

CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
August 14, 2018 6:00 PM

1) FLAG SALUTE

Chair Pam McCain opened the meeting at 6:00 p.m.

2) ROLL CALL

Present: Commissioners LaConte, Seth, Ekberg, McCain, Ambur, Olson

Absent: None

Staff: Barbara Kincaid, Community Development Director; Katherine Allen; Deputy City Clerk

3) PUBLIC COMMENTS

Chair McCain opened public comments not pertaining to the comp plan at 6:01 p.m. and hearing no public comment, she directed those who wanted to speak regarding the comp plan to sign in on the sheet that was passed around.

Chair McCain made a second call for any public comments not related to the comp plan. Hearing none, Chair McCain entertained a motion for the approval of the July 10, 2018 minutes.

4) APPROVAL OF MINUTES

a. Regular meeting of July 10, 2018

Commissioner Olson noted that on page three the final vote for recommendation of the re-designation for the mixed use was recorded in error and made a motion to edit that vote. **Second** Commissioner Seth. Motion **passed** with all voting in favor to accept the minutes with the accepted correction of the vote tally.

5) PUBLIC HEARING

a. Comp plan update

Director Kincaid gave a brief overview of the comp plan process. She explained the role of the Planning Commission and the public process and distributed packets of public comments and written testimony. She noted that she will enter their names for the public record at the start of the Public Hearing.

Action Item- Discussion around clarifying language in section five around wording of mixture of cluster developments (community character), concern around intent and what the citizens asked for. Also, on land use policy (LU-15) city wide theme; would like to see that the city code

is updated and make sure it matches the intent of the comp plan; also noted were spelling and grammar that need to be updated.

Chair McCain noted for the record that she appreciates the extra attendance and the work that has been performed by the Planning Commission in relationship to the preliminary comp plan discussions and update represents about fifty hours of volunteer commissioners time. She thanked the Commissioners for participating.

6) PUBLIC HEARING COMMENTS-opened at 6:24 p.m.

Ms. Kincaid read the following names into the record who submitted written testimony for this hearing; Mike Ergan, Helen Jacobson, Deanna Ostgard, Michael Fettig, Angela Fettig, Peter Rimbos and William Bryant. It was noted that copies of those written testimonies are on the table and each Commissioner received a copy.

Joe McDonald, Black Diamond spoke about property he owns, formerly known as Mama Passarelli's. He spoke about wanting to rezone his property to either community commercial or mixed commercial use as he would like to add a B & B type property in Black Diamond.

Gary Davis, Black Diamond spoke about the comp plan not being adequately addressed for transportation infrastructure issues, capacity issues and increase of traffic that will cause problems. He noted concern as to who will be responsible for paying this.

Kristen Bryant, Bellevue spoke about the importance of the comp plan to everyone in the Black Diamond Community. She spoke of attending the hearings of Oak Point in 2010 and about regional planning and how Black Diamond fits with the region. She addressed the Black Diamond wildlife policies and about wetlands needing to be improved and traffic concerns.

Michael Fettig, Black Diamond spoke about schools and the comp plan and expressed concerns for the future around education and too many houses being built without school planning. He spoke of the Oak Point Development and the obligation to help fund schools. He noted overcrowded classrooms and how quality of instruction suffers. He spoke about the future of Black Diamond and noted Development should pay for itself.

Johna Thomson, Black Diamond questioned the annexation maps and the communities and what costs are involved and spoke about schools and the developer. She noted a tri-party agreement and noted concern that there are no school impact fees for these houses that are coming in.

Allison Osner, Seattle spoke about the city's comp plan and water quality at Lake Sawyer. She expressed concerns of future pollution and noted global climate change is real. She talked about preserving trees and natural spaces in Black Diamond. She talked about smart growth and concerns about the Developer and impact fees.

Bill Bryant, Black Diamond spoke about zoning maps and how difficult they are to read and noted that it's impossible to give feedback to the Planning Commission based on those maps. He

also wanted to know what areas will remain rural. He expressed his concern around annexation and timelines. He also voiced concerns about the school and the population.

Kristen Bryant, Bellevue spoke about the long term of the comp plan. She spoke about the Ten Trails Development and clearing and grading standards. She spoke about Oak Point and the selling of homes. She discussed work on HWY 169 roundabouts that are being planned. She noted the PSRC forecast is being used because its seeing higher population and employment levels and further noted this puts more pressure on existing taxpayers to pay for infrastructure. She addressed the Growth Management Act.

Chair McCain requested a **roll call** for the Commissioners who can be available next Tuesday, August 21 at 6 p.m. to leave this public hearing open and reconvene the meeting at that time. The record will be open for testimony via email.

ROLL CALL VOTE: Commissioner Olson-yes, Commissioner Ambur-yes, Commissioner LaConte-yes, Commissioner Seth-no, Commissioner Ekberg-yes.

Commissioner Seth **motioned** that we leave the hearing open for written testimony only until August 21 at 6 p.m. **Second** Commissioner Olson. **Vote;** motion **passed** 6-0.

7) PUBLIC COMMENTS

Gary Davis, Black Diamond spoke for the clarification of the motion for the continuance of the hearing.

Commissioner Seth clarified the intent of his motion, "to receive testimony until August 21, 2018 at 6 p.m. and the hearing will be closed."

Chair McCain stated we will **modify** the **motion** for the record.

Commissioner Seth stated he will modify his **motion** to be that the public hearing will remain open to receive written testimony until August 21 at 6 p.m. and the public hearing portion on tonight's meeting will be closed. **Second** Commissioner Olson. Not vote was taken.

There was discussion about the motion.

Commissioner Seth modified his **motion** again that the public hearing will remain open to receive written comments until the meeting begins and then we will receive testimony until the conclusion of the meeting on August 21, 2018. **Second** Commissioner Olson. **Vote;** motion **passed** 5-1(Ambur).

Commissioner Seth spoke to his motion.

8) ADJOURNMENT

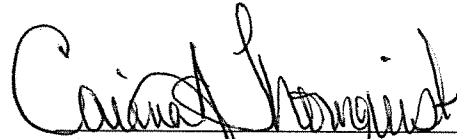
Meeting adjourned at 7:15:30 p.m.

These minutes were respectively submitted by Katherine Allen, Deputy City Clerk.

ATTEST



Pam McCain, Chairperson



Planning Commission Secretary