



# CITY OF BLACK DIAMOND

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Physical Address: 24301 Roberts Drive  
Mailing Address: PO Box 599  
Black Diamond, WA 98010

Phone: (360) 851-4447  
Fax: (360) 851-4501  
[www.ci.blackdiamond.wa.us](http://www.ci.blackdiamond.wa.us)

**Meeting Date:** September 7, 2021  
**Staff Report Date:** August 3, 2021  
**To:** Planning Commissioners  
**From:** Mona Davis, Community Development Director  
**Subject:** Comprehensive Plan Amendments – Economic Development Policy

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The purpose of this brief is to go over final docket item #2021-17: “Delete policy ED-4.5 from the Economic Development Chapter or move it to the Transportation Chapter.”

## Proposal

This was a private request. Policy ED-4.5, located in the Economic Development Chapter 9 of the Comprehensive Plan adopted in May 2019, currently states: *Coordinate with the Washington State Department of Transportation (WSDOT). King County, and adjacent cities to plan for access improvements, intersection improvements, and infrastructure maintenance in the SR 169 corridor.*

The policy is supportive of the City’s economic development goals by emphasizing improved accessibility to the key commercial corridor in the City; the policy does fit in the Transportation element of the Comprehensive Plan.

## Evaluation Criteria (BDMC 16.10.220)

- A. All Amendments. All of the comprehensive plan amendments shall be reviewed under the following criteria:
1. Whether the proposed amendment(s) conform to the Growth Management Act (Chapter 36.70A RCW);  
**Moving the amendment to a different chapter would not represent a substantive change in policy. The policy continues to support the GMA goal for coordinated, planned growth, no matter which chapter it is located in.**
  2. Whether the proposed amendment(s) are consistent with and implement the city's comprehensive plan, including the goals, policies and implementation strategies of the various elements of the plan;  
**The policy is consistent with multiple chapters of the comprehensive plan including the economic development, land use, and transportation elements. The proposed amendment to move the policy continues to implement coordination, improvements, and maintenance of SR 169.**



3. Whether circumstances related to the proposed amendment(s) and/or the area in which it is located have substantially changed since the adoption of the city's comprehensive plan;  
**Not applicable. The policy itself is not changing, just the location in the plan.**
4. Whether the assumptions upon which the city's comprehensive plan is based are no longer valid, or whether new information is available which was not considered during the adoption process or any annual amendments of the city's comprehensive plan; and  
**Not applicable. The policy itself is not changing, just the location in the plan.**
5. Whether the proposed amendment(s) reflects current, widely held values of the residents of the city.  
**The wording of the policy will not change with this amendment, reflecting the values held by the residents when this comprehensive plan was implemented and further evaluated as part of the recent 2021 docketing process, which included a public hearing with the Planning Commission. The values are assumed to remain to warrant coordination between jurisdictions to ensure SR 169 continues to be improved and maintained as necessary.**

#### **Staff Recommendation**

Staff recommends moving Policy ED-4.5 from Chapter 9 (Economic Development) to Chapter 7 (Transportation) as Policy T-26 beneath the *Coordination and Consistency Policies* section.

#### **Next Steps**

Following the public hearing staff will revise the recommendation as necessary based on public comments, staff will inform the planning commission of any changes at the following work session for discussion. At the October public hearing of the entire docket, the revised staff recommendation, based on public and planning commission input, will be presented for action.

**From:** [Kelley Sauskojus](#)  
**To:** [Mona Davis](#)  
**Subject:** RE: Amendments to the 2021 Comprehensive Plan  
**Date:** Friday, February 26, 2021 10:50:42 AM  
**Attachments:** [2021BDCompPlan Suggestions.docx](#)

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Dear City of Black Diamond Community Development,

On or before March 1, 2020, numerous people sent in suggested updates to the Black Diamond Comprehensive Plan.

The Black Diamond code says these suggestions are to be part of a preliminary docket report that is considered by the Planning Commission.

Unfortunately, the public's 2020 suggestions were never put forward, and I see no record that the Planning Commission or Council was even aware of them.

Attached is a list of the 2020 Comp Plan update requests compiled from references in public comments to the Planning Commission.

I am sending these as 2021 Comprehensive Plan update suggestions. The people who sent them before may have learned there is no point in doing so. However, these items have merit and would all improve our city and the quality of life for all the residents current and future.

Thank you,  
Kelley Sauskojus  
Black Diamond resident since 1991

10. Economic Development Chapter:

Remove policy Economic Development ED-4.5, about the Highway 169 corridor, or move policy ED-4.5 to the Transportation Chapter. Policy ED 4.5 is more focused on transportation than Economic Development.

~~Policy ED-4.5: Coordinate with the Washington State Department of Transportation (WSDOT), King County, and adjacent cities to plan for access improvements, intersection improvements, and infrastructure maintenance in the SR 169.~~

11. Land Use Chapter is amended to specify:

Add this text: To ensure planning consistent with Small-Town Character, Black Diamond must carefully ensure existing commercial areas and those planned with the Master Planned Developments (MPDs) can thrive without putting too much pressure on limited infrastructure.

Therefore, removal of policy LU-34 is warranted. Alternately, the word "aggressive " could be removed:

~~Policy LU-34: Create an aggressive economic development strategy, with the cooperation of the City, County, and business and property owners.~~

There are sufficient commercial spaces already developed in Black Diamond or permitted through the MPD's. Therefore, removal of policy LU-42 is also warranted.

~~Policy LU-42: Retain and enhance the existing commercial areas while providing sites large enough to accommodate significant commercial uses.~~