



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
April 12, 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
Commissioner Carol Morgan
Chair/Commissioner John Olson

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

APPROVAL OF MINUTES

1) Regular Meeting of March 8, 2022

The regular meeting minutes of March 8, 2022 were adopted under unanimous consent.

PUBLIC COMMENT - None

PUBLIC HEARING

- 2) Amend Chapter 18.08 – Administration: Procedures, Notice and Appeals to create internal consistency in the code regarding Type 6 application noticing requirements and Type 3 application appeal procedures, as well as amending the notice requirements table (Table 18-1) to remove unnecessary information.**
 - a. Deliberation and possible action taken on “Amending Chapter 18.08 – Administration: Procedures, Notice and Appeals to create internal consistency in the code regarding Type 6 application noticing requirements and Type 3 application appeal procedures, as well as amending the notice*

requirements table (Table 18-1) to remove unnecessary information.”

Chair Olson opened the Public Hearing at 6:03 pm and turned it over to Director Davis who gave a brief overview stating this is to fix inconsistencies between the code language and the tables. In addition, written comments were received from the public and she stated the city is not staffed to notice type 1 permits and she would not recommend this.

At 6:05 pm, Chair Olson opened it up for the public to speak. He stated that written comments were taken until 5:00 pm today and those that were received, will become part of the record. Furthermore, he informed everyone of the guidelines of the public giving testimony.

Chair Olson called for anyone to speak. After the 3rd call for testimony, seeing no speakers, he closed the Public Hearing at 6:07 pm.

Chair Olson explained to the Commissioners that they may deliberate if they would like. The Commissioners deliberated and had back and forth discussion amongst each other and Director Davis. Commissioner Olson asked the Commissioners if they felt they needed more information or if someone wanted to make a motion.

Commissioner Jensen made a **Motion** to Amend Chapter 18.08 – Administration: Procedures, Notice and Appeals to create internal consistency in the code regarding Type 6 application noticing requirements and Type 3 application appeal procedures, as well as amending the notice requirements table (Table 18-1) to remove unnecessary information and forward it to City Council for approval., **Second** by Commissioner McCain.

Roll Call Vote: Commissioner LaConte - yes
Commissioner Jensen – yes
Commissioner Syversen - yes
Commissioner McCain – yes
Commissioner Wheatfall – yes
Commissioner Morgan – yes
Commissioner Olson – yes

MOTION PASSED 7-0

3) Incorporation of the following school districts' capital facilities plans by reference into the City of Black Diamond Comprehensive Plan, and adoption of updated school impact fee amounts as requested therein: Enumclaw School District 2021-2026 Capital Facilities Plan; Auburn School District Capital Facilities Plan 2021-2027; Tahoma School District Capital Facilities Plan 2021-2026; Kent School District Six-Year Capital Facilities Plan 2020-21 through 2026-27.

b. Deliberation and possible action taken on "Incorporation of the following school districts' capital facilities plans by reference into the City of Black Diamond Comprehensive Plan, and adoption of updated school impact fee amounts as requested therein: Enumclaw School District 2021-2026 Capital Facilities Plan; Auburn School District Capital Facilities Plan 2021-2027; Tahoma School District Capital Facilities Plan 2021-2026; Kent School District Six-Year Capital Facilities Plan 2020-21 through 2026-27".

Chair Olson opened the Public Hearing at 6:12 pm and turned it over to Director Davis who stated that the city attorney, Mr. David Linehan, would give an overview.

The following topics were discussed in the presentation while Mr. Linehan shared his screen:

- Inside the MPD's
- Comprehensive School Mitigation Agreement
- Negotiated by ESD, Oakpointe, city
- Requires conveyance of land to District for school sites
- Requires payment of mitigation fees per dwelling unit
- Outside the MPDs
- City school impact fee program
- Applies to Tahoma, Kent, Enumclaw and Auburn School Districts
- Impact fees are determined by formula based on projections provided by districts

At 6:26 pm, Chair Olson opened it up for the public to speak. He stated that written comments were taken until 5:00 pm today and those that were received, will become part of the record. Furthermore, he informed everyone of the guidelines of the public giving testimony.

Chair Olson called for anyone to speak and the following persons gave testimony:

Angela Fettig from Black Diamond – Ms. Fettig stated she sent in comments ahead of time. She stated she wants the Planning Commission to support this and wants the Commissioners to ask City Council to ask for maximum dollars allowed from the developers.

Geoff Bowie from Black Diamond – Mr. Bowie recommends that the schools need to ask for the maximum amount. He also stated that at the end of 2021, the school district bought 10 acres in Ten Trails and paid over 3 million for it. They also purchased 9 acres in Lawson Hills.

Kelly Sauskojus from Black Diamond – Ms. Sauskojus stated she supports the comments from the previous speakers. In addition, she stated that growth should pay for growth and a previous Planning Commission promised to do just that and not the tax payers. She ended by stating to make the developers pay their fair share.

After the 3rd call for testimony, seeing no speakers, he closed the Public Hearing at 6:37 pm.

Mr. Linehan asked if he was able to address some of the comments that were stated by the citizens.

Chair Olson explained to the Commissioners that they may deliberate if they would like. The Commissioners deliberated and had back and forth discussion amongst one another, Director Davis and Attorney Linehan. Commissioner Olson asked the Commissioners if they felt they needed more information or if someone wanted to make a motion.

Commissioner McCain made a **Motion** to Incorporate the following school districts' capital facilities plans by reference into the City of Black Diamond Comprehensive Plan, and adoption of updated school impact fee amounts as requested therein: Enumclaw School District 2021-2026 Capital Facilities Plan; Auburn School District Capital Facilities Plan 2021-2027; Tahoma School District Capital Facilities Plan 2021-2026; Kent School District Six-Year Capital Facilities Plan 2020-21 through 2026-27 and forward it to City Council for approval., **Second** by Commissioner Jensen.

Roll Call Vote: Commissioner LaConte - yes
Commissioner Jensen – yes
Commissioner Syversen - abstain
Commissioner McCain – yes
Commissioner Wheatfall – yes
Commissioner Morgan – yes
Commissioner Olson – yes
MOTION PASSED 6-0-1 abstain (Syversen)

STUDY/WORK SESSION - None

UNFINISHED BUSINESS - None

NEW BUSINESS – None

COMMUNITY DEVELOPMENT DEPARTMENT REPORT –

- Director Davis gave the Commissioners a status update on the 2020 and 2021 Comprehensive Plans Annual Amendments.
- In process of preparing a staff report to present the docket suggestions for the 2022 docket to present to the Planning Commission at the May meeting
- Heard from Public Works that they will be presenting the Stormwater Manual to the Planning Commission in May or June
- The Mayor and City Council hosted a Town Hall meeting on May 10th with a focus on local business. There is a grant opportunity with Port of Seattle to partner with the Chamber to promote our local business' and update our website with more information.
- Business coalition and collaborate with the city
- Celebrating Earth Day on 4/23 at Lake Sawyer Regional Park; 4/16 Easter Egg Hunts and Pop Up event at Ten Trails.

PUBLIC COMMENTS - None

ADJOURN

Commissioner Morgan **Motioned** to adjourn, **Second** by Commissioner Syversen. **Vote, Motion Passed 7-0.**

THE MEETING ADJOURNED AT 6:58 PM.

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

ATTEST:



John Olson, Chairperson



Carina Thornquist
Planning Commission Secretary