



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
February 8, 2022, 6:00 PM

FLAG SALUTE, CALL TO ORDER, and ROLL CALL

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

Present: Commissioner Richard La Conte
Commissioner Steve Jensen
Commissioner Knut Syversen
Commissioner Pam McCain
Commissioner Felicia Wheatfall (joined meeting at 6:04 pm)
Commissioner Carol Morgan
Chair/Commissioner John Olson

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

APPROVAL OF MINUTES

1) Regular Meeting of January 11, 2022

Commissioner Morgan **Motioned** to approve the January 11, 2022 Minutes. **Seconded** by Commissioner Syversen. **Vote**, Motion Passed 6 - 0.

PUBLIC COMMENT

Sarah Jolk from Black Diamond spoke to Commission

(Commissioner Wheatfall joined the meeting)

Justin Wortmann from Oakpointe spoke to Commission

Alan Gangl from Black Diamond stated his name and city but held off on commenting as the public hearing had not opened yet.

PUBLIC HEARING

2) Parks, Recreation and Open Space Plan (PROS)

Chair Olson opened the Public Hearing at 6:10 pm. Director Davis gave a brief overview of the PROS plan and confirmed with Chair Olson on the process of the Public Hearing. She then turned it over to Caitlin Hepworth, Planner for Blueline who introduced her colleagues Chris Petersen, Head of Landscape Architecture and Eric Jensen, Head of Planning. Ms. Hepworth clarified the intent of the meeting and stated that it's primarily educational. She stated that she will be reviewing the second half of the final draft and then reviewing the changes that were made from the last meeting.

The following topics were discussed in detail in the presentation:

1. Summary of the Community Engagement (reviewed by Chris Petersen).
2. Chapter 7 – Visioning the Future (reviewed by Caitlin Hepworth)
 - a. Placemaking and Wayfinding
 - b. ADA and Paved Surfaces
 - c. Recreation Program
 - d. Sustainability
 - e. Operations Strategies
 - f. Future Considerations
3. Chapter 8 – Taking the Leap: Funding (reviewed by Caitlin Hepworth)
 - a. City Budget
 - b. Grant Opportunities
 - i. King County
 - ii. State
 - iii. National
 - c. Partnerships
 - d. Park Impact Fees
 - e. Development Agreements
 - f. Park Development In-Lieu Fees
4. Chapter 9 – Investing In Our Parks (reviewed by Caitlin Hepworth)
 - a. Capital Improvement Plan Estimated Budget
 - b. Priority and Estimated Cost of each Park
5. Chapter 3 – Goals and Policies
 - a. Caitlin stated that this is new material and informed everyone that the PROS Plan is an “informational document” and is a “living document” which can be changed at any time.

Director Davis suggested to Chair Olson to take public testimony and follow it with discussion. At 6:33 pm, Chair Olson opened it up for the public to speak. He stated that written comments were taken until 2:00 pm today and have been forwarded to the Commissioners to review. Furthermore, he informed everyone of the guidelines of the public giving testimony.

Brandon Bradshaw from Black Diamond – Mr. Bradshaw is the President of the Northwest Disc Golf Association which is a non-profit 501c3 organization. He

stated that they raise the money themselves and work with cities to build the courses on public land. He reported that it's the second fastest growing sport behind Pickleball and thought the residents of Black Diamond would enjoy having a course.

Kristen Bryant from Bellevue – she lives in Bellevue but grew up in Black Diamond. She loves the natural spaces along with many others in the community whom she has spoken with. Ms. Bryant stated that she mainly will be speaking about Open Spaces regarding county wide issues and conservation funding. She mentioned the acreage in the cities parks and recreation plan is misleading. It states there are 176 acres of parks, but actually 143 acres is the Lake Sawyer Region Park at the south end of lake. She explained that it inflates the Parks and Open Space numbers. A large number of that acreage is mainly wet with streams and undevelopable property but it does have public value. But again, it inflates the Parks and Open Space numbers which makes it look as if Black Diamond has much more acreage to use for parks than it actually does. Ms. Bryant remarked that the remainder of trees in Black Diamond will be removed for future development and currently, there are far too little number of parks. She stated that Black Diamond has limited infrastructure and Puget Sound Regional Council has asked the City to limit their growth because of this. She concluded by saying that she is part of the group, "Friends for Black Diamond" which submitted a three page document of suggestions that was forwarded to the Commissioners and recommends for them to consider those options.

Alan Gangl from Black Diamond – Mr. Gangl spoke about additional Open Space Parks and expressed his opinion of not lowering the standards of the parks. He believes going to the park in Maple Valley next to Tahoma High School is better than any of the parks in Black Diamond and those are the standards the city should be aiming for.

Sarah Jolk from Black Diamond – Ms. Jolk stated that she owns an art studio and will be moving into the building on Roberts Dr. across the street from City Hall. She would like to see more partnerships in Black Diamond regarding the Arts. Ms. Jolk concluded by expressing her desire to have a recreation department in the city.

Johna Thompson from Black Diamond – Ms. Thompson requested that Blueline delete the October 5, 2021 meeting sign up pages from the PROS plan since they didn't obtain permission to publish her information. She was surprised by which items were high on the priority list and felt there were items already started and should be circled back around on, such as the Lake Sawyer boat dock which was started 10 years ago and never completed. Ms. Thompson concluded by saying she is a member of the Lake Sawyer Regional Park Foundation. She would like to see more emphasis on what the community would like to see that park developed, aside from the influence from the soccer team/organization. As that

soccer organization is the only one on the list, she feels the soccer organization has overly influenced the priority list.

Leah Grant from Black Diamond – Ms. Grant is the President of Lake Sawyer Parks Foundation and said the plan looks great and thanked Mona and Blueline for their work. She stated that she would like to see more thought put in to the terminology and definitions. Specifically, that Parks and Open Space seems to be used interchangeably. Ms. Grant was surprised that Lake Sawyer Regional Park wasn't a higher priority especially since the highest activity that people chose was walking and hiking. Finally, she would like a Recreation Program, have the city increase their budget, and have the gym used more.

Angela Fettig from Black Diamond – Ms. Fettig communicated that the City should make the existing parks more walkable with crosswalks and lights. The priority should be to focus on safety and usability.

Renee Mix from Black Diamond – Ms. Mix expressed that we need more parks and open space.

Gary Jones from Black Diamond – Mr. Jones stated that he has lived here for six months and there are no parks that he wants to take his grandkids to. He suggested that funding could come from developers to pay for parks, streetlights, etc.

Chair Olson called for anyone else to speak. After the 3rd call for testimony, seeing no other speakers, he closed the Public Hearing at 6:59 pm.

Extensive discussion took place between the Commissioners, Director Davis and Blueline staff after the public testimony. Chair Olson stated that after the discussion, the Commissioners may deliberate if they would like to make the decision to approve the PROS plan and forward it to City Council for approval.

After several questions regarding grant money, Eric Jensen from Blueline explained how the prioritization process took place. He further stated that he previously was a Parks and Public Infrastructure Federal Grant Program Manager so he explained in great detail how it works and what needs to be done.

Ms. Hepworth gave clarification regarding populations and levels of service after questions arose. Director Davis acknowledged that there seemed to be quite a bit of confusion regarding the levels of service of some of the parks and suggested to Blueline staff that there be some clarification included.

Additional extensive discussion took place between the Commissioners, Director Davis and Blueline staff. Director Davis introduced Andy Williamson who is the MDRT/Economic Development Director for the City of Black Diamond to give

explanations of Development Agreements for Master Planned Developments versus smaller developments, as well as a developers financial responsibility for parks.

STUDY/WORK SESSION - none

UNFINISHED BUSINESS - none

NEW BUSINESS –

3) *Possible Action on Parks, Recreation and Open Space Plan (PROS)*

Commissioner Jensen made a **Motion** to approve the PROS plan and take it to City Council for adoption, **Second** by Commissioner McCain.

Commissioner Morgan made an **Amendment to the Original Motion** that we will request the administrative staff to make grammatical and photography changes to make the document more correct in its presentation, as well as removing the signature pages as requested by one of the citizens, **Second** by Commissioner Wheatfall. **Vote, Motion Passed 7 - 0.**

Chair Olson asked Commissioner Morgan to summarize the Amendment to the Original Motion for clarity.

Vote, Main Motion Passed as Amended 7 - 0.

COMMUNITY DEVELOPMENT DEPARTMENT REPORT –

Director Davis thanked the staff at Blueline for all of their hard work on the PROS plan and to the Commissioners for their input.

PUBLIC COMMENTS

Kristen Bryant from Bellevue spoke to Commissioners

ADJOURN

Commissioner Syversen **Motioned** to adjourn, **Second** by Commissioner McCain. **Vote, Motion passed 7 - 0.**

THE MEETING ADJOURNED AT 8:02 PM.

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

ATTEST:

A handwritten signature in black ink, appearing to be 'JOH' followed by a stylized flourish.

John Olson, Chairperson

A handwritten signature in black ink, clearly legible as 'Carina Thornquist'.

Planning Commission Secretary