



CITY OF BLACK DIAMOND  
PLANNING COMMISSION MEETING AGENDA  
September 11, 2018 6:00 PM  
25510 Lawson Street, Black Diamond, Washington

- 1) FLAG SALUTE
  
- 2) CALL TO ORDER, ROLL CALL
  
- 4) COMP PLAN UPDATE:
  - a. deliberation and recommendation to City Council
  
- 5) PUBLIC COMMENTS
  
- 7) ADJOURNMENT



**CITY OF BLACK DIAMOND  
PLANNING COMMISSION MEETING MINUTES  
August 21, 2018 6:00 PM**

**CALL TO ORDER**

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

**ROLL CALL**

Present: Commissioners LaConte, McCain, Ambur, Olson  
Absent: Commissioners Seth, Ekberg (Excused)  
Staff: Barbara Kincaid, Community Development Director; Katherine Allen; Deputy City Clerk

Chair McCain noted at the end of this public hearing, we will be closing the written testimony portion as well as the public portion to input on this comp plan. She noted the Commissioners will be deliberating how and when they will be sending their recommendation to the City Council for their approval.

**PUBLIC HEARING**

- a. Comp Plan Update Continuance from August 14, 2018 Special Meeting

Chair McCain opened public comments at 6:02 p.m., Ms. Kincaid read into the record names who submitted written testimony.

Chair McCain noted for the record that material is being distributed from Gil Bortleson, citizen of TAT.

Gil Bortleson, Auburn citizen of (TAT) Technical Action Team noted they submitted forty comments or so back on July 7 to the City and asked the Commission to read as much of that as possible. He noted he would respond by email to any questions that may arise around the land use chapter, parks & recreation chapter and or the natural environmental chapter. He spoke about small town character and rural by design and the importance of a common theme.

Gary Davis, Black Diamond emphasized traffic issues not being properly addressed and our infrastructure being overwhelmed.

Peter Rimbo, citizen of (TAT) Technical Action Team noted he would be talking about the transportation appendix and stated he was there to answer questions around this information. He spoke about the transportation element, future development, future decision points, transportation concurrency and traffic mitigation finding.

Johna Thomson, Black Diamond noted some misspelled items and format numbering errors. She made suggestions on verbiage and noted some policies that need to be edited. She noted the state trail system on the Green River and wondered why its in the comp plan.

Kristen Bryant, Bellevue spoke about the process of the Comp Plan and noted word errors in reference to the appendixes. She spoke of the letter asking for up-zoning of the Palmer Coking gravel operation and expressed concerns regarding neighbors not wanting commercial zoning change. She also noted diesel idling and diesel exhaust concerns. She discussed traffic mitigation requirements and traffic impact fees. She shared history around federal land grants and the railroad right of way which could have federal implications.

Peter Rimbo, citizen of (TAT) spoke about the transportation appendix and noted it is the most critical part of the Comp Plan. He went over sixteen points of the high-level summary.

Gil Bortleson, citizen of (TAT) spoke about the gateway and referenced the information he handed out. He stated the rule by design is really a fine document and should be considered a theme for the City. He stated the rule by design should not be abandoned in the Comp Plan because it's a document that can be referred to and referenced strict limitations regarding commercial development on the gateway.

Johna Thomson, Black Diamond continued to talk about policy errors and made suggestions on verbiage and policies. She referenced the Tri-Party Agreement that exists between the City, School District and the Developer.

Jack Sperry, Black Diamond noted a table in the back of the development agreements for the Villages and Lawson Hills that lists all traffic improvements that are the responsibility of the MPD, he noted one of those is to signalize the intersection of 288<sup>th</sup> and SR 169 and add a second south bound turn-lane and a new north bound turn-lane. He noted that when you look at all the improvements the MPD is responsible for and the building phases; they don't all show up in the figures of the Comp Plan.

Commissioner Olson **motioned** to adjourn this portion of the meeting. **Second** Commissioner LaConte. **Vote;** motion **passed** 4-0.

Chair McCain noted this public hearing of the 2015 comp plan is hereby closed as well as the written testimony.

## **DELIBERATION**

The Commissioners had discussion and questions around the comp plan and it was noted that there is some word smithing and grammatical errors that will be taken care of before this is submitted to Council.

**PUBLIC COMMENTS**

Kristen Bryant, Bellevue spoke about the one- page document that she gave to the Commissioners last week. She wanted it notated where she referenced the document from for the record.

Peter Rimbos, TAT noted that the Comp Plan is very important. He discussed the transportation model.

Johna Thomson, Black Diamond thanked the Commissioners for holding the public hearing open for an additional week. She noted the good outcome of the information. She spoke of the hearing examiner’s process and how important it is.

Peter Rimbos, TAT spoke about the hearings of the examiner and the City Council. He spoke about the public hearings and conditions related to it.

**ADJOURN**

A **motion** was made by Commissioner Olson and **seconded** by Commissioner LaConte to adjourn the meeting. **Vote;** motion **passed** 4-0.

**THE MEETING ADJOURNED AT 8:15:53 PM**

These minutes were respectively recorded by Kathy Allen, Deputy City Clerk

ATTEST:

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Pam McCain, Chairperson

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Planning Commission Secretary