MINUTES

Regular Meeting of September 7, 2021 and Special Meeting of September 21, 2021

- ❖ The Regular Meeting Minutes of September 7, 2021 were adopted under unanimous consent.
- ❖ The Special Meeting Minutes of September 21, 2021 were adopted under unanimous consent.

3) PUBLIC COMMENTS -

- ❖ Kristen Bryant from Bellevue
- ❖ Gary Kohl from Black Diamond

4) PUBLIC HEARINGS –

a) Amendments to Comprehensive Plan Appendix 7 (Transportation) to Reflect an Alternative SE Loop Connector Route.

Chair Olson opened the Public Hearing at 6:08 p.m. regarding the topic “Amendments to Comprehensive Plan Appendix 7 (Transportation) to Reflect an Alternative SE Loop Connector Route.” Director Davis asked if

he wanted her to give her presentation before the public hearing opened as it might make more sense to do it prior to the hearing. Chair Olson agreed and turned the floor over to Director Davis to give a brief presentation by sharing her screen. After Director Davis concluded, she turned it over to Justin Wortman with Oakpoint to give a presentation. Oakpoint felt that there has been some confusion amongst the citizens and wanted to clarify some of those items. Chair Olson opened the Public Comments portion of the Public Hearing at 6:29 p.m. "Amendments to Comprehensive Plan Appendix 7 (Transportation) to Reflect an Alternative SE Loop Connector Route" and called upon the person who signed up to speak which was Larry Banchero.

- ❖ Larry Banchero from Black Diamond – His property is where the wall is being shown on the Powerpoint presentation. If the alternate route is done, he's wondering what happens at the intersection at State Route 169 and Railroad Ave., if it's abandoned, what happens, do the walls never get built?
- ❖ Gary Kohl from Black Diamond-He states that the use of Lawson St. as a vehicle traffic pass thru for the proposed Lawson Hills Development instead of the South Connector is not worth considering, the effect on existing properties is too high. Mr. Kohl stated that going up Lawson hill it will affect 60 home/properties, and not 16 as the developer has stated before. Furthermore, he says these properties along with the properties on Hwy. 169 around the Cenex, Auto Shop, and School will be affected greatly with access to their properties and parking. The value of these properties will all be affected. He says there's already too much traffic through the middle of Black Diamond and the S. Connector is the only one that should be considered.
- ❖ Commission Ambur made a point of order asking for Commissioner McCain to recuse herself from this Public Hearing due to a conflict with Section 7 of the Planning Commission Rules and Procedures. Chair Olson asked why he felt she should recuse herself and Commission Ambur stated that she owns investment property. Chair Olson read the rules and found the point of order Not well-taken as Commissioner McCain did not have a "direct and substantial personal or financial interest" Kristen Bryant from Bellevue – Ms. Bryant stated that there isn't enough time to read the packets to have them put out 5 days prior to the meeting especially with them being more than 100 pages. Ms. Bryant stated that the developer mentioned environmental issues on Lawson Hill. She said if this developer can't mitigate environmental issues, then they have no reason building up there. They mention planting a few trees but don't seem to mind running thousands of cars through there and she just finds it very disingenuous. Suggestions of how the developer should be handling business.
- ❖ Melissa Foss from Black Diamond-Ms. Foss is a home owner on Lawson and property records show that she has access from the back of her

house which she does not. So if she loses access from the front of the house, what is she supposed to do? She would like for more research to be done to make sure

- ❖ Larry Banchero from Black Diamond-Mr. Banchero stated that his family has been in Black Diamond-family farm has been in 120 years and they walk to the barn, the road will go right through the middle of their property. They own property on all 4 corners that will be affected.
- ❖ Tony Anthony Banchero from Tacoma-Mr. Banchero owns property for 120 years and is against these roads going in. He would look for the City to look at the alternative route.
- ❖ Mario Banchero from Seattle-Mr. Banchero whose family who has owned property for over 100 years and is against this Amendment to the Comprehensive Plan. As Planning Commissioners it's their responsibility to find alternatives.
- ❖ Lori Banchero -Ms. Banchero would like for an alternative so it doesn't destroy any more of their farm.
- ❖ Gary Davis from Black Diamond – Mr. Davis said his family has had property here since the 50's. He said it just doesn't seem right how this whole thing is being handled.

After asking three times if there were any additional speakers and hearing/seeing no one, Chair Olson closed the Public at 6:52 p.m.

Chair Olson asked the Commissioners if they had any questions for Director Davis. After Director Davis answered all of their questions, extensive back and forth discussion took place between the Commissioners and Director Davis. Andy Williamson who is the City's MDRT/Economic Development Director assisted in clarifying several past items. On October 26th, the Commission will go over everything from the last couple of months and vote on them and make a recommendation on each docket item individually to go to City Council. There has been a Public Hearing on each one of them.

5) **STUDY/WORK SESSION** - None

6) **UNFINISHED BUSINESS** - None

7) **NEW BUSINESS** - None

8) **COMMUNITY DEVELOPMENT DEPARTMENT REPORT** -

Director Davis reported on October 26th meeting. There was a public meeting on October 5th for Open Space and Recreation and had a good turn out. They got great feedback on the PROS plan and Ms. Davis hopes to bring a plan at Nov. meeting. There is a little pocket park next to the museum that was built from a grant received from the Port of Seattle for a Covid Compliance Areas with a

few tables, sanitation station, garbage can. There is a QR code at the skate park to raise money to build it

9) **PUBLIC COMMENTS** -

- ❖ Henry Kneis from Black Diamond
- ❖ Kristen Bryant from Bellevue
- ❖ Kelly Syskojus from Black Diamond

With no other persons requesting to speak, Chair Olson closed the Public Comments at 7:55 p.m.

10) **ADJOURNMENT** -

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

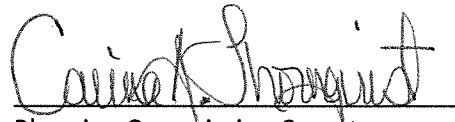
The meeting ended at 7:57 p.m.

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

ATTEST:



John Olson, Chairperson


Planning Commission Secretary