



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
May 10, 2022, 6:00 PM

CALL TO ORDER, FLAG SALUTE, ROLL CALL

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

Present: Commissioner Richard La Conte
Commissioner Steve Jensen
Commissioner Pam McCain
Commissioner Felicia Wheatfall
Commissioner Carol Morgan
Chair/Commissioner John Olson

Absent: Commissioner Knut Syversen (excused)

Staff: Community Development Director, Mona Davis
City Clerk, Brenda L. Martinez

APPROVAL OF MINUTES

1) Regular Meeting of April 12, 2022

The regular meeting minutes of April 12, 2022 were adopted under unanimous consent.

PUBLIC COMMENT

Kristen Bryant, Bellevue spoke to the Planning Commission.

Chair Olson reviewed with attendees how to raise your hand using the zoom application and via phone.

PUBLIC HEARING

2) 2022 Proposed Comprehensive Plan Amendments – Preliminary Docket

- a. Deliberation and possible action taken on “2020 Proposed Comprehensive Plan Amendments – Preliminary Docket*

Chair Olson opened the public hearing at 6:04 p.m.

Community Development Director Davis briefed Commissioners on this item. She reviewed the process and explained her recommendation for this update.

Chair Olson opened the public comment portion of the hearing at 6:09 p.m.

Kristen Bryant, Bellevue spoke that if it wasn't for the Planning Commission all the city would have been staff who speak with developers. She noted some developers are trying to get rid of the Planning Commission and explained what the Commission does, and the city is lucky to have one. She noted the city being fortunate to have well thought and researched comments. She noted that 100% of the citizens comments are not being recommended for action and would like the Council to wait until 2024 to take action. She noted Black Diamond is in a huge growth spurt and cannot wait until 2024. She gave examples of seeing trees removed on Hwy 169, homeowners in Morgan Creek believed they had a tree buffer between neighborhood and new storage facility, etc. She discussed safety concerns regarding walking and not being able to 'cross the street wherever you want to' as the Active Community Vision the Comp Plan starts with. She and her parents have been told a crosswalk is planned to be put in across from the skate park, but they have heard that for a couple of years now. They've also been told that the solution is new and more development since a roundabout will be built at Robert's Drive and Ravensdale Rd. Now the developer is asking for a variance to avoid putting crosswalks at each leg of the roundabout; not for the good of the citizens but to save the developer money. She has heard that the developer of Ten Trails is waiving their walkable design standards in their retail area. Smaller developers are also wanting to reduce the wetland and stream buffers and don't contribute to sidewalks, etc. The city is being built the opposite of the way the citizens want. If the city delays action on conservation and action, you are creating a two-tier community between Ten Trails and Old Town.

Angela Fettig, Black Diamond noted being a resident of Morgan Creek and moved here for trees, peace and quiet, and not having to commute on the busy highways. She noted feeling the unfulfilled promises of not fulfilling the Ravensdale intersection. She asked what can we improve from what we've learned and learning from other cities have done with their design standards. She referred to policies that have developers contribute towards city parks and open spaces. She talked about traffic, and she shared her experience with her children wanting to ride to the library. She further discussed the Ravensdale intersection and how crazy that intersection is. She noted Ten Trail developers' obligation to fix that intersection. She believes better planning to improve requirements on how we measure traffic impacts and take what we've learned and apply it. Black Diamond is experiencing big city challenges and PSRC is asking BD to reduce growth based on planning policies. New infrastructure money will be available to improve our environment and will go to those cities with good planning.

Bill Bryant, Black Diamond has lived in BD for 79 years and stated he can hardly get out of his driveway on Roberts Drive. He discussed the developer's proposal to change and bring traffic down Lawson Street. He noted those folks on Lawson Street are not alone fighting

the traffic issue. There are no plans to design standards to protect neighborhoods from the negative impact of excessive traffic. It isn't enough to just put sidewalks, etc. but there needs to be more planning to deal with traffic safety. He gave examples of other transit-oriented cities and their codes to use as an example. Other cities have houses and a lot of open space. If we keep going the way we are going, people are going to get hurt and even killed unless things change.

Renee Mix, Black Diamond noted her comments are tied to the Growth Management Act (GMA). She discussed the tradeoff living here and commented on working in a bigger city and how the stress fades away living here in BD. She discussed the GMA having a requirement that the public has opportunities to work with local government in land use planning. They also call for coordination between governments and they say we must manage growth. She said with Ten Trails, Black Diamond is on its way to grow far beyond its growth target for increased population and we are not matching the regional plan that was created under the Growth Management Act. Puget Sound Regional Council is encouraging Black Diamond to do more to reduce and manage growth. Infrastructure money is now available to improve our environment and the money will go to communities who have good comprehensive plans in place. This is the time for Black Diamond to take advantage of these opportunities for more parks, open spaces, etc.

Henry Knies, Black Diamond read an excerpt from a Council meeting where Mona Davis spoke on the appeals and reason to repeal those ordinances. He asked when the Commission was aware that the traffic analysis was faulty and if it was faulty why were rezones done. He noted growth does not solve problems and it's time to pay attention to public comments. Lastly, he spoke on conservation. Their suggestion 11 and 12 is part of the Growth Management Act. It's specifically required by the Washington Administrative Code. He objected to how the city zones the parcels that are currently used such as resource and mining. He suggested that the Commissioners start asking questions as they have a responsibility to the community. Insufficient growth will destroy the community.

Geoff Bowie, Black Diamond noted being PC member and a Councilmember and his wife's family has been here in BD for five generations. He noted BD not having planners forever. He discussed the first planner was Jason Paulsen who then became our City Administrator. He read BDMC 18.76 zoning code on the Gateway Corridor Overlay District. He asked what happened to the Periotti property, the trees are all gone. He noted the FLUM and the Palmer and Periotti up zones are a train wreck for what is being discussed tonight and for the schools. He noted growth is not paying for growth for schools and the FLUM will add another 900 units and it looks like to him the future schools, the public will have to come up with 160 - 190 million for the schools. He noted the city spending over 400,000 on a watermain we didn't need and on pipe the city didn't need. He stated if staff needs to hire consultants to help them then do so.

Kristen Bryant, Bellevue spoke again on specific items on citizen comments regarding conservation. She referenced their numbers 8, 9 and 10. They do more to preserve open

spaces. Item 10 limits the number of apartments in commercial development and adding green spaces. Items 5 and 6 do more to conserve trees and open space which Black Diamond is lacking. She referenced the WAC (Washington Administrative Code) 365-190-040 and 365-190-060 that cities can designate resource lands.

Chair Olson closed the public hearing at 6:45 p.m.

Chair Olson explained to the Commissioners that they may deliberate if they would like. He noted they will be taking each item one by one.

❖ ***Item #2022-01 – Amend the Transportation Chapter to Add a New Policy Relating to Transportation Demand Modeling***

Commission Jenson **moved** that Item #2022-01 - Amend the Transportation Chapter to Add a New Policy Relating to Transportation Demand Modeling as described and presented tonight to be included in the docket; **second** Morgan.

Roll Call Vote: La Conte, **yes**; Jensen, **yes**; McCain, **yes**; Wheatfall, **yes**; Morgan, **yes**; Olson, **yes**. Motion **passed** 6-0.

❖ ***Item #2022-02 – Amend the Transportation Chapter to add new policy relating to future road network design***

❖ ***Item #2022-03 – Amend the transportation chapter to add a new policy relating to design standards***

❖ ***Item #2022-04 – Amend the transportation chapter to add a new policy regarding level of service for alternative transportation modes***

Commissioner Jenson **moved** that Item #2022-02 - Amend the transportation chapter to add new policy relating to future road network design, Item #2022-03 - Amend the transportation chapter to add a new policy relating to design standards, Item #2022-04 - Amend the transportation chapter to add a new policy regarding level of service for alternative transportation modes be included in the docket; **second** Commissioner Wheatfall.

Roll Call Vote: La Conte, **yes**; Jensen, **yes**; McCain, **yes**; Wheatfall, **yes**; Morgan, **yes**; Olson, **yes**. Motion **passed** 6-0.

❖ ***Item #2022-05 – Amend the land use chapter to add a new policy relating to conserving natural open space***

Commissioner Jenson **moved** to recommend Item #2022-05 - Amend the land use chapter to add a new policy relating to conserving natural open space not be added to the preliminary docket; **second** Commissioner McCain.

Roll Call Vote: La Conte, **yes**; Jensen, **yes**; McCain, **yes**; Wheatfall, **yes**; Morgan, **yes**; Olson, **no**. Motion **passed** 5-1 (Olson).

There was discussion to only go to Item #10 tonight and to roll the other items over to the June meeting.

❖ **Item #2022 – 06 – Creation of a conservation easement development credit program**

Commissioner McCain **moved** that in regard to Item #2022-06 - Creation of a conservation easement development credit program not be included on the 2022 docket; **second** Commissioner Wheatfall.

Roll Call Vote: La Conte, **yes**; Jensen, **yes**; McCain, **yes**; Wheatfall, **yes**; Morgan, **yes**; Olson, **yes**. Motion **passed** 6-0.

❖ **Item #2022 - 07 – Amend the land use chapter to add a new policy relating to tree retention**

Commissioner La Conte **moved** that Item #2022-07 - Amend the land use chapter to add a new policy relating to tree retention be included in the preliminary docket; **second** Commissioner Wheatfall.

Roll Call Vote: La Conte, **yes**; Jensen, **yes**; McCain, **no**; Wheatfall, **yes**; Morgan, **yes**; Olson, **yes**. Motion **passed** 5-1 (McCain).

❖ **Item #2022 – 08 – Amend the land use chapter to add a new policy relating to parks in commercial/industrial developments**

Commissioner Jensen **moved** to not include in the docket Item #2022-08 - Amend the land use chapter to add a new policy relating to parks in commercial/industrial developments; **second** Commissioner McCain.

Roll Call Vote: La Conte, **yes**; Jensen, **yes**, McCain, **yes**, Wheatfall, **no**; Morgan, **yes**; Olson, **yes**. Motion **passed** 5-1 (Wheatfall).

❖ **Item #2022-09 – Amend the land use chapter to add a new policy relating to development near sensitive areas**

Commissioner Wheatfall **moved** that Item #2022-09 - Amend the land use chapter to add a new policy relating to development near sensitive areas not be included in the preliminary docket; **second** Commissioner McCain.

Roll Call Vote: La Conte, **yes**; Jensen, **yes**, McCain, **yes**, Wheatfall, **yes**; Morgan, **yes**; Olson, **yes**. Motion **passed** 6-0.

❖ **Item #2022-10** – *Amend the land use chapter to add a new policy relating to open space in multi-family developments*

Commissioner Jensen **moved** to not include in the docket Item #2022-10 – Amend the land use chapter to add a new policy relating to open space in multi-family developments; **second** Commissioner Wheatfall.

Roll Call Vote: La Conte, **abstained**; Jensen, **yes**, McCain, **yes**, Wheatfall, **yes**; Morgan, **yes**; Olson, **yes**. Motion **passed** 5-0 (La Conte abstained).

STUDY/WORK SESSION - None

UNFINISHED BUSINESS - None

NEW BUSINESS – None

COMMUNITY DEVELOPMENT DEPARTMENT REPORT –

- Director Davis discussed finishing up the remaining docket items at the next meeting.
- Title 18 amendments will be moved forward to Council in June.
- Discussed staffing issues and added a new employee came on board this week.
- Community Development is excited to be included in upcoming events.
- Update on the Skate Park funding and the status of grants and donations.
- Once through the docket Director Davis will schedule a work session with Council to discuss the 2024 periodic update.
- She noted there is a lot of building activity going on right now in the City.

PUBLIC COMMENTS

Henry Knies, Black Diamond spoke to Commissioners.

Geoff Bowie, Black Diamond spoke to Commissioners.

ADJOURN

Commissioner Morgan **moved** to adjourn, **second** Commissioner McCain. **Vote**, motion **passed** 6-0.

Meeting adjourned at 8:40 p.m.

These minutes were respectively recorded by Brenda Martinez, City Clerk

ATTEST:



John Olson, Chairperson



Planning Commission Secretary