



**CITY OF BLACK DIAMOND
PLANNING COMMISSION AGENDA
October 10, 2023
Council Chambers, 25510 Lawson St., Black Diamond**

THIS IS OFFERED AS A HYBRID MEETING AND MAY BE ATTENDED IN PERSON AT THE ABOVE NOTED ADDRESS OR BY JOINING VIRTUAL/TELEPHONICALLY. CALL IN AND JOINING INFORMATION FOLLOWS:

Zoom link to join meeting:

<https://zoom.us/j/4254157187?pwd=RE9OV0VoU1RFc3psSHdjem9mMk9hdz09>

Meeting ID: 425 415 7187

Password: PC

Telephone dial in options:

+1 206 337 9723 US (Seattle)

+1 253 215 8782 US (Tacoma)

Meeting ID: 425 415 7187

Password: 941820

6:00 P.M. - CALL TO ORDER, FLAG SALUTE, AND ROLL CALL

APPROVAL OF MINUTES:

- 1) Planning Commission Meeting of September 12, 2023

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 HEARINGS: None

STUDY/WORK SESSION: None

UNFINISHED BUSINESS:

NEW BUSINESS:

- 2) Presentation from AHBL - Survey Results

COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

PUBLIC COMMENTS:

ADJOURNMENT:



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
September 12, 2023, 6:00 PM

CALL TO ORDER, FLAG SALUTE, ROLL CALL

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

Present: Commissioner Kelley Sauskojus
Commissioner Steve Jensen
Commissioner Pam McCain
Commissioner Darcey Peterson
Commissioner Carol Morgan
Chair/Commissioner John Olson

Unexcused: Commissioner Knut Syversen

Staff: Community Development Director, Mona Davis
Deputy City Clerk, Carina Thornquist
IT Staff, Jake Kapsandy
Commander Brian Martinez
Officer Lacey Del Valle

APPROVAL OF MINUTES:

1) Regular Planning Commission Meeting of August 8, 2023

There were no changes to the August 8, 2023, minutes and they were approved as presented.

PUBLIC COMMENT: None

PUBLIC HEARING:

2) Marijuana Regulations

Chair Olson went over the rules and procedures of a Public Hearing. He then declared the public hearing open at 6:03 p.m. and turned the meeting over to the Community Development Director Davis who briefed the Commission on the history of the cannabis topic in Black Diamond and where we are today with it. Ms. Davis also reported that Commander Martinez from the Police Department is here to speak later and answer any questions.

At 6:06 p.m. Chair Olson opened the public hearing for people to speak. Mr. Olson announced three times if anyone wanted to speak but no one participated. Chair Olson closed the public hearing at 6:08 p.m.

a) Deliberation and possible action taken on “Marijuana Regulations”

Extensive back and forth discussion took place between the Planning Commission and Director Davis on each of the 5 topics of the marijuana regulations that were discussed at the August meeting.

Regarding #1, which of the City’s current zoning districts would be best suited for the siting of cannabis retail, production, processing, and/or research uses, either as a permitted or conditional use.

Chair Olson said he would like the Commission to recommend all commercial areas which are best suited for more research. Chair Olson made a **motion** for item #1 asking which of the City’s current zoning districts stating that all of the current commercial zoned properties would be suited for this. **Second** Commissioner Sauskojus. **Vote**, motion **passed** 5 – 1 (McCain).

Further discussion between the Commissioners and Director Davis took place.

Chair Olson made a **motion** to amend the prior vote of #1 to clarify that cannabis retail be restricted to Community Commercial and Neighborhood Commercial. The production/processing/research aspect to be Business Industrial and Industrial. **Second**, Commissioner Jensen. **Vote**, motion **passed** 6-0.

Regarding #2, whether any additional zones should be created where cannabis retail, production, processing, and/or research would be a permitted and/or conditional use.

Commissioner Morgan made a **motion** that it’s not appropriate at this time to suggest an additional zone to the existing zoning map. **Second** McCain. **Vote**, motion **passed** 6-0.

Commander Martinez spoke to the Commission and gave crime statistics in surrounding areas as well as suggested safety protocols. Extensive back and forth discussion took place between the Commander and the Planning Commissioners.

Regarding #3, whether any additional review criteria should be adopted by ordinance and applied by City Staff when considering cannabis retail, production, processing, and/or research as a conditional use within a specified zone.

Chair Olson made a **motion** for the additional review criteria to be included such as lighting, indoor and outdoor employee safety, indoor and outdoor security, the maximum amount of cash which can be onsite, and working with an onsite security company to provide an assessment before any operations could take place. **Second** Commissioner Sauskojus. **Vote**, motion **passed** 6-0.

Regarding #4, whether the buffers established in state law regarding placement of cannabis-related businesses near certain other types of establishments should be reduced or expanded.

Chair Olson made a **motion** to reduce all allowable buffers, except for schools and playgrounds, to 100'. **Second** none. motion **failed**.

Commissioner Jensen made a **motion** on item #4 to keep the 1,000' buffer on all zones and require a conditional use permit to reduce the buffer below 1000' feet to be reviewed. **Second** Commissioner Morgan. **Vote**, motion **passed** 5 – 1 (Olson).

Regarding #5, such other and related land-use issues as the Community Development Director finds would be helpful to the City Council in analyzing the foregoing issues and the potential siting of cannabis retail, producing, processing, and/or research businesses in the City.

Chair Olson made a **motion** on item #5 authorizing the Community Development Director to make decisions on such other and related land-use issues that they find would be helpful to the City Council in analyzing the foregoing issues and the potential siting of cannabis retail, producing, processing, and/or research businesses in the City. **Second** Commissioner Jensen. **Vote**, motion **passed** 6-0.

STUDY/WORK SESSION - None

UNFINISHED BUSINESS -

3) Draft Parks, Recreation and Open Space Element / Appendix

4) Draft Natural Environment Element / Appendix

Director Davis reported that she provided memos from AHBL in the packet which explained the differences between the 2019 Comprehensive Plan and the 2024 Comprehensive Plan. She then read comments and suggestions that were submitted to

her from the Planning Commissioners. Regarding both the Parks, Recreation and Open Space Element / Appendix as well as the Natural Environment Element / Appendix, Director Davis stated for the Planning Commissioners to review those summary changes to those chapters and appendix's and offer any suggestions they may have.

- a) Action Item: Commissioners to read these documents and let Mona know by 9/15 if they have any suggestions.

NEW BUSINESS: None

COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

Director Davis reported on the following items:

- Welcome new Planning Commissioner Darcey Peterson
- Invited Commissioners to a transportation workshop on 9/26 at 6 p.m. at the community gym
- Events:
 - She attended Labor Days festival
 - Attending Hometown Hoedown at Ten Trails this Saturday
 - Ironman is happening on Sunday
 - Tough Mudder is happening the following Saturday and Sunday
 - Dedication at Gomer Evans Jr. park happened on 9/2 at the pocket park near the museum
- Projects:
 - Wendy's
 - Kelly Lattes
 - Hucks Daughter Coffee
 - Diamond Market Gas Station and Deli
 - Namaste Mart
 - India Food Mart
 - Humble Insurance
- At the October meeting, she will bring the land use element and results of the survey.

PUBLIC COMMENTS:

Debbie Page from Black Diamond spoke to Commissioners

ADJOURNMENT:

Commissioner McCain **moved** to adjourn, **second** Commissioner Morgan. **Vote**, motion **passed** 6 - 0. Meeting adjourned at 7:17 p.m.

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

ATTEST:

John Olson, Chairperson

Planning Commission Secretary

PROJECT MEMO



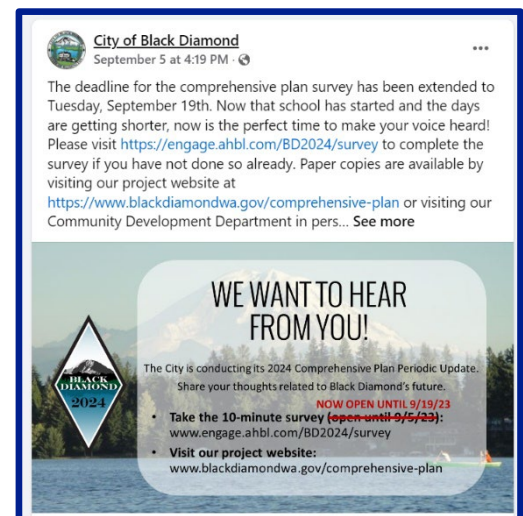
TO: Mona Davis
FROM: Nicole Stickney
Tri-Cities - (509) 380-5883
DATE: October 2, 2023
PROJECT NO.: 2220914.30
PROJECT NAME: Black Diamond 2024 Comprehensive Plan Update
SUBJECT: Task 2.2 – Survey Results Summary

BACKGROUND

The City of Black Diamond and AHBL staff collaborated to conduct a public engagement survey supporting the 2024 Comprehensive Plan periodic update. The survey was open for 70 days from July 11, 2023 to September 19, 2023, and was conducted primarily online via the “Social Pinpoint” engagement platform that AHBL uses. A total of 190 responses were received. Topics included planning priorities, transportation and infrastructure, and sentiments regarding growth patterns were some of the main topics.

Because the City recently adopted a *Housing Action Plan* and a *Parks, Recreation, and Open Space Plan*, and both plans were adopted following public engagement components, there were fewer questions posed about those themes (and the survey stated so, in order to manage expectations and provide a framework for the survey tool’s use).

The survey was advertised and promoted widely in the community through social media (via the City’s Facebook and Instagram Pages), with invitations to participate in utility inserts that are mailed to homes, and with flyers that were posted in several prominent locations. A QR code was provided so that people could easily access the survey through their phone or other hand-held devices. Additionally, a link to the website was featured on the City’s website and included in emails sent to owners of businesses having a physical location in the City, to individuals included in the City’s “interested parties list” which is being maintained for the Comprehensive Plan update project, sent via email to Planning Commissioners and City Council members. Finally, the survey was discussed at several community events. Paper copies were additionally provided at the community center (which was intended to reach out to older adults who may not participate in an online survey).



Important notes:

- The survey also included some demographic questions to capture a variety of perspectives and capture details on who participated in the survey. The survey results are not statistically valid but can be used to gather a general impression of the community’s concerns, views, and feedback. Most questions did not require an answer, so the number of respondents for each question may vary. The percentages listed in this memo do not include people who skipped the applicable question, but instead reflect the share of different response that were given.
- In many cases, questions were posed where those responding to a survey could pick many responses among a range of choices. For example, question #7 “What would encourage you to bike, [use a] scooter, walk / [use a] wheelchair more? (Check all that apply)” had a list of nine different choice that could be selected. For this reason, many of the tabulated answers given in percentages don’t add up to 100. We have identified these types of questions as having “Multi-Selection” options.
- It is also important to note that the survey results are not statistically valid, and no sampling was used. Instead, we must assume the results are skewed to some extent due to selection bias (those who opted-



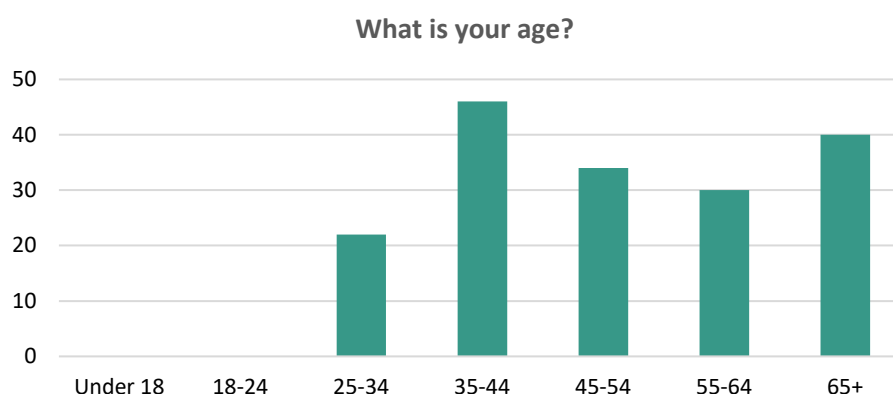
in to taking the survey presumably determined it was worth their time to do so, or perhaps felt it was meaningful or important to participate in the survey).

- The City's most recently adopted Comprehensive Plan document does not have any information about past surveys, so it appears that none were conducted in the past. As a result, it is not possible to compare responses received in 2023 with older ones. In the future, the City may want to consider repeating some of the questions we used, and examining if and how community sentiment shifts over time, consider the set of 2023 responses as benchmarks.

DEMOGRAPHICS OF SURVEY RESPONDENTS

Demographic questions were posed at the end of the survey, focused mainly on age, income, and location of residence. The percentages listed here are based on actual responses (and do not include the people who opted not to answer).

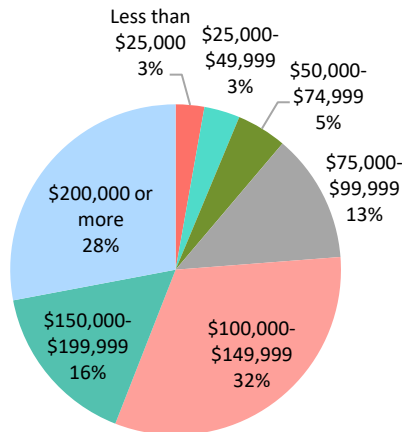
- **Location:** Most respondents indicated they reside in either the Ten Trails development (45 responses, 24%) or the Lake Sawyer area (41 responses, 22%). In addition, 15 respondents (8%) indicated they lived somewhere outside Black Diamond.
- **Age:** Of the 173 people who provided their age, no one reported being younger than 25 years of age. The age group that most reporting being was 35-44 years of age (46 responses, 27%), followed by those 65 and older (40 responses, 23%).



- **Income:** We asked those responding to the survey to indicate their household income; however, it was not a required question (there was an option to select “don’t know or prefer not to answer”). A total of 144 respondents provided information on their annual household income. Of these responses, 46 (32%) indicated an annual income of \$100,000 to \$149,999. The second most common income range was \$200,000 or more, with 40 responses (28%). Only 16 respondents (11%) had a household income below \$75,000. This is broadly reflective of Black Diamond’s high median annual household income (which is \$118,140 according to 2021 ACS 5-year estimates).



What is your average annual household income?



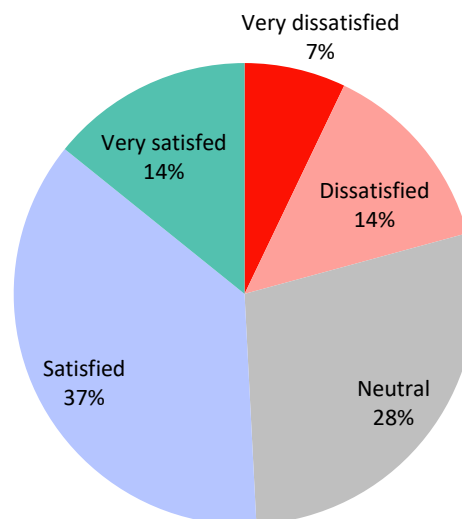
VISION STATEMENT FEEDBACK

The survey began with a focus on the City's vision statement, as it is a key component of the Comprehensive Plan document and has remained largely unchanged throughout the years (despite a lot of growth and change in the community).

In the survey, we stated "A good vision statement is a concise and inspired description of what a community wants for the future of their city. The City's vision statement has remained substantially unchanged since 1991" and then listed out the statement which begins "In the year 2035, Black Diamond will be..."

We asked survey participants to indicate how satisfied they are with the vision statement (there were five choices: very satisfied, satisfied, neutral, dissatisfied or very dissatisfied). The majority indicated either satisfied or very satisfied.

How satisfied are you with Black Diamond's current Vision Statement?





Next, we asked, “In a few words, what would you change about the vision statement (if anything)?” and responses could be typed in (limited to 150 characters). The written responses are tabulated in the attachment to this memo.

COMMUNITY PRIORITIES

Several survey questions addressed those responding to rank their priority issues for the Comprehensive Plan Update. The first question asked respondents to rank values in order of priority, with 1 being the highest and 7 being the lowest. We were able to tabulate the average ranking and found that preserving natural resources and the environment was the highest priority, followed closely by [preserving a] small town atmosphere and family-centered community.

The following chart show the priorities listed in order, according to the collective responses (and corresponding score, with the lowest number being the highest ranked):



Preserving natural resources/environment (2.67)



Small town atmosphere/family-centered community (2.77)



Health and public safety (3.31)



Utilities, public services, and transportation network
to meet future growth (3.55)



Economic opportunity/job creation (4.91)



Affordability, including a variety of housing options (4.94)



Diversity and inclusivity (5.45)

These responses may appear to indicate that community members who chose to take the survey may be more likely to support more traditional attitudes regarding development, and are less focused on fostering growth, change, and diversity / inclusivity goals.

Another question asked respondents to choose one top priority for the 2024 Comprehensive Plan Update from the following list: infrastructure (roads, sewer, etc.); communication with the community; code enforcement; zoning/land use regulations; affordable housing; increasing rental housing; or other. A majority of respondents



(105, 56%) chose infrastructure as their top priority. The next most popular choice was zoning/land use regulations with 30 responses (16%). There was a write in choice and written responses were:

- Affordable retail and limiting number of same type of offerings within a certain radius
- Amenities (Grocery!)
- Both Affordable housing and Increase rental housing were selected
- Ensuring we keep streets safe and homelessness crisis does not spill into Black Diamond. Sometimes linking up trails and transport means homelessness comes here. Having diligent policing so no loitering, begging, or living in public places is essential !
- Environmental protection for the lakes, rivers, forested areas and animals
- Family centered activities and improvements
- Find a way to create a downtown environment/central services
- Housing and entertainment options
- Increasing affordable retail/commercial space
- Infrastructure, Affordable housing, and Code enforcement were selected.
- Infrastructure, Communication, Affordable housing, Increased rental housing
- Infrastructure: health care, hospitals, urgent care
- larger retail services
- Love to see a community center, maybe even in cooperation with a Maple Valley, a community center with an area to meet, court sports and a pool. Throwaway has a great example of this.
- Mix the housing up. Instead of clusters of \$900k homes and then a cluster of \$500k homes, the intent of the original MPD was to put small one story starter homes, slightly bigger home, slightly bigger homes, and then slightly bigger homes mixed together on the same block. Now we have just acre after acre of \$900k homes with a fair number of them owed by investment trusts. Then some cheap town homes in another section, then apartments in a different section. There is nothing rural small town in the design. It is just cheap. City staff has bent to the will of Brian Ross too much. Most likely for Andy Williamsons own personal gain so he can maximize the value of his property, sell it and then move away.
- More services (shopping, etc), as promised when Ten Trails was approved!!!
- N/A
- Recreation, small town atmosphere
- Retail. The tax revenue will feed all other topics.
- Sidewalks
- Street lighting , hospitals in the city
- Traffic signal at Baker and Hwy 169

When asked why they live in Black Diamond, the highest portion of surveyed people (78 responses, 42%) selected the option indicating they chose to live in Black Diamond for the small-town atmosphere. Other common reasons include housing availability and nearby recreational activities.

TRANSPORTATION RESPONSES

Several survey questions focused on transportation, asking respondents which modes they use most often and how they get to different locations. *These questions and responses were multi-selection.*

Driving: Errands (93 responses, 50%) and going to/from school or work (86 responses, 46%) were the top reasons people choose to drive.

Walking: In comparison, recreation was the main reason people walk (127 respondents, 68%) or use a bike or scooter (82 respondents, 44%). For the purposes of this survey, walking also includes the use of wheelchairs or similar aids.

Other Modes: In addition to driving, biking/scootering, and walking, people indicated other destinations as the main reason they use transit (19 responses, 10%), carpool/vanpool (12 responses, 6%), or use other modes (16 responses, 9%).

When examining responses about potential barriers to using active transportation modes (walking, biking, etc.), the results suggest that access to a bicycle or scooter is not an issue for most residents. The main concerns involve the safety and ease of use of the nonmotorized transportation network. 88 respondents indicated that safer street crossings would make them more likely to walk or bike (52%). Other active transportation amenities received a similar number of responses. These include protected and connected bike lanes (82 responses, 49%),



access to trails and greenways (80 responses, 48%), sidewalk connectivity and ADA ramps (75 responses, 45%), access to quality amenities and destinations (70 responses, 42%), and increased lighting (64 responses, 38%).

Transit: Regarding transit use, 114 respondents indicated that they do not want or need to use transit (64%). Considering this with the responses discussed above, the community may be better served by improvements to the nonmotorized transportation network in the near future. Improvements to transit may become more necessary as residential and commercial densities increase with the development of the MPDs. In addition, King County Metro's long-term plan includes upgrading Route 907 to an express level of service and extending it to Enumclaw, in addition to adding a local route between Black Diamond, Maple Valley, Covington, and Kent.

We asked, "What types of amenities would you like within walking distance of your home?" and gave several options to select among (multi-selection question); 127 respondents indicated that they would like to have neighborhood-scale commercial development within walking distance of their home (71%), and an additional 85 responses indicated that general commercial (larger scale than neighborhood commercial) would be desirable (47%). Improved nonmotorized and transit networks and access to quality destinations may increase the number of residents that choose to walk, bike, or take transit. This can also help alleviate vehicular traffic.

SENTIMENTS EXPRESSED

Several survey questions asked respondents to indicate their level of agreement with certain statements. These statements were based on the City's understanding of common concerns among members of the community and included sentiments like "I am concerned about the capacity of the City's existing utilities and public services to meet future planned demand" and "Black Diamond has had way too much growth in the past ten years which has outpaced the infrastructure available to support it." The average level of agreement for all of the statements was fairly high, and responses generally reflected a widespread concern about rapid growth, infrastructure needs, and environmental protections.

The most polarizing sentiment was "The City does not need any additional industrial, light industrial, or business park areas beyond what is already built or planned (zoned for)."

Generally, respondents seem more supportive of commercial growth than residential growth. When asked where growth should occur, the most popular answers were in existing high-activity areas, in existing commercial centers, and along major roads or transit routes.

Written responses to short- and long-answer questions broadly indicate a level of frustration with perceived rapid residential development and lack of commercial opportunities. Roadway maintenance and sidewalks were other common concerns, and grocery stores were frequently mentioned as desirable.

NS/ajl

c: Scott Hanis, Andy Williamson – City of Black Diamond
Wayne Carlson, Andrew Love – AHBL

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IN A FEW WORDS, WHAT WOULD YOU CHANGE ABOUT THE VISION STATEMENT (IF ANYTHING)?

"...while development maintains a healthy balance of MODERATE growth..." there is nothing moderate with the development. Sad to see the destruction
"Small town atmosphere" implies politically right-leaning values
A more comprehensive plan for the entire city including parks and business opportunity
A rural town, without congestion where people work together to enjoy nature.
Add a community pool if Covington aquatic center doesn't move.
Add a reflection on diversity and inclusivity.
Add inclusive and progressive
additional emphasis on public safety
Adequate seems like the bare minimum?!?!? Define tourism?! Is that limited to historical BD?
Adhere to the statements intentions.
Affordable housing
Align housing and future zoning with the wider King County growth pattern
Amount of housing proposed vs infrastructure capacity
Be honest, there are no plans for public recreational facilities, there are NO parks planned for ANY area outside 10 Trails development!
Black Diamond is turning into central Kent, with low income housing, traffic and low rent businesses.
Bring in health care services to service the growing retirees moving in .
Build sidewalks around the city to make it walkable
Citizens have not been heard in decision making process
City might want to have districts to have equal representation
Delete industrial/business park
Diversity, equity, inclusion buzzwords not present in vision. It's implied but not explicit.
Emphasis should also be on having good public school - education of children is the future
Fix the roads. We need an outlet for kids.
Focus should be infrastructure. From roads to shopping to restaurants. Needed for growing population.
Growth is out of control and FAR from moderate. Industrial business parks are not synonymous with small town feel.
Health care infrastructure and schooling infrastructure. Hospitals and schools in the area are already inundated.
I don't BD is large enough to sustainably support industrial/business park and preserve land resources for environmental health.
I don't think it is possible to grow and also maintain small town atmosphere. It's hard to adapt but that's true and everyone should be prepared.
I don't believe there is truth in the idea that the city embraces the ideas in the last few sentences.
I have lived here two years and have not seen much growth. If this has been the same since 1991 then the statement needs to change to reflect action
I seriously doubt that statement, it has never happened in the history of the world and you think you can make it happen?



I would not like to see another new residential development such as '10 trails' be established in Black Diamond.
I would change your actions; not necessarily your vision.
I would love more sidewalks along main streets to facilitate interconnection between different neighborhoods and su developments
I wouldn't change it. I would ask the city to follow and respect it. That's not currently happening
In the year 2035... I think the vision statement should be stated in current terms. This makes this hard to read and get behind.
Include schools
Including a statement of determination to consider environmental impact
Infrastructure and schools that aren't years behind the need, also where are the taxes going from all the new homes that the school levies are huge
It is fairly long for a vision statement
It shouldn't have a focus on Business/Industrial. This is where I want to live, not work.
It's long.
It's misleading that you say you care about the forested areas when mass clearcutting us taking place and the natural environment is being destroyed
Less growth
Limit the amount of new development until the infrastructure like roads has been updated.
Limit the tree cut down as we have lost a huge amount in the past year a lone
Limiting growth to match infrastructure, . Requiring developers to pay for roads, schools , maintaining small town atmosphere and
Make development pay for infrastructure
Moderate growth is vague, and the market and availability of homes should determine growth, many people want to enjoy living in this area.
More emphasis on the environment & livability, less on growth.
More expansion for parks and recreation for kids and families. More access to shopping and doctors offices kids activities, and more parks
More focus on preservation of natural forests and open habitat and less focus on retail. Stop turning the city into Tacoma.
More focus on walk/bike ability, avoiding/countering sprawl.
Natural conservation, peace and small town, small growth that does not exceed regional infrastructure or create new school taxes
Need to include sustaining and protecting animal habitats as well as protecting fish from the expanding developments in the city.
Nothing about housing affordability. This is the heart of Western Washington's issues and we are all responsible for it.
Nothing said about roadways
Our vision shouldn't be industrial/business parks. Change "Forested areas and open space remain" to "are preserved and enhanced."
Policy decisions can be made by many and appealed by few causing time and money waste
Prefer less industry and less multi family housing for our area.
Preservation of unique historic nature



Pressure Oakpointe for the retail. It's been years delayed and can bring in taxes to fund things like police and fire.
Promoting small, local business w/affordable retail space; being more plan-full in reviewing apps for new business (ie. not 8 coffee shops in a mile)
Remove verbiage about small town atmosphere since the city clearly doesn't care about this in looking at how you don't hold developers accountable
Residential development needs to slow down for the rest of the plan to catch up
Residential development will be limited.
Residential development will be mostly single family homes and offer varying lot sizes to allow for breathing room for those who want it.
Residents is more inclusive than citizens. Want more than adequate public services. Housing language feeds into developer talking points.
Since when did the goal become clustered housing for all of the city
Small town atmosphere is outdated
Something about improving infrastructure to accommodate the "moderate growth" - 2 lane roads like 169 & Roberts Drive are already overwhelmed
Stop building. You have already lost whatever you said you desire to be.
Stop development
Stronger emphasis on environment and maintaining small town feel.
The economic base seems unrealistic. What is small-town atmosphere??
The last sentence is awful.
The vision is fine, you are not doing anything in moderation like the vision says
The vision needs to be implemented
The way the city staff interprets it. Andy Williamson has no concern for a small rural town.
There needs to be a statement regarding having roads and infrastructure that supports the growth of the community.
There's nothing about public safety, crime and homelessness
This is why we moved here. Change nothing!
This statement does not reflect that Black Diamond is Already a diverse thriving community.
Too many houses for current infrastructure
Too much focus on growth over sustainability and improving quality of current conditions. More focus on noise reduction with greenbelts etc.
Too much residential growth in way too short of time
Tress are being cut, in city Forrest gone. BusinessEs not coming. The historic small town feel is gone!!
Way too long. So many redundancies.
We have had that vision since 1984.....kind of hard to execute.
We need more economic activity and commercial center development at Ten Trails
We need to focus on not becoming the next mass house area.
We say one thing, do an other. There is a vision but lack the ability to arrive at it.
Well-worded
Where will there be forested areas? Everything being cut down.
With the size, scope, and build of the MPD, it is no longer feasible to have a "small-town" atmosphere. Recommend dropping "small-town" atmosphere.



Writing is vision statement is the easy part. Staying true to it is the challenge. 10 Trails etc. isn't moderate growth. Prop taxes are crushing



DO YOU HAVE ANY ADDITIONAL COMMENTS OR SUGGESTIONS REGARDING THE FUTURE OF BLACK DIAMOND OR THE COMPREHENSIVE PLAN PROCESS?

"1. Needs better infrastructure to support the growth - roads needs to be widened and better connected to highways
2. We Need to have our own school district with schools to accommodate since the population is increasing. Take a portion from the HoA of MPDs (such as Ten Trails which charges \$220 per month for each home), increase property taxes if needed to create Black Diamond schools."
A school and closer retail center would greatly benefit current BD residents and attract future residents. Not sure if being apart of the enumclaw school district is going to benefit BD in the future. I do not feel like enumclaw values reflect BD.
Again, something MUST be explicitly planned regarding affordable housing.
Already have lots of residential in the pipeline, don't need more. Need more opportunities for jobs and retail
Be transparent about the balance of respecting history, growth housing, infrastructure and environmental impact
Better mixed use, better walkability, better bikeability (bike "lanes" are car infrastructure, not safe for bikes! dedicated veloways or walk/bike mixed use paths).
Black Diamond could be a community that retains its small town character & is a pleasant place to live. Or we can opt for an overcrowded, underserved bedroom community with overcrowded schools & a population that does not work or recreate here.
Black Diamond needs to stop rezoning properties and jamming in as many people as possible. Our roads can't handle this and waiting ten minutes for emergency services is dangerous. The landowners and developers who are making huge profits on these developments don't live in Black Diamond and seem to have little regard to the small town character that drew most residents to live here. Ten Trails residents are tired of the lies about "retail is coming" when it's long over due. All residents are fed up with the lies that improvements are coming to Hwy 169 at Ravensdale Road. Improvements at Hwy 169 and Ravensdale Road were to have been started when the 324th building permit was issued at Ten Trails. No improvements have been started and TenTrails now has over 1,000 permits issued. A comprehensive plan needs to be developed that will be FOLLOWED and ENFORCED.
Build a school(s)
Building thousands of unaffordable housing units is disastrous. Working class people cannot afford to even rent, let alone purchase, the new houses being built. I do not know what, if anything, can be done to address this. But the city needs to do everything in its power to regulate the housing market.
By changing the character of the city with rapid growth it destroys the reason we moved and invested here by buying homes etc.
Common sense zoning, not too detailed. Developers and landowners will pressure the City to redone anyway.
Debt is going to be necessary to meet your current goals of a new City Hall and Police Department. Now is the time. And why do you divide these responses by neighborhood? We are one community. Quit dividing.
Do not let a business open that operates out of food trucks, eliminate temporary signs for business, enforce rules already written
don't want it looking like Covington or Maple Valley
Find someone other than Oak Point to do everything. Again and again they lie and don't provide. Get someone that will step up to the plate and build. How is there no schools in Ten Trails or commercial. Road need to be wider and better maintained.
"Fix the roads make them safe, build sidewalks.



Hold developers accountable!!!"
Fix the roads, don't let people burn in the city, it stinks! Enforce the plan! Don't let big business have their way. MaKe them follow through on what they promised!
Good test: "How far does one have to go to buy milk, socks, and mail a package in your neighborhood? Can you walk to do that?"
Having a booth at miners' day or Labor Day isn't public outreach! Workshops that engage the community for thoughtful input is essential. Be inclusive, not pedantic.
"I am concerned by the lack of retail in the Ten Trails area; even though I don't live there. Adding amenities would help that community and others in the surrounding area and my understanding is that the developer hasn't held up their end of the contract with X houses = X retail.
I'm also really concerned about the schools, but I don't think this is the place to address that."
I consider greater Federal Way to be one of the ugliest areas in Washington State. Just a string of interconnected strip malls. It feels like Black Diamond\Maple Valley\Covington is streaking toward this inevitability. Plan for walkable city centers, car free zones. Look to small towns in Europe for guidance. The 'Not Just Bikes' YouTube channel has some good content on these topics. Check it out.
I don't know if it's possible to resist the carrot of more and more developments but they will ruin what we have here in Black Diamond. Can we be strong enough to resist the temptation of few to receive the huge monies to preserve the amazing little place of Black Diamond? Or will it be swallowed up by the ever-consuming monster of development.
I live in Ten Trails but lived in Maple Valley for 25 years. I support managed growth but hope that the City does not get lost in just rubber stamping permits for buildings along 169. I hope there is a plan for design and aesthetic requirements that fit into who Black Diamond is and not just sprawling buildings here and there (you have already allowed that with the construction of a car wash that is visible from the road, and a coffee stand, whose drive through is visible from the road - both of these would not be allowed in many cities). As an example in design: Woodinville did a good job of having their main retail area hidden...and requirements for building design so that all retail building flow together..and have a rustic type vibe that fits into the city. Having retail that is walkable and connects to walking/biking trails and maintains a small community feel - drawing in quality businesses that allow for people to gather and are family oriented I believe are important. I don't want to see 169 like Bonney Lake on 410...where you avoid even going there because of the traffic. Maple Valley I believe also missed the mark on not reaching their vision of a 'walkable retail community' when Safeway and Fred Meyer came in. I look forward to having more retail and amenities close by, I just hope the City adopts and enforces a clear vision/regulations around retail growth and that it fits into our little City and maintains the quality of life for residents. You only get one shot at this!
I moved out here to get away from the effects of the soft on crime policies Seattle and its neighboring cities have adopted. My hope is that as Black Diamond continues to grow, it remains a safe city with sound policies and enforcement that I can raise my children in.
I personally feel very divided in development. Ten trails is the "necessary evil" however I don't feel they are a part of Black Diamond community. It feels very "clique-like" as far as previous residents vs Ten trails. They say there are public events however I haven't received fliers or emails regarding events. I do, however, get constant emails regarding buying a house with this development.
I think we have had for the most part very dedicated leadership over the decades working hard to "keep the peace" while moving the City forward. Growth is hard for most people, change is something new, and it takes adjustment, but hopefully it brings about an enhanced living environment that benefits the community and our residents.



"I think we need to be very cautious of granting any more growth to MPD until they get current with their requirements for ball fields, roads, schools, fire stations, etc. I know they are delinquent on several of them. There will always be reasons - valid or not--to delay. We already have a real problem with school space and roads - and Enumclaw School District voters are not impressed with how growth has been *not* handled and are not approving bonds. So far there has been little or no benefit to Black Diamond by adding homes. I'd love to see their retail come to fruition, as I think that could be a benefit. But so far...just extra traffic, crowded schools, etc.
I also would encourage you to be very careful and thoughtful about how we develop our small town. We should not exceed growth targets for housing and pause growth until the roads can catch up.
Separate, I know, but we should be thinking now about reserving space for parks and ballfields. Once it is developed, we will never get it back. Just look at Maple Valley - what a mess! And a total missed opportunity for saving land for parks at the start before it was too late. We can pursue donors or do a fundraiser to purchase park land, if that is what is needed. My heart breaks when I look at the clear cut behind Boots and think how that gorgeous land and clear cut trees would have been a perfect central location for ballparks, wooded trails, and more.
I love Black Diamond and hope we can grow wisely.
ALSO - when I look at cities that are larger, but still keep a smaller town feel --and are pretty!--I think of Issaquah and Bellevue. Somehow, they've maintained LARGE trees, parks, and open spaces. It breaks my heart when developers clear cut and wipe out our big beautiful trees with the promise to replant. They may replant, but they will always be low growing and not our gorgeous evergreens. I look at the Morgan Creek neighborhood - with developer leaving tall trees throughout -- and think THAT is how it should be done. Bellevue is the same."
I understand that their is a growth plan that is bigger than the city. But if the city has to grow to meet population mandates. Please do it with as little impact to the area. People like black diamond because of the small town atmosphere and community and natural settings. The more over development there is the more that will go away.
I understand the desire to stay small, but the ship has sailed and people are coming to live here. Stop getting in the way of commercial and retail businesses wanting to serve the citizens. Let the buildings be built, stop holding up small business owners who have their own dreams.
I would like to see some of the roads improved to help with the traffic flow that we are already experiencing.
"I would love to see Roberts Rd be completely repaired between 169 and Ten Trails. Sidewalks on both sides (complete streets with tree and lighting buffer), paved (remove the concrete/weedy areas), and weight limit on trucks and axels. A large public civic park and playground would be amazing near the library. It would be a great place to host a seasonal farmers market as well. The view of Mt Rainier could be highlighted.
The city also desperately needs a contract with Republic Services. Citizens do not have any help with preventing price gouging or disruption of service. We need the city to help with price negotiations.
The Senior Center and that shopping center also need a facelift."
If we don't step up the infrastructure you will loose the city.
If you want to build diversity and not look like every other crappy suburb change the zoning to reflect that. Demand that developers mix their housing types within each block so that it is not all one style here one style there another style over there. That's not diversity, that's segregation, and ugly, and does not look like a rural small town. Also Quit giving developers 50% discount on school mitigation fees. I will continue to fund a campaign to fail every school levy until that policy ends.
Invest in signage highlighting to cultural spots and retail, restaurants; make historic black Diamond a more desirable place for families; string lights; fire pits with seating; its own Farmers Market



it seems that a lot of forests are being taken down and the population density around ten trails is greater than the infrastructure around it, which whether or not its addressed , leads to not enough roads for the traffic volume.I hope there is a plan to put a rod to ten trails southern boundry, it may alleviate the traffic going north and east.
It would be wonderful to see a community park developed at Lake Sawyer
It's great that we make a plan. Actually bringing it to fruition is hard. The things that'll make BD great are the basics of local government. Nice roads, safe sidewalks and pathways. Parks that meet our residents needs. Low crime. Nobody wants rapid residential growth, but we do need commercial growth. We're can look like Front St in Issaquah if we want to. Or we can look like Covington. I think we all would choose Front St.
It's misleading to day in your statement that you care for the natural environment while allowing the contractors to ruin the natural environment. Wasting money to replant 2 trees while cutting down the old growth trees that protect the stream near where the roundabout will go on 169. Allowing high density housing over populates the area so there isn't enough room in the schools, the infrastructure isn't in place for the extra traffic and very little local businesses. No food amenities or business in designated retail area that would reduce traveling to maple Valley or covington for groceries etc. Stop/limit the big contractors high density housing as its destroying the environment, the feel of the town and the quality of life for those ready residing here.
"I've lived in Black Diamond for almost thirty years. I know that growth was inevitable. However, I am saddened by the size of the MPD and the wildlife, including bear, coyote, cougar and elk that we now see on our property that we never saw 5 years ago. I am frustrated with the amount of traffic and how difficult it is to turn left onto HWY 169. I'm disappointed by the amount of trash I've seen along Roberts and Morgan that we didn't used to see.
In short, although I know we will continue to see growth, I hope it will be much less grand in size and density going forward and that infrastructure, safety and our historic small town atmosphere will be valued and at the forefront of the things considered during planning."
"Keep it small, no more 10 Trails
Keep things moving forward
Leave it alone. We come from the outskirts of Auburn because we loved peaceful, quiet Black Diamond.
Leave the undeveloped areas and parks in a natural state (including the large park area at the south side of Lake Sawyer). Developing those areas are going to ruin the surrounding communities and especially the quality of Lake Sawyer. Keep the parks natural and slow the housing development.
Light up cross walks would be nice in the round about. My husband and dog have had many close calls due to fast cars in the round about.
"Listen to the comments you have been getting for years. Is this survey intended to get different answers so the people who took the time to comment on past comp plan cycles can have their requests to limit upzones and limit additional commercial land use ignored?
Black Diamond is growing more than enough."
Make the developers follow through with requirements in their MPD!!!
Need to engage property owners - especially ones living outside of the area - they matter too despite them seeing BD purely as an investment.
Need to fix Roberts drive road, since Ten Trails large community uses it. Should be a combined effort to fix the bumpy road. Need more sidewalks and bike lanes throughout Black Diamond. Too many sidewalks go to no where, no connection. Make it a walkable city.
No more storage facilities make new plats plan to build to include lot wise and HOA to have self storage.



Old Black Diamond is gone. So make the best of the new Black Diamond. Apparently we want to be something we never were. So do it and make it great.
Pickleball court or a pool would be nice.
Plan for increased traffic as the area grows. Enforce laws to create a safe environment for the children and residents of the neighborhood. As the area grows it will become a larger target for theft and criminal activity.
Please be sure the roads do not become too crowded. Keep the infrastructure ahead of the growth.
Please develop our city with CLASS. Yes we need growth but let's go for quality. A grocery store like Whole Foods or Trader Joe's. Sidewalks, bicycle lanes, small boutiques, small businesses, small restaurants and a government body that supports that.
Please don't automatically approve more downing of forestry for houses/residential units to be built. Slow and steady on the population growth but instead focus on adding needs such as grocery or food that our locals can support and utilize.
Please go slowly and with a clear overall city center and keep the rest a small town feel. I love the written statement and would like to see this town as a very bike friendly, tree filled small town :)
Please help bring retail.
Please take seriously those who would prefer a small historic townsite and oppose development that's out of scale with our infrastructure
Priorities need to include improved infrastructure.
prioritize the family friendly historic town. Improve walkability and bike lanes. The only big box store we need is Trader Joes.
Quit building if the schools and roads can't support. Why are we building more houses when the schools are already overpopulated.
"Respondent indicated that they use a horse for transportation (Question 4)
""The old cement road by library should be permanent or historical""
"Respondent indicated they are from Enumclaw.
Roberts Drive needs to be four lanes, with sidewalks the entire length. As retail eventually comes to the Ten Trails area, there will be more traffic and without any expectation of help from King County (like when have they cared about anything beyond Seattle), transit isn't likely going to happen anytime soon as an alternative. It would be nice so that it would ease all the congestion between Black Diamond/Maple Valley/Ravensdale to Issaquah/Redmond/Bellevue since those also are King County two lane roads that make Seattle traffic a breeze. In fact, when I do work "in office" in Seattle, the worst congestion is Black Diamond/Maple Valley to Issaquah which takes twice as long as Issaquah to Lower Queen Anne - because there are no transit options on that first portion and only two lane roads which are overwhelmed with truck traffic when there's an accident on Tiger Mountain (which seems more frequent - again a two lane, neglected state highway like 169). The SE & East communities of King County should work together rather than let Seattle steal all the attention and money. Otherwise, we'll see Roberts Drive just become another Issaquah-Hobart Road that struggles to cope with population growth and leaves a person sitting in traffic when it could have been alleviated (with sidewalks, a transit option and/or more lanes to handle the volume). If the Issaquah Highlands can be built with Issaquah retaining some "old town" charm along Front Street, there's no reason Black Diamond can't do even better by learning from Issaquah's mistakes & adjusting for that inevitable, coming growth.
"Slow the growth, plan it out better.
Follow the lead of cities like Issaquah, Bellevue, Kirkland, the cities that people are proud of.
Do not follow Kent, Burien, Tukwila,"



Start immediately telling developer NO on all amendments/future projects until they meet the ORIGINAL plan. I seem to be paying for all the growth and do not receive any benefit. I had my road get ripped up for months to get 10 Trails a new water line, 1gig Internet etc. Because the city keeps waiving developer fees, my kids now have overcrowded schools, I am asked to pass expensive bonds for growth I did not create, I have Robert's DR looking like Talladega racetrack, dangerous crosswalks the city has failed to address, traffic jams to get on Robert's Drive and 169, and ZERO retail shops that were promised. If the city leadership is unable to enforce agreements, then I suggest they all resign and get competent people in charge.
Stop the growth, people don't live here to live like they can in Kent
Suggest removing the ordinance that says all driveways need to be asphalt. That idea causes less water in our aquifer and more pollution in our streams and lakes. Let natural filtration through pervious surfaces be the norm and not more asphalt.
Tentrials HOA dues are \$220 per home and we don't even have a nearby school, I think the city of Black diamond need to absolve HOA and let these payments goto city. That will be a win-win situation. The city gets funding and residents will be happy with the school.
"Thank you for the opportunity to complete the city survey.
However, I don't feel I have any say at all! This survey is being sent out just so you can say you did it"
The city needs an administrator to run the day to day operation of the city, and to free up the mayor to do mayor things.
The City needs to do a bond issue for the City Hall and a Police headquarters. Revenue bonds should be used to move utility and infrastructure projects forward. Full time professional management (City Administrator or City Manager will be crucial to meeting these goals.
The comprehensive plan appears to be heavily weighted in favor of developers' wishes, particularly in creating mixed high density housing in zones not presently zoned for that (neighborhood commercial vs. business park). This only worsens the traffic congestion and demands on infrastructure. We are in a reactive mode as a City, way behind on improving streets and pedestrian routes, water mains, sewer, a City Hall, Police, and Fire Stations. The SR169 view corridor of Mt. Rainier is iconic for Black Diamond, and it should be preserved and enhanced. There needs to be a focus on the historic old downtown, to preserve and enhance the small town character (Snoqualmie is a good example of preserving the downtown character while allowing a large MPD).
The Comprehensive Plan has sound goals but from past practices the City caters to development over it's citizens. City management needs to make development pay for infrastructure.
The developers need to follow through with there promises. We need better roads, better utilities, better infrastructure.
The Lake Sawyer park, near the boat launch, could be greatly improved.
The MPD communities are too large and promises have not been kept. Halt further approvals until past work is complete and obligations are met. Lower density PLEASE. We don't need more congestion and traffic on our already dilapidated streets. Growth can be good if standards are in place and the growth is truly slow. Since I moved to Black Diamond, I've been unimpressed with the city holding developers accountable, which is why I will continue to vote against levies (even though I'm also an educator and parent). I'm tired of the lack of checks and balances. More green space. More large scale parks! Develop the lake Sawyer area into something accessible and beautiful without more housing. Build existing approved retail before adding more housing. Developers and new homes should pay for the bulk of new schools and public facilities.
the planning department needs to really look at the impacts of the uncontrolled growth in town. there are many negative impacts on the residents due to the out of control development. we do not need more growth at any



cost, we need MANAGED controlled slow growth that does not negatively impact the current residents in favor of potential future ones.
The roads need to double in size just for what is here now. The development of the area has killed off most of the deer and elk, to say the least of the smaller wild animals. Sometimes less people is better. I believe that to be the case here. The taxes are literally 100 times higher than when I moved here. It has destroyed some families. I'm not a fan.
"There is real lack of a core downtown. No place to walk and shop. You have to drive to everything. A real lack of ball parks/sport fields for kids. We have a beautiful regional park on Lake Sawyer with poor access and zero amenities. Open up the gate and create real parking.
DOCK AT THE BOAT LAUNCH!! Real restrooms not Honey Buckets."
There needs to be a freeze on any development plans outside of 10 Trails and Lawson Hills. Stop allowing any new development plans/permits that encroach on existing wetlands and salmon bearing creeks. Make 10 Trails developers pay for the new fire department, it was in the original plan to do so in the first place. Quit pinning needed public services on the tax payers!
There needs to be more community resources to support people of all ages and income. Where can children go to school, pre school? Where can teenagers hang out? How can they use public transport to go to and from after school care activities and stay safe/have jobs. How can citizens of all ages receive primary care and urgent/emergent care. How can low income people access resources and support? How can people without private cars get to and from grocery stores?
Understanding if Oakpointe will live up to their deal or continue to fight. If Oakpointe does not come through kick them out and let another developer take the helm.
unless the birthrate drops and or we old folks die off at our life expectancy, we need more housing. Especially affordable housing that our young citizens can afford.
We need to change the old zoning map to the new proposed map to facilitate development of many open areas to provide housing. During the current legislative session, new zoning laws were made to increase density and all of those could be considered in Black Diamond. ADU's, DADU's should be encouraged without the on premises parking requirement. Owners should not be hamstrung to sign a document that they agree to live on the property FOREVER... We need owner occupancy flexibility in the plan.
We need to focus on people who already live here more. It feels like new development pushing some people away. City should stop rezoning land that belongs to coil company and force them eventually to sell it for mainly recreational purposes. We need to stop cutting forests all around.
We should embrace our opportunity for growth as one of the last places in King county that can. More houses = more revenue for the city to fund projects that will continue to make Black Diamond an amazing place: Parks, natural areas etc. Skate Park, Playgrounds, Lake Sawyer Park (could be one of the best water front parks in King County - you have all the land already) Incentivize restaurants and services by reducing developer burden.
"When mentioning business above, I'm talking even the most basic like a grocery store. Currently you have to use your car to get to where you need to go. Gym, groceries, restaurants, other amenities do not exist around here to even support a small community.
Roads here are an issue, more housing but only a 2 lane highway to support? It's going to be a nightmare if not fixed first."
You can't have a "small town feel" if you don't have a small town. Let's work to preserve the hidden treasure that is Black Diamond and limit the expanse of new residential building.

Black Diamond Community Survey

The Comprehensive Plan is the 20-year framework for local policy, planning, and capital facility investment through the year 2044. The City of Black Diamond would like the community's input when creating the newest plan.

We estimate this survey will take between 8 and 15 minutes to complete. At the end you can provide demographic information if you'd like (optional) and no personal information such as your name or email address will be asked.

Please note: We have tailored this survey to focus on items of interest to the City that may not have been recently reviewed (this means there aren't many questions on things like Parks because the Parks Plan was reviewed in 2021). This survey is not based on sampling and therefore the results will not be statistically valid.

1. Please rank the importance of the following values using number 1-7, with 1 as your highest priority.

- ☐ Preserving Natural Resources / Environment
- ☐ Diversity and Inclusivity
- ☐ Health and Public Safety
- ☐ Economic Opportunity / Job Creation
- ☐ Small Town Atmosphere / Family-Centered Community
- ☐ Affordability, including a variety of housing options
- ☐ Utilities, Public Services, and Transportation Network to Meet Future Growth

2. A good vision statement is a concise and inspired description of what a community wants for the future of their city. The City's vision statement has remained substantially unchanged since 1991:

In the year 2035, Black Diamond will be a beautiful, active, friendly community based on a rich historic heritage and exceptional natural setting, with a small-town atmosphere. Forested areas and open space remain, while development maintains a healthy balance of moderate growth and economic viability. The economic base will be a mix of retail, industrial/business park, office, tourist and local cottage industries. Residential development will be a mix of types, sizes, and densities, clustered to preserve maximum open space and to access a system of trails/bikeways/greenbelts which connect housing, shopping, and employment with nearby regional parks and recreational facilities. Citizens actively participate in an effective and open government decision making process that reflects community values. There will be good cooperation among nearby jurisdictions, as well as adequate public services and environmental protection to provide a safe and healthy quality of life for all citizens, from children to seniors.

How satisfied are you with Black Diamond's current vision statement?

- ☐ Very dissatisfied
- ☐ Dissatisfied
- ☐ Neutral
- ☐ Satisfied
- ☐ Very Satisfied

3. In a few words, what would you change about the vision statement, if anything?

4. Other than driving, what modes of transportation have you used in the past six months?

Please select all transportation modes even if the use is limited; but do not select any modes if the purpose was only for leisure or exercise

- ☐ Bike/scooter
- ☐ Walk/wheelchair
- ☐ Transit
- ☐ Carpool/vanpool

5. In a typical week, how often do you work or attend school from home?

- ☐ I do not work or attend school from home
- ☐ 1 day per week
- ☐ 2-4 days per week
- ☐ 5 days per week

6. When you travel using the following modes, what is your typical destination/purpose?

Make a mark in one box for each mode of transportation

	To/from work or school	Grocery, errands, or other personal trips	Recreation (exercise, walking a dog, etc)	Other destinations
Drive (or being driven in a private automobile and not carpooling)				
Bike/scooter				
Tots Classes: tots open gym, tots structured play, etc.				
Walk (or wheelchair or other aid)				
Transit				
Other modes				

7. What would encourage you to bike, scooter, or walk/wheelchair more?

Check all that apply

- ☐ Access to a traditional bike/scooter
- ☐ Access to an electric bike/scooter
- ☐ End of trip facilities (showers, secure parking, lockers/storage for goods, etc)
- ☐ Sidewalk connectivity and/or ADA ramps
- ☐ Increased lighting
- ☐ Safer street crossings
- ☐ Access to amenities and destinations close to home
- ☐ Other: _____

8. Black Diamond currently has limited transit service. What would you like to see in the City?

- ☐ Access to a bus stop and/or service near my home
- ☐ Shelter by my bus stop
- ☐ More Frequent Service
- ☐ More direct routes/fewer transfers
- ☐ Does not apply because I don't want (or need) transit service
- ☐ Other (please specify): _____

9. Please select the top improvement that you believe is most important to address in the 2024-2044 Black Diamond Comprehensive Plan:

- ☐ Infrastructure (roads, sewer, etc)
- ☐ Communication with the Community
- ☐ Code Enforcement
- ☐ Zoning/Land Use Regulations
- ☐ Affordable housing
- ☐ Increasing Rental Housing
- ☐ Other (please specify): _____

10. How would you rate the general condition of local roads in Black Diamond?

This question does not apply to SR 169 which is a state highway.

- ☐ Excellent
- ☐ Good (some maintenance needed)
- ☐ Poor (needs immediate attention)
- ☐ No Opinion

11. What types of amenities would you like within walking distance of your home?

Check all that apply

- ☐ More compact housing types for workers, seniors, others
- ☐ Neighborhood commercial businesses and services (such as coffee shops, corner stores, local restaurants, other small businesses)
- ☐ General commercial businesses and services (such as larger grocery stores, gyms, banks, retail stores)
- ☐ Offices or Business / Industrial Park
- ☐ Community facilities like recreation centers, libraries, parks, amphitheater
- ☐ Civic/institutional uses like schools and hospitals
- ☐ None
- ☐ Other (please specify): _____

12. How would you rate the quality of life in Black Diamond, on a scale of 1-5, with 5 being the best quality?

13. Indicate your agreement or disagreement with this statement:

"As the region continues to grow, maintaining Black Diamond's rural character and small-town feel is important to the future of the city."

- ☐ Strongly disagree
- ☐ Disagree
- ☐ Neutral
- ☐ Agree
- ☐ Strongly Agree

14. The Comprehensive Plan update is focused on proactively planning for the future population and employment growth in Black Diamond. What areas of the city are the best for more growth?

Check all that apply

- ☐ Areas that already have a lot of activity
- ☐ Existing neighborhood commercial centers that already allow for a mix of uses
- ☐ Along major roads and/or transit routes
- ☐ Areas that already allow for multi-family residential development
- ☐ Away from existing neighborhoods
- ☐ Everywhere, including in neighborhood residential areas
- ☐ Other (please specify)

The City hears many comments from concerned members of the community that reflect different viewpoints. Listed below are some statements based on comments the city has received. We'd like to know your thoughts.

Please indicate your level of agreement or disagreement with the following statements:

15. I am concerned about the capacity of the City's existing utilities and public services to meet future planned demand.

- ☐ Strongly disagree
- ☐ Disagree
- ☐ Neutral
- ☐ Agree
- ☐ Strongly Agree

16. The City is in need of more development regulations to protect the existing tree canopy (i.e. stricter tree removal and replacement guidelines)

- ☐ Strongly disagree
- ☐ Disagree
- ☐ Neutral
- ☐ Agree
- ☐ Strongly Agree

17. The City is in need of more development regulations to protect sensitive environmental areas like wetlands, streams, and Lake Sawyer

- ☐ Strongly disagree
- ☐ Disagree
- ☐ Neutral
- ☐ Agree
- ☐ Strongly Agree

18. The City does not need any additional industrial, light industrial, or business park areas beyond what is already built or planned (zoned for)

- ☐ Strongly disagree
- ☐ Disagree
- ☐ Neutral
- ☐ Agree
- ☐ Strongly Agree

19. The City is in need of more bicycle and pedestrian infrastructure (sidewalks, bike lanes, multi-use trails, signalized crosswalks, etc.)

- ☐ Strongly disagree
- ☐ Disagree
- ☐ Neutral
- ☐ Agree
- ☐ Strongly Agree

20. The City should revise the development regulations to require open space or recreational tracts in future development (not just in the MPD areas)

MPD stands for "Master Planned Development" and two local examples are Ten Trails (AKA The Villages) and Lawson Hills

- ☐ Strongly disagree
- ☐ Disagree
- ☐ Neutral
- ☐ Agree
- ☐ Strongly Agree

21. Black Diamond has had way too much growth in the past ten years which has outpaced the infrastructure available to support it

- ☐ Strongly disagree
- ☐ Disagree
- ☐ Neutral
- ☐ Agree
- ☐ Strongly Agree

22. I am concerned about the capacity of the City's existing transportation network to meet future planned demand

- ☐ Strongly disagree
- ☐ Disagree
- ☐ Neutral
- ☐ Agree
- ☐ Strongly Agree

Tell Us More About What You Think!

23. What does the city need more of?

24. What does the city need less of?

25. Do you have any additional comments or suggestions regarding the future of Black Diamond or the Comprehensive Plan process?

We'd Like to Ask a Few Demographic Questions, Please

26. Which of the following best describes you?

- ☐ I currently live or own property in Black Diamond
- ☐ I currently work in Black Diamond
- ☐ Options 1 and 2
- ☐ None of the above

27. What is the main reason you moved to Black Diamond?

- ☐ Close to job / school
- ☐ Small town atmosphere
- ☐ Business opportunities
- ☐ Recreational activities nearby
- ☐ Housing availability
- ☐ Not Applicable/ Does Not Apply
- ☐ Other (please specify)

28. What neighborhood do you live in?

- ☐ Lake Sawyer area
- ☐ Morganville area (roughly between Ginder Creek and Rock Creek)
- ☐ Town Center area (off Lawson St, Railroad Ave, parts of 3rd Ave, etc.)
- ☐ Ten Trails
- ☐ NE Black Diamond (Diamond Village, Cedarbrook, Diamond Glen, Morgan Creek, etc.)
- ☐ Other area inside Black Diamond
- ☐ Outside of Black Diamond

29. What is your age?

Under 18

- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65+
- ☐ Prefer not to answer

30. What is your average annual household income?

- ☐ Less than \$25,000
- ☐ \$25,000-\$49,999
- ☐ \$50,000-\$74,999
- ☐ \$75,000-\$99,999
- ☐ \$100,000-\$149,999
- ☐ \$150,000-\$199,999
- ☐ \$200,000 or more
- ☐ Don't know or prefer not to answer