

**BLACK DIAMOND SPECIAL JOINT
CITY COUNCIL/PLANNING COMMISSION MEETING MINUTES
December 6, 2016
Council Chamber, 25510 Lawson Street, Black Diamond, Washington**

CALL TO ORDER, FLAG SALUTE:

Mayor Benson called the special joint meeting of the Council and Planning Commission meeting to order at 6:10 p.m. and lead us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Morgan, Edelman, Pepper.
Planning Commissioners LaConte, Ammons, McCain and Ekberg.

ABSENT: Councilmember Weber absent (excused), Planning Commissioners Senecal (excused) and Ambur absent.

Staff present: Jamey Kiblinger, Police Chief; Barbara Kincaid, BHC Consultatnt and Brenda L. Martinez, City Clerk.

WORK SESSION:

City's Comprehensive Plan Update

a. Review of Draft Capital Facilities and Utilities Element

Ms. Kincaid noted that the packet material is incomplete and we will be reviewing the document up to the Police section.

Mayor Benson noted that we currently are not doing anything with the transportation element. We can turn in the Comp Plan information without the transportation element and turn that in later.

Ms. Kincaid shared that next month's meeting will be to finish this element and then a compilation with all chapters along with the changes will be sent out to you along with PSRC and Department of Commerce. After that this group will reconvene to go over that document and hold a public open house. This document will continue to evolve as we go through the public process.

There was Council discussion.

INTRODUCTION

Ms. Kincaid discussed the policy piece and technical appendices. Tonight, the focus will be the policies; some are from existing plan and some are new. We need to look at these policies and ask do they still make sense or is something missing?

Purpose of the Capital Facilities and Utilities Element

There discussion between Councilmember and Commissioners.

Ms. Kincaid discussed the need to understand the requirements of the growth management act and capital facilities are those things that are not just city owned in the plan, but also require that you list any of the essential public services that are required for people that may be outside of city owned or operations.

We have a whole community with levels of services and those things that the city provides with its residents is the nature that you know what you have now, what kind of condition it's in, what's based on your growth and future land use. What you will need to expand or improve upon and how are you going to pay for it. She noted it's very much like the transportation element.

The end of page one is the purpose statement. Ms. Kincaid noted the last sentence is very important as we need to make sure that we define capital facility in such a way that allows the city to be able to go out for grants or loans on equipment.

Page two talks about this being a policy to guide the City's decision making, we are still keeping that vision in our heads about what we want Black Diamond to look like. This is the road map of how we are going to keep the vision going. We discuss level of services being adopted for certain things and as we grow, we make sure the level of service is not decreased for the people.

Councilmember Morgan asked about the purpose statement, first sentence, can it say "surrounding areas". She brought up the park and rides. Ms. Kincaid noted we can expand this to have a discussion about those County park and ride facilities by recognizing that it's an important service.

Level of Service (LOS) and Phasing

Ms. Kincaid shared that this is a narrative of why we establish LOS and what the state law requires. She noted the law allows six years for concurrency on transportation. The concurrency is not about the City doing studies and identifying its own deficiencies in the system, it's addressing development. They would have to do a traffic impact assessment as part of their application for consideration.

Mayor Benson discussed the concurrency ordinance and how the funding portion of the ordinance works.

There was discussion over verbiage on paragraph following bullet points on page one. Consensus to strike ~~at the time such development occurs.~~

Fiscal Considerations

Ms. Kincaid discussed the importance that developers need to pay for their portion based on the increased demand their development is placing on the City's system. Committing to sustainable City infrastructure is general goal.

Environmental Considerations

Ms. Kincaid discussed minimizing environmental impacts and highlighted the theme and best practices.

Capital Facility and Utility Goals

G-1- Ensure that public facilities and services are available to support future development consistent with the land use element. Ms. Kincaid suggested a broader goal statement.

General Capital Facility and Utility Policies

Policy GCFU-1-no comment

Policy GCFU-2-no comment

Policy GCFU-3

Facilitate the development of all utilities at the appropriate level of service to accommodate growth that is anticipated to occur in the City. (There was discussion that policy three needs to be rewritten and Ms. Kincaid will work on this.)

Policy GCFU-4

Facilitate the provision of utilities ~~and~~ that ensure environmentally sensitive areas are protected; ~~sensitive, safe and reliable service and that provide safe and reliable service-is and that are~~ aesthetically compatible with the surrounding land uses while maintaining ~~and results in-~~ a reasonable economic cost.

Policy GCFU-5-no comment

Policy GCFU-6-no comment

Policy GCFU-7-Council and Commissioner discussion with Ms. Kincaid looking into this.

Policy GCFU-8- Require architectural screening for above-ground utility structures such as transformers and vaults.

Commissioner McCain noted that she does not want this as an overburden for a property owner. Ms. Kincaid noted the type of architectural screening will be defined in the standards.

Policy GCFU-9-Create and maintain adequate reserve funds to pay for replacement of existing facilities and equipment.

Councilmember Morgan suggested language of “develop budgeting practices for prudent saving as well as for grant applications.” Ms. Kincaid noted the CIP is the budget practice that Councilmember Morgan is referring to. Commissioner McCain noted it being hard to define ‘prudent’.

Utilities

Ms. Kincaid noted that this utility section talks about the Puget Sound Regional Council (PSRC) King County planning policies and highlighted areas of the section.

Commissioner Ekberg suggested a verbiage change to paragraph three to read as follows: Black Diamond must ensure the phasing of its utility system improvements to meet the ~~growing or~~ changing needs of the community.

General Utility Policies

Policy U-1- Consider utility permits simultaneously with development proposals. ~~and ensure all utilities necessary to support development are adequate and available prior to approving development.~~

Policy U-2- Track water and sewer hook-ups and stormwater provisions to monitor available capacity in the City’s utility systems.

Policy U-3-change to “prioritize upgrading existing system deficiencies as funds come available.”

Policy U-4 -change ‘rules’ to ‘requirements’

Policy U-5- no comment

Policy U-6- no comment

Policy U-7- no comment

Policy U-8- no comment

Potable Water Policies

Policy U-9-add ‘inter-tie’ before agreement

Policy U-10-Encourage water reuse and reclamation. ~~Especially for high volume non-potable water users such as parks, schools, and golf courses.~~

Policy U-11-Identify and develop additional water supply sources if needed to meet long-term water consideration consistent with WRIA. ~~with consideration of climate impacts and fisheries protection.~~

Policy U-12- Encourage the reduction of water consumption through education for conservation, efficiency, reclamation and reuse.

Policy U-13-~~Initiate~~ ensure the protection of water supplies for potable water needs and environmental goals.

Sanitary Sewer Policies

Policy U-14- no comment

Policy U-15- no comment

Policy U-16-Require public sewer connections for all new residential development or redevelopment on existing lots of record where sewer is available within 300 feet. New residential or substantial construction or redevelopment on existing lots of record will be allowed where sewer is not within 300 feet if, (1) King County Wastewater Disposal Regulation are met and (2) the property owner signs and records a no protest covenant for the potential formation of a local improvement district and agrees to negotiate frontage and connection fee costs.

Policy U-17- no comment

Policy U-18- no comment

Policy U-19- no comment

Policy U-20- no comment

Policy U-21- no comment

Stormwater Policies

Policy U-22- no comment

Policy U-23- no comment

Policy U-24-Design storm drain lines or pathways to minimize potential erosion and sedimentation, discourage ~~significant~~ native vegetation clearing, and preserve the natural drainage systems such as rivers, streams, lakes and wetlands.

Policy U-25- no comment

Policy U-25—(DUPLICATE NUMBER)

Policy U-26- no comment

Policy U-27- no comment

Councilmember Morgan wondered if the rules for rain gardens would be in the stormwater section so that the water that goes in there is properly filtered. Ms. Kincaid said she would come up with something that would target that design and issue.

Next month they will meet with the Mayor and Police Chief to review the police section, fire/emergency services, public schools. The next meeting is January 10.

Councilmember Morgan talked briefly about school boundaries and the Auburn School District.

ADJOURNMENT:

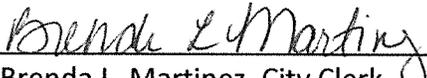
A **motion** was made by Councilmember Deady and **seconded** by Commissioner McCain to adjourn the meeting. Motion **passed** with all voting in favor.

Meeting ended at 7: 56 p.m.

ATTEST:



Carol Benson, Mayor



Brenda L. Martinez, City Clerk