

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
1	3/30/2023	Anonymous	N/A	CFU	N/A	Kick Off / Visioning Workshop	If upgrades are needed due to growth, the developers should be contracted to pay the bulk of the cost, and they should not be let off the hook by feckless city administrators. We already need a school, sports fields, and a new fire station that have yet to be built or even planned. There are developers eager to build more developments without promised facilities.	Comment noted. Thank you.
2	3/30/2023	Bernie O'Donnell	General Public	CFU	N/A	Kick Off / Visioning Workshop	Public Utilities Infrastructure. We didn't have a station dedicated to this in the kickoff event. Just because we cannot see the infrastructure below ground doesn't mean it isn't essential. Our utilities should be a significant discussion item in upcoming comprehensive plan meetings, including a discussion on future needs for sewer, storm drain, water inter-ties, redundancies, existing deficiencies, and future expansions needed, including electrification and alternative energy, and smart technologies.	Thank you for your comment. These topics are addressed in the Comprehensive Plan, and we welcome any specific feedback on the city's systems.
3	3/30/2023	Bernie O'Donnell	General Public	CFU	N/A	Kick Off / Visioning Workshop	City Services and Public Facilities: We are deficient in our ability to meet the growing needs of our City and lack adequate facilities for police, fire, municipal court, planning and development, and city administration. Our City services cannot meet the needs of a growing city of 10-20,000 when we occupy spaces from a time when we were a population of 3,000. We are better able to serve the public when our public employees have reasonable facilities to work within, and employee morale and retention will benefit all in the long run.	Thank you for your comment. We attempted to address this in our Capital Facilities and Utilities Element.
4	3/30/2023	Derek Meek	General Public	CFU	N/A	Kick Off / Visioning Workshop	City buildings should have solar microgrids.	Thank you for your comment. The city monitors grant opportunities for programs to support ideas such as this one.
5	3/30/2023	Derek Meek	General Public	CFU	N/A	Kick Off / Visioning Workshop	Large parking areas should have solar power shades.	Thank you for your comment. The city will be required to add a Climate Element in the years to come. We hope you share this comment when we are underway with that process.
6	3/30/2023	Derek Meek	General Public	CFU	N/A	Kick Off / Visioning Workshop	Streetlights should be fully shielded and motion [detected] for dark skies.	Thank you for your comment. The comprehensive plan does not go into this level of detail, but we will relay this with Public Works. The city does have a lighting/dark skies ordinance, BDMC Chapter 18.70, but motion-detected streetlights are not required at this time.
7	3/30/2023	Geoff Bowie	General Public	CFU	N/A	Kick Off / Visioning Workshop	Recent new development along Highway 169 has not paid for their water system/pipe costs. These lax standards and free water system “discounts” attract construction to SR169 that was not accounted for in the current 2019 Comp Plan.	Comment noted. Thank you.
8	3/30/2023	Geoff Bowie	General Public	CFU	N/A	Kick Off / Visioning Workshop	Early in the Comprehensive Plan process Sanitary Sewer maximum capacity needs to be established by K.C. Metro. The City should not continue to allow temporary flawed work arounds just to gain Sanitary Sewer System capacity to the detriment of the [City's] Sewer System rate payers/customers. Figure out how much it will cost and what risks (earthquakes, other failures) to expand the sewer system to serve all those areas. Provide several alternatives showing what the differences will be with land use scenarios that generate less or more need for sewer. This planning step is our responsibility. Just because KC Metro will provide sewer capacity if there is funding for it, does not mean we don't need to understand the volume and cost, and coordinate with neighbors. The Comprehensive Plan is the time to do that. A comprehensive Sanitary Sewer Plan needs to be completed for the benefit of the entire City. The update to our Water System Comprehensive Plan that benefits the City and [its] customers/rate payers needs to be completed. We cannot keep sending more storm water down our creeks to the detriment of Lake Sawyer. The existing [deficiencies] in the privately owned Lake Sawyer fish ladder needs to be corrected to provide for more habitat in our waters. Mud Lake Creek and Ginder Creek co-mingling with Roberts Drive roadside storm drainage was and is poor planning.	Comment noted. We have forwarded your comment to Public Works.
9	3/30/2023	Geoff Bowie	General Public	CFU	N/A	Kick Off / Visioning Workshop	The City Council needs to revisit school district impact fees with E.S.D. No. 216, the voters of the school district are not going to support the construction of multiple new schools in the City of Black Diamond just so developers can leave town with more cash. What happened to the Rural By Design vision of the City of Black Diamond.	Comment noted. Thank you.

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10	3/30/2023	Pamela Burridge	General Public	CFU	N/A	Kick Off / Visioning Workshop	We need improved infrastructure in “Old Black Diamond.”	Every two years, the city adopts a Capital Improvement Plan following a public hearing. We encourage you to come speak on behalf of projects you feel are important during the next update.
11	3/30/2023	Sherrie Jones	General Public	CFU	N/A	Kick Off / Visioning Workshop	Charge developers the full cost of their new infrastructure, including the cost of planning for it. Growth so far has brought an increase in taxes and fees with reduced levels of service. How much are we going to pay for: A new city hall? A new police station? Public Works buildings and equipment? How much would we need these facilities if we were not adding so much new housing/development?	Comment noted. Thank you.
12	3/30/2023	Sherrie Jones	General Public	CFU	N/A	Kick Off / Visioning Workshop	The Comprehensive Plan should quantify our forecast future water needs with different land use scenarios. It should also address how the old water piping in the city will be replaced and who will pay for it, and what the city will do if there are failures or issues in the water system.	Comment noted. Thank you.
13	3/30/2023	Sherrie Jones	General Public	CFU	N/A	Kick Off / Visioning Workshop	The Comprehensive Plan should include requirements that the city collect bonds from developers for the above and other capital needs that new development creates. The city should spend the bonds if the developer does not meet the promised timeline.	Comment noted. Thank you.
14	3/30/2023	William Bryant	General Public	CFU	N/A	Kick Off / Visioning Workshop	Charge developers the full cost of planning and new infrastructure. Who is paying for the new watermain projects going on now on SR169? We have no evidence that more growth will not do what growth so far has done: increase taxes and fees, with reduced service for fire protection, schools, etc.	Comment noted. Thank you.
15	3/30/2023	Pamela Burridge	General Public	Eco Dev	N/A	Kick Off / Visioning Workshop	We must develop commercial enterprises to serve our growing community. Ten Trails is a beautiful and highly desired part of Black Diamond.	Thank you for your comment. The updated draft Economic Development Element includes an economic profile of the city and goals, policies, and objectives to attract commercial development.
16	3/30/2023	Anonymous	N/A	Housing	N/A	Kick Off / Visioning Workshop	Neighborhoods that are built should be mixed and have single-family homes, condos, and apartments. This growth needs to be controlled to avoid Black Diamond becoming a bedroom community and people driving long distances to work and shop.	Thank you for your comment. The Comprehensive Plan has a section dedicated on allowing affordable housing at mixed densities to come to Black Diamond so the local employment base can afford to live in the city. The Economic Development Element goes into more detail on economic growth within the city limits.
17	3/30/2023	Geoff Bowie	General Public	Housing	N/A	Kick Off / Visioning Workshop	The OakPointe MPDs need to be held to their agreement before we add any more housing. We should probably remove some housing from our Future Land Use Map given our growth projections and the problems we’ve had making the developer follow their agreement for the first 1,000 OakPointe units. Why add a lot of houses if people can’t have the infrastructure they need? Perhaps we need to consider a moratorium on new growth until the City can get a handle on growth.	Thank you for your comment. The city is not interesting in entering into another moratorium. This would also go against mandates from the State, Region, and County to allow middle housing and affordable housing, including permanent supportive housing and emergency housing.
18	3/30/2023	Jaime Huffman	General Public	Housing	N/A	Kick Off / Visioning Workshop	I have concerns about how much Black Diamond is growing. We moved out here to be away from the cities and it seems like the plan is for Black Diamond to put in so much new housing that we become another “commuterville” like Maple Valley which is not what I want. Plus, the traffic is already getting bad, and schools are getting crowded. Adding even more house and people will just make the problems even worse.	Thank you for your comment. The City is required to grow according to the GMA, regional, and King County policies.
19	3/30/2023	Kelley Sauskojus	General Public	Housing	N/A	Kick Off / Visioning Workshop	Need to prioritize affordable housing.	Thank you for your comment. We have incorporated a wide array of policies and information addressing this topic.
20	3/30/2023	Pamela Burridge	General Public	Housing	N/A	Kick Off / Visioning Workshop	We do need more affordable housing in Black Diamond. I believe the City should incentivize property owners on oversized infill properties to develop, and the City should allow cluster zoning where reasonable.	Thank you for your comment. Between the City's recently adopted Housing Action Plan and the draft Housing Element, we are working to look at implementation measures that address a variety of topics including the ones you bring up.
21	3/30/2023	Sherrie Jones	General Public	Housing	N/A	Kick Off / Visioning Workshop	Hold developers like Ten Trails accountable to their agreement before allowing even more housing. So far the Ten Trails developer has added over 1,000 housing units to our small town (that had only about 1,500 houses before), but they have failed to build required intersections, sports fields, [and a] fire station. The agreement requires that Ten Trails include a balance of affordable housing. How is this being enforced?	Thank you for your comment. The development agreement does not require affordable housing. Oakpointe has already implemented parts of the development agreement and continues to do so.

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22	3/30/2023	William Bryant	General Public	Housing	N/A	Kick Off / Visioning Workshop	The 1996 expansion of the city limits required the developer to build a balanced share of “affordable housing.” Now I have heard rumors that the city needs to add a lot of additional dense housing outside of the MPD to have “affordable housing.” We are already adding 6,000 houses to a town of 1,500 houses. It is far too much because we are in the foothills, very far from the big city. Developer Oakpointe is not being held to its development agreement commitments and other new development is getting permitted with very weak standards (on parks, environment, government facilities). No more housing, we need to prove we can handle what we already have and fix the problems first.	Thank you for your comment. The development agreements do not mandate affordable housing for particular income bands. We address some of these other challenges and opportunities within the draft Comprehensive Plan elements, particularly the draft Land Use and Housing elements.
23	3/30/2023	Anonymous	N/A	Land Use	N/A	Kick Off / Visioning Workshop	You could plan for development [through] the 169 corridor by 76 gas station. One mile area could use appropriate businesses that attract shoppers like Leavenworth. Also could use commercial/industrial park in gravel pit area. Every city needs some.	Thank you for your comment. We worked to consider changes which would spur economic activity.
24	3/30/2023	Anonymous	N/A	Land Use	N/A	Kick Off / Visioning Workshop	Once an area is developed, there is no chance of getting that open space/woods back. Therefore development should be planned carefully and the developers should not be allowed to dictate zoning changes and overbuilding.	Thank you for your comment. This process is about planning ahead.
25	3/30/2023	Anonymous	N/A	Land Use	N/A	Kick Off / Visioning Workshop	No hurry to develop – save some land for future.	Comment noted. Thank you.
26	3/30/2023	Anonymous	N/A	Land Use	N/A	Kick Off / Visioning Workshop	And what about the in-city forest? Are we going to save it? Or is some developer going to come along and cut it down for more development?	Comment noted. Thank you.
27	3/30/2023	Bernie O'Donnell	General Public	Land Use	N/A	Kick Off / Visioning Workshop	Other Large Open Spaces: We are fortunate to have large chunks of undeveloped areas that once served coal mining operations (the gravel pit area for example). Those spaces designated as light industrial, manufacturing, or other industrial uses should remain large spaces zoned for future similar uses that rely on large contiguous spaces for major manufacturing or light industrial activities. If we give in to rezoning to housing or mixed-use commercial, we will fall into the trap of so many other growing suburbs that simply have no independent economy, lack family wage jobs, or are self-sufficient municipalities, rather we will become another strip mall retail bedroom community amongst a sea of suburbia. A missed opportunity that can be avoided with a comp plan that reflects the need to preserve our ability to attract economic drivers through quality jobs and diverse industries outside of retail.	Thank you for your comment. The Economic Development Element addresses the supply and demand of those land uses. Many of those who currently work within the city cannot afford to live here and travel from outside city limits. We are also mandated to accommodate many housing types at different levels of affordability.
28	3/30/2023	Derek Meek	General Public	Land Use	N/A	Kick Off / Visioning Workshop	Bad zoning pattern that forces car [dependency].	Thank you for your comment. We are directed by state and PSRC to reevaluate zoning based on these factors. More work will be done with the Climate Element.
29	3/30/2023	Geoff Bowie	General Public	Land Use	N/A	Kick Off / Visioning Workshop	[Recent development on 169] seem to have bad design standards, putting in sprawling parking lots and garish signs and cutting down the evergreen trees that should have welcomed people to Black Diamond. The “gateway corridor” requirements must be [sufficient] to protect “small-town rural by design.” These lax standards [...] attract construction to SR169 that was not accounted for in the current 2019 Comp Plan.	Thank you for your comment. City staff have worked hard to better implement the tree retention and gateway corridor requirements. The areas of the Black Diamond Municipal Code that talk about "Rural by Design" by Randall Arendt are limited to Chapter 18.86 (Residential Cluster Development) and Chapter 18.98 (Master Planned Development). Even so, the code already requires open space and landscaping during development in the gateway corridor, and some of the requirements are to increase walkability, which most if not all historic town centers have. While the city desires an attractive entrance with pedestrian friendly features, ultimately it is a State Highway and some of the businesses are auto-oriented (including areas of parking). The city is working to update its Sign Code which is outside the scope of this project.
30	3/30/2023	Geoff Bowie	General Public	Land Use	N/A	Kick Off / Visioning Workshop	The 2019 Comp Plan expected retail as part of the Ten Trails Master Plan. Now we have 1,000 new households in Ten Trails that were supposed to be able to walk to restaurants/shops, but that will never happen unless we downzone SR169 and other commercial and take action to make sure that taxpayers do not subsidize development on SR169. Our prior really smart attorney told the City Council that secondary areas and the market may [encourage] new development and those areas that have been stagnant can be down zoned.	Thank you for your comment. The city is looking at opportunities to refine the zoning and future land use maps during this public process. Also, the updated comprehensive plan analyzes the city's ability to meet current and future growth and also includes an economic profile of the city.

Black Diamond 2024 Comprehensive Plan Periodic Update
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31	3/30/2023	Geoff Bowie	General Public	Land Use	N/A	Kick Off / Visioning Workshop	The Mayor, City Council, City Attorney, City Staff and the MPD developer have violated the B.D.U.G.A.A. [Black Diamond Urban Growth Area Agreement] by allowing the In City Forest Agreement to expire and not be implemented.	Comment noted. Thank you.
32	3/30/2023	Geoff Bowie	General Public	Land Use	N/A	Kick Off / Visioning Workshop	Keep our “light industrial” zoning and remove office or high-traffic zoning options for the “light industrial” land use. Do not change zoning to housing just because some developer wants to make money right now. Where are the jobs going to be [to] help the City to survive. The City is just chasing one time building permit fees and real estate excise taxes. We need [to] provide areas of the city for businesses in our long-term future; we can't predict what businesses might make sense in 20 years.	Thank you for your comment. Zoning changes are typically done after public hearing for a site-specific process. Further, you are encouraged to come to the public hearing(s) when we address potential changes to zoning and land use maps prior to consideration and adoption of the comprehensive plan update. Come and voice your concerns.
33	3/30/2023	Kelley Sauskojus	General Public	Land Use	N/A	Kick Off / Visioning Workshop	Need to prioritize low density development. There is not [enough] infrastructure for what is already being built. More high and medium density will exponentially damage quality of life.	Comment noted. Thank you.
34	3/30/2023	Renee Mix	General Public	Land Use	N/A	Kick Off / Visioning Workshop	Multiple times over the past several years, I and others have commented in opposition to the proposed re-zones of large areas to commercial (the Butt property) and to Medium Density Residential at 8+ houses per acre (the Palmer Coking Coal properties). These rezones would make these problems worse. Both proposals greatly increase the amount of near-term development. In contrast, leaving the property zoned "light industrial" will slow the pace of growth because there is no realistic scenario where they will fully build out as office space in the next 15 years. Instead, we would be keeping properties for the types of business that can use light industrial zoning. Another option would be to zone them mineral extraction or forestry to match their current use. Please remove the increased development capacity from the Comprehensive Plan Future Land Use Map and the Zoning Map.	Thank you for your comment. The rezones fall outside of the Comprehensive Plan Update, but we can elaborate. After careful analysis, both City staff and the City's Hearing Examiner recommended approval of Rezones 1 and 2. City Council passed an Ordinance approving Rezones 1 and 2 and denying Rezone 3. Rezones 1 and 2 are officially zoned MDR8 and the Rezone 3 property is still zoned B/IP. Mineral Extraction or Forestry zones do not exist in Black Diamond, and there is no plan to add those zones. The city is looking at opportunities to refine the zoning and future land use maps during this public process. Also, the updated comprehensive plan analyzes the city's ability to meet current and future growth and also includes an economic profile of the city to ensure the city has enough light industrial land.
35	3/30/2023	Sherrie Jones	General Public	Land Use	N/A	Kick Off / Visioning Workshop	To update our long-range 20-year Comprehensive Plan, please provide, early in the process, detailed evidence-based financial forecasts for a range of land uses and growth forecasts. Otherwise, how the public and city council decide what the right mix is to add or maintain our parks (and other needs)?	Comment noted. Thank you.
36	3/30/2023	Sherrie Jones	General Public	Land Use	N/A	Kick Off / Visioning Workshop	The developers need to build bypass roads, and the city should limit development along these bypass roads. The developers of Ten Trails planned carefully to avoid pass-through-traffic at their new houses. So, they should not be allowed to put the burden of pass-through traffic on other city residents including neighborhoods on Lawson St, 3rd Ave, Roberts Dr, 288th St, Lake Sawyer Rd, and Morgan St.	Comment noted. Thank you.
37	3/30/2023	Sherrie Jones	General Public	Land Use	N/A	Kick Off / Visioning Workshop	No more dense developments while Ten Trails’ developer is not being held accountable to their legal requirements. (If we can't manage that project, we are not ready for more).	Comment noted. Thank you.
38	3/30/2023	Sherrie Jones	General Public	Land Use	N/A	Kick Off / Visioning Workshop	Land use/zoning for “light industrial” or other business that produces limited traffic need to be zoned carefully. Any development added to the sensitive areas needs more extensive impact studies and mitigations.	Thank you for your comment. The city is looking at opportunities to refine the zoning and future land use maps during this public process. Also, the updated comprehensive plan analyzes the city's ability to meet current and future growth and also includes an economic profile of the city to ensure the city has enough light industrial land.
39	3/30/2023	Sherrie Jones	General Public	Land Use	N/A	Kick Off / Visioning Workshop	One of the things that swayed me to move to Black Diamond was the retail space going in at Ten Trails. How exciting if we had something to make Black Diamond a destination, for example like Leavenworth, Downtown Snohomish, or even Enumclaw. Black Diamond wants to celebrate its historical background, so is there anything “cool” about Black Diamond to make people want to stop and “take a look around” that could also bring additional tax revenue?	Thank you for your comment. The updated draft Economic Development Element includes an economic profile of the city and goals, policies, and objectives to attract commercial development and celebrate its sense of place.

Black Diamond 2024 Comprehensive Plan Periodic Update
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40	3/30/2023	Sherrie Jones	General Public	Land Use	N/A	Kick Off / Visioning Workshop	Can we put in the new Comprehensive Plan a way to ensure something appropriate gets built, as promised, within our large new housing development (Ten Trails)? Can the Comprehensive Plan add requirements to hold the large developer accountable to promised retail and make it so they can't leave a huge empty lot of nothing but dirt, rocks, and weeds?	Thank you for your comment. No, the Comprehensive Plan cannot change the Development Agreement.
41	3/30/2023	Sherrie Jones	General Public	Land Use	N/A	Kick Off / Visioning Workshop	The city should not zone for retail on SR169 while [the planned commercial area in] Ten Trails is abandoned.	Comment noted. Thank you.
42	3/30/2023	William Bryant	General Public	Land Use	N/A	Kick Off / Visioning Workshop	Keep more land use/zoning "light industrial" on SR169 and in the gravel pit area. We should plan long-term to have businesses that produce limited traffic on SR169. Some of SR169's commercial space should be rezoned "low density residential" to match the Diamond Glen neighborhood. We need to make land use/zoning that cause less traffic because we are on the far southeastern edge of our Puget Sound urban area. Coordinate with King County and neighboring cities by remaining small so we don't overburden our roads, schools, and environment.	The city is looking at opportunities to refine the zoning and future land use maps during this public process. Also, the updated comprehensive plan analyzes the city's ability to meet current and future growth and also includes an economic profile of the city to ensure the city has enough light industrial land.
43	3/30/2023	Anonymous	N/A	N/A	N/A	Kick Off / Visioning Workshop	Increase bond to builders. If they go bankrupt and can't complete construction, [it] could cause erosion if [the] builder can't complete [the] project.	Comment noted. Thank you.
44	3/30/2023	Anonymous	N/A	N/A	N/A	Kick Off / Visioning Workshop	Who is benefitting from growth? Developers are not being charged enough. Fees should be higher. Builders are being allowed to pay city fees, but by the time they build, all associated [costs] for infrastructure have increased. Growth is costing the tax payers.	Comment noted. Thank you.
45	3/30/2023	Bernie O'Donnell	General Public	N/A	N/A	Kick Off / Visioning Workshop	General overview statement: The City is at a crossroads and this Comp Plan will be a driving force and roadmap for major decisions for the way our City will function and how spaces will be created within it, and how those spaces (built or unbuilt) will create a sense of place and life for all to enjoy (or endure) depending on how well we all collectively plan. I hope all will focus on the purpose and big picture, and a long-range vision we should all understand, not short sightedness, what's in it for any specific developer or business or landowner, or for a quick bump in sales tax revenue. Rather we need to make sure this plan has buy-in from all and all are coached on the bigger picture purpose of this plan as a roadmap for decades. Annual updates won't readily fix a baseline not done right in the beginning and is not reason to hurry and arrive at marginal decisions. Vision is important to be established early and to serve as a basis for decisions made in future steps of the planning process.	Comment noted. Thank you.
46	3/30/2023	Bernie O'Donnell	General Public	N/A	N/A	Kick Off / Visioning Workshop	A Vision to Consider: our history is in the name of our City but we have done so little to preserve our eclectic, character-rich, diverse heritage as a multi-cultural melting pot of working class and entrepreneurial coal miners and homesteaders. If we don't preserve that history, who will? This comp plan should celebrate and embrace our history and we should build on that as a basis for how we shape our City moving forward. In that sense, we need to clearly designate our historical downtown on the historic registry and ensure it is preserved and enhanced in a responsible manner.	Thank you for your comment. We have incorporated additional information on the city's history in the draft Comprehensive Plan. The city tracks properties on the National, State, and/or County registers.
47	3/30/2023	Bernie O'Donnell	General Public	N/A	N/A	Kick Off / Visioning Workshop	Equity. How is our comp plan creation and the end product embracing equity? How are we ensuring voices historically shut out in the process are heard this time and that we are intentionally helping others to have a voice to be heard at every step in the process?	Thank you for your comment. We are endeavoring to ensure widespread community participation and incorporating new goals and policies relating to this topic.
48	3/30/2023	Bernie O'Donnell	General Public	N/A	N/A	Kick Off / Visioning Workshop	Thinking outside the Box: Let's encourage the public participation to think differently. What are some new ideas of how we can shape our City as the most desirable City around? Smart technologies, sustainable designs, walkability, alternative energies, accessibility, industry-friendly, open-space focused, view corridors, aging population focus, trails and recreation, alternative lifestyles, all are possibilities to make us unique, and attractive as a great place to live, work, and play.	Thank you for your comment. Several of these themes you will find incorporated in our draft updated document.

Black Diamond 2024 Comprehensive Plan Periodic Update
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49	3/30/2023	Bernie O'Donnell	General Public	N/A	N/A	Kick Off / Visioning Workshop	The Hearth. Where is our City's Hearth? The fireplace hearth was once considered the central gathering place in a home. Perhaps it's around the kitchen Island these days. But where is our City's hearth? We have no town square. We have no centralized gathering hub. The comp plan should address this and focus this need as a visionary fundamental while we still have time and space to create our hearth.	Thank you for your comment. The draft Economic Development Element now identifies several commercial nodes, or "hearths," that are important components of the City's economic and cultural offerings, now and in the future. This includes the Town Center.
50	3/30/2023	Bob Edelman	General Public	N/A	N/A	Kick Off / Visioning Workshop	If the City decides to add a climate element I would like to be involved.	Thank you for your comment. This will be happening in the years to come. We hope you participate at that time as well.
51	3/30/2023	Renee Mix	General Public	N/A	N/A	Kick Off / Visioning Workshop	King County tried to coordinate with the City of Black Diamond by giving Black Diamond a very high target for additional houses: 2,900 households by 2044 (see Appendix A: King County Growth Targets). However, Black Diamond may far exceed that target with 6,000 homes being planned in the near-term by the Ten Trails developer (including their future Lawson Hills MPD). This is too much growth for us to absorb in an area lacking infrastructure. This is too much growth for our foothills location surrounded by rural area. The County has already bent over backwards to accommodate growth in Black Diamond with very high growth targets, but Black Diamond is not coordinating with neighbors. Our schools and King County roads to Black Diamond will be far too crowded. The cost on taxpayers to build more infrastructure will be far too much. We are also too far from hospitals to safely absorb so much growth. The Puget Sound Regional Council advised Black Diamond not to further exceed growth targets [see PSRC Conditional Certification of 2019 Black Diamond Comprehensive Plan].	Thank you for your comment. You are correct in that Black Diamond faces unique constraints compared to other cities in King County. The City is positioned to far exceed King County's growth targets and PSRC's targets do not align with King County nor the growth from the development agreements. King County and PSRC have both been made aware of these discrepancies and our concerns. Ultimately, the city will avoid exceeding these targets beyond that which is already legally entitled for development via the vesting process.
52	3/30/2023	William Bryant	General Public	N/A	N/A	Kick Off / Visioning Workshop	Have you or Black Diamond ever considered leaving historical Black Diamond remain with the same image: open space and single-family lots with buildings having some historic image. Possibility of two to four dwellings per acre. I believe without this there is no history left to what Black Diamond was in the past. This is what draws a lot of people here.	Thank you for your comment. The historic areas of Black Diamond have a nice mixture of services (commercial and public facilities) and houses on small lots with shorter setbacks, whereas what you describe is more characteristic of suburban sprawl. The city is not interested in adding a zone lower than R4.
53	3/30/2023	Anonymous	N/A	Natural Environment	N/A	Kick Off / Visioning Workshop	The wetlands and creeks should be protected with wide buffers and limited building close to these areas. Wildlife such as elk, deer, coyotes, bobcats, etc. use these areas and every effort should be made to allow these animals plenty of room and space. The sensitive areas should be connected so wildlife will not be forced to cross roads and yards to move about.	Thank you for your comment. The City may be updating Chapter 19.10 in the future, but there are already many protections in place. There are sections of this chapter dedicated to wetlands and fish and wildlife conservation areas.
54	3/30/2023	Kelley Sauskojus	General Public	Natural Environment	N/A	Kick Off / Visioning Workshop	The impacts of development are cumulative. This means a small impact at one point is amplified by each additional developed space becoming [a] much larger impact as a whole. It takes very careful deliberate and coordinated planning to mitigate long term damage.	Comment noted. Thank you.
55	3/30/2023	Pamela Burridge	General Public	Natural Environment	N/A	Kick Off / Visioning Workshop	We are doing a great job monitoring the health and [welfare] of our natural environment spaces.	Comment noted. Thank you.
56	3/30/2023	Renee Mix	General Public	Natural Environment	N/A	Kick Off / Visioning Workshop	As a long-time resident who raised a family in Black Diamond, I enjoy our peaceful location far from the big city. The city should prioritize more natural space to protect wildlife, wetlands, and streams. Requiring more land set aside with development is a way to balance our available land with our growth targets and avoid over-development.	Thank you for your comment. The City may eventually update Chapter 19.30, but this is outside of the scope of this project. There are goals and policies related to wildlife, wetlands, and streams in the draft Natural Environment Element. Chapter 18.72 of the city code addresses minimum landscaped or native vegetation areas in addition to the regulations of Chapter 19.30.
57	3/30/2023	Sherrie Jones	General Public	Natural Environment	N/A	Kick Off / Visioning Workshop	Each developer should be required to provide more conservation of trees and natural space on site. The trees and natural surroundings [are part] of the reasons we moved here, and within a year, mass areas around us, near SR169, etc., have been totally cleared with nothing but stumps and rusted cars left. Did the current Comprehensive Plan analyze these changes? If so, our next Comprehensive Plan needs to do more to protect nature.	Thank you for your comment. The City may eventually update Chapter 19.30, but this is outside of the scope of this project. There are goals and policies related to trees in the draft Natural Environment Element. Further, current city staff work hard to better enforce the tree preservation code compared to previous city staff.
58	3/30/2023	Sherrie Jones	General Public	Natural Environment	N/A	Kick Off / Visioning Workshop	I support a new land use/zoning category near streams and wetlands limited to 1 house per acre. At the end of our street (Morgan and Abrams) there are plans for 55-unit multi-family townhouses on a property butting up against a salmon stream. With the runoff from parking and dense houses, how is this acceptable?	Thank you for your comment. The city is not interested in adding any residential zones below R4 as that would conflict with requirements under the state's Growth Management Act. Further, the city protects environmentally vulnerable or critical / sensitive areas via the sensitive areas code and other sections of code.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
59	3/30/2023	William Bryant	General Public	Natural Environment	N/A	Kick Off / Visioning Workshop	More conservation of trees and natural space. We should do more to restore salmon passage. I have seen salmon in our streams, and they need our help.	Thank you for your comment. The City may eventually update Chapter 19.30, but this is outside of the scope of this project. There are goals and policies related to trees, natural space, and wildlife in the draft Natural Environment Element.
60	3/30/2023	Anonymous	N/A	PROS	N/A	Kick Off / Visioning Workshop	[The] City could buy some land for parks.	Thank you for your comment. The City recently updated its PROS Plan and potential land acquisition is addressed in that document. The 2023-2028 Capital Improvement Plan and annual City Budget may also be of interest to you.
61	3/30/2023	Anonymous	N/A	PROS	N/A	Kick Off / Visioning Workshop	We could use a family-friendly multiple use park that does not impinge on environmentally sensitive areas.	Comment noted. Thank you.
62	3/30/2023	Anonymous	N/A	PROS	N/A	Kick Off / Visioning Workshop	We need a connected string of trails connecting the different areas of Black Diamond. These trails should skirt or avoid sensitive environmental areas. The trails should be suer friendly for walkers, runners, and families.	Comment noted. Thank you.
63	3/30/2023	Bernie O'Donnell	General Public	PROS	N/A	Kick Off / Visioning Workshop	Open Space: Our PROS Plan needs to be a major component of the comp plan more than what may be typical of other comp plans. We are unique in how we are surrounded by vast forests and recreational lands. How it is preserved and adapted over time should not be by chance or circumstance or misguided opportunities that emerge. It should be intentional through the guidelines of the comp plan. We need to recognize non-City open space assets wholistic to City-owned parks and open space, not in a siloed manner so we have a big picture perspective on all parks, recreation and open space so we can ensure City properties complement a bigger picture and vision of a greater area. Any changes to our parks and open spaces should be a heavy lift to modify or rezone for other development uses. Once those natural areas are gone, they are gone for good. Let's focus on enhancing and preserving and expanding and investing in PROS.	Thank you for your comment. The updated PROS Element effectively adopts the same goals, policies, and strategies as the updated PROS Plan.
64	3/30/2023	Derek Meek	General Public	PROS	N/A	Kick Off / Visioning Workshop	Ginder Creek needs some interactivity.	Thank you for your comment. Future plans for the Ginder Creek site are addressed in the city's 2023-2028 Capital Improvement Plan.
65	3/30/2023	Derek Meek	General Public	PROS	N/A	Kick Off / Visioning Workshop	Lake Sawyer and Black Diamond Open Space – bike trails could use signage to help find your way between the two.	Thank you for your comment. Black Diamond Open Space is outside city limits. Improvements to the Lake Sawyer Regional Park are opportunities identified in the PROS Plan. Please refer to the PROS Plan for more information.
66	3/30/2023	Jaime Huffman	General Public	PROS	N/A	Kick Off / Visioning Workshop	The Eagle Creek Park could use some improvements.	Thank you for your comment. An Eagle Creek Park Redevelopment project is listed in the city's 2023-2028 Capital Improvement Plan and also discussed in the PROS Plan.
67	3/30/2023	Kelley Sauskojus	General Public	PROS	N/A	Kick Off / Visioning Workshop	Need to have natural areas connected by maintained trails. Example: the trail from the parking area to the park on Lake Sawyer has numerous large trees that are across the trail. Small children, older dogs (or humans) have difficulty getting to the park. Not stroller friendly.	Thank you for your comment. Improvements to the Lake Sawyer Regional Park are opportunities identified in the PROS Plan. Please refer to the PROS Plan for more information. Also active transportation level-of-service will be an added focus to this major Comprehensive Plan update, in part thanks to feedback from the community.
68	3/30/2023	Pamela Burridge	General Public	PROS	N/A	Kick Off / Visioning Workshop	We have plenty of open space in the city. We need to find the funds to bring utility to the regional park and bring [ADA] access to Lake Sawyer on the south end. The trails are rough and difficult to negotiate for citizens 55+.	Thank you for your comment. The City recently updated the PROS Plan, which enables the City to apply for RCO funding. Funding like this could be used to improve existing parks.
69	3/30/2023	Sherrie Jones	General Public	PROS	N/A	Kick Off / Visioning Workshop	We need higher standards for our parks and recreation. The existing park at Eagle Creek, for example, needs much better play equipment. It's dated and needs an accessible bathroom. We need more and bigger parks and activities for our families, especially with more development.	Thank you for your comment. Eagle Creek Park redevelopment is listed in the city's 2023-2028 Capital Improvement Plan and also discussed in the PROS Plan.
70	3/30/2023	Sherrie Jones	General Public	PROS	N/A	Kick Off / Visioning Workshop	If all this development is helping the city, then why do we lack basic funding to fix the skate park? We are new to the area, moving from Kirkland (after living there 44 years), and our grandson asked, “are we going to be able to have a skate park?!” Two years later, still nothing. It seems that new development is making the city’s financial position worse, not better.	Thank you for your comment. The skate park reconstruction is listed in the 2023-2028 Capital Improvement Plan and is also addressed in the PROS Plan. Construction of this skate park is the number one parks priority.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
71	3/30/2023	William Bryant	General Public	PROS	N/A	Kick Off / Visioning Workshop	We need better parks standards. After living here 80 years, I recently heard that we have “a lot” of park space. Where are all the parks? We need much bigger parks and better playgrounds, and I think our city budget could be adjusted to have these. I support natural space. Don’t develop our forests, wildlife habitat, and wetlands into parks. Make new development contribute more to parks. The parks in Ten Trails are far too small for the size of the new growth.	Thank you for your comment. The City is considering a Parks Impact Fee. City staff works hard to meet the needs of residents and visitors. The City recently updated the PROS Plan, which enables the City to apply for RCO funding. Funding like this could be used to improve existing parks.
72	3/30/2023	Anonymous	N/A	Transportation	N/A	Kick Off / Visioning Workshop	The residents of Rainier View Senior Park are in dire need of speed bumps etc. to help control the volume of traffic and speeders between Baker and 169 on 1st Ave.	Thank you for your comment. We are sharing this feedback with the Public Works Department.
73	3/30/2023	Anonymous	N/A	Transportation	N/A	Kick Off / Visioning Workshop	I am not in favor of building or widening a bunch of roads that will divide the community into areas bisected by roads that will be unfriendly to foot traffic. This is still a rural community, and every effort should be made to keep it that way. That’s why people move here. Bus routes could be added as the population grows.	Thank you for your comment. Safety and non-motorized transportation are factoring more heavily in transportation planning. It is our understanding that state and regional agencies are looking to implement non-motorized LOS standards.
74	3/30/2023	Bernie O'Donnell	General Public	Transportation	N/A	Kick Off / Visioning Workshop	Transportation. We need to be visionary about transportation because change is coming. Electrifying our transportation infrastructure will be essential to meeting the transportation systems of tomorrow. We also need to ensure the comp plan looks at pedestrian safety and access and developing a walkable city or walkable neighborhoods. Multi-mode transportation needs to be integrated in all future developments.	Thank you for your comment. Safety and non-motorized transportation are factoring more heavily in transportation planning. It is our understanding that state and regional agencies are looking to implement non-motorized LOS standards. We have taken these topics into account as we have worked to propose changes in the draft update.
75	3/30/2023	Derek Meek	General Public	Transportation	N/A	Kick Off / Visioning Workshop	There should be dedicated bicycle roads separated from the car roads to get between areas like Old Downtown, Ten Trails, future City Hall, Lawson Hills, [and] north Lake Sawyer. [Traditional] bikes lanes are car infrastructure pretending to be bike infrastructure.	Thank you for your comment. Safety and non-motorized transportation are factoring more heavily in transportation planning. It is our understanding that state and regional agencies are looking to implement non-motorized LOS standards. We have taken these topics into account as we have worked to propose changes in the draft update.
76	3/30/2023	Geoff Bowie	General Public	Transportation	N/A	Kick Off / Visioning Workshop	Add policies and requirements to make sure developers build bypass roads including the Southeast Lawson Connector. Downzone all land along the bypass roads to ensure they don’t get filled with more development. Otherwise developers will put 1,000s more cars in the front yards of existing residents so that new residents can benefit.	Thank you for your comment. The comprehensive plan is a policy document that provides the framework for community. From time to time City Council votes to enter Development Agreements that are outside the scope of this project. The draft Transportation Element looks analyzes the ability of the city to meet current and future needs based on housing and employment projections.
77	3/30/2023	Geoff Bowie	General Public	Transportation	N/A	Kick Off / Visioning Workshop	You’re creating a two-tiered city.	Comment noted.
78	3/30/2023	Geoff Bowie	General Public	Transportation	N/A	Kick Off / Visioning Workshop	Pass-through traffic hurts residents of existing affordable neighborhoods like on Lawson Street.	Comment noted.
79	3/30/2023	Jaime Huffman	General Public	Transportation	N/A	Kick Off / Visioning Workshop	Adding sidewalks along Roberts Drive and 3rd Ave would be nice so that we could walk to the dentist and other places safely. Also, as I mentioned the traffic is starting to get really bad, especially when turning onto 3rd from Roberts Drive. Hopefully, the roundabout helps when it finally gets built.	Thank you for your comment. Safety and non-motorized transportation are factoring more heavily in transportation planning. It is our understanding that state and regional agencies are looking to implement non-motorized LOS standards. We have taken these topics into account as we have worked to propose changes in the draft update.
80	3/30/2023	Kelley Sauskojus	General Public	Transportation	N/A	Kick Off / Visioning Workshop	Need major improvements in pedestrian and bike safety.	Thank you for your comment. Safety and non-motorized transportation are factoring more heavily in transportation planning. It is our understanding that state and regional agencies are looking to implement non-motorized LOS standards. We have taken these topics into account as we have worked to propose changes in the draft update.
81	3/30/2023	Pamela Burridge	General Public	Transportation	N/A	Kick Off / Visioning Workshop	Improving the infrastructure (water, road width, and paving) plus sidewalks in Morganville and Lawson Hills should be first priority.	Comment noted. Thank you.
82	3/30/2023	Pamela Burridge	General Public	Transportation	N/A	Kick Off / Visioning Workshop	Transportation will always be a critique! Washington State has only allowed basic traffic improvements during my 40-year lifetime in this area. We will always be behind.	Thank you for your comment. It is our understanding that state and regional agencies are looking to implement non-motorized LOS standards so the emphasis is not only on cars. We have taken these topics into account as we have worked to propose changes in the draft update.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
83	3/30/2023	Renee Mix	General Public	Transportation	N/A	Kick Off / Visioning Workshop	Black Diamond should save our residential streets like 3rd Avenue, Lawson Street, Morgan Street, and Roberts Drive. I have walked in these areas for years, and they are peaceful due to the narrow two-lane streets and historic residential homes. We must not widen these streets because that would mean sacrificing existing residents to serve developers. Why should existing (affordable) homes suffer so developers can sell new housing? Let's prioritize keeping these places safe and quiet, and take action to "calm," or slow, the traffic. Slower traffic and pedestrian-friendly streets can also be a great thing for our existing small businesses.	Comment noted. Thank you.
84	3/30/2023	Renee Mix	General Public	Transportation	N/A	Kick Off / Visioning Workshop	Let's not let "pass-through" traffic from places like Enumclaw dominate our planning. Developers in our city, especially for the Master Planned Developments (MPDs), also should not be allowed to dominate our city for pass-through traffic. Developers should have to pay for bypass roads. These bypass roads, like the planned "Pipeline Road" parallel to Roberts Drive, and the planned SE Lawson Loop Connector south of Lawson Street, must be required of developers and must be kept free from other development. This is good planning to avoid ruining our existing neighborhood charm and safety.	Comment noted. Thank you.
85	3/30/2023	Renee Mix	General Public	Transportation	N/A	Kick Off / Visioning Workshop	The city needs more sidewalks and lighting for them. Let's set a very high standard and level of service for pedestrian transportation. We need to retrofit some sidewalks, such as on Morgan Street and 3rd Ave (and elsewhere) that lack a vegetated strip between the sidewalk and vehicles. Currently sidewalks are too close to traffic which makes them less safe. Some of the deep drainage ditches I view as a hazard to cars possibly sliding into them. During the March 30 public session, city staff told me that retrofitting older streets to add sidewalks was too expensive and people "don't want to pay for it." The purpose of the Comprehensive Plan is to determine what people want and how much it will cost, then decide if the community places that value on it. The decision should not already be made, but I got the impression that it is.	Thank you for your comment. Safety and non-motorized transportation are factoring more heavily in transportation planning. It is our understanding that state and regional agencies are looking to implement non-motorized LOS standards. We have taken these topics into account as we have worked to propose changes in the draft update.
86	3/30/2023	Renee Mix	General Public	Transportation	N/A	Kick Off / Visioning Workshop	With all the traffic from proposed development like the townhouses near Abrams and Morgan plus the added traffic already from Ten Trails, trying to access SR 169 is a joke. I am told there are traffic plans and agreements, but our next Comprehensive Plan clearly needs to do more to make new development pay for safe intersections sooner.	Thank you for your comment. Planned improvements to intersections are addressed in the draft Transportation Element.
87	3/30/2023	Renee Mix	General Public	Transportation	N/A	Kick Off / Visioning Workshop	This whole traffic plan seems very poorly planned. I imagine all kinds of promises and grand ideas were given to the City Council to get the approval of the permits for Ten Trails but I'm not seeing anyone from the City enforcing all the promises.	Comment noted. Thank you.
88	3/30/2023	William Bryant	General Public	Transportation	N/A	Kick Off / Visioning Workshop	We used to be able to walk along the shoulder of Roberts Drive and other streets in town safely without sidewalks. Now, the shoulder of Roberts has gotten rougher with more gravel and uneven rocks since Oakpointe dug it up in 2017 for their watermain. Their construction trucks have also carved ruts into the shoulder. Traffic on Roberts and everywhere else has increased so much that walking is less safe. The Comprehensive Plan needs to make developers contribute money to improvements for walking not just in their development, but along roads throughout the city that get more traffic from developers' new residents and construction. It would be nicer to have a path/trail, not necessarily a sidewalk, along Roberts. There should be plants separating the path from the vehicles.	Thank you for your comment. Safety and non-motorized transportation are factoring more heavily in transportation planning. It is our understanding that state and regional agencies are looking to implement non-motorized LOS standards. We have taken these topics into account as we have worked to propose changes in the draft update.
89	8/2/2023	Anonymous	General Public	PROS	N/A	Land Use Workshop	Please keep Lake Sawyer Parks a natural parks space.	Thank you for your comment. While we do not have any immediate plans, Lake Sawyer Regional Park is not expected to remain in its current state indefinitely. There is a Lake Sawyer Park Development Concept Plan dating back to 2008, but this plan identified areas that would stay largely undeveloped.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
90	11/29/2023	Commissioner Peterson	Planning Commission	Land Use	Page 5-4	Initial Draft	The Map. I understand that work is still being done on all the maps, but regardless, this map itself is confusing. What are we trying to show? Can whatever it is, be highlighted in some way? Can some of the “noise” be removed from the map?	Thank you for your comment. This map is meant to show all of the historic mines around the Black Diamond area. We will add a caption to provide more context; however, we cannot edit it because it is a historical image.
91	11/29/2023	Commissioner Peterson	Planning Commission	Land Use	Page 5-5	Initial Draft	The sentence... “A large part of land in the City currently either undeveloped or underdeveloped (not developed...” This is an odd sentence to read. Is it missing an ending to the sentence? Or maybe just an “is” after City.	Yes, thank you. We have fixed the sentence and checked for other errors.
92	11/29/2023	Commissioner Peterson	Planning Commission	Land Use	Page 5-6	Initial Draft	The sentence ... “All told, new agencies report the Oakpointe....” What or who are the new agencies? I am confused by the term, but I may be missing something.	We believe this should have read "All told, sources indicate that..." We have since removed this reference, because with annual inflation it is hard to know how much the master developer will end up investing into the city's improvements.
93	11/29/2023	Commissioner Peterson	Planning Commission	Land Use	Page 5-13	Initial Draft	The Map. The municipal water source land is shown on the map but is not labeled. Also, can this map show the 467 acres that were annexed in 1996 and the 50 acres of “In-City Forest”? Maybe that was on purpose, its just nice to have a visual with the text on this page.	Thank you for your comment. You offer some great suggestions. We will incorporate a revised or different map that is clearer.
94	11/29/2023	Commissioner Peterson	Planning Commission	Land Use	Page 5-14	Initial Draft	The sentence... “The central tenant in transferring development rights is to establish the great public benefit by....” The word “great” is odd here. We don’t qualify any of the other goals or plans as great or not great. Maybe it was to say the “greater.” I think the fact that we call it a public benefit states clearly that it is a good goal.	Thank you for your comment. Yes, it was supposed to be greater. We have fixed this error and checked for other errors.
95	11/29/2023	Commissioner Peterson	Planning Commission	Land Use	Page 5-16	Initial Draft	The sentence... “Review of Multifamily and Commercial development proposals should include design review.” Is this a “should” or a must? Is it a requirement that new development has to have a design review?	Thank you for your comment. As of the writing of this response, commercial and multifamily projects are required to meet design guidelines. We may need to adjust this policy. In the future, reviews of multifamily housing cannot be more restrictive than for single-family housing.
96	11/29/2023	Commissioner Peterson	Planning Commission	Land Use	Page 5-16	Initial Draft	The term “middle housing” do we define this anywhere? My understanding is that it is not different from the duplexes, triplexes, fourplexes, and townhomes described in the paragraph above. (Except that it goes all the way to sixplexes in HB 1110.)	Black Diamond is a "tier 3" city and only has to accommodate a certain amount of middle housing options. We added a definition for "middle housing."
97	11/29/2023	Commissioner Peterson	Planning Commission	Land Use	Page 5-18	Initial Draft	The sentence... “New infill development will identify... identify.” I think the last word in the sentence is identity.	Yes, thank you. We fixed the sentence and checked for other errors.
98	11/29/2023	Commissioner Peterson	Planning Commission	Land Use	Pages 5-19 & 5-20	Initial Draft	The term “Less intensive areas” this term is used twice, but I find it a bit confusing. Does this mean the same thing as less “dense” areas?	Thank you for pointing this out. In this case, it wasn't necessarily tied to density, but ideally industrial zones would not be adjacent to any residential development and Community Commercial would not be adjacent to low density residential. We edited these sentences to make it clearer.
99	11/29/2023	Commissioner Peterson	Planning Commission	Land Use	Page 5-26	Initial Draft	The term “Urban Reserve” – Is this an actual land use category? Do we define this somewhere? I don’t see it anywhere in section 5.5.	Thank you for your comment. This was a term previously used in the 2019 plan to refer to the Planned Annexation Areas. Since the other policies under goal 6 address the same things, we have removed this redundant policy.
100	11/29/2023	Commissioner Peterson	Planning Commission	Land Use	NA	Initial Draft	In general, the goals are really good. I do like the idea that one of the Planning Commissioners brought up at the last meeting regarding the WUI interface. I know the EPA has defensible space standards that can help mitigate wildfire risk. Considering that Black Diamond is in the middle of a lot of green space, maybe we need to consider incorporating some of those.	Thank you for your comment. We added policy LU2-5 and a section dedicated to the Wildlife Urban Interface. We do want to be careful not to jump to adopting any blanket policies before understanding implications. For example, the tree retention and landscaping chapters may need significant revisions which are outside the scope of this comprehensive plan update.
101	12/22/2023	Chief Jamey Kiblinger	Police	CFU	Policy CFU-6.	Initial Draft	Locate new police facilities ((~~and equipment within a 5 minute response time from new facilities~~)) <u>that will correct current deficiencies and serve future growth and our community.</u>	Thank you for your comment. We have updated this policy with a minor change in language that points out "existing community" and "future growth" for clarity.
102	12/22/2023	Chief Jamey Kiblinger	Police	CFU	Police Protection	Initial Draft	Change second paragraph to, "The police department currently is staffed with 13 commissioned police officers, one records manager, and one police clerk. Core services include responding to calls for service, proactive patrol, traffic enforcement, marine services, records, evidence, crime prevention, narcotics, and criminal investigation."	Thank you for your comment. We have updated this language with your revision.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
103	12/22/2023	Chief Jamey Kiblinger	Police	CFU	Police Protection	Initial Draft	Change third paragraph to, "The police department responds to calls 24 hours per day, seven days per week, through requests for service via contracted dispatch with Valley Communications. The police fleet consists of 15 patrol cars, one administrative vehicle (Currently lent to the city for use), one marine boat, and one marine Zodiac-style inflatable."	Thank you for your comment. We have updated this language with your revision.
104	12/22/2023	Chief Jamey Kiblinger	Police	CFU	Police Protection	Initial Draft	For the table of key projects, the boat replacement and radio replacement can be taken off since we received both last year. In replacement, a "Secured facility," "Car Replacement," and "Hiring to meet LOS" can be put in.	Thank you for your comment. We have removed both items and added secured facility and car replacement.
105	12/26/2023	Chief Dawn Judkins	Fire	CFU	NA	Initial Draft	There is some wording in some of the paragraphs that seems like it needs some adjusting but I'm not sure of the source. Is the Ad Hoc Committee referring to the City's and Mountain View's Ad Hoc Committee?	Thank you for your comment. We are not aware of any Ad Hoc Committee and have removed this paragraph from the draft.
106	12/26/2023	Chief Dawn Judkins	Fire	CFU	NA	Initial Draft	<i>Multiple requested text revisions in track changes.</i>	Thank you for your comments. We have incorporated all suggested changes.
107	12/26/2023	Chief Dawn Judkins	Fire	CFU	NA	Initial Draft	I think there is some updates that can be made pertaining to response times. And I'd like to see the source of the data used. I can see if we have a copy of the Ad Hoc Committee binder from Chief Smith. You can present it and I'll look for the info later this week. When is the City Council review of the plan? And yes, we have 6 volunteers left. I heard one just got hired though, so it may be only 5 soon.	Thank you for your comment. We removed any erroneous data and fixed the number of volunteers.
108	1/2/2024	Chief Jamey Kiblinger	Police	CFU	Policy CFU-6.	Initial Draft	~~((Develop service level indicators to determine sustainable levels of police staffing))~~ <u>Continually monitor performance objectives as it relates to staffing needs and projections.</u>	Thank you for your comment. We have updated this policy with your revision.
109	1/2/2024	Chief Jamey Kiblinger	Police	CFU	Policy CFU-6.	Initial Draft	Strive to ~~((provide a minimum of 1-7))~~ <u>achieve a range of 2 officers</u> per 1,000 population-based economies of scale and service level indicators.	Thank you for your comment. We have updated this policy to 2 officers per 1,000 but did not include "a range of."
110	1/2/2024	Chief Jamey Kiblinger	Police	CFU	Policy CFU-6.	Initial Draft	We are not currently included in this goal: <i>Develop and maintain standard procedures for street numbering and naming conventions to minimize emergency response times.</i>	Thank you for your comment. This policy has been removed due to the current process. Community Development is responsible for assigning addresses according to King County standards.
111	1/2/2024	Chief Jamey Kiblinger	Police	CFU	Policy CFU-6.	Initial Draft	We are not currently included in this goal: <i>Apply CPTED (Crime Prevention Through Environmental Design) principles during the development review process to promote public safety.</i>	Thank you for your comment. We will share your comments with Community Development. The goal is to implement policies like this within the next 20 years.
112	1/2/2024	Chief Jamey Kiblinger	Police	CFU	Policy CFU-6.	Initial Draft	Continue to participate in Community Oriented Policing ~~((Services (COPS)))~~ principles to support community partnerships and develop localized problem-solving techniques.	Thank you for your comment. We have updated this policy with your revision.
113	1/2/2024	Chief Jamey Kiblinger	Police	CFU	Policy CFU-6.	Initial Draft	Continue to provide regular boat patrols of Lake Sawyer and surrounding shoreline, investigate water related accidents, <u>respond to complaints, enforce boating regulations</u> , provide emergency medical aid, and educate the public about safe boating practices.	Thank you for your comment. We have updated this policy with your revision.
114	1/26/2024	Kelsey Payne	Snoqualmie Tribe	Natural Environment	N/A	Initial Draft	I am reaching out on behalf of the Snoqualmie Tribe to inquire about the progress of the City of Black Diamond's 2024 Comprehensive Plan. Executive Order 21-02, signed into effect on April 7th, 2021, requires that Cities whose boundaries are within the ancestral lands of the Snoqualmie Tribe consult with the Tribe on comprehensive planning, as the plan affects the Tribe's cultural resources. Please send a timeline for your comprehensive planning and any materials that are ready for review.	Steve Moses was on our parties of record list, and we have since added others. We also sent the initial draft Natural Environment Element, Natural Environment Appendix, and accompanying memo that details proposed changes and provided a link to the website where other draft elements are posted. We appreciate any comments received and everyone on the parties of record list will continue to stay updated on the Comprehensive Plan update process.
115	2/20/2024	Director Hanis	Public Works	CFU	Water, Page 8-6	Initial Draft	We're updating the CIP as part of our Water Comp Plan. We'll probably have that draft finalized in the next month or so.	Thank you for your comment. We checked back in early May 2024 with you and we understand that is still forthcoming and so we will continue to monitor for that.
116	2/20/2024	Director Hanis	Public Works	CFU	Stormwater, Page 8-6	Initial Draft	We update our SWMP Plan annually. It's attached.	"In 2023" has been changed to "annually."

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
117	2/20/2024	Director Hanis	Public Works	CFU	Stormwater, Page 8-7, First Paragraph	Initial Draft	We don't have a decant facility. We don't have a Stormwater Operations and Maintenance Manual. We do have a document called Maintenance Standards for Drainage Facilities and we've adopted the Ecology Stormwater Manual.	We changed the name of Black Diamond's document on page 8-7 and removed the reference to a street sweeping decant facility that appeared in an early draft.
118	2/20/2024	Director Hanis	Public Works	CFU	Sewer, Page 8-8	Initial Draft	Our updated Sewer Plan is close to adoption. We'll have a CIP I can send your way for that as well.	We replaced 2012 with 2024; however, we are still waiting for adoption as of May 15, 2024.
119	2/20/2024	Director Hanis	Public Works	CFU	Police, Page 8-10	Initial Draft	The boat replacement has already occurred.	Thank you. This has been updated.
120	2/20/2024	Director Hanis	Public Works	CFU	Telecommunications, Page 8-15	Initial Draft	We also have Wave/Astound broadband.	We have incorporated Astound/Wave.
121	2/20/2024	Director Hanis	Public Works	CFU	Solid Waste, Page 8-15	Initial Draft	We don't have a contract for garbage, recycling, etc. This may impact the second policy of section 8.7 on page 8-26 as well.	We edited the language to not refer to a contract.
122	3/1/2024	Commissioner McCain	Planning Commission	CFU	NA	Initial Draft	A Good deal of material has been merged in 8.3 than before. I believe this is a good idea to reduce redundancy...	Thank you for your comment.
123	3/1/2024	Commissioner McCain	Planning Commission	CFU	Policy CFU-4.2	Initial Draft	[This policy] talks about requiring failing septic systems connect to sanitary sewer located within 300 feet. The King County Health Department requirement is 200 feet. I believe with the natural water systems in Black Diamond consisting of creeks, streams and natural lakes, the 200 foot requirement is appropriate.	The Black Diamond policy is consistent with that of the Soos Creek District. There are multiple sewer districts serving Black Diamond.
124	3/1/2024	Commissioner McCain	Planning Commission	CFU	NA	Initial Draft	With the housing shortage in King County being critical, looking to serve new areas with sanitary sewer is a great idea.	Thank you - we will share your comment with Public Works.
125	3/1/2024	Commissioner McCain	Planning Commission	CFU	Page 8-25	Initial Draft	Require school district mitigation fees be set by the districts only.	The school impact fees are set by the school district, but it is ultimately up to City Council to adopt this amount. This is typically done on an annual basis.
126	3/1/2024	Commissioner McCain	Planning Commission	CFU	Page 8-26	Initial Draft	I believe if we pass the marijuana ordinances, we must be able to act swiftly to mitigate the additional police needs.	Thank you for your comment. As of spring 2024, the Police Department is fully staffed, but the Police could adjust their level-of-service standards in the future if needed.
127	3/1/2024	Commissioner McCain	Planning Commission	CFU	Page 8-28	Initial Draft	We need to be open minded to merge with a regional fire district when offered.	Thank you for your comment. We hope you participate in the public process if that is proposed.
128	3/1/2024	Commissioner McCain	Planning Commission	Land Use	Policy LU3-4	Initial Draft	Please give examples of kinds of "incentives" for infill development.	There is information available on this topic from the Municipal Research and Services Center of Washington (MRSC) webpage at https://mrsc.org/explore-topics/planning/zoning/infill-development Perhaps the City Planning Commission or City Council can study and consider these examples when implementing the Comprehensive Plan.
129	3/1/2024	Commissioner McCain	Planning Commission	Land Use	Policy LU4-4	Initial Draft	Who will determine "historically significant" significant buildings and sites? The National Registry already does this. I do think a Black Diamond arbitrary board would be problematic.	The City currently tracks structures/properties that are a Black Diamond Landmark (through King County), on the State Register, and/or on the National Register.
130	3/1/2024	Commissioner McCain	Planning Commission	Land Use	Page 5-25	Initial Draft	We could reference the PSRC here identifying that we are a small piece of a regional plan.	Thank you for your comment. We do reference PSRC and VISION2050 under LU Goal 12.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
131	3/1/2024	Commissioner McCain	Planning Commission	Land Use	Page 5-27	Initial Draft	What and when with penalties for NON-COMPLIANCE please. WE should have some say in this issue even though mines operate under a Federal permit.	The State of Washington Dept. of Natural Resources website at https://www.dnr.wa.gov/programs-and-services/geology/energy-mining-and-minerals/surface-mining-and-reclamation contains useful information about the Surface Mine Reclamation Program (SMRP) which was created in 1971 after the legislature created the Surface Mining Act. The SMRP makes sure that all lands and waters within the state are protected and reclaimed after mining is complete. It also provides consistent regulation of both permitted and unpermitted surface mines statewide. The SMRP monitors surface mines and issue reclamation permits. Monitoring for compliance is usually performed by on-site inspection. Aerial photography is frequently used as well to document mining activity.
132	3/1/2024	Commissioner McCain	Planning Commission	Land Use	Page 5-28	Initial Draft	Why is "foster" a better word? I believe we do enough to encourage public participation.....	This one is just some minor wordsmithing to avoid repeated words.
133	3/1/2024	Commissioner McCain	Planning Commission	Land Use	NA	Initial Draft	Wow, lot's of re-write here but making the document better. I liked the pictures in the history portion.	Thank you for your comment. We intend to keep the historic pictures in the final draft.
134	3/1/2024	Commissioner McCain	Planning Commission	N/A	N/A	Initial Draft	We should look for a consistent page identifying system.	Thank you for your comment. The final draft will compile all elements, and it will have a standard numbering system (e.g., 1, 2, 3).
135	3/1/2024	Commissioner McCain	Planning Commission	Natural Environment	Page NE-1	Initial Draft	I like the fact that this new draft includes a reference to the Shoreline Management Plan	Thank you for your comment. We will make sure to keep this section for the final draft.
136	3/1/2024	Commissioner McCain	Planning Commission	Natural Environment	Page NE-6	Initial Draft	I would like to make sure policy does NOT eliminate fossil fuels and natural gas from being considered an "energy efficient" part of the building system.	Thank you for your comment. The policies do not specifically target fossil fuels/natural gas.
137	3/1/2024	Commissioner McCain	Planning Commission	Natural Environment	Policy NE-34	Initial Draft	I understand burning wood can contribute to air quality issues in some areas. There are some people dependent on wood burning as their major source of heat (and a lot of these people are seniors and low-income) and current wood stoves are built with catalytic systems that process a portion of the discharged smoke....we need to offer them subsidies if we are entering into a policy to "limit or eliminate" wood burning as their major source of heat.	Thank you for your comment. The policy as stated uses the word "discourage" to allow for flexibility. We are not proposing any legislation which would eliminate existing wood-burning stoves or fireplaces.
138	3/1/2024	Commissioner McCain	Planning Commission	Natural Environment	Page NE-7	Initial Draft	I wouldn't mind limited "regulatory support" to electric vehicle charging stations. New science has introduced difficulties with electric vehicle popularity.	Thank you for your comment; however, since the City currently lacks options for EV charging we propose keeping this policy.
139	3/1/2024	Commissioner McCain	Planning Commission	Natural Environment	Policy NE-38	Initial Draft	The City currently has unpaved streets in the City limits and certainly these "gravel roads" have no stormwater containment at all. I think the City needs to add stormwater systems to all public roads in Morganville and the base of Lawson where surface water is a huge problem. We have some serious catching up to do!	Thank you for your comment. Stormwater is addressed through LIDs of individual lots and when frontage improvements are required per development standards.
140	3/1/2024	Commissioner McCain	Planning Commission	PROS	Policy 3.1.d	Initial Draft	How will we pay for the ADA transition plans at existing parks?	Thank you for your comment. This is a valid concern but does not appear to be in the current CIP, so this is more aspirational and the city does not have any funding lined up. We will share your comment with Public Works. The PROS Element effectively adopts the same goals, objectives, and strategies of the PROS Plan. This change fulfills previous docket items #2021-05 and #2022-19, which was to update the PROS Element of the Comprehensive Plan to incorporate relevant components of the PROS Plan, as suggested by city staff and recommended by the Planning Commission.
141	3/1/2024	Commissioner McCain	Planning Commission	PROS	Policy 3.2.a	Initial Draft	How will we acquire unmaintained HOA assn parks? How will we acquire and work within the liability insurances HOA's should have for the benefit of homeowner's who use them. Will citizen's have any permission to use forthcoming the City's maintenance?	Thank you for your comment. The PROS Element effectively adopts the same goals, objectives, and strategies of the PROS Plan. This change fulfills previous docket items #2021-05 and #2022-19, which was to update the PROS Element of the Comprehensive Plan to incorporate relevant components of the PROS Plan, as suggested by city staff and recommended by the Planning Commission. Currently, the HOA parks are not restricted to HOA members.
142	3/1/2024	Commissioner McCain	Planning Commission	PROS	Policy 5.1.a	Initial Draft	Who will create and maintain the Parks and Rec webpage?	Thank you for your comment. This is a policy carried over from the PROS Plan per previous docket items #2021-05 and #2022-19. Currently it is maintained by the Public Works Department.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
143	3/8/2024	Vice Chair Olson	Planning Commission	PROS	Page PR-1	Initial Draft	Land Area Percentage: The 2019 plan mentions that parks, recreation, trails, and open space comprise about 5% of the total city land area, while the 2023 update mentions approximately 4%. This slight discrepancy could indicate changes in land use or corrections in data calculations.	Thank you for your comment. We used the 176 acre figure from the 2021 PROS Plan, which is roughly 4%. Page 4 of PROS Plan: <i>Additional parklands are available to the public within city limits and are maintained by various homeowners associations, such as Ten Trails or Lawson Hills. Additional park and recreation opportunities that are not maintained by the City are described in Chapter 6: A System Assessment.</i> Page 9 of PROS Plan: <i>The City requires residential developers to meet a minimum ratio of homes to parks, activities, and open spaces. Development agreements increase access to private parks for homeowners’ association members but are not designated as public parks. Subdivisions have parks that are privately operated with funding by the homeowner’s association. City staff support maintaining development agreements.</i>
144	3/8/2024	Vice Chair Olson	Planning Commission	PROS	Page PR-1	Initial Draft	Can you address the discrepancy in the reported percentages of city land area dedicated to parks, recreation, trails, and open space (4% vs. 5%). Ensure the data is accurate and reflects the current status of land use to provide a clear understanding of the city’s commitment to open spaces.	Thank you for your comment. We used the 176 acre figure from the 2021 PROS Plan, which is roughly 4%. Page 4 of PROS Plan: <i>Additional parklands are available to the public within city limits and are maintained by various homeowners associations, such as Ten Trails or Lawson Hills. Additional park and recreation opportunities that are not maintained by the City are described in Chapter 6: A System Assessment.</i> Page 79 of PROS Plan: <i>The City requires residential developers to meet a minimum ratio of homes to parks, activities, and open spaces. Development agreements increase access to private parks for homeowners’ association members but are not designated as public parks. Subdivisions have parks that are privately operated with funding by the homeowner’s association. City staff support maintaining development agreements.</i>
145	3/8/2024	Vice Chair Olson	Planning Commission	PROS	NA	Initial Draft	Financing and Funding Strategies: The 2023 draft offers a more detailed discussion on financing, including specific strategies for funding parks and recreation projects, such as utilizing park impact fees, grants, and public-private partnerships. It reflects a more comprehensive approach to securing and maximizing financial resources for parks and recreational needs.	Thank you for your comment. The draft element does talk about park impact fees in on pages 3-4 and 3-5 in addition to policy 1.1.e. The PROS Plan also has information on park impact fees on page 78. It would be up to the Council to implement one. From PROS Plan: <i>Setting fee schedules for impact fees is a complex process typically involving rate studies. Generally, impact fees do not recover the full cost of a new facility since these fees must be directly and proportionately related to impacts associated with new development.</i>
146	3/8/2024	Vice Chair Olson	Planning Commission	PROS	NA	Initial Draft	Financing and Funding Strategies: Given the importance of securing funding for the plan's initiatives, should we consider expanding the section on financing to include recent examples of successful funding applications, updates on available grants, or innovative funding mechanisms that have emerged since the last plan.	Thank you for your comment. While outlining finance mechanisms is certainly important, we want to make sure the Comprehensive Plan does not limit the city to certain measures. Grants and funding opportunities can change, so it is important to keep funding opportunities more broad. The PROS Plan does go into more detail about funding, particularly Chapter 8.
147	3/8/2024	Vice Chair Olson	Planning Commission	PROS	NA	Initial Draft	Incorporate Technology and Innovation: Consider how technology and innovation can enhance parks, recreation, trails, and open spaces. This might include smart park initiatives, digital wayfinding systems, or interactive educational installations that engage the community with the natural environment in new ways.	Thank you for your comment. We do not see parks-related technology (like interactive trail counters or digital wayfinding) as being feasible within the next 20 years, as the parks budget is extremely low and staff capacity is focused on maintenance of existing parks and obtaining funds for projects already established in the PROS Plan and CIP. Further, the PROS Element effectively adopts the same goals, objectives, and strategies of the PROS Plan. This change fulfills previous docket items #2021-05 and #2022-19, which was to update the PROS Element of the Comprehensive Plan to incorporate relevant components of the PROS Plan, as suggested by city staff and recommended by the Planning Commission. This could be addressed in a future update or amendment.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
148	3/8/2024	Vice Chair Olson	Planning Commission	PROS	NA	Initial Draft	Strengthen Community Engagement and Feedback Mechanisms: Although the draft outlines goals for public involvement, further elaboration on how the city plans to engage diverse community groups, collect feedback, and adapt plans based on resident input could enhance the document. Detailing specific engagement strategies, such as digital platforms or community workshops, would be valuable.	Thank you for your comment. The PROS Element effectively adopts the same goals, objectives, and strategies of the PROS Plan. This change fulfills previous docket items #2021-05 and #2022-19, which was to update the PROS Element of the Comprehensive Plan to incorporate relevant components of the PROS Plan, as suggested by city staff and recommended by the Planning Commission. Additional information on public engagement for parks specifically is addressed in the PROS Plan. The Comprehensive Plan will address this in the Introduction and Public Engagement Appendix.
149	3/8/2024	Vice Chair Olson	Planning Commission	PROS	NA	Initial Draft	Linkages to Broader City Goals: Strengthen the connections between the parks, recreation, trails, and open space element and broader city goals, such as economic development, transportation, and housing. Demonstrating how these elements interconnect can provide a more holistic approach to city planning. Some examples could be:	Thank you for your comment. The Introduction will talk about the relationship between elements.
150	3/8/2024	Vice Chair Olson	Planning Commission	PROS	NA	Initial Draft	· Highlight how parks and recreational facilities can contribute to local economic development through tourism, hosting events, and attracting businesses that value quality of life for their employees.	Thank you for your comment. We will add some additional information in the PROS Element on these topics.
151	3/8/2024	Vice Chair Olson	Planning Commission	PROS	NA	Initial Draft	· Discuss strategies for leveraging parks and recreation areas to support local businesses (e.g., pop-up markets in parks, partnerships for event sponsorships).	The PROS Element effectively adopts the same goals, objectives, and strategies of the PROS Plan. This change fulfills previous docket items #2021-05 and #2022-19, which was to update the PROS Element of the Comprehensive Plan to incorporate relevant components of the PROS Plan, as suggested by city staff and recommended by the Planning Commission. Instead, we will look to incorporate an additional policy in the Economic Development Element.
152	3/8/2024	Vice Chair Olson	Planning Commission	PROS	NA	Initial Draft	· Detail how the development of trails and greenways can complement the city's transportation plan by providing safe, non-motorized travel options for residents, reducing traffic congestion, and promoting healthy lifestyles.	Thank you for your comment. Safety and non-motorized transportation are factoring more heavily in transportation planning. It is our understanding that state and regional agencies are looking to implement non-motorized LOS standards.
153	3/8/2024	Vice Chair Olson	Planning Commission	PROS	NA	Initial Draft	· Include plans for integrating bike-share programs and electric vehicle (EV) charging stations at major parks to encourage sustainable transportation options.	Please see Policy NE-8.4 (previously NE-36): <i>Provide regulatory support for electric transportation methods (i.e., electric vehicle charging stations).</i> We want to avoid redundant policies where possible. This may be further addressed in a future Climate Element, which is outside the scope of this update.
154	3/8/2024	Vice Chair Olson	Planning Commission	PROS	NA	Initial Draft	· Explain how access to quality parks and recreation areas can increase property values and enhance community appeal, encouraging responsible residential development.	Thank you for your comment. This is already addressed in the PROS Plan. The Introduction will talk about the relationship between elements.
155	3/8/2024	Vice Chair Olson	Planning Commission	PROS	NA	Initial Draft	· Propose guidelines or incentives for new housing developments to include green spaces, community gardens, or links to existing trail systems, fostering a sense of community and connection to nature.	Please see Chapter 18.72 and Section 17.15.020 BDMC.
156	3/11/2024	Vice Chair Olson	Planning Commission	Natural Environment	NA	Initial Draft	I don't have as many comments on this section. Overall, the evolution from the 2019 to the 2024 document seems to reflect a deepening and broadening of the city's commitment to environmental stewardship, incorporating more nuanced policies that consider social equity and leveraging new strategies for sustainable development. Further enhancement of these strategies, particularly through actionable metrics and community involvement, could strengthen the plan's effectiveness.	Thank you for your comment. We have included Policy NE-1.6 (previously NE-6) to address some of these concerns. The Introduction and Public Engagement Appendix will contain more information on how we engaged the public. Equity is addressed more in the Housing Element.
157	3/11/2024	Vice Chair Olson	Planning Commission	Natural Environment	NA	Initial Draft	Enhanced Public Engagement: Increased emphasis on engaging the public in environmental stewardship, perhaps through educational programs or participatory conservation projects, could foster a stronger community commitment to the plan's goals. (Black Diamond Museum? I recently saw that they do informational meetings, etc.)	Thank you for your comment. Once the plan is complete, the city can work towards implementation, perhaps with a focus on priorities of City Council and Planning Commission. Some of these could include the policies listed under Goal NE-1.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
158	3/11/2024	Vice Chair Olson	Planning Commission	Natural Environment	NA	Initial Draft	Innovative Technologies and Practices: Encouraging the adoption of innovative environmental technologies and sustainable practices in development could be more explicitly stated, including green building standards, renewable energy incentives, and water-sensitive urban design.	Thank you for your comment. We attempted to address this with Policy NE-1.3 (previously NE-3) and Policy NE-1.8 (previously NE-8).
159	3/11/2024	Vice Chair Olson	Planning Commission	Natural Environment	NA	Initial Draft	Monitoring and Evaluation: Introducing a section on monitoring and evaluation mechanisms for assessing the effectiveness of the policies and goals outlined could provide accountability and allow for adjustments over time to ensure objectives are met.	Thank you for your comment. This is a great idea for implementing the plan as a whole, not just the Natural Environment Element. Additionally new state legislation was passed which now requires the city to submit an implementation progress report in five years (See RCW 36.70A.130(9)).
160	4/23/2024	Jane Vandenberg	Soos Creek Water & Sewer District	CFU	Page 8-8, first paragraph	Initial Draft	Suggested revision: The City provides local sewage collection services for all of the city except for the area around Lake Sawyer. Soos Creek Water and Sewer District provides sewer service to the northwest area of Lake Sawyer. The rest of the area around Lake Sawyer has no public sewer <u>though it is within the Soos Creek Water & Sewer District Planning Area</u> . This area features individual private on-site wastewater disposal systems (septic tanks and drainfields). ³ <u>These services are depicted in Figure 8.2.</u> Additionally, the last sentence has a footnote that is not represented in the Chapter. Please provide the reference.	Thank you for your comment. We will incorporate your suggested revision. Based on the existing Comprehensive Plan, we are not sure what that footnote was referring to. We will delete it for clarity.
161	4/23/2024	Jane Vandenberg	Soos Creek Water & Sewer District	CFU	Page 8-9, Figure	Initial Draft	Please add a Figure number and title. Refer to the previous comment above. Additionally, in the Legend, retitle "Soos Creek Sewer" to "Soos Creek Water & Sewer District Sewer Planning Area." It is noted in the Project Memo dated December 22, 2023, from AHBL that the map was a place holder. Please provide updated map.	Thank you for your comment. We will update the map.
162	4/23/2024	Jane Vandenberg	Soos Creek Water & Sewer District	CFU Appendix	N/A	Initial Draft	Please provide this Appendix as it has not been posted to the City's project website nor is it referenced in the Element. We would like to review it to determine if it contains material relevant to the District.	The CFU Element no longer has an accompanying CFU Appendix. The information in that appendix has been incorporated into the CFU Element.
163	5/1/2024	Morgan Krueger	WDFW	CFU	Policy CFU-1.2, Page 8-19 (initial draft)	Initial Draft	Initial draft language: Implement construction standards that are environmentally sensitive, safe, and cost effective. Notes: We suggest making Low Impact Development (LID) mandatory for all development adjacent to sensitive waterways. <u>See previous comments.</u>	The City utilizes an adopted Stormwater Manual that addresses when LID measures as required and city staff is trained on the LID principles.
164	5/1/2024	Morgan Krueger	WDFW	CFU	Policy CFU-1.3, Page 8-19 (initial draft)	Initial Draft	Suggested revision: Facilitate the development of all utilities at the appropriate LOS to accommodate projected growth and be resilient to climate change. Notes: See comments related to Climate Change - Suggested Policy Page NE-6.	Thank you for your suggested revision and comment. Black Diamond is required to adopt a Climate Element by 2029. We encourage you to make these policies during that process, which would warrant additional studies at that time.
165	5/1/2024	Morgan Krueger	WDFW	CFU	Policy CFU-1.11, Page 8-20 (initial draft)	Initial Draft	Suggested revision: Consider impacts to the environment, climate change, and public health, and ~~((minimize))~~ <u>avoid</u> these impacts whenever possible while constructing and providing public services and facilities. Notes: We suggest the use of mitigation sequencing (WAC 197-11-768) in this policy, which first states to “avoid.”	Thank you for your comment. We will revise this policy to "minimize or avoid."

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
166	5/1/2024	Morgan Krueger	WDFW	CFU	Goal CFU-1, Page 8-20 (initial draft)	Initial Draft	Suggested policy: <u>Develop and maintain a fund to build green infrastructure projects that help capture, filter, store, and reuse stormwater runoff.</u> Notes: We suggest adding actionable items such as the adjacent policy. The Georgetown Climate Center's Green Infrastructure Toolkit provides funding models and approaches from U.S. municipalities, including Los Angeles County's Safe Clean Water Program and Boulder, Colorado's Greenways Program. Low Impact Development and other green infrastructure techniques can provide a more environmentally friendly and cost-effective ways to manage stormwater.	Thank you for your comment. Perhaps this is something the city can look into during a future update or when grants / technical assistance is available from agencies such as WDFW.
167	5/1/2024	Morgan Krueger	WDFW	CFU	Goal CFU-1, Page 8-20 (initial draft)	Initial Draft	Suggested policy: <u>Collaborate with WSDOT, King County, and neighboring jurisdictions to plan and prioritize public and private culvert upgrades to ensure fish passage barrier removal, adequate projected stormwater passage, and continued climate-related adaptations to handle water passage into the future throughout Black Diamond.</u> Notes: It is important to plan and prioritize culvert upgrades to ensure not only fish passage benefits, but adequate projected stormwater passage. We suggest this element (and future amendments to the City of Black Diamond Capital Improvement Plan for 2023-2028) include this goal and incorporate a prioritization list, especially in areas where terrestrial species connectivity can be restored simultaneously (i.e., replacing culverts with wider bridges). See WDFW's "Incorporating Climate Change into the Design of Water Crossing Structures: Final Project Report," as well as WSDOT's "Wildlife Habitat Connectivity Consideration in Fish Barrier Removal Projects." Combining stormwater maintenance (or any maintenance) with multi-benefit goals (such as climate change resiliency and salmon recovery) opens up these projects for diverse funding opportunities (such as the Department of Commerce Salmon Recovery through Local Planning Grant, due June 3rd).	Thank you for your suggested revision and comment. Black Diamond is required to adopt a Climate Element by 2029. We encourage you to make these policies during that process, which would warrant additional studies at that time.
168	5/1/2024	Morgan Krueger	WDFW	CFU	Goal CFU-1, Page 8-20 (initial draft)	Initial Draft	Suggested policy: <u>Identify and quantify the ecosystem services benefits of natural systems and include these natural capital assets in cost-benefit assessments for community and development planning.</u> Notes: Healthy ecosystems provide many climate resilience benefits. Protecting or restoring natural assets and the services they provide is often more cost-effective than engineered solutions. Restored wetlands and floodplains can prevent flooding and reduce the need for other types of flood-control infrastructure. Implementation of this policy could include comparing lifetime cost-effectiveness of nature- based versus engineered options for climate response to help identify cost-effective adaptation options. This can help build capacity and support for the adoption of response strategies that help protect and restore ecosystem function and services at risk from climate change. For resources, see FEMA's guide <i>Building Community Resilience with Nature-Based Solutions</i> , as well as software to track these resources from Natural Capital Project. Additionally, see Kitsap County's approach to this through their Kitsap Natural Resource Asset Management Project.	Thank you for your comment. This is beyond our scope at this time.
169	5/1/2024	Morgan Krueger	WDFW	Land Use	Policy LU2-2, Page 5-22	Initial Draft	Suggested revision: Promote the health and well-being of Black Diamond residents by incorporating recreational facilities <u>and forested trail</u> opportunities for physical activity into development proposals. Notes: As noted above, "Three out of four residents preferred forested trail areas over passive parks. The community is attracted to the available open space and trails over developed parks," page 46 of the PROS plan. It is important to state the specific needs of Black Diamond's population.	Thank you for your comment. We will edit the proposed policy based on your suggestion with some wordsmithing.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
170	5/1/2024	Morgan Krueger	WDFW	Land Use	Policy LU2-4, Page 5-22	Initial Draft	Suggested revision: Work with developers to encourage the construction of complete streets, commercial nodes, and residential development areas that complement one another and provide effective interaction for activities and uses, informed by future climate-related conditions. Notes: All development should take climate-related stressors into consideration to better prepare for the future. Some of these considerations include increased capacity for shade trees, future frequently flooded area projections, and more.	Thank you for your suggested revision and comment. Black Diamond is required to adopt a Climate Element by 2029. We encourage you to make these policies during that process, which would warrant additional studies at that time.
171	5/1/2024	Morgan Krueger	WDFW	Land Use	Policy LU3-2, Page 5-23	Initial Draft	Initial draft language: Retain a sense of place by protecting the community’s important natural features and Treasured Places and support the City’s Tree Preservation Program. Notes: I was not able to locate a formal Program on Black Diamond’s website that compared to adjacent jurisdictions’ Tree Management Plans (City of Tacoma, the City of Snoqualmie, the City of Redmond, and the City of Renton). For the value this Land Use Element places on natural forested land within Black Diamond, we strongly recommend creating a formal Plan (refer to comments associated with item 16). We recommend tracking the programs mentioned in this Element (“the City is preserving its In-City Forest Land by using its TDR program to transfer all development rights off the land and placing a permanent conservation easement on the property”) as well as the city-wide tree re-vegetation program. Having a Plan outlining the progress of these programs would create a clearer picture of how much forested land Black Diamond is preserving, losing, or restoring.	Thank you for your comment. The city no longer has the citywide tree revegetation program. The city could partner with WDFW and/or DNR in the future if there are grant opportunities to fund plans like this.
172	5/1/2024	Morgan Krueger	WDFW	Land Use	Policy LU8-4, Page 5-27	Initial Draft	Suggested revision: Require Industrial/Light Industrial and Business Park areas to be functionally and aesthetically compatible with existing uses and to buffer impact generating uses from other uses, and site them carefully to ~~((minimize))~~ <u>avoid</u> environmental impacts. Notes: We suggest the use of mitigation sequencing (WAC 197-11-768) in this policy, which first states to “avoid.” Avoidance is key, as mitigation for impacts can be costly, hard to maintain, and often do not meet no net loss standards (WAC 365-196-830).	Thank you for your comment. We will revise this policy to "minimize or avoid."
173	5/1/2024	Morgan Krueger	WDFW	Land Use	Policy LU12-6, Page 5-29	Initial Draft	Suggested revision: Ensure that essential public facilities sited in the City are consistent with the goals, objectives, and policies of the City’s comprehensive plan <u>and take into consideration climate-related stressors such as changes to temperature, rainfall, increased flooding in order to help ensure they function as intended over their planned life cycle.</u> Notes: Given that public facilities represent significant public investments, it is prudent to ensure that facilities are designed and sited to be resilient to climate impacts. We recommend Black Diamond identify climate impacts predicted for their communities and review their capital facilities plans in the context of climate change projections to ensure that planned facilities will be resilient throughout their intended lifespan and make changes as needed. This is a requirement for the Climate Element, as stated by Commerce. We suggest planning for this element in a timely manner.	Thank you for your suggested revision and comment. Black Diamond is required to adopt a Climate Element by 2029. We encourage you to make these policies during that process, which would warrant additional studies at that time.
174	5/1/2024	Morgan Krueger	WDFW	Land Use	LU Goal 13	Initial Draft	Proposed removal: Preserve existing open space areas and continue to develop an open space network that offers opportunities for outdoor recreation and enjoyment and the provision of important ecological functions that contribute to the community’s aesthetic beauty and character. Notes: We highly recommend retaining this goal, which aligns with this Element’s introductory text and other priorities. It is important to state the intent of this goal within the Land Use Element, as forested trails and open space is noted as a top need cited by Black Diamond citizens in the PROS plan. This sentiment cannot be overstated throughout all Comprehensive Plan elements.	In order to maintain a streamlined document are focusing all goals and policies related to parks, recreation, and open space to the PROS Element. Having similar goals in separate areas of the plan does not necessarily make it any more effective.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
175	5/1/2024	Morgan Krueger	WDFW	Natural Environment	Policy NE-3, Page NE-2	Initial Draft	Initial draft language: Promote innovative and environmentally sensitive development practices in siting, design, materials selection, construction, and maintenance to balance environmental protection and achievable density. Notes: WDFW suggests specifying the intent to incentivize or develop programs to achieve these goals. We suggest including additional policies, such as: “Develop and maintain a fund to build green infrastructure projects that help capture, filter, store, and reuse stormwater runoff.” The Georgetown Climate Center's Green Infrastructure Toolkit provides funding models and approaches from U.S. municipalities, including Los Angeles County's Safe Clean Water Program and Boulder, Colorado's Greenways Program.	Thank you for your comment. Perhaps these can be looked at during a future update.
176	5/1/2024	Morgan Krueger	WDFW	Natural Environment	Policy NE-7, Page NE-3	Initial Draft	Initial draft language: Support and incentivize environmental stewardship on private and public lands. Notes: We suggest utilizing resources, such as WDFW’s Habitat at Home Program. Homeowners can apply for a certification of their yard as wildlife habitat and receive a sign. Another example for achieving this policy's goals is to make sure folks are aware of Washington state's Open Space Taxation Act, which allows tax breaks for property owners who volunteer to preserve land. See also King County’s Public Benefit Rating System (PBRS). This program encourages voluntary resource conservation on private property. PBRS is best suited for landowners wanting to protect or restore open space resources on their property. There are over 1,450 landowners and 14,200 acres currently participating in this program in the County.	Thank you for your comment. These sound like great implementations measures for our suggested policy NE-7 and already available to property owners. In the future the city could include information on these programs on the city's website for residents.
177	5/1/2024	Morgan Krueger	WDFW	Natural Environment	Policy NE-8, Page NE-3	Initial Draft	Initial draft language: Enforce regulations which preserve natural drainage ways and review development plans to limit impacts on natural drainage ways. Notes: We suggest making Low Impact Development (LID) mandatory for all development adjacent to waterways. This would help Black Diamond address the GMA requirement, “counties and cities shall give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries,” RCW 36.70A.172. As the WRIA 9 Salmon Habitat Plan states, “Land development estimates indicate the biggest areas of future development will be in the Middle Green River Sub watershed and along the nearshore. Black Diamond is the city projected to have the greatest increase in housing development in the Middle Green River Sub watershed...” Resources for LID include the Sustainable Development Code website and the VISION 2050 Planning Resources Guidance on Integrating Stormwater Solutions into Comprehensive Plans.	The City of Black Diamond has adopted the 2019 Ecology Stormwater Management Manual for Western Washington (2019 SMMWW). Adoption of this manual, or an equivalent, was required under the Western Washington Phase II Municipal Stormwater Permit (Permit). The Permit requires that LID be the preferred and commonly used method of stormwater management for new and redevelopment projects. The City of Black Diamond requires the use of LID consistent with the feasibility criteria identified in the Permit and implemented through the use of the 2019 SMMWW.
178	5/1/2024	Morgan Krueger	WDFW	Natural Environment	Policy NE-13, Page NE-4	Initial Draft	Suggested revision: ((Minimize)) Avoid disruption of areas in current use by endangered wildlife species or by unique wildlife populations. <u>If avoidance is infeasible, ensure proper mitigation sequencing is followed.</u> Notes: We suggest the use of mitigation sequencing (WAC 197-11-768) in this policy, which first states to “avoid.” Avoidance is key, as mitigation for impacts can be costly, hard to maintain, and often do not meet no net loss standards (WAC 365-196-830).	Thank you for your comment. Mitigation sequencing is addressed in BDMC Section 19.10.050 and is applied as applicable.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
179	5/1/2024	Morgan Krueger	WDFW	Natural Environment	Policy NE-15, Page NE-4	Initial Draft	Suggested revision: Implement salmon habitat protection and restoration priorities identified in the Water Resource Inventory Area (WRIA) 9 plans <u>through partner collaboration</u>. Notes: We appreciate the inclusion of local salmon recovery plans within this element. We suggest including collaboration as part of this policy, as watershed-wide recovery can only be successful if collaboration occurs across jurisdictional boundaries. Please see the following salmon recovery funding opportunity: Salmon Recovery through Local Planning Grant, due June 3rd. Black Diamond has a significant responsibility in restoring and protecting salmon habitat. As the WRIA 9 Salmon Habitat Plan states, “the Middle Green River mainstem retains some of the best spawning and rearing habitat left in the watershed.” If not done already, we suggest Black Diamond follow the WRIA 9 Salmon Habitat Plan’s suggestion to take on a steward role for the Middle Green (Soos) area in collaboration with Covington and Maple Valley (page 7-9). This section of the Plan also states, “Stewards could be provided by re-allocation of existing staff (e.g., Black Diamond, Covington, and Maple Valley could each allocate 0.3 share of an existing employee’s time to stewardship tasks) or jointly funding a steward position(s) at the sub watershed/ WRIA level through an interlocal agreement. The stewards could be provided under contract by King Conservation District, King County, a city, or a nonprofit organization.”	Thank you for your comment. We will incorporate your suggested revision.
180	5/1/2024	Morgan Krueger	WDFW	Natural Environment	Policy NE-16, Page NE-4	Initial Draft	Suggested revision: Minimize habitat fragmentation by linking wildlife habitats, <u>parks, and open spaces</u> via corridors. Connect wildlife habitats with each other within the City and the region to achieve a continuous network <u>for the benefit of wildlife movement and recreational opportunities</u>. Notes: Parks and open spaces are often some of the only areas within highly built environments for wildlife habitat to persist. It is important to not only plan for these spaces, but plan for the connection and linkage of these spaces to provide multi-benefit options, such as recreational trail opportunities as well as habitat corridor linkages. For information on implementing wildlife habitat attributes in all public spaces, see WDFW’s Habitat at Home resource as well as WDFW’s guidance document in relation to managing for biodiversity in developing areas.	Thank you for your suggested revision and comment. We will incorporate your suggested revision.
181	5/1/2024	Morgan Krueger	WDFW	Natural Environment	Goal 3, Page NE-4	Initial Draft	Suggested policy: <u>Designate and protect habitat corridor connections as critical areas both locally and regionally. Minimize potential disruption of these sites through appropriate setbacks, buffers, limits on grading, impervious surfaces, storm water treatment, and similar regulatory measures.</u> Notes: We suggest incorporating habitat corridors within this section, one such important corridor being Riparian Management Zones (RMZs). RMZs should be designated and protected as a critical areas and replace outdated ‘stream buffer’ terminology. These areas “are disproportionately important, relative to area, for aquatic species (e.g., salmon) and terrestrial wildlife,” as stated in WDFW’s Riparian Ecosystems, Volume 2: Management Recommendations and supported by WDFW’s BAS. Please see WDFW’s RMR checklist to compare Black Diamond’s current critical area ordinance to agency priorities.	Thank you for your suggested policy and comments. The city's Sensitive Areas Ordinance is due to be updated in the future, and this suggested approach can be considered at that time.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
182	5/1/2024	Morgan Krueger	WDFW	Natural Environment	Goal 5, Page NE-5	Initial Draft	Suggested policy: Restrict or prevent mining and other substantial excavation activities in areas with identified Priority Habitats and Species nearby or downstream, or below the water table, or where extracting materials would diminish essential soil resources vital for storing, filtering, or conveying groundwater. Notes: This policy was taken and modified from the suggested policies listed in the WRIA 9 Salmon Habitat Plan update. This policy is specifically crucial for Black Diamond, as stated in the original Plan, “Howard Hanson Dam completely blocks large woody debris and sediment (gravel) from the Upper Green from reaching the Middle Green and beyond. As a result, there is a gravel deficit because winter flows flush sediments downstream of Howard Hanson Dam with no replenishment from the Upper Green. This has resulted in channel incision (downcutting) and subsequent armoring (removal of smaller sediments leaving bare rock or large boulders). Lack of sediment has a significant effect on spawning in the river downstream,” page 9-5. Additionally, we suggest WDFW’s Priority Habitats and Species program be mentioned here.	Thank you for your comment. There are existing mining activities within the city that are already subject to issued permits. City regulations and requirements including but not limited to BDMC 19.10.300 through .340 would be applied to any future proposed mining or excavation activities as applicable.
183	5/1/2024	Morgan Krueger	WDFW	Natural Environment	Policy NE-25, Page NE-6	Initial Draft	Suggested revision: ((Minimize)) Avoid the alteration of natural surface water features ~~((by man or wildlife))~~ that retain or carry floodwaters, and prevent <u>new development from being sited in areas of flooding concern ((land alterations that would increase potential flooding))</u>. Notes: Dams, levees, revetments, and residential and agricultural land use along the mainstem in this sub watershed have changed the natural flow regime, reduced channel complexity, reduced side channels that capture flood water, and reduced or degraded riparian habitat functions that capture storm water. We suggest Black Diamond clearly state the intent to reconnect floodplains, increase channel complexity, and avoid new development in areas that historically flood in order to plan for a future that works with natural environmental hazards instead of against them.	Thank you for your comment. Mitigation sequencing is addressed in BDMC Section 19.10.050 and is applied as applicable.
184	5/1/2024	Morgan Krueger	WDFW	Natural Environment	Policy NE-26, Page NE-6	Initial Draft	Initial draft language: Seek to meet or exceed regulatory standards for floodplain development as these standards are updated for consistency with relevant local, state, and federal requirements including those related to the Endangered Species Act. Notes: We appreciate the inclusion of this policy and recommend going beyond the FEMA 100-year flood minimums, as FEMA minimums do not take climate change projections into account. For example, King County regulations place ‘Flood Protection Elevations’ three feet above base flood elevation.	Thank you for your comment. Black Diamond is required to adopt a Climate Element by 2029. We encourage you to make these policies during that process, which would warrant additional studies at that time.
185	5/1/2024	Morgan Krueger	WDFW	Natural Environment	Climate Change Policy NE-31, Page NE-6	Initial Draft	Proposed revision: Encourage energy-efficient homes, buildings, and building systems, <u>and explore natural techniques for achieving these goals, such as the retention of large trees that offer cooling benefits to buildings, “cool” roofs covered with light colors or reflective pigments that help direct the sun’s heat, “green” roofs covered with low-maintenance vegetation that help to insulate buildings from solar heat, and more.</u> Notes: We suggest working towards sustainable development code that decreases building utility use and cost while simultaneously increasing the capacity for climate resiliency. The Sustainable Development Code website is a great resource in outlining how to remove code barriers, create incentives, and fill regulatory gaps in pursuit of this goal. Additionally, it is mandatory that schools are built to LEED standards, and with the help of Washington Sustainable Schools Protocol: Criteria for High-Performance Schools, additional public or private infrastructure can be modeled after this example. See the LEED rating system for further resources aimed at all building types.	Thank you for your suggested revision and comment. Black Diamond is required to adopt a Climate Element by 2029. We encourage you to make these policies during that process, which would warrant additional studies at that time.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
186	5/1/2024	Morgan Krueger	WDFW	Natural Environment	Climate Change, Page NE-6	Initial Draft	Suggested policy: <u>Consider future climate conditions during siting and design of capital facilities, including changes to temperature, rainfall, and flooding potential to help ensure they function as intended over their planned life cycle.</u> Notes: Given that capital facilities represent significant public investments, it is prudent to ensure that facilities are designed and sited to be resilient to climate impacts. We suggest Black Diamond identify climate impacts predicted for your communities and review your capital facilities plans in the context of climate change projections to ensure that planned facilities will be resilient throughout their intended lifespan and make changes as needed. For resources in relation to climate mapping, see UW’s webtool – Climate Mapping for a Resilient Washington.	Thank you for your suggested policy and comment. Black Diamond is required to adopt a Climate Element by 2029. We encourage you to make these policies during that process, which would warrant additional studies at that time.
187	5/1/2024	Morgan Krueger	WDFW	Natural Environment	Goal 8, Page NE-7	Initial Draft	We suggest incorporating a tree related goal or policy in this section, highlighting the clean air benefits they provide, such as <u>“Manage tree canopy and forests (including parks, greenbelts and urban forests) to decrease air quality risks.”</u>	Thank you for your comment. We will incorporate your suggested policy.
188	5/1/2024	Morgan Krueger	WDFW	Natural Environment	Policy NE-38, Page NE-8	Initial Draft	Initial draft language: Adopt Maintain and enforce stormwater regulations consistent with Ecology’s Surface Water Management Manual for Western Washington (2012 or as revised). Notes: We suggest supplementing Ecology’s Surface Water Management Manual for Western Washington (2012 or as revised) with Best Available Science specific to Black Diamond in order to actively pursue salmon recovery goals. See comments for Policy NE-8.	Thank you for your comments. The city's Sensitive Areas Ordinance is due to be updated in the future, which will include a review of Best Available Science.
189	5/1/2024	Morgan Krueger	WDFW	Natural Environment	Policy NE-40, Page NE-8	Initial Draft	Suggested revision: The City (~~(should)~~) shall encourage and practice low impact development approaches for managing stormwater to protect water quality by controlling pollutants and minimizing flooding and erosion. Notes: We suggest adding an actionable policy that supports the adjacent policy’s goals, such as, <u>“Develop and maintain a fund to build green infrastructure projects that help capture, filter, store, and reuse stormwater runoff.”</u> The Georgetown Climate Center’s Green Infrastructure Toolkit provides funding models and approaches from U.S. municipalities, including Los Angeles County’s Safe Clean Water Program and Boulder, Colorado’s Greenways Program. Low Impact Development and other green infrastructure techniques can provide a more environmentally friendly and cost- effective ways to manage stormwater.	Thank you for your comments. We will change "should" to "shall."
190	5/1/2024	Morgan Krueger	WDFW	Natural Environment	Policy NE-41, Page NE-8	Initial Draft	Initial draft language: Require protection of significant trees and limit unnecessary disturbance of vegetation during all phases of development and require mitigation as needed, including replacement for trees removed during development. Notes: We suggest Black Diamond develop a formal tree canopy management plan (informed by Black Diamond’s Urban Tree Canopy Assessment) in order to track current conditions and benchmark progress towards tree canopy goals. This plan should also measure how well the City’s Tree Preservation Ordinance is functioning in retaining trees on the landscape. It may not be enough to rely on ordinances if there is not a system in place to track cumulative impacts over time. Some examples of Tree Management Plans include the City of Tacoma, the City of Snoqualmie, the City of Redmond, and the City of Renton. The Puget Sound Urban Tree Canopy and Stormwater Management Handbook provides additional guidance.	Thank you for your comment. We could partner with WDFW and/or DNR in the future if there are grant opportunities to fund plans like this.
191	5/1/2024	Morgan Krueger	WDFW	Natural Environment	Goal 10, Page NE-9	Initial Draft	Suggested policy: <u>When removing hazard trees, consideration for snag creation or leaving the removed downed tree in-place will be given.</u> Notes: WDFW recommends specifically encouraging the creation of snags as opposed to complete removal of hazard trees. Snags provide crucial habitat and are often missing from urban tree stand compositions (see further info on our website). Similarly, decaying logs are also important ecosystem attributes that tend to be missing in urban forest environments.	Thank you for your suggested policy and comments. The city's Sensitive Areas Ordinance is due to be updated in the future, and this suggested approach can be considered at that time.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
192	5/1/2024	Morgan Krueger	WDFW	Natural Environment	Policy NE-43, Page NE-9	Initial Draft	Suggested revision: Preserve native vegetation within streams, wetlands, and their associated buffers <u>to ensure the preservation of the ecosystem services they provide to wildlife and people. Some of these services include pollution filtration, shade to warming streams, floodwater capture, and more.</u> Notes: Healthy ecosystems provide many climate resilience-related benefits. Protecting and restoring natural assets and the services they provide is often more cost-effective than engineered solutions. Restored wetlands and floodplains can prevent flooding and reduce the need for other types of flood-control infrastructure. Implementation of this policy could include comparing lifetime cost- effectiveness of nature-based versus engineered options for climate response to help identify cost-effective adaptation options. This can help build capacity and support for the adoption of response strategies that help protect and restore ecosystem function and services at risk from climate change. For resources, see FEMA’s guide Building Community Resilience with Nature-based Solutions, as well as software to track these resources from Natural Capital Project. Additionally, see Kitsap County’s approach to this through their Kitsap Natural Resource Asset Management Project.	Thank you for your suggested revision and comments. We will incorporate your suggested revision.
193	5/1/2024	Morgan Krueger	WDFW	Natural Env Appendix	N/A	Initial Draft	In this appendix, there is a map for each category of critical area except for Fish and Wildlife Habitat Conservation Areas. We recommend incorporating this information (WAC 365-190-080). WDFW’s Priority Habitats and Species (PHS) Program provides relevant information on important fish, wildlife, and habitat resources in Washington. The Washington Wildlife Habitat Connectivity Working Group is also a great repository for resources.	Pending - we intend to add a reference to the PHS mapping product and not include a map since the categories of species can change from time to time. Thank you for the input.
194	5/1/2024	Morgan Krueger	WDFW	PROS	Goal 1, Page PR-5 (initial draft)	Initial Draft	Suggested policy: <u>When development negatively impacts habitat and impacts cannot be mitigated on-site, participate in off- site mitigation programs aimed at improving and maintaining current open spaces and parks. Off-site mitigation programs should be limited to the same subbasin and be consistent with watershed and salmon recovery plan priorities.</u> Notes: One suggested way to plan for park needs is to utilize projects looking for off-site mitigation opportunities. Mitigation could be sited in open spaces throughout Black Diamond (depending on the criteria that need to be met for specific mitigation projects).	Thank you for your suggested policy and notes. The scope of work for this project included a very light lift on the PROS Element, since the city just adopted an updated PROS Plan in 2022. The goals, objectives, and policies in the draft update are taken directly from the PROS Plan. The city staff is quite small compared to other jurisdictions in King County, and as such the city does not have a formal Parks and Recreation Department.
195	5/1/2024	Morgan Krueger	WDFW	PROS	Goal 1, Page PR-5 (initial draft)	Initial Draft	Suggested policy: <u>Pursue and prioritize the acquisition of large, connected patches of undeveloped open space for future parks, recreational trails, and wildlife habitat corridor use.</u> Notes: Black Diamond’s PROS Plan frequently states the need citizens have for more parks. To maintain spaces for future open space needs, the city should pursue the retention of areas already providing informal recreational benefits to the public. Acquisition prioritization could pursue areas in underserved communities, areas incumbered by critical areas, and areas highlighted in Black Diamond’s PROS Plan (such as the Lake Sawyer area - in need of sidewalks/pedestrian access, page 67). Resources include the Trust for Public Lands, the NRPA Safe Routes to Parks Action Framework (which provides professionals with a “how-to” guide to implement Safe Routes to Parks strategies), and the Sustainable Development Code website.	Thank you for your suggested policy and notes. The scope of work for this project included a very light lift on the PROS Element, since the city just adopted an updated PROS Plan in 2022. The goals, objectives, and policies in the draft update are taken directly from the PROS Plan. The city staff is quite small compared to other jurisdictions in King County, and as such the city does not have a formal Parks and Recreation Department.
196	5/1/2024	Morgan Krueger	WDFW	PROS	Goal 1, Page PR-5 (initial draft)	Initial Draft	Suggested policy: <u>Pursue the connection and protection of forested trails and open spaces over developed parks by requiring open space set-asides for new development.</u> Notes: Black Diamond’s PROS Plan notes, “Park impact fees are not required for Master-Planned Developments. Instead, the City works with an applicant to prepare a development agreement regulating the park and open space requirements for subdivision projects.” Often times, this results in disconnected parks that don’t suit the needs of Black Diamond’s population. Further in this PROS Plan, “Three out of four residents preferred forested trail areas over passive parks. The community is attracted to the available open space and trails over developed parks,” page 46.	Thank you for your suggested policy and comments. Much of the development in Black Diamond is within the master planned developments (MPDs). Many of these suggested measures align with their respective development agreements.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
197	5/1/2024	Morgan Krueger	WDFW	PROS	Objective 2.3, Page PR-6 (initial draft)	Initial Draft	Suggested policy: <u>Review parks and grounds maintenance procedures and adopt written Best Management Practices that protect salmon and salmon habitat.</u> Notes: This suggestion is an example policy, taken directly from the WRIA 9 Salmon Habitat Plan (page 3-17).	Thank you for your suggested policy and notes. The scope of work for this project included a very light lift on the PROS Element, since the city just adopted an updated PROS Plan in 2022. The goals, objectives, and policies in the draft update are taken directly from the PROS Plan. The city staff is quite small compared to other jurisdictions in King County, and as such the city does not have a formal Parks and Recreation Department. Your suggestion could be an implementation measure the city pursues in the future.
198	5/4/2024	Tallie Menzie	General Public	Transportation	N/A	Spring 2024 Open House	My son is studying this concept in college [link to a YouTube video "Stroard are Ugly, Expensive, and Dangerous (and they're everywhere)" by Not Just Bikes]. I would love Black Diamond to be mindful of this particularly with transportation and road development. You know how I feel about bike lanes and trails :)	Thank you for your comment. Safety and non-motorized transportation are factoring more heavily in transportation planning. It is our understanding that state and regional agencies are looking to implement non-motorized LOS standards. We have taken these topics into account as we have worked to propose changes in the draft update.
199	5/6/2024	Lisa Anderson	General Public	Transportation	N/A	N/A	We live off 288th which, as you know, is a border between Maple Valley and Black Diamond. The developments approved by Black Diamond have created significant traffic through and into Maple Valley - and we have only two ways to get out of our immediate surroundings. I will be contacting Maple Valley as well but the two municipalities need to address the dangerous situations at either end of 288th - the traffic now is a steady stream and with no lights, it has become increasingly dangerous. Add to that the number of new teen drivers in families impacted by this, and someone is going to get killed at those intersections. Black Diamond seems to be accepting many new home developments without ensuring adequate infrastructure to leave the area - I am urging both towns to get up to speed on their planning, as it is woefully behind the influx of new homes south of 288th.	Thank you for your comment. The Transportation Element is being updated to address Black Diamond's capacity to handle existing and future traffic based on future land use assumptions. In addition, there are planned improvements for the intersection of 288th Street and 216th Avenue.
200	6/10/2024	Friends of Black Diamond	General Public	N/A	N/A	4/30/24 Compilation Draft	(1) Late satellite fire station: no construction contract by 750th unit. Not under construction 1.5 years later at over 1,000 occupied units. Full comment letter "Failure to meet Development Requirements" by the Friends of Black Diamond available upon request.	It is not clear in the comment letter how the Friends of Black Diamond (FOBD) view this as relevant to the Comprehensive Plan Update. This concern has been raised and addressed at multiple public hearings related to the Master Planned Developments (MPDs). The Lawson Hills Fire Station that is referenced has an issued building permit (City File Number BLD21-0111) and is under active construction. The MPD is in compliance with this requirement and as such this topic appears to be irrelevant to the Comprehensive Plan Update.
201	6/10/2024	Friends of Black Diamond	General Public	N/A	N/A	4/30/24 Compilation Draft	(2) City athletic fields not paid for or constructed by 800 units. Full comment letter "Failure to meet Development Requirements" by the Friends of Black Diamond available upon request.	It is not clear in the comment letter how the Friends FOBD view this as relevant to the Comprehensive Plan Update. This concern has been raised and addressed at multiple plat applications related to the Ten Trails MPD. As defined in MPD Development Agreements, constructed means “bonded for or substantially completed.” The City’s Master Development Review Team (MDRT) has accepted bonds for the construction of the referenced facilities prior to their associated unit thresholds. Disagreement with the definition of “constructed” through the lens of the Development Agreements does not alter the definition established in the Development Agreements. The MPD is in compliance with this requirement and as such this topic appears to be irrelevant to the Comprehensive Plan Update.
202	6/10/2024	Friends of Black Diamond	General Public	N/A	N/A	4/30/24 Compilation Draft	(3) Failure to meet fiscal requirement that development revenue provide sufficient funding for Fire and Police staff to serve growth. Full comment letter "Failure to meet Development Requirements" by the Friends of Black Diamond available upon request.	It is not clear in the comment letter how the FOBD view this as relevant to the Comprehensive Plan Update. As detailed in both MPD Development Agreements Section 13.6 (Fiscal Impacts Analysis), expenses and revenues for general fund departments related to fire (Development Agreements Section 13.6(1)(a)(xi)) and police (Development Agreements Section 13.6(1)(a)(x)) are included in fiscal analysis documents submitted to the City in association with the requirements of the Development Agreements. The timing of the fiscal analysis and evaluation are tied to the first implementing project within each Phase of the MPDs. Each Phase of the MPD has reviewed and approved a fiscal analysis prior to approval of the first implementing project of a Phase. The MPD is in compliance with this requirement and as such this topic appears to be irrelevant to the Comprehensive Plan Update.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
203	6/10/2024	Friends of Black Diamond	General Public	N/A	N/A	4/30/24 Compilation Draft	(4) Failure to complete Master Planned Development (MPD) Fiscal Analysis every 5 years and ensure the MPD does not have adverse financial impact. Full comment letter "Failure to meet Development Requirements" by the Friends of Black Diamond available upon request.	It is not clear in the comment letter how the FOBD view this as relevant to the Comprehensive Plan Update. This concern has been raised and addressed at multiple public hearings related to the MPDs. Fiscal analysis requirements from the Development Agreements are addressed in item #3 above, however the referenced Black Diamond Municipal Code (BDMC) sections described in the FOBD’s letter are inaccurate. The requirement established in the referenced BDMC (note that the MPDs are regulated by the BDMC in place at the time of MPD approval) is both prior to commencing a new phase (vested BDMC 18.98.080(A)(3)(b)) and, more specific to the comments raised by FOBD, required within 5 years when a phase requests an extension of the phase (vested BDMC 18.98.080(A)(3)(a)), not every 5 years independent of an extension request of a phase. MDRT has reviewed and approved a fiscal analysis as established in both the vested BDMC and Development Agreements in association with each new phase of the MPD. The MPD is in compliance with this requirement and as a result this topic appears to be irrelevant to the Comprehensive Plan Update.
204	6/10/2024	Friends of Black Diamond	General Public	N/A	N/A	4/30/24 Compilation Draft	(5) Fixes for failing SR 169 intersections at Ravensdale Rd. and Roberts Dr. not yet permitted, but City allowing further Ten Trails occupancy in violation of Development Agreement section 11.4. Full comment letter "Failure to meet Development Requirements" by the Friends of Black Diamond available upon request.	Improvements to the SR169 corridor have been approved by the City of Black Diamond and are undergoing active construction. Regarding the timing of the construction, at least one party of FOBD was involved in the SEPA Appeal of the Ten Trails Phase 2 Plat A preliminary plat application, in which the Hearing Examiner heard and decided on this same concern. In the Hearing Examiner’s Decision Upon Reconsideration, the following language was provided as a condition of approval #4 on the preliminary plat application (City File Number PLN18-0008): <i>Compliance with the Detailed Implementation Schedule Phase 2 Regional Infrastructure Improvements construction thresholds and improvement details, dated January 28, 2014 and approved on June 13, 2014, is required. In addition, the 327 ERU trigger for the SR 169/Roberts Drive/Ravensdale Road intersection improvements in the Phase IA Implementation Schedule shall be re-evaluated applying current master plan development conditions and in consideration of all master plan development potential trip generation, including that of PP2A. As an alternative to the 327 ERU analysis, the Applicant can implement a schedule approved by staff that assures that needed improvements shall be completed within six years of final plat approval of PP2A (which would be final plat approval of the first phase if PP2A is subsequently divided into phases).</i> This condition language was established by the Hearing Examiner specifically in response to this concern. The master developer of the MPD is using the alternative to the 327 ERU analysis as established in the condition language above. The City has approved a construction schedule to ensure that the SR169 improvements (that are currently underway) are completed within 6 years of the approval of the first final plat of PP2A. This concern has been raised and addressed at multiple public hearings following the Phase 2 Plat A plat decision. The MPD is in compliance with this requirement and so this we view this claim as irrelevant to the Comprehensive Plan Update.
205	6/10/2024	Friends of Black Diamond	General Public	N/A	N/A	4/30/24 Compilation Draft	(6) Failure to enforce Affordable Housing “balanced share” commitment in OakPointe Master Planned Developments (MPDs) Full comment letter "Failure to meet Development Requirements" by the Friends of Black Diamond available upon request.	This concern has been raised and addressed at multiple public hearings related to the MPDs. The Development Agreements for both MPDs have unambiguous language related to the timing of the assessment of affordable housing as the MPDs develop. Section 11.8 of both The Villages MPD Development Agreement and Lawson Hills MPD Development Agreement establish that an analysis of affordable housing city-wide is to be conducted following the completion of each Phase of the MPDs. The Villages (aka Ten Trails) MPD has multiple Phases under active development concurrently, and no Phase has yet been completed. Phases 1, 1A, 1B, and 2 of Ten Trails are all under active entitlement and construction. Upon completion of a Phase, this requirement will be enacted. The MPD is in compliance with this requirement.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

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206	6/10/2024	Friends of Black Diamond	General Public	N/A	N/A	4/30/24 Compilation Draft	(7) OakPointe trying to get out of building Lawson SE Loop Connector road to serve the 1,100 houses planned on Lawson Hill. Instead wants to use residential “small town” Lawson Street as a high-volume pass-through. Full comment letter "Failure to meet Development Requirements" by the Friends of Black Diamond available upon request.	This comment does not have relevancy to the Comprehensive Plan Update process. OakPointe has not submitted any request to the City to modify the Lawson SE Loop Connector. The roadway improvements established in the Lawson Hills Development Agreement (see Lawson Hills Development Agreement Section 11 – Project Phasing) are in place as approved. Pursuant to Lawson Hills Development Agreement Section 6.4.1(B), any secondary access proposal that varies from the identified SE Connector will require a Major Amendment to the MPD Approval. To date, this request has not been made by the master developer. If a request is made to modify the SE Connector from the established requirements of the Lawson Hills Development Agreement, a Major Amendment will be required and processed/reviewed pursuant to vested BDMC 18.98.100 (a process which would be separate and distinct from the current process to update the City’s Comprehensive Plan).
207	6/10/2024	Friends of Black Diamond	General Public	N/A	N/A	4/30/24 Compilation Draft	(8) Failure to enforce 1996 BDUGGA “In-City Forest” and Ord. 971 Open Space protection leaving 50 acres of trees on Lawson Hill unprotected. Full comment letter "Failure to meet Development Requirements" by the Friends of Black Diamond available upon request.	The In-City Forest is identified as required open space acreage pursuant to Table 9-1 of the Lawson Hills MPD Development Agreement. For more details regarding the conservation easement status and specific requirements of the Black Diamond Urban Growth Area Agreement (BDUGAA) related to the In-City Forest, I would defer to the City’s Attorney for more information. Specifically through the lens of the Development Agreements, the 50 acres identified as the In-City Forest is required to be conserved for compliance with open space requirements of the MPD and will be enforced in association with implementing projects for the Lawson Hills MPD.
208	6/10/2024	Friends of Black Diamond	General Public	N/A	N/A	4/30/24 Compilation Draft	CONCLUSION It’s time to hold the developer to their agreement. If the city does what it is obligated to do and stops allowing subdivisions or building permits, I think we will all be amazed at how quickly OakPointe will come into compliance/ Right now, OakPointe is splitting their resources toward things like new subdivision applications, and trying to change their Lawson Hills development plan. OakPointe's time should be solely spent figuring out how to come into compliance and stop violating the agreement. All the requirements listed above were in exchange for OakPointe getting a big development approval. The Development Agreement was supposed to ensure that public services needed for growth are provided. For most people, the existence of these services is something that they take for granted. Our state’s growth management laws and other regulations usually work so well that public services and infrastructure are something we no longer tend to worry about. Our environmental protection laws usually work well enough that we don’t have development polluting streams or filling wetlands. Most people in Black Diamond don't realize how precarious these public services have become. They're counting on their city government to make sure growth doesn’t overwhelm services. Here in Black Diamond, many things are getting missed and these are going to cost the community. Full comment letter "Failure to meet Development Requirements" by the Friends of Black Diamond available upon request.	A majority of the concerns in the FOBD comment letter have limited relevancy to the Comprehensive Plan Update as they are instead focused on the perceived performance of the City’s approved MPDs. As detailed in the FOBD letter, the desired resolution to these concerns of “the city should stop accepting new subdivision applications” (FOBD letter page 37) has no applicability to the Comprehensive Plan Update itself. I would recommend to FOBD that these concerns be raised in the appropriate venue (e.g., plat applications and other public hearings associated with the MPDs).

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
209	6/10/2024	Friends of Black Diamond	General Public	N/A	N/A	4/30/24 Compilation Draft	RECOMMENDATIONS While the developer is in violation of the Development Agreement Ordinance, the city should stop accepting new subdivision applications. The City should notify the developer that they must immediately comply, or submit an amendment application regarding each violation and prepare for the public hearing and City Council review in accordance with the Master Planned Development change process as defined by city ordinance. Full comment letter "Failure to meet Development Requirements" by the Friends of Black Diamond available upon request.	A majority of the concerns in the FOBD comment letter have limited relevancy to the Comprehensive Plan Update as they are instead focused on the perceived performance of the City's approved MPDs. As detailed in the FOBD letter, the desired resolution to these concerns of "the city should stop accepting new subdivision applications" (FOBD letter page 37) has no applicability to the Comprehensive Plan Update itself. I would recommend to FOBD that these concerns be raised in the appropriate venue (e.g., plat applications and other public hearings associated with the MPDs).
210	9/17/2024	Councilmember Mulvihill	City Council	Intro	Section 1.2, Page 1-5	4/30/24 Compilation Draft	<i>Paraphrased (verbal comment): Remove the sentence "The new fire station will allow the City to significantly improve fire and other emergency response times."</i>	This sentence has been removed.
211	9/17/2024	Councilmember Mulvihill	City Council	Intro	Section 1.2, Page 1-5	4/30/24 Compilation Draft	<i>Paraphrased (verbal comment): It currently reads like The City Connection is only available online. It is also sent to water customers. Check with Brenda to see if it is also mailed to residents not on Black Diamond water.</i>	This has been updated to convey it is mailed to all residents and also posted to the City's website.
212	9/17/2024	Councilmember Mulvihill	City Council	PROS	Policy 2.3.d, Page 3-7	4/30/24 Compilation Draft	<i>Paraphrased (verbal comment): What are the incentive items?</i>	This policy is intentionally open-ended to allow the city flexibility in later determining which strategies to employ. The City Council, together with the Directors, would need to decide in the future which policies of the Comprehensive Plan to prioritize.
213	9/17/2024	Councilmember Mulvihill	City Council	Natural Environmen t	NA	4/30/24 Compilation Draft	<i>Paraphrased (verbal comment): There are multiple areas where it refers to a figure or maps and it is not clear how to find it. For example: "Maps illustrating the general area and distribution of the City's Sensitive Areas are in Appendix 3" on page 4.2. The appendices are not numbered. "The King County Comprehensive Plan mapped these areas as 'Areas Highly Susceptible to Ground Water Contamination' (Figure 4-1)" on page 4-5. There is no Figure 4-1 within the element, and it's not clear where to find it. It would be nice to have the maps/figures accompany the sections that reference them to avoid flipping between the respective element and appendix.</i>	The appendices have been numbered to correct other references within the whole document. Figures from Appendix 3 are numbered Figure A3-1, A3-2, etc. There are still figures and tables in the appendices in order to not make each element too long, but we have tried to incorporate the most important ones in their respective element.
214	9/17/2024	Councilmember Mulvihill	City Council	Natural Environmen t	Section 4.6, Page 4-4	4/30/24 Compilation Draft	<i>Paraphrased (verbal comment): The Geologically Hazardous Areas section talks about "differential settlement." It would be helpful to add a description of what this means. It may also be helpful to reference the Geologically Hazardous Areas figure and that is in the appendix.</i>	We have incorporated a brief definition of differential settlement. Please also see the revised sentence toward the end of Section 4.2: "Maps illustrating the general area and distribution of the City's Sensitive Areas are in Appendix 2 (Natural Environment Appendix)."
215	9/17/2024	Councilmember Mulvihill	City Council	Land Use	Section 5.1, Land Use Vision Goal	4/30/24 Compilation Draft	Establish a pattern of development that maintains and enhances a safe and healthy quality of life within the community, ((~~from~~)) <u>for</u> children to seniors	This was a mistake. We have updated the statement to match what was proposed within the Introduction (Page 1-12 of the compiled community comment draft).
216	9/17/2024	Councilmember Mulvihill	City Council	Land Use	Section 5.2, Page 5-2	4/30/24 Compilation Draft	<i>Paraphrased (verbal comment): There is an extra paragraph space on page 5-2.</i>	The formatting has been fixed. We will also ensure all formatting is consistent in the final draft.
217	9/17/2024	Councilmember Mulvihill	City Council	Land Use	Section 5.3, Page 5-14	4/30/24 Compilation Draft	<i>Paraphrased (verbal comment): The TDR Program map is missing. There is no Land Use Appendix.</i>	Thank you, the TDR map has been added to the Land Use Element. The other appendices have been numbered to correct other references within the whole document.
218	9/17/2024	Councilmember Mulvihill	City Council	Land Use	Section 5.4, Page 5-16	4/30/24 Compilation Draft	<i>Paraphrased (verbal comment): There are concerns over the proposed changes to remove the multi-family design guidelines and the addition of the last sentence in the second paragraph.</i>	This section of the Land Use Element has been clarified. Design guidelines are allowed but must meet the requirements of RCW 36.70A.630.
219	9/17/2024	Councilmember Mulvihill	City Council	Land Use	Section 5.4, Page 5-18	4/30/24 Compilation Draft	<i>Paraphrased (verbal comment): Under Open Space Concept, it talks about the waterways around the city. It would be helpful to have a specific waterways map in the Natural Environment Appendix to reference.</i>	While there is no specific map for waterbodies, they can be found within Figures A3-1, A3-2, A3-3, A3-4, A3-5, A3-6, A3-7, and A3-8 in Appendix 2 (Natural Environment Appendix).
220	9/17/2024	Councilmember Mulvihill	City Council	Land Use	Section 5.5	4/30/24 Compilation Draft	<i>Paraphrased (verbal comment): There should be definitions for each future land use in addition to the list of criteria.</i>	We have added which zones are accommodated by each future land use. The zoning descriptions in the Black Diamond Municipal Code are more detailed.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
221	9/17/2024	Councilmember Mulvihill	City Council	Land Use	LU Goal 3, Page 5-22	4/30/24 Compilation Draft	<i>Paraphrased (verbal comment): The reworded goal seems too vague.</i>	The goals of the Comprehensive Plan are meant to be more open-ended, whereas the policies of each goal is the place to be more specific. The previous Goal 5 read more like a string of separate policies, but now that has been broken down into separate policies located after the updated Goal 5.
222	9/17/2024	Councilmember Mulvihill	City Council	Land Use	Policy LU8-3, Page 5-26	4/30/24 Compilation Draft	<i>Paraphrased (verbal comment): Add "aesthetically compatible with surrounding uses" back to the policy.</i>	This policy was removed due to redundancy. Aesthetically compatible industrial and light industrial development is addressed in Policy LU8-4 on the next page. We do not recommend adding it back.
223	9/17/2024	Councilmember Mulvihill	City Council	Housing	Policy H1-6, Page 8-28	4/30/24 Compilation Draft	<i>Paraphrased (verbal comment): We could remove this policy since we are already did this with the Housing Action Plan.</i>	The policies are meant to be ongoing through the next 20 years, even if some work has already been accomplished. We recommend keeping this policy.
224	9/17/2024	Director Davis	Community Development	N/A	N/A	N/A	<i>Paraphrased (verbal comment): We should make sure all instances of Neighborhood Center are changed to Neighborhood Commercial.</i>	We can ensure consistency of this naming convention in the Comprehensive Plan and development regulations.
225	9/17/2024	Mayor Benson	Mayor	Intro	Section 1.5, Page 1-12	4/30/24 Compilation Draft	During the 2024-2044 Periodic Update, members of the community were asked to contemplate changes to the Vision Statement but there was general consensus to ~~((retain))~~ <u>retain</u> the language.	We have corrected this spelling error and checked for other errors in the document.
226	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	The attached comments are submitted regarding the SEPA DNS notice of February 18, 2025 on the Black Diamond Comprehensive Plan. Can you please also send these comments to the Planning Commission and add them to comments of record on the Comprehensive Plan (not just for SEPA)? Also, can you please confirm these comments have been received? Thank you, The comments are from Friends of Black Diamond and Philip Acosta, Black Diamond, philamatic@comcast.net Gary Kohl, Black Diamond, dgwbk@msn.com Alan Gangl, Black Diamond, argangl52@gmail.com Joan Gangl, Black Diamond, jfgangl@aol.com Allison Ostrer, Seattle, aostrer21@gmail.com Tim and Lori Walsh, Black Diamond, thewalshhouse@comcast.net Jeff Merrill, Black Diamond, jeff@integratedtechnical.net Bill McDermand, Black Diamond, bmcder3674@aol.com Sherrie Jones, Black Diamond, sherriejns1@msn.com Gary Jones, Black Diamond, garlicman1951@gmail.com Joe Riordan, Black Diamond, joe.riordan.ak@gmail.com Melody Mann, Black Diamond, passportt@gmail.com Kristen Bryant, Bellevue, kristenbry@gmail.com William G. Bryant, Black Diamond, karen@bryantstractorandmower.com	Thank you for your comment. Please see response to Friends of Black Diamond.
227	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	<i>A. Issues, most from combined impacts of new development (SEPA “Cumulative Impacts”). Increased Demand for Public Services (WAC 197-11-960.D.6)</i> 1. Fire and EMS staff levels are unlikely to meet needs as population grows (p.140). The Plan’s proposed growth will require an “urban” level of staffing for fire / EMS (p.140). However, draft policy calls for a non-binding attempt to achieve a lesser “suburban” level of service (policy CFU-7.1, p. 151). There is no discussion of the impact of different service levels, nor the likely scenario where staffing is far below the identified need. The problem is all too real, as on-duty fire fighter staff levels have remained stagnant over the last six years as Ten Trails added ~3,000 residents. This violates the requirement that staff increases be funded with tax from new growth (City Ord. 970, D.A., Section 13.6). The Plan cites an irrelevant King County-wide average response time (p.140), instead of actual average Black Diamond or Mountain View Fire and Rescue response time. Examples of response times in 2024 include 12 minutes to get to a medical emergency in Morgan Creek, and 12 minutes to get to a fire next to the Elementary School. In comparison to the County average of 5.4 minutes, the much slower responses in Black Diamond are an adverse impact under SEPA.	Thank you for this comment. Sufficient emergency and response times are an essential part in public services. The City of Black Diamond is working on an agreement for services. Once that is in place, a level of service statement can be added to the Comp Plan via an annual amendment process.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
228	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	2. <i>Schools to serve new growth have already experienced lack of funding.</i> The Plan should address the difficulty of getting the local share of the cost of schools in the Enumclaw School District. The Plan should recognize that impact fees (as currently discounted) are not sufficient. There is a SEPA impact on schools.	The City collects the amount of Impact Fees set by the City Council as its routine approval of the school district's capital facilities plan.
229	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	3. <i>Lack of social services for those in need as the city grows.</i> There will be an increase in the need to connect some of the population with services such as homelessness prevention, mental health, substance use, job training, and other social safety net services. The Maple Valley Food Bank recently stopped providing assistance to Black Diamond families. <i>Source: https://www.maplevalleyfoodbank.org/serviceareachangebd/ “Effective February 1st, 2025, the Maple Valley Food Bank will no longer consider the entire City of Black Diamond within our service area. As a result, residents of Black Diamond who reside outside of the Tahoma School District will no longer have access to extra programs such as Rent/Mortgage Assistance, Holiday Gifts, Holiday Food, and School Supplies.”</i> The Black Diamond Community Center, mainly funded by non-city sources (p. 144), is not sufficient to provide all assistance as the city grows.	We appreciate your interest in social services. Although it is not the City's responsibility to directly provide services such as these, there is a need for the city to ensure zoning capacity of certain emergency and other social services. The City will be updating the development regulations to allow for STEP housing (emergency shelters, transitional housing, emergency housing, and permanent supportive housing), in addition to other types of housing as mandated by state law.
230	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	4. <i>The City needs additional police facilities and city hall space (p.138).</i> More public works equipment and facilities are also needed for growth according to the MPD ordinances and the city's March 2014 Government Facilities Plan. The Comprehensive Plan says the city needs to identify funding sources and options (p. 139), but does not identify any. With these unmitigated problems, a DNS is not appropriate. Additionally, the Plan says its level of service of office/building space needed per employee is not enforceable (p. 338), which means the city won't be able to mitigate the problem at the project level. The Plan has a possible mitigation in policy CFU-9.2 (p. 153), requiring new development to finance public service needs due to growth. However, policy CFU-9.2 should be worded to require funding, not “finance,” which could be construed as providing a loan or constructing facilities that the city must later pay the developer for through rent.	The City is in the beginning stages of planning for new public facilities, such as a new City Hall.
231	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	<i>Negative Impacts Due to Increased Transportation Demand (WAC 197-11-960.D.6)</i> 5. Increased pass-through traffic will degrade quality of life in existing residential and historic neighborhoods, which is most of the city. Pass-through traffic is a problem for Roberts Dr (Morganville), Morgan St and Railroad Ave, Lawson St, 3rd Ave, SE 288th St, and Lake Sawyer Rd. Draft Policy T-1.1 contains text to, “discourage through-traffic on local roads” (p. 118). However, the list of Transportation Projects (p. 263, Table A4-12 on p. A4-36) indicates an increase in vehicle volumes on roads through existing neighborhoods that is in direct conflict with this policy text.	Policy T-1.1 states that the City will “discourage through-traffic on local roads.” As defined in Figure A4-2 of the Transportation Appendix, “local” roads are a specific functional classification within the roadway network. The roadways identified in the comment — including Roberts Drive, Morgan Street, Railroad Avenue, Lawson Street, SE 288th Street, and Lake Sawyer Road — are classified as collector or arterial streets. These streets are intended to carry higher volumes of traffic and provide connections between neighborhoods and regional routes. The projects listed in Table A4-12 of the Transportation Appendix are located on these higher-order facilities and are therefore consistent with the intent of Policy T-1.1, which does not apply to collector or arterial streets.
232	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	6. Decreased walkability due to increased vehicle traffic. The forecast increase in vehicle traffic will likely overwhelm the Plan's policy attempts to increase walkability along existing city streets. To consider this problem adequately mitigated, much more needs to be done.	The Plan defines Active Transportation Level of Service (LOS), as required by Puget Sound Regional Council (PSRC) guidelines. Active Transportation LOS emphasizes system completeness — including sidewalks, bicycle facilities, and multiuse trails — along arterial and collector roadways and off-street corridors. Local streets are not subject to the same LOS criteria, as their lower volumes and speeds may provide adequate conditions for pedestrians and bicyclists without separated facilities. Evaluation of pedestrian and bicycle needs on local streets is conducted on a case-by-case basis, based on roadway characteristics and function. The Plan identifies a future active transportation network that meets defined LOS criteria for active transportation along priority routes and corridors.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
233	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	7. Increased traffic is making access from local roads and driveways dangerous. There are many neighborhoods and driveways in Black Diamond that must access through-streets where traffic does not stop. Along SR-169, long delays in opportunities for vehicles to enter the road are already creating dangerous situations. This will get worse with growth.	The City uses intersection Level of Service (LOS) standards to monitor traffic operations and guide infrastructure investments. As part of the Comprehensive Plan, improvements are identified to maintain LOS C for City-managed intersections and LOS D for intersections along SR 169 through the year 2044. While LOS standards primarily address intersection performance, these improvements also support safer and more efficient access by reducing delay and improving traffic flow along major corridors.
234	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	8. Travel times on local roads between intersections will be extremely slow. Transportation engineers for Friends of Black Diamond found that with proposed growth, it will take an hour to travel from the north end of the city to Ten Trails at rush hour. With no traffic, this currently takes about 5 minutes. Road segment travel time is different from the intersection capacity and is a transportation impact that has not been addressed.	The City uses Level of Service (LOS) standards to evaluate and manage traffic operations, with LOS C established for City-managed intersections and LOS D for intersections along SR 169. The Transportation Element of the Comprehensive Plan identifies a set of roadway and intersection improvements designed to accommodate future growth and maintain acceptable traffic operations. Based on traffic modeling and analysis conducted for the Plan, all City intersections are forecasted to operate within these adopted LOS standards through the year 2044. Additionally, it is important to note that roadway travel time is primarily influenced by delay at intersections, not by the speed or capacity of the road segments themselves. Intersection control (e.g., traffic signals, stop signs, turn lanes), particularly during peak travel periods, is the main factor that determines how long it takes to travel along a corridor. When intersections operate efficiently and within LOS standards, overall travel times along the corridor are generally considered acceptable for the level of development and activity present. The City's LOS-based methodology captures these intersection delays, and the adopted transportation improvements are targeted to address forecasted congestion at key locations.
235	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	<i>Likely Harm to Streams and Sensitive Areas; Insufficient Parks (WAC 197-11-960.D.4):</i> 9. The city is failing to meet its standard for city parks for most of its population, according to the Parks appendix (p. 202 or A2-6). The Plan goes on to say the city needs to identify funding (p. 205 or A2-9), however, no funding is identified.	The Comprehensive Plan sets out goals, policies, and/or objectives, but specific implementation measures like specific funding opportunities may be identified in the future.
236	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	10. <i>Streams and wetlands are not sufficiently protected.</i> The Plan is not based on updated studies or data about the current health of the city's waterways and wetlands, nor about whether past protections have been successful.	The Comprehensive Plan sets out goals, policies, and/or objectives, but specific implementation measures like changes to the City's Sensitive Areas Ordinance (as applicable) will come at a later time, together with Best Available Science (BAS) review.
237	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	11. <i>Dense residential and commercial development on lands with wetlands and streams is counter to the Natural Environment policies to protect or improve fish and wildlife habitat</i> (policies NE 1.1 through NE 3.8, p. 42-44). Future Land Use Map (p. 81) designations will likely lead to harm to these sensitive areas. See "Wetlands in Washington State, Volume 2 (July 2018 modified Appendix 8-C)" and "Wetland Guidance for Critical Areas Ordinance (CAO) Updates" from the Washington State Department of Ecology (https://apps.ecology.wa.gov/publications/documents/2206014.pdf). In past permit approvals, developers have placed high impact development next to wetlands and applied a smaller buffer than needed to protect wetlands. The City routinely allows exceptions to its environmental protection goals and sensitive area standards. For example, road projects near Roberts Dr. and SR-169 resulted in reduced buffers for Ginder Creek and nearby wetlands. There were mitigations, but we have not measured stream and adjacent wetland health before and after to know the impacts. Other examples are in Ten Trails, where development routinely uses less than Ecology's recommended buffer widths for the high impact land uses throughout Ten Trails.	Amendments to the City's Sensitive Areas Ordinance are due by the end of 2025 and will be analyzed under a separate environmental review process.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
238	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	<i>Increased Demand on Water Utility (WAC 197-11-960.D.6)</i> 12. There are likely adverse impacts on the water supply that are not addressed in the draft Plan. The Plan adopts the city's Water System Plan (WSP) from 2009, however the city has been working to update this WSP since at least 2016. The 2020 draft WSP was unacceptable to Department of Health. Policy CFU-3.3 says the city will identify and develop additional water sources (p. 148), and CFU- 3.7 seeks an “alternative groundwater resource for the city's water supply” (p. 149). This is concerning because the Plan also says that available water is almost twice the predicted 2040 demand (p. 133). It is difficult to reconcile the statement that plenty of water is available with the policies seeking more water supply.	The goals and policies of the Comprehensive Plan are for a 20-year horizon, so while the current water supply is more than adequate, especially with additional capacity of the City of Tacoma's supply, in this case it is good to have some redundancy to ensure the City has a resilient utility system now and in the future. As for the Water System Plan, an updated draft is under review by the Department of Health as of March 2025.
239	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	<i>B. Impacts from broken Master Planned Development Agreements</i> The growth from Master Plan Developments (MPDs) is not being mitigated. Requirements in the MPD Development Agreements (D.A., Ord. 970 and 971), many based on the SEPA environmental impact statement (EIS) for those developments, are not being followed. Thus, the following are negative impacts under SEPA for the draft Comprehensive Plan:	Both Master Planned Developments underwent environmental review that was previously completed and formed a basis for this Periodic Update.
240	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	1. Late road projects not started as promised by the D.A., while intersections operate at failing level of service. Instead of following the D.A. requirement (Section 11.4.A) to stop allowing occupancy of new units until the road projects begin construction, the road projects have waited while housing sales continue. Applies to intersections along State Route 169, and at 216th Ave SE and SE 288th St. (D. A. Table 11-5-1).	Please see response to comment #204.
241	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	2. No money for Fire and EMS service operational staff increases needed to serve new growth. The planned mitigation (D.A. section 13.6) was for new tax revenue to be used to increase fire and EMS staff and maintain level of service, but this has not occurred. With 3,000 new residents, fire department staffing has remained the same, thus decreasing responsiveness.	Please see response to comment #202.
242	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	3. Lack of retail sales tax and jobs. The MPDs assumed enough commercial development to bring in tax revenue to sustain the city. In fact, that was the whole reason for the annexation of land to the city in the 90's and 2000's, and the whole reason for the MPDs. The fact that the fiscal assumptions are not working out should be addressed.	The City has seen an increase in commercial building permits and is working to attract prospectives tenants to the commercial and mixed use areas of Ten Trails. For a fuller picture of the history of the MPDs, please refer to the Black Diamond MPD Information Timeline, which can be found within the Black Diamond Housing Growth Targets for 2044, prepared by the City's planning consultant, AHBL.
243	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	4. The new city fire station is years late, with no fire truck or aid car. A new city fire station was required to be under construction by the 750th building permit which occurred in the year 2021. (D.A. Section 13.4). Over three years later, the fire station is not complete, and the city does not know how a fire truck and aid car for the station will be funded.	Please see response to comment #200.
244	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	5. Athletic fields required are years late or not provided. The MPD SEPA Review identified a need for athletic fields, and D.A. Section 9.5 requires them by 800 dwelling units, and more by 1600. The softball field and other fields were late or do not yet exist.	Please see response to comment #201.
245	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	6. The developer is not providing any funding for needed new government facilities: from city hall, to public works, to police department expansion, as contemplated by D.A. Section 13.9. The 2009 EIS identified this need, and it is not being addressed. This means it is an adverse environmental impact in the new Comprehensive Plan.	The Master Developer is meeting its obligations under the approved development agreements, as confirmed by the Black Diamond Hearing Examiner over the course of many public hearings and appeals. The city has not identified any shortcomings in public works, police services, or city administrative facilities (although the Master Developer has proposed substantial contributions toward the potential development of a new municipal campus). While some residents have requested that the Master Developer provide additional funding for various governmental functions, these alleged deficiencies are not a result of proposed updates to the Comprehensive Plan, and therefore are not adverse impacts resulting from the Plan update.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
246	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	7. City unlikely to meet its conservation goals as required by past Annexations. The developer is obligated to obtain Transfer of Development Rights (TDRs) to conserve additional land within the city. Recently the city agreed to sell the developer 210 TDR's that are not associated with any specific land conservation. The city is unlikely to be able to conserve enough land with the money received to meet the city's Annexation Agreement conservation goals. If Black Diamond wants to be a big city, then it must actually plan how it's going to provide city amenities. It seems like the city assumes nothing will really need to change despite all this growth.	The TDR program has been in place since 2003. If the developer does not have the required TDRs, then they will not be able to build to the maximum density in applicable TDR receiving areas.
247	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	<i>C. Impacts that will no longer be addressed after expiration of the MPD</i> The drafters of the Comprehensive Plan appear to believe they do not need to plan for what will happen if MPD full build-out does not occur prior to the expiration of the Development Agreement (D.A.), even though that D.A. expires soon. The Plan claims full build-out of the MPD will occur by 2032 (p. 248 or A4-21). The MPD sold its first 11 houses in 2018, and by the end of 2024 had ~1500 occupied dwellings units. That is about 250 dwellings per year. So, between 2025 and 2032 (8 years x 250), we can estimate maybe 2,000 more units. The Plan provides no information on mitigations in the D.A. that will no longer be required after the D.A. expires! This includes impacts in the previous section, as well as others. How can the public, Council, and Planning Commission make informed comments and decisions?	Comprehensive Plans can be amended as conditions change. The City has an annual amendment process detailed in Chapter 16.10 of the Black Diamond Municipal Code (BDMC). This is also addressed on pages 9, 56, and 159.
248	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	<i>D. Failure to Follow County-wide Policies and consider impacts on Neighbors</i> Black Diamond is not growing in a vacuum. When the city exceeds its growth targets, people far beyond the city limits are impacted. Countywide Planning Policies (CPPs) and the Growth Management Act (GMA) require coordination between jurisdictions, and this includes SEPA acknowledgement and mitigation. The growth proposed in Black Diamond's Plan is more than double its regional growth targets for 2044, yet the Plan and its SEPA review have not identified any impacts outside Black Diamond. Black Diamond is a small city at the edge of the urban growth boundary that is not served by high-capacity transit. Small cities like this are allocated a small growth target. In Black Diamond's case, the target to add 2,900 housing units over 20 years is actually massive and will double the city's size. Yet, the draft Comprehensive Plan's housing growth far exceeds this target and does not address the regional infrastructure costs and impacts.	The majority of the future growth anticipated in Black Diamond will occur in the Master Planned Development areas which are subject to Development Agreements. The development agreements and the associated environmental documentation (Final EIS's and studies) address the growth attributed to the MPDs. Moreover, there was extensive and broad coordination that occurred among neighboring jurisdictions and with King County and the PSRC when previous work on the agreements occurred.
249	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	<i>Negative regional impact on transit use.</i> The Puget Sound Regional Plan (www.psrc.org) and CPPs encourage growth in areas well-served by transit. The number of people who move to areas with more transit will be reduced by the number of people who move to Black Diamond. Transit is a numbers game, and better service will only come with better ridership. Thus, there will be a negative impact on our regional transit investments due to people moving to Black Diamond instead of to transit-oriented development areas. Our region will miss out on the environmental benefits that come with increased transit use.	We address Black Diamond's unique challenge of being further away from the region's major cities compared to others on page 57 of the SEPA draft. That being said, Black Diamond is in the Urban Growth Area and therefore has zoning and land uses to match urban growth. See also: <i>Timeline of MPDs</i> which AHBL assembled.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
250	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	<i>E. Information from Puget Sound Regional Council (PSRC) Review in 2020</i> In 2020, the PSRC’s conclusion was that Black Diamond was not doing enough to mitigate impacts on neighboring jurisdictions, and PSRC would not certify the City’s Comprehensive Plan. With this new draft Plan, no significant improvements have been made. Black Diamond staff is actually recommending changing zoning to add even more development beyond the MPDs. A jurisdiction that zones irresponsibly and far in excess of its allocated growth targets may be unable to obtain regional funding for infrastructure improvements such as roads. Cities are required to plan in collaboration with neighboring and regional jurisdictions. During review of Black Diamond’s previous Comprehensive Plan, PSRC specifically advised the city to: “Avoid increases in development capacity that would significantly surpass adopted targets.” (Source: https://www.psrc.org/sites/default/files/eb2020feb27-agenda.pdf page 6.d.). Ignoring the PSRC regarding growth targets and mitigation of impacts risks non-certification, or a challenge that brings the Comprehensive Plan to the Growth Management Hearings Board.	We have been in communication with PSRC throughout this update, and we are looking forward to the certification process.
251	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	<i>F. Why require more environmental information at the Comprehensive Plan Stage, or: why is a “DNS” the wrong decision?</i> A “DNS” (Determination of Non-Significance) on this Plan deprives the Planning Commission, Council, and public of information needed to understand the impacts of the Plan. SEPA requires that impacts be addressed at the soonest time they are known [WAC 197-11-055], and not be delayed or divided to avoid discussion of cumulative impacts [WAC 197-11-060(5)]. The Comprehensive Plan may be a “non-project” action, but there is a lot that the city can know about the impacts of its proposed land uses and comprehensive plan policies. This Plan has huge implications for the future of the city and the people that live there. SEPA encourages multiple alternative scenarios so that a comparison can be made. Alternatives allow consideration of trade-offs of different land uses and policies. For example, a Light Industrial land use might encourage certain types of business and have different impacts on traffic than residential or commercial. Alternatives may lead the city to redefine its land use types, change conservation or park requirements, or make any change to improve the Plan. A full SEPA review identifies options and impacts on the built and natural environments so that an informed decision can be made. “The point of an EIS is not to evaluate agency decisions after they are made, but rather to provide environmental information to assist with making those decisions.” <i>Source: Norway Hill, 87 Wn.2d at 279; Sisley v. San Juan Cy., 89 Wn.2d 78, 86-87, 569 P.2d 712 (1977)</i> The City can withdraw the DNS And issue a Determination of Significance, then amend the Plan to describe and address impacts [WAC 197-11-600(3)(b)].	The SEPA determination of nonsignificance was issued, together with a SEPA Environmental Checklist and other supporting materials, providing a full description of the proposed action and the probable environmental impacts. In accordance with WAC 197-11-340(2) there was a comment period and pursuant to BDMC 19.04.260.A.1 and BDMC 19.04-260.M there was an opportunity for any person, agency, or group to file a judicial appeal. No such appeal was filed.
252	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	<i>G. Failure to address the big picture – the Cumulative impacts of various expected development that will occur throughout the city.</i> After this Comprehensive Plan and its Land Use Map are adopted, development will come in smaller plats and piecemeal. SEPA at the time of the Plan review is needed to address overall combined (cumulative) impacts. There will be no other chance to identify cumulative impacts.	The environmental review considered the big picture by looking at the cumulative impacts of the proposed changes to the Comprehensive Plan as compared to the previous Plan. Changes to the future land use map (FLUM) outside of the MPDs are minimal, and are largely meant to fix scrivener's errors in the 2019 FLUM or to reconcile the City's FLUM and the zoning map. Changes to the maps inside the MPDs were intended to conform land use and zoning designations to what has already been built and/or entitled through the permitting process, so as to avoid creating extensive nonconforming uses and/or underutilized capital infrastructure. The impacts of the MPDs were already addressed in both EIS documents. The Comprehensive Plan periodic update is not an appropriate time to conduct environmental review for specific future development projects that have not been proposed. Rather, the analysis looks at the impacts of changing land use designations and the zoning map, which have been thoroughly analyzed and are largely consistent with existing conditions and prior entitlements.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
253	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	<i>H. Plan does not adequately describe Land Use, Land Use Changes, and Growth</i> The Plan does not describe growth expected outside of OakPointe’s Ten Trails and Lawson Hills MPDs. There is no description of changes made to the Future Land Use Map, nor a description or estimate of how much vacant land is expected to be developed.	Please refer to the memorandum titled <i>Land Capacity Review and Assessment of the City's Ability to Meeting Housing Targets</i> , prepared by AHBL and dated 11/18/2024. This may be included as an additional appendix.
254	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	<i>The Plan encourages a lot of growth but does not show its work.</i> The Comprehensive Plan does not describe the actual amount of growth that is likely. The Plan appears to only forecast the households and jobs from the MPD. However, other developers have land use changes and development plans that are not mentioned in the Plan.	Please refer to the memorandum titled <i>Land Capacity Review and Assessment of the City's Ability to Meeting Housing Targets</i> , prepared by AHBL and dated 11/18/2024. This may be included as an additional appendix.
255	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	<i>Just some of the Comprehensive Plan land use expectations that are not described:</i> • Page 69 discusses land use with “– TDR” descriptions. These are not adequately explained. The Plan also mentions TDR receiving areas without adequate description.	These are talked about on page 69 of the SEPA draft (page numbering may differ in future drafts). In addition, the TDR receiving areas are discussed Chapter 19.24 of the Black Diamond Municipal Code (BDMC). <u>We have added some additional information on the -TDR zones to the Land Use Element. Thank you for the recommendations.</u>
256	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	• Page 70 says if 50% of the MPD site is open space, the developer is “eligible for certain benefits,” but does not explain those benefits.	This was a remnant of the previous plan, and we added the referenced text to fix an error. It previously read that "at least 50% of the MPD site is devoted to open space uses" but this is not correct. The benefits are outlined in BDMC 18.98.140(G) and BDMC 18.98.120(F).
257	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	• The MPD developer recently added “expansion parcels” to its MPD, but this is not mentioned.	At this point, the Master Developer’s application to add an Expansion Parcel to the Ten Trails MPD remains pending. It would be inappropriate to modify the text of the Comprehensive Plan to include references to an Expansion Parcel that has not yet been approved. However, the proposed changes to the FLUM and Zoning map will accommodate development within the proposed Expansion Parcel at the densities approved in the Ten Trails MPD and development agreement. Significantly, the Expansion Parcel application does not propose adding any new dwelling units to the MPD; rather, some number of the currently approved dwelling units would shift from the existing MPD boundary to the Expansion Parcel, as contemplated in the development agreement.
258	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	• The Land Use Map shows the 50-acre in-city forest as a “low density residential” land use (p. 81). However, the Parks appendix says the City is working to acquire this site per the Black Diamond Urban Growth Area Agreement. (p. 198 or A2-2).	There will be an opportunity through a comprehensive plan amendment to change the designation to Public, if appropriate. It would be inappropriate to do this before city acquisition.
259	3/3/2025	Friends of Black Diamond	General Public	N/A	N/A	SEPA Draft / DNS	• The Land Use section and Map should provide detail on which lands are already developed, which lands are undeveloped, and which lands are expected to be developed (or re-developed) in the next 10-15 years.	Thank you for the suggestion, perhaps a map can be included in the future to enhance the narrative we have included.
260	3/3/2025	Kristen Bryant	General Public	N/A	N/A	SEPA Draft / DNS	I incorporate by reference the Friends of Black Diamond comments as my own.	Thank you for your comment. Please see responses to Friends of Black Diamond.
261	3/3/2025	Renee Mix	General Public	N/A	N/A	SEPA Draft / DNS	I incorporate by reference the Friends of Black Diamond comments as my own.	Thank you for your comment. Please see responses to Friends of Black Diamond.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
262	3/4/2025	Kathy Walls	General Public	N/A	N/A	SEPA Draft / DNS	I am writing concerning the comments on the State Environmental Policy Act. Several concern me as I see what has been done and not been done by developers. I also must assume that failing to address these agreements has been approved by our city council. My first concern, impacting my neighborhood directly, is the already increase of traffic on SR 169. Getting out from our neighborhood can be a very long wait these days unless we race to get out in the traffic. It's becoming dangerous and we only have the developers and our city government to blame. The increased traffic needs to be addressed now. Another concern is our fairly new school. It has been so overwhelmed with students due to our growth that some "classrooms" are in the hallway, a very poor place to learn. I thought the developers were to have a hand in a new school. The impacts of broken Master Planned Development Agreements are unacceptable. These broken agreements have had to be approved by our city government who, evidently, do not have our current citizens in their best interests. It's way past time to hold the developers accountable for all their agreements now, before any more homes are completed.	Please see the other responses related to traffic concerns above.
263	3/4/2025	Kathy Walls	General Public	N/A	N/A	SEPA Draft / DNS	I incorporate these comments from Friends of Black Diamond as my own.	Thank you for your comment. Please see responses to Friends of Black Diamond.
264	3/4/2025	Kurt Kulesza	General Public	N/A	N/A	SEPA Draft / DNS	I incorporate by reference the Friends of Black Diamond comments as my own.	Thank you for your comment. Please see responses to Friends of Black Diamond.
265	3/4/2025	Tricia Sears	WGS, DNR	N/A	N/A	SEPA Draft / DNS	In keeping with the interagency correspondence principles, I am providing you with comments on Black Diamond 's Comprehensive Plan Amendment (2025-S-8131). For this proposal submitted via Planview, I looked at the proposal and focused on areas related to WGS work. Of note, but not limited to, I look for language around the geologically hazardous areas, mineral resource lands, mining, climate change, and natural hazards mitigation plans. Specifically in this proposal, I reviewed the Draft 2024-2044 Comprehensive Plan PDF.	Thank you for your comment.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
266	3/4/2025	Tricia Sears	WGS, DNR	Introduction	Pages 7-8	SEPA Draft / DNS	On page 7 of the PDF, it's good to have the section, Significant Changes since 2019 Update. There is mention of the trickle-down effect of the legislative changes that occurred 2021-2023, but there isn't a description of how those impacted Black Diamond specifically. There is a description of the relationships of the GMA etc. and that's good to have. But it feels lacking in noting the impacts of the 2021-2023 changes were to Black Diamond specifically. Are those changes reflected in the vision, goals, and policies that you are changing? Nice to have the summary of all the comprehensive plan elements, listed on page 8 of the PDF.	Thank you. The changes are meant to give an update on progress made since the last update. Goals and policies were largely changed due to public feedback and meeting state requirements.
267	3/4/2025	Tricia Sears	WGS, DNR	Natural Environment	Pages 41, 42, Goal NE-4, Policy NE-4.1, Policy NE-4.2	SEPA Draft / DNS	Great to have the Natural Environment section! On page 41 of the PDF, "The City's Sensitive Areas Ordinance (Black Diamond Municipal Code Chapter 19.10) regulates land use and development consistent with this Element. Maps illustrating the general area and distribution of the City's Sensitive Areas are in Appendix 3 (Natural Environment Appendix)." On page 42, "4.6 Geologically Hazardous Areas. The City of Black Diamond contains areas that are susceptible to the geologic hazards of erosion, sliding, earthquakes, or other geologic events such as differential settlement, which is when a building's foundation settles unevenly, with one part sinking more or faster than another. In addition, portions of the Black Diamond area are subject to the hazards caused by geological events to areas of coal extraction, known as coal mine hazards. All these types of hazards pose a threat to health and safety of the Black Diamond community when incompatible development is sited in areas of significant hazards." So the geologically hazardous areas hazards in Black Diamond are erosion, landslides, earthquakes, differential settlement, and mine hazards? Suggest clarifying this and noting that further information about these hazards is located in Appendix 3 (where the hazards listed are landslide hazards, erosion hazards, seismic hazards, and steep slopes. Suggest the maps of the geologically hazardous areas be referenced in this section to the reader knows the map is located in Appendix 3. Interesting to see Goal NE-4 and the two related policies. Suggest mentioning the connections of geologic hazards, climate change/resilience, and natural hazards mitigation planning.	Thank you, we have incorporated your suggestions about making the geologic hazards section clearer and referencing Appendix 3. This change will be reflected in the next draft taken to Planning Commission Public Hearing. The city will be adding a Climate Element in the future.
268	3/4/2025	Tricia Sears	WGS, DNR	Land Use	Pages 57 and 66	SEPA Draft / DNS	On page 57 of the PDF, "In addition, the protection of critical areas (sensitive environmental areas) is addressed in the Natural Environment section." Good to mention that! On page 66, good to have the Mineral Extraction Concept section. Good to have maps in this section.	Thank you for the positive feedback.
269	3/4/2025	Tricia Sears	WGS, DNR	Appendix 3	Pages A3-9 to A3-11	SEPA Draft / DNS	In the section, the hazards are landslide hazards, erosion hazards, seismic hazards, steep slopes, and mine hazards. Great to see Figure A3-3 Geologically Hazardous Areas. The map shows slopes over 40% and erosion areas. It does not show landslides or seismic hazards. On page 214 it states that according to the iMap sensitive areas layer, there are no landslide or seismic hazards in the planning area. Suggest adding the statements about the two hazards to the map. That way the map helps the reader recognize there are no mapped areas of these hazards even though they are identified as hazards in Black Diamond. Mine hazards are shown on a map in Figure A3-4 called Coal Mine Hazard Areas. On page 216, thank you for including "The City's sensitive area ordinance contains designation and mapping requirements, a description of allowed activities and performance standards, and appropriate mitigation requirements for erosion, landslide, and mine hazard areas."	Thank you for the feedback.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
270	3/4/2025	Tricia Sears	WGS, DNR	N/A	N/A	SEPA Draft / DNS	Below, I include our usual language for this and future endeavors. Recognizing the limitations of the current proposals, I want to mention that it would be great for you to consider these in current or future work, be it in your comprehensive plan, development code, and SMP updates, and in your work in general: - Consider adding a reference to WAC 365-190-120 geologically hazardous areas for definitions in other areas besides the CAO. In addition, consider adding a reference to WAC 365-196-480 for natural resource lands. - Consider adding a reference to the WGS Geologic Information Portal in other areas besides the CAO. If you have not checked our interactive database, the WGS Geologic Information Portal, lately, you may wish to do so. Geologic Information Portal WA - DNR - Consider adding language that the qualified professional geologists and engineers are licensed in Washington. - If you have not checked out our Geologic Planning page, you may wish to do so. Geologic Planning WA - DNR Thank you for considering our comments. If you have any questions or need additional information, please contact me. For your convenience, if there are no concerns or follow-up discussion, you may consider these comments to be final as of the 60-day comment deadline of 4/28/25.	Thank you for your collaboration.
271	3/4/2025	Chief Dawn Judkins	Fire	N/A	N/A	SEPA Draft / DNS	NOTE: THIS COMMENT WAS UNINTENTIONALLY OMITTED IN THE 3/10/2025 COMMENT AND RESPONSE MATRIX. Mountain View Fire and Rescue (the "Fire District") appreciates this opportunity to collaborate with the City of Black Diamond (the "City") and to comment on the City's State Environmental Protection Act ("SEPA") Determination of Nonsignificance ("DNS") related to its 2024 Comprehensive Plan update. The Fire District looks forward to being actively engaged throughout the Comprehensive Plan process. The Fire District, as the City's contracted provider of both fire protection and basic life support ("BLS"), often referred to as Emergency Medical Services ("EMS"), is keenly aware of the potential impacts that increased development and population growth projected by the Comprehensive Plan could have on public services such as fire protection and EMS. Increased demand is likely to adversely affect the Fire District's ability to timely respond to emergency incidents if corresponding investments are not made to compensate for the City's planned growth.	Thank you for your comments.
272	3/4/2025	Chief Dawn Judkins	Fire	N/A	N/A	SEPA Draft / DNS	NOTE: THIS COMMENT WAS UNINTENTIONALLY OMITTED IN THE 3/10/2025 COMMENT AND RESPONSE MATRIX. At present, the City's contract with the Fire District provides only minimal staffing of just two (2) firefighters/EMTs at the City's sole fire station. National Fire Protection Association ("NFPA") standards recommend that fire department staff each fire station with four (4) firefighters. Washington State law requires a minimum of four (4) firefighters on scene to enter an Immediate Danger to Life and Health ("IDLH") environment. The City's current staffing levels mean that firefighters are legally prohibited from effecting a rescue in a fire before another fire apparatus arrives on scene to provide personnel for the "two-in, two-out" rule.	Comment noted. Thank you.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
273	3/4/2025	Chief Dawn Judkins	Fire	N/A	N/A	SEPA Draft / DNS	NOTE: THIS COMMENT WAS UNINTENTIONALLY OMITTED IN THE 3/10/2025 COMMENT AND RESPONSE MATRIX. The City’s draft 2024 Comprehensive Plan shows that the City is also aware of the current minimal coverage, the potential impacts of planned growth, and the increased fire protection and EMS needs that growth would create. Specifically, the draft plan mentions foreseeable future impacts for fire service and EMS. Under “Future Needs,” it states: As the City grows over the next 20 years, additional fire stations, equipment and personnel will be required to maintain adequate fire and emergency medical services. Additional water system improvements will also be needed to maintain adequate fire flow. The anticipated growth from the master planned developments will change the City’s NFPA Demand Zone from Suburban to “Urban” Standard of Coverage. This paragraph within the draft Comprehensive Plan shows that the City can reasonably foresee the impacts of its Comprehensive Plan on public services. The City should disclose these impacts in the SEPA checklist in order to be considered “meaningfully engaged” in the SEPA process. Increased service demands on the Fire District caused by increased development and population growth would foreseeably jeopardize the Fire District’s ability to adequately staff calls.	The Comprehensive Plan details the current situation and highlights the need for coordination in the near future. However, unless and until the City Council enters into a contract or agreement, the matter cannot be further addressed in the Comprehensive Plan.
274	3/4/2025	Chief Dawn Judkins	Fire	N/A	N/A	SEPA Draft / DNS	NOTE: THIS COMMENT WAS UNINTENTIONALLY OMITTED IN THE 3/10/2025 COMMENT AND RESPONSE MATRIX. The Fire District does not wish to obstruct the Comprehensive Planning process; however, the City’s SEPA checklist should be updated to consider the significant impacts that are likely to result from the projected growth and development—as acknowledged in the Comprehensive Plan itself. The minimal information currently provided in the City’s SEPA Checklist likely does not meet the requirements established by the Washington Supreme Court in King County v. Friends of Sammamish Valley, which requires agencies to demonstrate in the SEPA checklist that relevant environmental factors were sufficiently considered.¹ Merely responding “not applicable for this nonproject action” does not demonstrate meaningful engagement in the SEPA process and could be construed as failing to disclose potential environmental impacts that are reasonably foreseeable, even for a nonproject action.² ¹ 556 P.3d 132 (Wash. 2024). ² King Cnty. V. Friends of Sammamish Valley, 556 P.3d 132, 146 (Wash. 2024).	Thank you for your comments on the SEPA DNS and accompanying checklist. The SEPA determination of nonsignificance was issued, together with a SEPA Environmental Checklist and other supporting materials, providing a full description of the proposed action and the probable environmental impacts. In accordance with WAC 197-11-340(2) there was a comment period and pursuant to BDMC 19.04.260.A.1 and BDMC 19.04-260.M there was an opportunity for any person, agency, or group to file a judicial appeal. No such appeal was filed.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

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275	3/4/2025	Chief Dawn Judkins	Fire	N/A	N/A	SEPA Draft / DNS	NOTE: THIS COMMENT WAS UNINTENTIONALLY OMITTED IN THE 3/10/2025 COMMENT AND RESPONSE MATRIX. In the City’s SEPA checklist submitted February 10, 2025—like the County’s SEPA checklist in King County v. Friends of Sammamish Valley—numerous areas are marked as “not applicable,” including Part B, Question 15.a which addresses increased demand for public services. Fire protection and EMS services are not mentioned. Even if the City determined that Part B information in the SEPA checklist does not meaningfully contribute to the proposal’s threshold determination under WAC 197-11-315(1)(e), the City still failed to discuss fire protection and EMS services in the Part D supplement for non-project actions. To satisfy WAC 197-11-315(1)(e), an applicant must, at a minimum, complete sections A, C, and D. Question 6 of Part D concerns increased demands on public services. Again, fire protection and EMS are not mentioned. Thus, WAC 197-11-315 is not satisfied. The City should revise or supplement the SEPA checklist and ensure that EMS and fire protection services are sufficiently considered to demonstrate compliance with SEPA.	Thank you for your comment. Please see the response above.
276	3/4/2025	Chief Dawn Judkins	Fire	N/A	N/A	SEPA Draft / DNS	NOTE: THIS COMMENT WAS UNINTENTIONALLY OMITTED IN THE 3/10/2025 COMMENT AND RESPONSE MATRIX. As part of the City’s Comprehensive Planning projects, the Fire District is interested in engaging in discussions with the City regarding annexation of the City in the Fire District boundaries. The Fire District already provides services with the City, but the current contract, which expires at the end of 2027, compensates the Fire District for only approximately one-third of its costs in providing the City its services. Annexation would lead to increased efficiencies between the City and the Fire District. It would assist the Fire District in improving the current level of service and accommodating new growth through future capital replacements and staffing improvements. The Fire District looks forward to exploring annexation in future public meetings. Finally, the Fire District requests notice of any public hearing regarding the Comprehensive Plan and/or any approvals issued by the County regarding the Comprehensive Plan. Copies of such notices should be sent to myself at djudkins@mvfire.org. Thank you for your attention to this matter. Please contact me if you have any further questions.	Thank you for your interest in working with the City. This will need to be a discussion with the City Council, and timing may not match up with the finalization of the Periodic Update. Annual amendments to the Comprehensive Plan can be made in the future.
277	3/5/2025	Angela Fettig	General Public	N/A	N/A	SEPA Draft / DNS	I incorporate by reference the Friends of Black Diamond comments as my own.	Thank you for your comment. Please see responses to Friends of Black Diamond.
278	3/11/2025	Gary Kohl	General Public	N/A	N/A	SEPA Draft / DNS	[Full comment letter "Comments on the Black Diamond Comprehensive Plan and its Feb 18, 2025 SEPA DNS and SEPA Checklist" by Gary Kohl available upon request].	Thank you for your comments on the SEPA DNS and accompanying checklist. The SEPA determination of nonsignificance was issued, together with a SEPA Environmental Checklist and other supporting materials, providing a full description of the proposed action and the probable environmental impacts. In accordance with WAC 197-11-340(2) there was a comment period and pursuant to BDMC 19.04.260.A.1 and BDMC 19.04-260.M there was an opportunity for any person, agency, or group to file a judicial appeal. No such appeal was filed.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

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279	3/11/2025	Kristen Bryant	General Public	N/A	N/A	SEPA Draft / DNS	Please Revise the draft Comprehensive Plan Future Land Use Map. Reasons include: <i>1. Sufficient infrastructure in Black Diamond does not yet exist, and cannot realistically be added. In some cases it does not make financial sense to build.</i> This is incredibly important for public safety. Black Diamond’s Fire and Emergency Medical response is the same staff and equipment levels as 5 years ago, and will not increase any time soon. Yet the city is approaching almost double its pre-Ten Trails population. This degraded EMS and fire service was never supposed to happen, per Ordinance 11-970 the Development Agreement (Section 13.6). We can learn from the past and not repeat or worsen the problem. Schools and school crowding are a similar issue.	Please see responses to comments #227 and #228.
280	3/11/2025	Kristen Bryant	General Public	N/A	N/A	SEPA Draft / DNS	<i>2. The Environment.</i> Black Diamond is important in our Puget Sound Regional plan. At the far outer edge of our urban area, Black Diamond is a small city that is designated to remain lower population. The reason is not just infrastructure cost, but also the environment. Negative regional impact on transit use. The Puget Sound Regional Plan (www.psrc.org) and CPPs encourage growth in areas well-served by transit. The number of people who move to areas with more transit will be reduced by the number of people who move to Black Diamond. Transit is a numbers game, and better service will only come with better ridership. Thus, there will be a negative impact on our regional transit investments due to people moving to Black Diamond instead of to transit-oriented development areas. Our region will miss out on the environmental benefits that come with increased transit use. As one commenter succinctly noted: "Bad zoning pattern that forces car [dependency]. (comment 28 in Comment Matrix). Reducing vehicle use reduces air pollution and water pollution that comes from cars. Black Diamond also has wildlife habitat that can be protected adjacent to the rural area for larger environmental benefits. This requires protecting more natural areas in the city.	Please see responses to comments #237 and #249.
281	3/11/2025	Kristen Bryant	General Public	N/A	N/A	SEPA Draft / DNS	<i>3. Public Input</i> Representing the public is an important part of a planning commissioner’s role (city code 16.10.220.A.5 “Whether the proposed amendment(s) reflects current, widely held values of the residents of the city.”) Over the past dozen years the public has made hundreds if not thousands of comments expressing similar concerns to those above.	As a part of the 2024 Comprehensive Plan Periodic Update, there have been multiple opportunities for public participation, and this comment matrix reflects part of this work in addition to multiple Planning Commission meetings, open houses, workshops, a survey, and event booths.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
282	3/11/2025	Kristen Bryant	General Public	N/A	N/A	SEPA Draft / DNS	<i>4. The Expiration of the Master Planned Developments</i> The draft 2024 Black Diamond Comprehensive Plan contains a draft proposal for too much dense and high impact land use designations. This is evident in the land that is currently part of the Ten Trails and Lawson Hills Master Planned Development (MPD) land. See Future Land Use Map in Chapter 5. The Map also has draft changes to other lands in the city at the request of developers. These will result in more paved, traffic-generating uses than what is likely under current zoning. Important feedback on the OakPointe MPDs: • There is no need to match the MPD land use because the new Comprehensive Plan has no authority over the MPD until after the MPD vesting expires. • The MPD is governed by the 2009 Land Use Map and MPD Site Plan. The Comprehensive Plan assumes that the MPD will get permits all future Preliminary Plats (over 4,000 remaining of the original planned 6,000 units) in 2025. These Plat permits will allow the developer until 2032 to build. • After 2032, the land that remains undeveloped can be whatever the Planning Commission and Council decide. Ten Trails has added about 250 occupied units per year so far. So, by 2032 they could maybe add (8 years x 250 per year) 2,000 more housing units, but not the full remaining 6,000+. • The MPD Ordinance (10-946 and 10-947) and Development Agreement (11-970 and 11-971) have a long list of financial and infrastructure requirements, but these requirements disappear when the MPD expires. • The 2024 Comprehensive Plan is where extremely consequential decision of what happens next is made.	Thank you for your comment. We are including it in the record.,
283	3/11/2025	Kristen Bryant	General Public	N/A	N/A	SEPA Draft / DNS	<i>5. Regional Planning and Growth Management</i> The current / most recent Black Diamond Comprehensive Plan (2019) was not certified by the Puget Sound Regional Council (PSRC.org). PSRC review is a step required under the Growth Management Act (GMA) so that our region has coordinated, well-planned growth, especially for transportation. Black Diamond’s new draft Plan still has the same problems that resulted in non-certification last time. The city faces restrictions from receiving grant funding from Federal and some State Agencies if it does not follow GMA. Here is an excerpt of PSRC’s concerns: <i>“The city’s anticipated growth significantly exceeds its adopted growth targets. The plan acknowledges the inconsistency between the anticipated growth in Black Diamond, the growth targets, and the Regional Growth Strategy and commits the city to work with PSRC, King County, and neighboring jurisdictions to manage growth and mitigate its impacts, including on surrounding communities, rural and resource lands, and the regional transportation system. While the language included in the plan is important, this does not resolve the inconsistency between anticipated growth and the adopted growth targets. As such, the City of Black Diamond should commit through a council resolution to continue to work with regional, county, and local planning agencies to ensure the impacts of the Master Planned Developments are managed appropriately, specifically to:</i> • <i>Coordinate with King County and other jurisdictions during the 2021 target setting process to narrow the gap between growth targets and anticipated growth.</i> • <i>Avoid increases in development capacity that would significantly surpass adopted targets.</i> • <i>Continue to coordinate with other jurisdictions regarding unanticipated growth levels, and to assess and mitigate traffic impacts from growth.”</i>	We have been in communication with PSRC throughout this update, and we are looking forward to the certification process.
284	3/11/2025	Kristen Bryant	General Public	Land Use	Section 5.7	SEPA Draft / DNS	SOLUTION: <i>Revise Residential Zones in the Future Land Use Map</i> The MPD land not currently developed should be designated to 4 houses per acre. This is the original zoning applied under the terms of annexing the huge swaths of MPD land into the city (1994, 1996, 2005, 2009). This gives the city the appropriate future control to only allow increased density if provisions are made for infrastructure. Some of the land next to sensitive areas (wetlands, lakes, streams, steep slopes) should be zoned 1 house per acre. (See Department of Ecology guidance, Appendix)	Black Diamond is in an Urban Growth Area and has zoning and land use designations to match.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
285	3/11/2025	Kristen Bryant	General Public	N/A	N/A	SEPA Draft / DNS	<i>Revise Light Industrial, Business Park (Office), and Commercial Land Use</i> Business Park (Office Space) and Commercial (Retail) land have the potential to generate too much traffic and need for public services that the city can't handle as currently proposed. Light Industrial land use should be encouraged. The Comprehensive Plan Land Use categories should be changed, so that Zoning for Office and Commercial is dependent on new Transfer of Development Rights conservation to offset Black Diamond exceeding its Growth Targets and causing extreme Transportation Problems.	The City is not adding additional Business/Industrial Park zoning at this time. Perhaps this can explored in future amendments as the demands for different land uses change. Thank you for your suggestion.
286	3/11/2025	Kristen Bryant	General Public	N/A	N/A	SEPA Draft / DNS	<i>Improve and Expand TDR Program</i> The city should expand its Transfer of Development Rights (TDR) program to allow conservation of more land (prioritize currently forested) in exchange for increased density beyond the 4 unites per acre only next to existing infrastructure. (see suggested Comprehensive Plan amendments 2021, carried forward to 2024).	Thank you for your suggestions. The city is not updating the TDR Program at this time.
287	3/11/2025	Kristen Bryant	General Public	N/A	N/A	SEPA Draft / DNS	<i>Revise "Public" Land Use</i> Take the lands that are conserved and parks and make them a land use category of "Open Space". Then take schools, city hall, fire stations, and recognize they generate traffic, use of utilities, and public services like Emergency Medical and Fire.	Perhaps an "Open Space" future land use can be explored during a future comprehensive plan amendment.
288	3/11/2025	Kristen Bryant	General Public	N/A	N/A	SEPA Draft / DNS	This also will allow the city to make reasonable and affordable plans for infrastructure: • Parks, • Fire and Emergency Medical (EMS) service (staff and equipment) • City hall, • Public Works equipment • Transportation, • Environmental protection and Stormwater pollution clean up, • Social safety net services, • Schools	Comment noted. Thank you.
289	3/11/2025	Kristen Bryant	General Public	N/A	N/A	SEPA Draft / DNS	The city should slow the rate of growth and stick to the King County Planning Policy growth target for Black Diamond of 2,900 new units of housing and 680 new jobs by 2044. This is still a massive increase for a small city.	King County and PSRC have both been made aware of these vested development rights, and we address this in the update. See also: <i>Timeline of MPDs</i> which AHBL assembled.
290	3/11/2025	Kristen Bryant	General Public	N/A	N/A	SEPA Draft / DNS	Please consider this information and how Black Diamond will realistically grow. Will it be clogged with multiple new lanes of cars through old neighborhoods and lose its character? The purpose of our previous letter (June 10, 2024) was to point out how poorly the addition of infrastructure is going despite it being required by the MPD ordinance.	Comment noted. Thank you.
291	3/31/2025	Mary Starr	General Public	N/A	N/A	PC Public Hearing Draft	In the future, growth must pay for itself. To make that happen, we must set enforceable Level-of-Service standards. The Comprehensive Plan Policies must replace words like "strive to" with "will." Policies must require city services <i>concurrent with new growth (concurrency)</i>	There are newly proposed levels of service for pedestrians, bicyclists, and transit in the Transportation Element and its Appendix. The Captital Facilities and Utilities Element sets additional levels of service related to public services.
292	3/31/2025	Mary Starr	General Public	N/A	N/A	PC Public Hearing Draft	EMS AND FIRE SERVICES. Due to past poor planning, residents are experiencing slower response times as we grow, with slow 12-minute response times all too common. For fire calls, homes in Ten Trails are so close together that a house fire could quickly spread to neighbors. Change the EMS and Fire standard to Urban level of service.	Thank you for this comment. Sufficient emergency and response times are an essential part in public services. The City of Black Diamond is working on an agreement for services. Once that is in place, a level of service statement can be added to the Comp Plan via an annual amendment process.
293	3/31/2025	Mary Starr	General Public	N/A	N/A	PC Public Hearing Draft	BASIC CITY FUNCTIONS. City staff, police, and public works have run out of work space as the city grows. The city has no adequate plan to pay for expansion. The draft Plan says the city needs an average of 330 square feet per employee. Mandate that this square footage be used for concurrency.	The City is in the beginning stages of planning for new public facilities, such as a new City Hall.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
294	3/31/2025	Mary Starr	General Public	N/A	N/A	PC Public Hearing Draft	SCHOOL capacity to serve growth is an on-going problem. Update policies on Schools to require developers to pay much more for school construction to ensure capacity keeps pace with population growth.	The school impact fees are set by the school district, but it is ultimately up to City Council to adopt this amount. This is typically done on an annual basis.
295	3/31/2025	Mary Starr	General Public	N/A	N/A	PC Public Hearing Draft	PARKS. The city’s recommended level of park service must become a required standard, preventing further delays and developer loopholes.	Thank you for your comment. The PROS Element briefly addresses park impact fees and policy 1.1.e seeks to "establish a park impact fee and fee-in-lieu program to increase the annual program budget." The PROS Plan also has information on park impact fees on page 78. It would be up to the Council to implement one. From PROS Plan: <i>Setting fee schedules for impact fees is a complex process typically involving rate studies. Generally, impact fees do not recover the full cost of a new facility since these fees must be directly and proportionately related to impacts associated with new development.</i>
296	3/31/2025	Mary Starr	General Public	N/A	N/A	PC Public Hearing Draft	The Comprehensive Plan fails to address important TRANSPORTATION problems. There is no funding to expand county and state roads to Black Diamond because it is regional designated to remain a small city. Black Diamond's excessive growth will push unplanned traffic congestion on our neighboring cities and thwart regional efforts to saves taxpayers money and protect the environment. Inside the city limits, almost all new development traffic passes through existing residential neighborhoods, harming our quality of life.	The Transportation Element and the accompanying Transportation Appendix address the requirements for Transportation Elements as outlined in the Growth Management Act.
297	3/31/2025	Mary Starr	General Public	N/A	N/A	PC Public Hearing Draft	Solutions: Change the excessive residential and commercial development of vacant lands in the city’s Future Land Use Map (FLUM). For currently undeveloped land, set the FLUM map to 4 units per acre or Light Industrial zoning. This is important because OakPointe will likely not finish their planned development before their agreement expires. Require developers to build bypass roads around existing neighborhoods instead of funneling traffic through them.	The impacts of the MPDs were already addressed in both EIS documents. The impacts of the changing land use designations and the zoning map have been thoroughly analyzed and are largely consistent with existing conditions and prior entitlements.
298	3/31/2025	Lynn Rohlf	General Public	N/A	N/A	PC Public Hearing Draft	[Email comment by Lynn Rohlf was similar to that received by Mary Starr and is available upon request].	Thank you for your comments. Please see responses to Mary Starr comments dated 3/31/2025.
299	4/1/2025	Paula and Raymond Ford	General Public	N/A	N/A	PC Public Hearing Draft	[Email comment by Paula and Raymond Ford was similar to that received by Mary Starr and is available upon request].	Thank you for your comments. Please see responses to Mary Starr comments dated 3/31/2025.
300	4/1/2025	Stefan Cordova	General Public	N/A	N/A	PC Public Hearing Draft	Thank you for the opportunity to provide input on the Comprehensive Plan. As a resident of Black Diamond, I care deeply about the future of our community and want to see it grow in a thoughtful, sustainable way that prioritizes both livability and functionality. While I support some of the concerns raised by Friends of Black Diamond—especially around infrastructure and school capacity—I also want to advocate for a more balanced vision that embraces walkability, commerce, and responsible growth. I'm not opposed to more people moving in, as long as our city grows with intention and services keep pace.	Thank you for your comments. Please see additional responses below.
301	4/1/2025	Stefan Cordova	General Public	N/A	N/A	PC Public Hearing Draft	<i>Here are a few priorities I would like to see reflected in the Comprehensive Plan:</i> • <i>Walkable and Livable Neighborhoods:</i> We need a city where families can walk or bike to school, daycare, restaurants, small businesses, banks, parks, and other essentials. Let's design for people, not just cars, and prioritize connected paths and safe crossings that bring community and commerce together.	We believe the updated plan addresses your concerns. As noted in the Transportation Element and its Appendix, there are newly proposed levels of service for pedestrians, bicyclists, and transit. In addition, there are updated goals and policies which focus on walkability and connectivity.
302	4/1/2025	Stefan Cordova	General Public	N/A	N/A	PC Public Hearing Draft	• <i>Commercial District Timeline:</i> I, along with many of my neighbors, am still wondering when the promised commercial district will be built. We’ve been waiting for years for more local amenities—restaurants, grocery stores, banks, daycare, and more. These additions are essential for creating a self-sustaining, vibrant community and reducing the need to drive elsewhere for basic needs.	Thank you for your comment. The City continues to work toward attracting amenities like the ones you have listed.
303	4/1/2025	Stefan Cordova	General Public	N/A	N/A	PC Public Hearing Draft	• <i>Smart Growth with Infrastructure to Match:</i> I’m okay with development, but only if infrastructure—roads, utilities, schools, public works—keeps up. There should be clear, enforceable standards that ensure services are in place before additional housing is approved.	Comment noted. Thank you.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
304	4/1/2025	Stefan Cordova	General Public	N/A	N/A	PC Public Hearing Draft	• <i>Support for Families and Schools:</i> Schools are a top concern. As more families move in, we need to ensure there's adequate school capacity. One immediate need is building the Ten Trails Elementary School. Kindergarteners should not be bused 20 minutes away when they could walk to a neighborhood school. If the Enumclaw residents won't support timely school development for our community, then we need to seriously consider alternatives—whether that's forming our own school district or creating a funding mechanism where Black Diamond residents fund and prioritize schools for Black Diamond kids. The current setup isn't sustainable, and we need a long-term solution that puts our students first.	The school impact fees are set by the school district, but it is ultimately up to City Council to adopt this amount. This is typically done on an annual basis.
305	4/1/2025	Stefan Cordova	General Public	N/A	N/A	PC Public Hearing Draft	• <i>Dead-End Streets and Safe Play Areas:</i> In residential areas, please prioritize creating cul-de-sacs and low-traffic streets where kids can safely play and neighbors can gather. Not every neighborhood needs to serve as a pass-through for car traffic. That said, I fully support walkable connectivity between neighborhoods—paths and trails that make it easy to walk, bike, or stroll between areas without encouraging cut-through vehicle traffic.	Proposed roadways of residential plats are subject to the Black Diamond Engineering Guidelines and Construction Standards and the approval criteria of preliminary plats in Section 17.15.020 of the Black Diamond Municipal Code (BDMC).
306	4/1/2025	Stefan Cordova	General Public	N/A	N/A	PC Public Hearing Draft	• <i>Public Services:</i> While I understand that fire and EMS services are important, I also recognize that fire stations can be extremely costly to build and operate—and may not always be the highest-impact investment depending on the frequency of use. Let's take a balanced approach and focus funding on the most critical, highneed areas first. One idea might be to put these kinds of decisions to a public vote, clearly laying out the benefits and trade-offs of each approach. For example, if we prioritize fire and EMS services before allowing additional housing, that might delay local commerce—since commercial development often depends on hitting certain population thresholds. The community deserves to understand and weigh in on these choices.	Thank you for this comment. Sufficient emergency and response times are an essential part in public services. The City of Black Diamond is working on an agreement for services. Once that is in place, a level of service statement can be added to the Comp Plan via an annual amendment process.
307	4/1/2025	Stefan Cordova	General Public	N/A	N/A	PC Public Hearing Draft	• <i>Communication:</i> One of the biggest challenges right now is communication. Most of what I hear comes from Friends of Black Diamond, and while I appreciate their passion, I'd really like to hear more directly from the city on a regular basis. The city's website is scattered and difficult to navigate, and I often have to proactively search just to find basic information. A simple quarterly email update—highlighting key challenges, project updates, delays, and next steps—would go a long way in keeping residents informed and engaged. For example, I've heard there were road permit issues on 169 and that progress is finally being made on the roundabout. That's great news—but all the public hears is talk of a 5-year delay. Getting this kind of information straight from the city would make a big difference. (For what it's worth, I did just search the website and saw the option to subscribe to news updates—I signed up. That's a great step, but for others who may not know it exists, mailing a quarterly newsletter or pamphlet might help improve visibility and engagement.)	Thank you for your suggestion. We are happy to hear you signed up for the updates! A quartly newsletter is sent out with water bills and to other residents of the city. It is also available on the website. In addition, the city shares important information about upcoming projects, public hearings, etc. in the form of public notices.
308	4/1/2025	Stefan Cordova	General Public	N/A	N/A	PC Public Hearing Draft	I wanted to write this email because I'm guessing you often hear from the loud minority of residents. I thought it would be helpful to share a perspective from the quieter (and possibly larger) group who may not show up at the council meeting but still care deeply about our city's future. Thank you for your time and for considering these perspectives as you shape the future of our city.	Comment noted. Thank you.
309	4/6/2025	Linda Heather	General Public	N/A	N/A	PC Public Hearing Draft	[Email comment by Linda Heather was similar to that received by Mary Starr and is available upon request].	Thank you for your comments. Please see responses to Mary Starr comments dated 3/31/2025.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
310	4/7/2025	Ray Frye	General Public	Land Use	Section 5.7	PC Public Hearing Draft	I am writing to request a change to the future land use map that you are currently considering. There is a 5 acre parcel of property located adjacent to the Ten Trails Master Planned Development. The property is located on the south side of the MPD, immediately North of SE Green Valley Road. Please see the attached Future land Use Map. We would like to respectfully request that the City change the future land use on this property from the existing R4 zoning, which is shown, to MDR-TDR. This request seems justified based on: A. The property is adjacent to MDR-TDR property on the North and West sides of the property. B. The property is separated from property to the south by SE Green Valley Road. C. Future development of properties to the east and south are in King County. D. The owner has 38 TDRs available for use on this property. These TDRs are from an approved sending site. E. The utilities to serve this property will be brought to the site on the North and West as a part of the Ten Trail Development. These utilities will be continued as a part of development on this property. Capacity to accommodate development on this property is available.	Due to the timing of the update and the date we received your comment, we cannot entertain additional increases in development capacity in the future land use map and zoning map at this time. Landowners have the opportunity to apply for annual comprehensive plan map amendments. Property owners in receiving areas can still use available TDRs regardless if the property is in one of the TDR future land uses or TDR zones.
311	4/7/2025	Sam Heather	General Public	N/A	N/A	PC Public Hearing Draft	[Email comment by Sam Heather was similar to that received by Mary Starr and is available upon request].	Thank you for your comments. Please see responses to Mary Starr comments dated 3/31/2025.
312	4/8/2025	Angela Fettig	General Public	CFU	N/A	PC Public Hearing Draft	Tonight I want to speak to inadequate emergency services and response times associated with lack of accountability in the current development agreement. I live in the Morgan Creek neighborhood which is on the east side of the city, <i>but not the furthest community</i> from Mountain View's Lake Sawyer Fire Station. My neighborhood is a close-knit group and we look out for each other. When I hear the sirens entering Morgan Creek, I look to the Pulse Point app on my phone to see if it's someone I know and if I can help in any way. This is important because <i>four times</i> that I remember in the last year, I saw calls that took 12 minutes or more for the first responders to arrive. ... I wonder why is the response time 12 minutes to my neighborhood in 2025, when it was closer to 6 minutes in 2016. I wonder if someone's life will be lost because the response times have doubled. Last summer all of these wonderings played out in my head late one night as I heard the sirens roll in. I noticed on the app the call had come in 12 minutes earlier for a medical emergency at the home of a friend's parents. My heart sunk. Twelve minutes is an eternity when you're in the midst of a crisis. Twelve minutes is deadly when you're in the midst of heart failure.....	Comment noted. Thank you.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
313	4/8/2025	Angela Fettig	General Public	CFU	N/A	PC Public Hearing Draft	It was difficult for me to sleep that night. I checked the app for updates as I tossed and turned. Each time I checked, it showed the call was still open. The outcome isn't usually good the longer the call stays open. I received the news the next morning that my friend's dad passed from his medical emergency. <i>He was only 73 years old.</i> I continued to wonder. Why is there an empty fire station sitting on Lawson Hill? Could a staffed station on Lawson Hill have responded faster and potentially saved the life of my neighbor? Did the road closure at Robert's Drive & HWY 169 contribute to the increased response time and were those extra minutes, minutes that could have been used to save my neighbor? Wait, why in 2024 (and now 2025) are we still waiting for the round-a-bout on Hwy 169 & Robert's Drive to be completed? This project should have been started in 2019 if the development agreement had been followed and the city held the developer accountable for starting projects on time. Holding the developer accountable seems to be a common denominator in many of the problems Black Diamond is facing right now.	Thank you for your comments and personal story which is compelling.
314	4/8/2025	Angela Fettig	General Public	CFU	N/A	PC Public Hearing Draft	How can this be resolved? It's time to hold developers accountable for providing adequate emergency services to the residents of Black Diamond. How? By setting enforceable EMS and Fire Standards. EMS and Fire - Increase Standards As written, the policies in the plan are not stringent enough to make developers contribute to the increased Emergency Medical Service (EMS) and Fire staff needed to serve new population. The language is explicitly non-binding due to the words "strive to meet." As written, service will be allowed to degrade over time because it sets a number of firefighters/EMT that does not change with growth. In contrast, if the LOS set in the current DA were being enforced as intended, we would have developer contributions or tax from new growth to pay for 4 more full time EMTs/Firefighters today. There would be a legitimate option for the city to add funds to staff a new fire station at last part time, instead of having the new one sitting there empty.	Sufficient emergency and response times are an essential part in public services. The City of Black Diamond is working on an agreement for services. Once that is in place, a level of service statement can be added to the Comp Plan via an annual amendment process.
315	4/8/2025	Angela Fettig	General Public	CFU	N/A	PC Public Hearing Draft	As written, the Plan references National Fire "NFPA" standards, which require an expensive subscription to access and may change. The planning commission should use NFPA as input, but should then write a standard that is easily understood by all. The NFPA says Suburban Area Demand Zone is six firefighters/EMTs on duty while the city's population is under the Suburban level. To have one firefighter on duty 24x7 or 168 hours in a week, it takes 4 full time employees. So, to have 4 on duty around the clock, the fire department needs 16 full time personnel. At 1.6 per 1000, a population of 10,000 would allow the city to operate 2 fire stations with 2-person staffing. As the city grows, a population-based standard for EMTs/Firefighters would grow with it and be able to move to the Urban standard that the draft Comp Plan forecasts will be needed (p. 140, "The anticipated growth from the master planned developments will change the City's NFPA Demand Zone from Suburban to "Urban" Standard of Coverage.").	Please see response above.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
316	4/8/2025	Angela Fetting	General Public	CFU	Policy CFU-7.1	PC Public Hearing Draft	<i>Change to Page 151 in Capital Facilities Element</i> , under Goal for “Fire and Emergency medical services...” (New text: bold underline; remove text: strikethrough.) “Policy CFU 7.1: <u>Establish a Standard level of Cover as 1.6 full time EMTs/firefighters per 1,000 population.</u> ~~Establish a Standard Level of Cover consistent with the NFPA 1720 Section 4.2 standards and strive to meet staffing standards for the Suburban Area Demand Zone which is six firefighters/EMTs on duty.~~” The time is now to hold developers accountable adequate services. It is time to supply equipment and staff to the Lawson Hill fire station for the safety of all the residents of Black Diamond.	Please see response above.
317	4/8/2025	Friends of Black Diamond	General Public	Land Use	Section 5.7	PC Public Hearing Draft	1) Problem: The proposed 2025 Future Land Use Map (FLUM, page 81) grants a zoning right for the development density of past Development Agreements (D.A.) but without the public benefit conditions of that D.A. and its Environmental Impact Statement (EIS). <i>Solution: OakPointe’s undeveloped land in the Future Land Use Map should be designated Low Density Residential (LDR) – no greater than 4 units per acre, until the developer follows the code-required land use amendment process (BDMC 16.10.050) and zoning change process.</i> [Full comment letter "Top 5 Problems and Solutions: Black Diamond Comprehensive Plan" by the Friends of Black Diamond available upon request].	The impacts of the MPDs were already addressed in both EIS documents. The impacts of the changing land use designations and the zoning map have been analyzed and are largely consistent with existing conditions and prior entitlements.
318	4/8/2025	Friends of Black Diamond	General Public	Land Use	Section 5.7	PC Public Hearing Draft	2) Problem: Draft Comprehensive Plan Adopts Major Land Use Changes Without Required Information. <i>Solution: OakPointe’s undeveloped land in the Future Land Use Map should be designated Low Density Residential (LDR) – no greater than 4 units per acre, until the developer follows the code-required land use amendment process (BDMC 16.10.050) and zoning change process,</i> if the information on D.A. requirements is not provided by staff, and verified by decision-makers. [Full comment letter "Top 5 Problems and Solutions: Black Diamond Comprehensive Plan" by the Friends of Black Diamond available upon request].	Please see response above.
319	4/8/2025	Friends of Black Diamond	General Public	Land Use	Section 5.7	PC Public Hearing Draft	3) Problem: There are Future Land Use changes and expected development in other parts of the city, and these changes have impacts, but are not described in the Plan. <i>Solution: Remove the Future Land Use Map changes where the draft change is to a more intense land use and the Comprehensive Plan text doesn’t describe or meaningfully address changes and expected impacts.</i> [Full comment letter "Top 5 Problems and Solutions: Black Diamond Comprehensive Plan" by the Friends of Black Diamond available upon request].	Please see response above.
320	4/8/2025	Friends of Black Diamond	General Public	Land Use	Section 5.7	PC Public Hearing Draft	3.a.) Problem: The 50-acre in-city forest was supposed to be conserved but is designated LDR. <i>Solution 2: The 50-acre in-city forest parcel on Lawson Hill cannot be developed if the East Annexation Area remains within the city limits. Designate both the in-city forest and the East Annexation Area to 1 unit per acre.</i> [Full comment letter "Top 5 Problems and Solutions: Black Diamond Comprehensive Plan" by the Friends of Black Diamond available upon request].	There will be an opportunity through a comprehensive plan amendment to change the designation to Public, if appropriate. It would be inappropriate to do this before city acquisition.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
321	4/8/2025	Friends of Black Diamond	General Public	Land Use	Section 5.7	PC Public Hearing Draft	4) Problem: The draft Comprehensive Plan Future Land Use Map (FLUM), with its encouragement of too much development, will harm Black Diamond residents because it is blatantly inconsistent with Regional Plans and countywide planning policies. <i>Solution: Revise Future Land Use Map as requested in other sections, and improve standards as requested below.</i> [Full comment letter "Top 5 Problems and Solutions: Black Diamond Comprehensive Plan" by the Friends of Black Diamond available upon request].	The impacts of the MPDs were already addressed in both EIS documents. The impacts of the changing land use designations and the zoning map have been analyzed and are largely consistent with existing conditions and prior entitlements.
322	4/8/2025	Friends of Black Diamond	General Public	CFU	Policy CFU-7.1	PC Public Hearing Draft	5) Problem: The City’s Development Agreements (D.A.) with OakPointe had rules to protect the public from the strain on infrastructure and public services associated with new development. However, the city has failed to enforce them. <i>5. Solutions: Improve Standards Through Specific Policy Changes</i> 5.A. EMS and Fire - Increase Standards <i>Change to Page 151 in Capital Facilities Element , under Goal for “Fire and Emergency medical services...” (New text: bold underline; remove text: strikethrough.)</i> “Policy CFU 7.1: <u>Establish a Standard level of Cover as 1.6 full time EMTs/firefighters per 1,000 population.</u> ~~Establish a Standard Level of Cover consistent with the NFPA 1720 Section 4.3 standards and strive to meet staffing standards for the Suburban Area Demand Zone which is six firefighters/EMTs on duty.~~” [Full comment letter "Top 5 Problems and Solutions: Black Diamond Comprehensive Plan" by the Friends of Black Diamond available upon request].	Sufficient emergency and response times are an essential part in public services. The City of Black Diamond is working on an agreement for services. Once that is in place, a level of service statement can be added to the Comp Plan via an annual amendment process.
323	4/8/2025	Friends of Black Diamond	General Public	CFU	Page 137 and Policy CFU-9.2	PC Public Hearing Draft	5.B. Government Facilities – Increase Standards <i>Change to Page 137 in Capital Facilities Element, “Administrative Services” section. (New text: bold underline; remove text: strikethrough.)</i> “To ensure that citizens receive adequate public services, the City has adopted LOS standards for its administrative buildings and services, <u>see section 8.7, item 1 City Administrative Services</u> (on page 152). ~~which is to provide 330 square feet of space per each full time equivalent (FTE) employee. The purpose of this standard is to provide a helpful management tool. It is a guideline and is not subject to concurrency.~~” <i>Change to Page 152 in Administrative services.</i> “Policy CFU-9.2: Require new development to <u>pay for finance</u> the facilities, equipment, and services needed to support new development and to mitigate impacts from growth.” [Full comment letter "Top 5 Problems and Solutions: Black Diamond Comprehensive Plan" by the Friends of Black Diamond available upon request].	The City is in the beginning stages of planning for new public facilities, such as a new City Hall.
324	4/8/2025	Friends of Black Diamond	General Public	CFU	Policy CFU-8.6	PC Public Hearing Draft	5.C. Schools - Increase Standards Developers should pay more of the cost of schools to support kids and the community. <i>Change to Page 152, School districts, Policy CFU-8.6 to add:</i> “Policy CFU-8.6: Require that new development pay the appropriate school impact fees to the school district. <u>Rapid development may require developers to pay a higher portion of the cost of schools so that schools are available when students need them.</u>” [Full comment letter "Top 5 Problems and Solutions: Black Diamond Comprehensive Plan" by the Friends of Black Diamond available upon request].	The school impact fees are set by the school district, but it is ultimately up to City Council to adopt this amount. This is typically done on an annual basis.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
325	4/8/2025	Friends of Black Diamond	General Public	CFU	Section 8.7, Page 153	PC Public Hearing Draft	5.D. Parks – Clearly Set and Improve Standards <i>Change to Page 153, 8.7 Capital Facilities and Utilities Minimum LOS Standards:</i> “6. Parks and Recreation: Level of service standards for parks and recreation facilities are set to ‘A’ as defined by the city’s PROS plan. See also provided in the Parks and Recreation Element (and aligns with the PROS plan). If a privately (HOA) maintained park can be demonstrated to meet the minimum standard, the standard will be considered met for those who have access to that park.” [Full comment letter "Top 5 Problems and Solutions: Black Diamond Comprehensive Plan" by the Friends of Black Diamond available upon request].	Thank you for your comment. The PROS Element does talk about park impact fees are briefly addressed on page 32, and policy 1.1.e seeks to "establish a park impact fee and fee-in-lieu program to increase the annual program budget." The PROS Plan also has information on park impact fees on page 78. It would be up to the Council to implement one. From PROS Plan: <i>Setting fee schedules for impact fees is a complex process typically involving rate studies. Generally, impact fees do not recover the full cost of a new facility since these fees must be directly and proportionately related to impacts associated with new development.</i>
326	4/8/2025	Friends of Black Diamond	General Public	Transportation	N/A	PC Public Hearing Draft	5.E. Pass-through traffic – Change and Improve Standards <i>Solutions:</i> Add a <i>New Transportation Policy Requirement</i> to avoid pass-through traffic to existing neighborhoods even if those roads are defined as “arterials and collector” streets. Require developers to build bypass roads around existing neighborhoods instead of funneling traffic through them. Require design to route traffic away from existing neighborhoods. Such a policy would lead to the kind of planning that requires that a new “Pipeline Road” be built. This was as a requirement to avoid negative impacts on existing neighborhoods. They planned for it in the Black Diamond Urban Growth Area Agreement (BDUGAA) in 1996. We need more of this kind of thinking and planning ahead. [Full comment letter "Top 5 Problems and Solutions: Black Diamond Comprehensive Plan" by the Friends of Black Diamond available upon request].	Policy T-1.1 states that the City will “discourage through-traffic on local roads.” As defined in Figure A4-2 of the Transportation Appendix, “local” roads are a specific functional classification within the roadway network. The roadways identified in the comment — including Roberts Drive, Morgan Street, Railroad Avenue, Lawson Street, SE 288th Street, and Lake Sawyer Road — are classified as collector or arterial streets. These streets are intended to carry higher volumes of traffic and provide connections between neighborhoods and regional routes. The projects listed in Table A4-12 of the Transportation Appendix are located on these higher-order facilities and are therefore consistent with the intent of Policy T-1.1, which does not apply to collector or arterial streets.
327	4/8/2025	Friends of Black Diamond	General Public	Eco Dev	Page 20	PC Public Hearing Draft	5.F. Social Services - Improve Standards Change to Page 20 under Goal ED-1: <u>“Policy 1.9: Provide financial support to social programs and expand funding commensurate with growth.”</u> [Full comment letter "Top 5 Problems and Solutions: Black Diamond Comprehensive Plan" by the Friends of Black Diamond available upon request].	We appreciate your interest in social services. Although it is not the City's responsibility to directly provide services such as these, there is a need for the city to ensure zoning capacity of certain emergency and other social services. The City will be updating the development regulations to allow for STEP housing (emergency shelters, transitional housing, emergency housing, and permanent supportive housing), in addition to other types of housing as mandated by state law.
328	4/8/2025	Friends of Black Diamond	General Public	Land Use	Section 5.5, page 67	PC Public Hearing Draft	5.G. Revise Residential Zones in the Future Land Use Map to allow 1 dwelling per acre next to sensitive areas <i>Revise Residential Land Use Designations, Chapter 5.5, page 67.</i> Create a (LDR) <i>Low Density Residential-Sensitive Areas</i> Zoning Category of 1 house per acre. This allows the city to better meet its environmental protection and planning goals by zoning land next to sensitive areas (wetlands, lakes, streams, steep slopes) to 1 house per acre. (See Department of Ecology guidance, https://apps.ecology.wa.gov/publications/SummaryPages/2206014.html https://apps.ecology.wa.gov/publications/documents/2206014.pdf, pages 81 and 83) [Full comment letter "Top 5 Problems and Solutions: Black Diamond Comprehensive Plan" by the Friends of Black Diamond available upon request].	Designations like R1 are inconsistent with the urban densities that the City is required to accommodate under the Growth Management Act. Environmentally sensitive areas are protected under Black Diamond Municipal Code Chapter 19.12. The protection of sensitive areas (e.g., Fish and Wildlife Conservation Areas, Geologically Hazardous Areas, and Wetlands and Streams) under Chapter 19.12 BDMC is irrespective of the underlying zoning. The reclassification of a site to a lower density will not result in more protection to on-site or adjacent sensitive areas.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
329	4/8/2025	Friends of Black Diamond	General Public	Land Use	Section 5.5, page 68	PC Public Hearing Draft	5.H. Revise Light Industrial, Business Park (Office), and Commercial Land Use <i>Revise Light Industrial Land Use Designation, Chapter 5.5, page 68.</i> Business Park (Office Space) and Commercial (Retail) land have the potential to generate too much traffic as well as need for public services that the city can’t handle. Light Industrial land use should be encouraged. The Comprehensive Plan Land Use categories should be changed so that Zoning for Office and Commercial is dependent on new Transfer of Development Rights conservation to offset Black Diamond exceeding its Growth Targets and causing extreme Transportation Problems. [Full comment letter "Top 5 Problems and Solutions: Black Diamond Comprehensive Plan" by the Friends of Black Diamond available upon request].	Thank you for your suggestions. The city is not updating the TDR Program at this time.
330	4/8/2025	Friends of Black Diamond	General Public	Land Use	Section 5.5, page 69	PC Public Hearing Draft	5.J. Revise "Public" Land Use to Differentiate Open Space versus Schools, City Offices, etc. <i>Revise Light Industrial Land Use Designation, Chapter 5.5, page 69.</i> Create a new Land Use Category called “Open Space”. Take the lands that are conserved and parks and put them in this category. Then revise the Category of “Public” to contain only built infrastructure such as schools, city hall, fire stations. This recognizes uses that generate traffic, use of utilities, and use public services. [Full comment letter "Top 5 Problems and Solutions: Black Diamond Comprehensive Plan" by the Friends of Black Diamond available upon request].	Perhaps an "Open Space" future land use can be explored during a future comprehensive plan amendment.
331	4/8/2025	Friends of Black Diamond	General Public	Transportation	N/A	PC Public Hearing Draft	Here is an additional comment on Transportation Issues: 1. It's hard to reconcile the numbers given for land use forecasts with the road projects needed. There may not be sufficient road capacity, but it's hard to tell. • The Planning Commission should please ask the transportation consultant to provide a list of assumptions that [went] into the transportation analysis. • Also please ask the consultant to provide their transportation impact analysis or transportation modeling report.	We include traffic modeling assumptions and LOS modeling reports in an appendix.
332	4/8/2025	Friends of Black Diamond	General Public	Transportation	N/A	PC Public Hearing Draft	2. The Plan also does not account for impacts on local roads that are 2-way stop-controlled. There will be failing level of service at these and it should be addressed.	These intersections are typically excluded because they generally serve neighborhood circulation with low vehicle counts; they have limited regional impact and don't influence broader mobility or system performance. Additionally, WA State guidance does not require the routine evaluation of local-local intersections in Comp Plans. Evaluations are focused on arterial and collector intersections, where mobility and safety impacts are regionally significant. Local intersections may be analyzed in specific cases (e.g., safety hotspots, school zones, community feedback), but are generally not part of baseline analysis under the Growth Management Act (GMA). The Black Diamond Comp Plan includes analysis of arterial/arterial or arterial/collector intersections, as well as the key access intersections to the Master Planned Development.
333	4/8/2025	Friends of Black Diamond	General Public	Transportation	N/A	PC Public Hearing Draft	3. The Black Diamond plan assumes growth larger than the neighboring cities assumed would Black Diamond would grow. The neighboring cities would have assumed 2900 units of residential development because that is Black Diamond's growth target for additional household growth over the next 20 years. If this plan assumes over 6000 units then there will be unforeseen impacts outside the city. The transportation analysis should be updated to quantify the vehicles outside the city and document the level of service expected at those intersections. For example through Maple Valley and at Green Valley Rd, and to the east at Ravensdale Road.	The majority of the future growth anticipated in Black Diamond will occur in the Master Planned Development areas which are subject to Development Agreements. The development agreements and the associated environmental documentation (Final EIS's and studies) address the growth attributed to the MPDs. Moreover, there was extensive and broad coordination that occurred among neighboring jurisdictions and with King County and the PSRC when previous work on the agreements occurred. Both Master Planned Developments underwent environmental review that was previously completed and formed a basis for this Periodic Update.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
334	4/8/2025	Friends of Black Diamond	General Public	Transportation Appendix	Page A4-22	PC Public Hearing Draft	Page A4-22 indicates with the Transportation Analysis used a future population of 19,049 households and 3,429 jobs by 2044. The transportation data also includes a list of intersection improvements. However there is not a detailed transportation analysis report. It is clear that the city's transportation consultant performed a detailed report in order to come up with their conclusions.	Thank you for your comment.
335	4/8/2025	Gary Kohl	General Public	N/A	N/A	PC Public Hearing Draft	I received my water bill in the mail yesterday (4/7) and with it the quarterly City newsletter. The newsletter includes a statement expecting over 7 million dollars surplus in the general fund balance for 2025. I certainly have not been provided any information about why there would be a surplus or what the city plans to do with the surplus. <i>I really wish the newsletter included a simple list of all the needs and estimated costs that are coming for city buildings and other improvements as the city continues to grow. A little transparency would help citizens and staff understand the need to be accountable for how the city might manage continued growth.</i>	Thank you for your suggestions.
336	4/8/2025	Gary Kohl	General Public	N/A	N/A	PC Public Hearing Draft	I also have a copy of the city's 2014 study that said due to the OakPointe Development growth, the city would need 44 million dollars of building space for the police department to grow, for City Hall to grow, for public works and equipment to grow. The city has not been collecting any money from Oakpoint (no city ordinance was adopted for collection) even though the 2014 study recommended that the new development is responsible for 75 to 80% of that need, or about 30 million dollars at that time. I also heard recently that Oakpoint wants to give the city about \$10 million towards the cost of a new City Hall but the city will still need to come up with at least another 25 million. However, that not would include anything new for the Police Department, etc. These numbers are big because the developer Oakpoint wants the city to grow faster than is reasonable.	Comment noted. Thank you.
337	4/8/2025	Gary Kohl	General Public	Land Use	Section 5.7	PC Public Hearing Draft	The concerns provided by people in previous public comment opportunities don't seem to have been addressed and seem to have been glossed over. The city is not holding developers accountable, but the developers are getting the changes they want in the Land Use Map (draft comp plan page 81). The Land Use Map is the most important part of the Plan. We've got to get a better handle on this comprehensive plan and the Land Use Map. <i>It starts with getting a Plan that has the information required to make an informed decision.</i> This is not about checking off the box to push through the comp plan update to meet some deadline. It is about having a real plan that shows we have learned from past mistakes. A plan that can really be built on to benefit all current and future residents, and the neighboring communities. <i>In particular, please refer to item 2 of the Friends of Black Diamond comments.</i>	The impacts of the MPDs were already addressed in both EIS documents. The impacts of the changing land use designations and the zoning map have been thoroughly analyzed and are largely consistent with existing conditions and prior entitlements.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
338	4/8/2025	Nancy Rogers	Oakpointe	Land Use	Section 5.7	PC Public Hearing Draft	My law firm represents CCD Black Diamond Partners, LLC (“Oakpointe”). As you know, Oakpointe is the Master Developer of the Ten Trails and Lawson Hills Master Planned Developments (“MPDs”). We ask that this letter be made part of the official record of public comments on the 2024 Comprehensive Plan update. The updated April 2025 draft Comprehensive Plan was released late in the afternoon, Thursday April 3. Oakpointe is pleased to see many of the proposed updates to the Comprehensive Plan, including the updated Future Land Use Map (“FLUM”) and Zoning Maps. We had limited time to review these materials prior to the Planning Commission’s hearing on April 8. While we believe it is unlikely that we will discover any new concerns, Oakpointe reserves the opportunity to raise any newly discovered concerns later.	Comment noted. Thank you.
339	4/8/2025	Nancy Rogers	Oakpointe	Land Use	Sections 5.5 and 5.7	PC Public Hearing Draft	For the present, Oakpointe recommends revisions to the Comprehensive Plan’s discussion of the MPD Overlay (found at p. 114 et seq. and p. 132 et seq. of the Planning Commission’s PDF packet). These sections of the Comprehensive Plan describe the MPD Overlay and the MPD Overlay designation criteria, and leave the reader with the impression that the FLUM depicts lands subject to an MPD Overlay. However, the updated FLUM is, appropriately, a future-looking map that no longer includes any lands mapped MPD Overlay. We recommend the MPD Overlay discussion be revised to explain its historic context, and to explain that the new FLUM does not include an MPD Overlay.	Comment noted. Thank you.
340	4/8/2025	Phil VonWalter	General Public	Transportation	N/A	PC Public Hearing Draft	Traffic on the Black Diamond side of Maple Valley, etc., is getting downright absurd, if not stupid. Population growth is great for business, but a population explosion in an area with natural barriers is an increasingly frustrating and a patently undemocratic intrusion for an unprepared public. (I.e. We have to deal with limiting lane closures every day, but we don't get to vote on them. And I'm not talking about, "Well, they've been given notice". That's not enough for this scale of growth ... this invasion.) I've been counting cars on many of my runs and I would estimate that current traffic is roughly 5 or 6 times greater than it was only five years ago.	Thank you for your comment.
341	4/8/2025	Phil VonWalter	General Public	Transportation	N/A	PC Public Hearing Draft	So, how about condemning some property to 1) construct a new and "parallel S.R 169" bypassing Black Diamond ... 2) and provide a little more East-West access? Too intrusive?? But, our leaders might as well go that route -- because it's just about how "intrusive" (and time-consuming) our local congestion has become ... and which doesn't offer ANY hope whatsoever for the future. NOTE: 288th and Roberts Drive were barely ample prior to 2015. Some part of Robert Drive seems to be closed for construction half the time. But, together, they are basically Black Diamond's ONLY East-West work-arounds -- and they are loading up toward gridlock fast.	Thank you for your comment.
342	4/8/2025	Phil VonWalter	General Public	Transportation	N/A	PC Public Hearing Draft	What appears evident after so many years, is that either local government or Oakpointe -- or both -- could give a rip about what residents have to put up with daily. I don't really think we have representation. We have enablers. In addition to the above ... everything in the American and Washington economies have been squeezing us toward non-function. Growth in our area absolutely needs to pay for itself instead of handing us the tab.	Thank you for your comment. The city sets levels of service for transportation and collects traffic impacts fees from developers when necessary.
343	4/8/2025	William Appleton	Soos Creek Water & Sewer District	CFU	N/A	PC Public Hearing Draft	We are following up on our letter dated April 23, 2024 to Mona Davis, which included comments on an earlier draft of the Citywide Comprehensive Plan. Specifically, we have reviewed the updated Capital Facilities and Utilities Element, dated March 27, 2025, as posted on the City's website in preparation for the public hearing on April 8, 2025. Our review focuses on the District's ongoing role in conveying the City's sewage through the District's system and providing service to City residents. For your consideration, we reiterate the following comments from our previous letter:	The requested edits from April 2024 were mistakenly omitted. They will be reflected in the final draft. Thank you for your comments.

Black Diamond 2024 Comprehensive Plan Periodic Update
Table I: Agency/ Group/ Individual Comments City Responses

#	Date Received	Name	Agency / Group	Element	Section	Version	Comment	Response
344	4/8/2025	William Appleton	Soos Creek Water & Sewer District	CFU	Section 8.3, page 135	PC Public Hearing Draft	Suggested revision: The City provides local sewage collection services for all of the city except for the area around Lake Sawyer. Soos Creek Water and Sewer District provides sewer service to the northwest area of Lake Sawyer. The rest of the area around Lake Sawyer has no public sewer <u>though it is within the Soos Creek Water & Sewer District Planning Area. This area but</u> features individual private on-site wastewater disposal systems (septic tanks & drainfields).³ <u>These services are depicted in Figure 8.2.</u> Additionally, the last sentence has a footnote that is not represented in the Chapter. Please provide the reference to "(septic tanks & drain fields)"³."	The changes will be incorporated in the final draft, with the following change. We believe the last underlined sentence should read: "The planning area is depicted in Figure 8-3." The footnote will be deleted in the final draft. The footnote was accidentally pulled from the 2019 Plan, which was also missing the reference.
345	4/8/2025	William Appleton	Soos Creek Water & Sewer District	CFU	Figure 8-3, page 136	PC Public Hearing Draft	Please update the Legend and retitle "Soos Creek Sewer" to "Soos Creek Water & Sewer District Sewer Planning Area."	The legend will be changed in the final draft.
346	5/15/2025	Timothy O'Brien	General Public	N/A	N/A	PC Public Hearing Draft	(1) The Comprehensive Plan should do more to support the Regional Vision. Per regional plan, Black Diamond should plan for only 2900 new homes during the next 25 years. More than that certainly does not fit into the regional plan. https://www.psrc.org/planning-2050/vision-2050 As a nearby resident, it is important to stop the negative impacts development is having on our shared roads, shared emergency services, shared schools, and more.	Thank you for your comment. Please see our responses to the comment letter from the Puget Sound Regional Council (separate document). You may also be interested in some of the other comments and repsonses in this matrix, located above.
347	5/15/2025	Timothy O'Brien	General Public	N/A	N/A	PC Public Hearing Draft	(2) Black Diamond does not need all the growth included in the Comp Plan, and OakPointe's development agreement expires.	Comment noted. Thank you.
348	5/15/2025	Timothy O'Brien	General Public	N/A	N/A	PC Public Hearing Draft	(3) We should support the recreation economy – BD has a unique opportunity for this, especially as Mount Rainier National Park is at capacity. oWe need to protect more trees and to protect the environment. oSpecifically, the comp plan should accommodate a plan for a regional trail connection on the east side of BD, starting along Black Diamond – Ravensdale Road, then past Ginder Lake and using the easement around Erikson land along Ravensdale Hill. This will also Black Diamond to connect with future expansion of the Foothills Trail north from Enumclaw and connecting to Maple Valley. oAlso plan for a trail from Ten Trails and Jones Lake east to the Green River Gorge, and near the BD Watershed.	Thank you for your comment. The PROS Plan and PROS Element address trails and potential parks and recreation improvements. The Cedar to Green Rivers trail is still planned but not yet built. For more information: https://kingcounty.gov/en/dept/dnrp/nature-recreation/parks-recreation/king-county-parks/capital-projects/green-to-cedar-river-trail We also encourage you to participate during any future Comprehensive Plan or PROS Plan updates.
349	5/15/2025	Timothy O'Brien	General Public	N/A	N/A	PC Public Hearing Draft	(4) Remove the PAA of Lake 12 Annexation Area: Using a portion of Green River Gorge Road as the Urban Growth Area boundary is not consistent and not allowed by the Growth Management Act, and encourages additional future expansion of the UGA which is again not consistent with GMA and degrades the local environment and Rural Character of our whole area.	Lake 12 is a part of Black Diamond's Urban Growth Area. Changes to the UGA are not in the scope of this update. There are many policies in the plan to ensure any future annexation of the UGA happens in a planned fashion and that services are available. Please refer to the following policies in the proposed Land Use Element: LU-5.2, LU-5.3, LU-5.4, LU-5.5, LU-5.6, and LU-11.6.
350	5/15/2025	Timothy O'Brien	General Public	N/A	N/A	PC Public Hearing Draft	(5) Protect the defined Watershed Protection Area of the Black Diamond Springs Watershed, by opposing the expansion of the Hyde Gravel Mine, per rezone application LUT421-0001 of Palmer Coking Coal located across the road from the Black Diamond Springs Watershed.	This is a project located in unincorporated King County and is not part of the scope of this update.
351	5/15/2025	Timothy O'Brien	General Public	N/A	N/A	PC Public Hearing Draft	(6) Support the Friends of Black Diamond proposed amendments, including: • Revise the draft Future Land Use Map to remove high impact development from vacant lands. - o As drafted, the Map and Plan would give developers density without ensuring the city can make developers pay for the cost of infrastructure and public services to serve new development (make growth pay for growth). • Set strong standards in the Comprehensive Plan for EMS and Fire service, Parks, Schools, Public buildings and equipment for Police, Court, City staff, and Public Works. These standards are necessary so that the city can make developers pay for expansion needed with growth. • Save more natural open space. Keep our small-town character. - o Protect the 50-acre in-city forest that was supposed to be conserved on Lawson Hill. • The city has not kept up with the rules and intent to make the Ten Trails developer pay for infrastructure as they go. The solution is stronger requirements starting in the Comprehensive Plan. • Puget Sound Regional Plan - the city will lose out on grant funding and harm our region's environment if it adopts a Plan that more than triples Black Diamond's size in violation of regional policies. Regional infrastructure can't accept such growth due to impacts on shared roads, EMS and fire, and schools. • Adopt the specific Comprehensive Plan amendments from Friends of Black Diamond (attached).	Thank you for your comment. Please see responses to previous letters from Friends of Black Diamond.
Note: This table and the accompanying tables C&R Table II, C&R Table III and C&R Table IV concludes AHBL's records of Written Materials; Oral testimony provided at Public Hearings or other meetings was not included here.								

Black Diamond 2024 Comprehensive Plan Periodic Update | Agency Comments & City Responses

6/17/2025

C&R Table II: Puget Sound Regional Council Comments & City Responses

This table compiles comments received by the Puget Sound Regional Council (PSRC), dated 3/20/2025, and city responses. PSRC's full comment letter is available at this link: https://engage.ahbl.com/download_file/view/522/492

AGENCY COMMENT	RESPONSE
*Note about inconsistencies between 2015 and adopted King County targets. “The city is encouraged to review the prior certification report and ensure that past comments are fully addressed.”	Comment noted.
Growth Target Language: “The discussion of targets in the Housing Element should clarify that targets are set by the King County Growth Management Planning Council and adopted by King County, not by PSRC. The figures attributed to PSRC appear to be a modeling forecast that do not precisely represent individual targets.”	Thank you, we have made adjustments through Errata Sheets.
Reconciling Growth Targets: “Due to the MPDs, the plan assumes that housing growth will exceed the adopted housing targets. The plan also anticipates 721 new jobs compared to the adopted target of 690. The plan should identify work to improve alignment with the adopted targets. Are there specific strategies under consideration? Recognizing that the development of the MPDs may exceed the targets, how is the city planning to mitigate the impact of that growth, including on the regional transportation system?”	The targets set by PSRC represent a floor rather than a ceiling. In addition... One of the strategies for limiting additional density was focusing on the following: creating zones and future land uses for the vested MPDs, fixing scrivener’s errors in the 2019 FLUM (future land use), and ensuring consistency between the FLUM and the zoning map.

Land Use and Growth Targets: “The draft plan contemplates several land use changes. How will these changes support alignment with the growth targets? What additional impacts might result from these changes?”	Thank you; Comment noted. While it does appear that the proposed updates to the FLUM map (and zoning map) look substantial at first glance, the changes are primarily based upon implementation of development agreements that have been in place for some time.
Greenhouse Gas Reduction Targets: “The city has made important progress on addressing climate change and policy [NE-7.6] in the draft plan encourages reducing vehicle trips. The plan should recognize regional greenhouse gas reduction goals in the plan. PSRC’s Climate Change and Resilience Guidance provides further resources. The transportation network in Black Diamond is generally auto-oriented. To support achieving greenhouse gas emission reductions, the plan should identify specific strategies to significantly reduce car dependence and vehicle miles traveled. The Department of Commerce plans to release final guidance on climate planning consistent with House Bill 1181 in 2025, which will apply to the implementation progress report for jurisdictions in the Puget Sound region. The city should be aware of this upcoming deadline and monitor whether the plan’s current state reflects the new requirements.”	Thank you for your comment. Black Diamond is required to adopt a Climate Element by 2029. We look forward to the upcoming guidance released by the Department of Commerce and will continue to monitor for the information.
Housing by Income Band/Land Capacity Analysis: “The plan discusses housing need by income band. The plan also needs to include specific information about the capacity for housing at each income level. The information included in the capacity memo should explain the assumption that pipeline units will contribute to meeting housing need for households below 80% AMI. Guidance is available from Commerce.”	<i>See our responses to the County’s comment letter (below).</i>

Emergency Housing: “Information about capacity to accommodate emergency housing should be added to the comprehensive plan.”	The Land Capacity Analysis, which was part of the attachments of the draft that was published alongside the DNS. This indicates that 554 emergency housing units are needed in the City of Black Diamond. This was incorporated into Table 6-6 of the Housing Element.
Racially Disparate Impacts: “The plan needs to include an analysis of exclusion or racially disparate impacts, as required by the Growth Management Act and acknowledged in policy 1-2.10.”	Thank you for your comment. This will be accomplished through updates to the City’s development regulations. If additional analysis is needed, the City may address this in the future through a comprehensive plan amendment.
Transportation Demand Modeling: “The Transportation Appendix discusses travel forecasting, however, the appendix doesn’t provide a complete discussion of the model inputs or results. Please include the transportation modeling analysis. The plan would be strengthened with additional clarity on how the model assumes growth based on the MPD build-out or the targets, and whether it compares impacts between the scenarios.”	The Travel Forecasting section of the Transportation Appendix has been updated to more clearly describe the travel demand modeling process, including model inputs (e.g., land use assumptions, transportation improvements, forecast years) and outputs (e.g., forecasted traffic volumes and LOS analysis). The updated text clarifies that the model assumes full build-out of the City’s two vested Master Planned Developments (MPDs), which reflects the City’s legal obligations under the Growth Management Act (GMA). A single land use scenario was modeled for both 2030 and 2044; alternative scenarios were not analyzed, as regional forecasts do not account for the entitled MPD growth. To supplement this discussion, added Table 7-12 to present a side-by-side comparison of LOS results for the 2030 and 2044 model years. This table complements Figures 7-12 and 7-13, which illustrate traffic operations conditions by year.

Active Transportation: “While the plan supports active transportation generally, and the provision of sidewalks and bike lanes, more attention should be made to create truly pedestrian-oriented environments that will facilitate alternate modes of travel.”	Revised Policy T-2.1 and adding a new policy T2.2 that better distinguishes network planning and policy (T-2.1) from street design and implementation (T-2.2) in relation to pedestrian environments. Policy T-2.1: Prioritize the expansion and development of an active transportation network that improves connectivity access and mobility for roadway users of all ages and abilities, including those walking, bicycling, using an assistive mobility device, or taking transit. City actions will: ~~Require new roadways to incorporate pedestrian, bicycle, and transit facilities consistent with Complete Streets Ordinance. Provide infill of active transportation facilities with improvements to the existing roadway.~~ - Implement the Black Diamond Trails Plan. - Encourage development of a network of off-road facilities for non-motorized travel in connection with new development and to identify potential off-street bicycle routes (Class I) for cyclists wherever sufficient public demand and space can be made available. - Ensure that the transportation system provides equitable access to underserved and vulnerable populations and is friendly and accommodating to travelers of all ages. Promote connections between neighborhoods, parks, schools, and commercial areas through continuous sidewalks, trails, and safe mid-block crossings where appropriate. ~~Explore options to improve the walkability of the narrow streets lacking sidewalks typical of older portions of the City, including key sidewalk extensions, connections to trails, context-appropriate wayfinding signage, shared auto and pedestrian street policies, and road improvements. (Moved to new Policy T-2.2).~~ - Explore options to upgrade the physical environment of older existing neighborhoods to improve safety for
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	pedestrians and bicyclists through reduced vehicular speed, warning signage, sidewalk widening at intersections, adding shoulders, improved paving, vegetation trimming to improve visibility, and walkability to provide a safe and appealing walking environment. <u>Policy T-2.2: Promote walkable, pedestrian-oriented street environments on both new and retrofitted existing roads by applying design standards and strategies that prioritize comfort, safety, and connectivity for people on foot. City actions will:</u> • <u>Implement streetscape improvements such as street trees, pedestrian-scale lighting, curb extensions, and street furnishings consistent with the City's construction standards to enhance the walking environment and encourage active use of sidewalks and trails.</u> • <u>Ensure that sidewalks in new developments are continuous, ADA-accessible, and separated from the roadway by landscape strips where feasible.</u> • <u>Encourage placement of buildings and site features in a manner that creates direct, attractive, and safe pedestrian connections between entrances, sidewalks, and transit stops.</u> • <u>Require street and site designs that shorten pedestrian crossing distances and reduce vehicle speeds through measures such as tighter curb radii, narrower lane widths, traffic calming, and marked crosswalks.</u> • <u>Explore options to improve the walkability of the narrow streets lacking sidewalks typical of older portions of the City, including key sidewalk extensions, connections to trails, context-appropriate wayfinding signage, shared auto and pedestrian street policies, and road improvements. (Moved from Policy T-2.1).</u>
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C&R Table III: King County AHC Comments & City Responses

This table compiles comments received by the Affordable Housing Committee of the King County Growth Management Planning Council (AHC), dated 4/3/2025, and our responses. Some comments have been condensed; the full comment letter is available at this link:

https://engage.ahbl.com/download_file/view/521/492

AGENCY COMMENT	RESPONSE																																	
Land Capacity by Income Band: “... To align with CPPs H-1 and H-11, Black Diamond should identify sufficient capacity of land for housing needs below 120 percent of AMI, including moderate-, extremely low-, very low-, and low-income households and specifically within land use zones in the master planned development of Ten Trails and Lawson Hills. The City should also provide an analysis that identifies sufficient capacity for its emergency housing needs. Black Diamond should follow Washington State Department of Commerce’s guidance for completing this land capacity analysis.”	Table 9 of the Land Capacity analysis indicates a <u>likely surplus</u> in the various income level bands. <table><tr><th>Income Level (% AMI)</th><th>Projected Housing Need For Years 2019-2044 (From KC Countywide Planning Policies)</th><th>Adjusted for the years 2024-2044^{A, B} (Reduced)</th><th>Zone Categories Serving These Needs</th><th>Aggregated Adjusted Housing Needs</th><th>Total Adjusted Capacity (from Step 4)^{C, D}</th><th>Capacity: Surplus or Deficit</th></tr><tr><td>0-30%, Permanent Supportive Housing (PSH)^E</td><td>392</td><td>392</td><td rowspan="3">Low-Rise Multifamily</td><td rowspan="3">1,497</td><td rowspan="3">253 plus portion of “pipeline”</td><td rowspan="3">Likely a surplus, provided that at least 28% of the “pipeline” units are developed as this housing type</td></tr><tr><td>0-30%, Other</td><td>745</td><td>605</td></tr><tr><td>>30-50%</td><td>203</td><td>164</td></tr><tr><td>>50-80%</td><td>410</td><td>336</td><td rowspan="3">Moderate Density</td><td rowspan="3">322</td><td rowspan="3">72 (ADUs) plus portion of “pipeline”</td><td rowspan="3">Likely a surplus, provided that at least 5% of the “pipeline” units are developed as this housing type</td></tr><tr><td>>80-100%</td><td>151</td><td>151</td></tr><tr><td>>100-120%</td><td>171</td><td>171</td></tr></table> In our findings from November 18, 2024, we determined that as long as 1,244 units are provided as low-rise multifamily and 251 units are provided as moderate density from the MPD pipeline of <i>several thousand units</i>, these targets <u>will be achieved</u> (and further there is likely a surplus to be supplied in the 20-year time horizon of the comprehensive plan). To check back on these questions, we consulted with the Master Development Review Team (MDRT) staff in June of 2025 to revisit these values and they were able to affirm that of the MPD pipeline: • 251+ units <u>will be delivered</u> as moderate density housing based on permitting/ entitlement from the period of May 2024-May 2025 in Ten Trails • Approx. 15 acres in the Ten Trails development are available for mixed use development, which could be used for “moderate density housing” development; we can conservatively estimate 100 units of capacity (continued next page)	Income Level (% AMI)	Projected Housing Need For Years 2019-2044 (From KC Countywide Planning Policies)	Adjusted for the years 2024-2044 ^{A, B} (Reduced)	Zone Categories Serving These Needs	Aggregated Adjusted Housing Needs	Total Adjusted Capacity (from Step 4) ^{C, D}	Capacity: Surplus or Deficit	0-30%, Permanent Supportive Housing (PSH) ^E	392	392	Low-Rise Multifamily	1,497	253 plus portion of “pipeline”	Likely a surplus, provided that at least 28% of the “pipeline” units are developed as this housing type	0-30%, Other	745	605	>30-50%	203	164	>50-80%	410	336	Moderate Density	322	72 (ADUs) plus portion of “pipeline”	Likely a surplus, provided that at least 5% of the “pipeline” units are developed as this housing type	>80-100%	151	151	>100-120%	171	171
Income Level (% AMI)	Projected Housing Need For Years 2019-2044 (From KC Countywide Planning Policies)	Adjusted for the years 2024-2044 ^{A, B} (Reduced)	Zone Categories Serving These Needs	Aggregated Adjusted Housing Needs	Total Adjusted Capacity (from Step 4) ^{C, D}	Capacity: Surplus or Deficit																												
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>80-100%	151	151																																
>100-120%	171	171																																

AGENCY COMMENT	RESPONSE												
	• There are 13.8 acres in the MPD-H designated sites at Lawson Hills (sites L8, L26 and L15) which accommodates apartments and other residential types with between 13 and 18 units / acre. This means a capacity of 248 units can be counted in the “Low Rise Multifamily” category. • There are 50.0 acres in the MPD-M designated sites at Lawson Hills (sites L5, L12, L14, L17, L18, L23, L24, L25); these can be developed apartments or other similar uses with up to 12 dwelling units per acre. This means a capacity of 600 units can be counted in the “Low Rise Multifamily” category. • There are 24.3 acres in the MPD-H designated sites at Ten Trails (V32, V33, V42, V47, V55 and V71) these can be developed with apartments or other similar uses with up to 12 dwelling units per acre. This means a capacity of 291 units can be counted in the “Low Rise Multifamily” category. • There are 136.32 acres in the MPD-M designated sites at Ten Trails (V1, V2, V3, V13, V16, V18, V19, V22, V24, V25, V26, V34, V35, V40, V41, V43, V44, V45 and V46) these can be developed with apartments or other similar uses with up to 12 dwelling units per acre. This means a capacity of 1,635 units can be counted in the “Low Rise Multifamily” category. If we were to update the right-most portion of Table 9 today we would indicate: <table><tr><th>Zone Categories Serving These Needs</th><th>Aggregated Adjusted Housing Needs</th><th>Total Adjusted Capacity (AS REVISED)</th><th>Capacity: Surplus or Deficit</th></tr><tr><td>Low-Rise Multifamily</td><td>1,497</td><td>3,027</td><td>Surplus</td></tr><tr><td>Moderate Density</td><td>322</td><td>423</td><td>Surplus</td></tr></table>	Zone Categories Serving These Needs	Aggregated Adjusted Housing Needs	Total Adjusted Capacity (AS REVISED)	Capacity: Surplus or Deficit	Low-Rise Multifamily	1,497	3,027	Surplus	Moderate Density	322	423	Surplus
Zone Categories Serving These Needs	Aggregated Adjusted Housing Needs	Total Adjusted Capacity (AS REVISED)	Capacity: Surplus or Deficit										
Low-Rise Multifamily	1,497	3,027	Surplus										
Moderate Density	322	423	Surplus										

AGENCY COMMENT	RESPONSE
<i>Extremely Low-Income Households:</i> “CPP H-2 requires jurisdictions prioritize the need for housing affordable to households with incomes less than or equal to 30% of AMI. ... Black Diamond’s draft housing element proposes multiple policies and implementation strategies in response to CPP H-2, such as: • maintain an adequate amount of affordable housing; • coordinate with agencies to provide programs and services to disadvantaged households; and • promote and enforce fair housing policies. These policies and implementation strategies will likely benefit extremely low-income households. However, the policies and implementation strategies described above do not demonstrate how Black Diamond will <i>prioritize</i> extremely low-income households. To align with CPP H-2, Black Diamond should amend its policies and implementation strategies to explicitly prioritize the housing needs of 0 to 30 percent of AMI housings. For examples of strategies Black Diamond could use to align with CPP H-2, see the CPP Housing Chapter Technical Appendix.”	Thank you for your comment. Goal H-3 has been revised to read: <i>Recognize the need for and support housing for special needs populations and extremely low-income households</i>. Accompanying Policy H-3.5 has been revised to read: <i>Ensure the City allows and has capacity for government-assisted housing, group homes, foster care facilities, emergency housing, emergency shelters, ~~and~~ permanent supportive housing, and other housing types for the 0 to 30 percent AMI income band</i>. The city is ensuring there is capacity and that the development regulations allow housing types that could support extremely low-income households. Many of the draft code amendments focus on expanding different types of housing to meet state law and will allow housing for the 0 to 30 percent AMI income band. See also: “<i>The largest challenge in expanding Black Diamond’s affordable housing stock will be for the 0 to 30 percent AMI income bracket. Consequently, the City should prioritize steps taken to foster and encourage low-income housing in order to fulfill the needs for the 0 to 30 percent AMI income bracket</i>” (Section 6.3, Housing Element).

AGENCY COMMENT	RESPONSE
Missing Housing Analysis: “... While Black Diamond’s submission includes many data points and substantive analysis, the AHC could not find specific information required by CPP H-3(a), (b), (c), (d), (f), and (l). This includes: • a statement of Black Diamond’s allocated emergency housing need; • housing units by number of bedrooms, condition, tenure, and income-restricted housing units by AMI level; • emergency housing inventory; • percentage and geographic distribution of residential land zoned for moderate- and high-density housing and accessory dwelling units in the jurisdiction; • household characteristics by race/ethnicity (not only a combined “persons of color” category); and • the housing needs of people who need supportive services or accessible units, including, but not limited to people experiencing homelessness, persons with disabilities, people with medical conditions, and older adults. ... Black Diamond should include all inventory and analysis components as required by CPP H-3 in the comprehensive plan and summarize the findings in the housing element. This analysis should inform additional comprehensive plan policy responses and strategies.”	For emergency housing needs and existing inventory, please see updated Table 6-6. For housing tenure, see Table 6-4. For condition, see “Housing Stock Age” section of Housing Element and Figure 6-3. We also added an exhibit showing the number of bedrooms for Black Diamond units vs. Washington State. As far as income-restricted housing units by AMI level, Black Diamond has income-restricted housing units in the KCHA’s manufactured home park (which is undergoing expansion). The development regulations are still in draft form and will feature additional zones. Once the updated zoning regulations and zoning map are adopted, we can provide a table on the size of different zones. An updated Chapter 18.20 BDMC will feature a zoning matrix. Old permits for accessory dwelling unit permits are searchable using Citizens Connect. There were several figures which used “households of color” rather than individual races and ethnicities. This was due to a lack of data for the Black or African American identity in Commerce’s Racially Disparate Impacts (RDI) Toolkit, which used data from US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9). We included some of the most compelling data from this toolkit, including Figures 6-7, 6-8, and 6-9.

AGENCY COMMENT	RESPONSE
<i>Income-Restricted Housing:</i> “... neither [Goal H-3 and Policy H-2.1] mentions income-restricted housing. Income-restricted housing helps to mitigate displacement risk, ensuring that a portion of the city’s housing stock remains affordable to low-income households as costs rise and is an important housing planning tool even in cities like Black Diamond, with many unregulated homes that are affordable at market today. ... To align with CPPs H-10, H-14, and H-21, Black Diamond should adopt policies and submit updated implementation strategies to increase the supply and prioritize resources for income-restricted housing.”	See Policy H-2.7: Collaborate with King County to monitor the supply of affordable housing. Amend local housing policies in this chapter to address results of monitoring efforts.

AGENCY COMMENT	RESPONSE
<i>Racially Disparate Impacts:</i> “... Black Diamond’s submission does not identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability. It also does not demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. Both of these analyses are required by CPP H-5. ... To align with CPP H-5, BD should identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing and demonstrate how strategies will address those policies and practices. To align with CPP H-9 and Black Diamond’s proposed policy H2-10, Black Diamond should demonstrate sufficient capacity for low-income households and how its zoning and development regulations are inclusive and avoid racially disparate impacts.”	Yes, you are correct in affirming that no local policies were identified that potentially result in RDIs, displacement, etc. We did examine the policies for these potential pitfalls, but no issues were identified. Our draft development regulations, which are expected to be adopted after the Comprehensive Plan, will address also move the city closer in the effort to address potential RDIs. For example, indoor emergency housing and indoor emergency shelters must be allowed in zones which allow hotels. In addition, permanent supportive housing and transitional housing must be allowed in zones which allow residential units or hotels. Group care homes for adults or children would be permitted in all residential zones and middle housing options (TBD) will be permitted in more residential zones as well. In this way, a wide variety of housing options will be permitted in Black Diamond and thus any potential RDIs would be more resolved.

AGENCY COMMENT	RESPONSE
Community Engagement: “... Black Diamond identifies proposed policy H2-10 as responsive to CPP H-8, which directs Black Diamond to take action against racially disparate impacts through ‘review of existing policies, codes and procedures.’ However, that proposed policy does not clearly include an intent to collaborate with populations most disproportionately impacted by housing cost burden as a part of that review, as required by CPP H-8. To align with CPP H-8, Black Diamond should include a policy to collaborate with populations most disproportionately impacted by housing cost burden. Black Diamond should also disaggregate input from community engagement and clarify how the plan prioritizes the needs and solutions articulated by these populations.”	Please see newly added Policy H-2.14: Collaborate with populations most disproportionately impacted by housing cost burden and include findings from targeted engagement in future updates.
Rental Stability: Policies H1-5, H2-9, H2-10, H2-12 and H2-13 “likely will improve housing stability for renter households. However, the draft implementation strategies submitted in response to CPP H-23 focus on zoning and regulations and are not clearly connected to the policies listed above. To align with CPP H-23 Black Diamond should submit updated implementation strategies to support housing stability for renter households to AHC staff after adoption of its comprehensive plan. AHC staff are available to meet with Black Diamond staff as they consider and develop these implementation strategies.”	Thank you for your comment. We hope that Black Diamond and AHC can work together whenever there are updates to the Comprehensive Plan and the Housing Action Plan.

C&R Table IV: Commerce Comments & City Responses

This table compiles comments received by the Department of Commerce (Commerce), dated April 28, 2025, and city responses. The full comment letter is available at this link:

https://engage.ahbl.com/download_file/view/523/492

AGENCY COMMENT	RESPONSE
Emergency Housing: “The inventory of existing and projected housing needs is included on page 100 [of the SEPA DNS draft], but we did not find information regarding emergency housing needs in the draft housing element. We recommend adding information on the projected housing needs for emergency housing to better align with the requirements in RCW 36.70A.070(2)(a).”	The Land Capacity Analysis, which was part of the attachments of the draft that was published alongside the DNS. This indicates that 554 emergency housing units are needed in the City of Black Diamond. This detail was added to Table 6-6 of the Housing Element.
Housing by Income Band/Land Capacity Analysis: “The land capacity analysis does not clearly identify sufficient capacity to accommodate projected housing needs for all income segments, as required by RCW 36.70A.070(2)(c), because there are no numeric values presented as support for estimated capacity. We recommend the land capacity analysis include an estimate of the number of units necessary to manage projected growth, and demonstrate capacity is higher than or equal to projected targets. At present, the analysis insufficiently concludes, “surplus is likely.” Please see chapter 3 of Guidance for Updating Your Housing Element – Book 2 for further information about completing the land capacity analysis requirement.”	<i>See our responses to the County’s comment letter (above).</i>

AGENCY COMMENT	RESPONSE
PSH/Emergency Housing: “Additionally, we recommend estimating the total number of permanent supportive housing (PSH) and emergency housing units necessary to manage projected growth based on planned development regulation updates which will be adopted as part of the periodic update, to demonstrate the city can accommodate these projected housing needs as required by RCW 36.70A.070(2)(c). Please see comments 3 and 4 below, which identify what we believe are deficiencies in the city’s existing development regulations for these housing types.”	Our draft development regulations, which are expected to be adopted after the Comprehensive Plan, address these deficiencies. For example, indoor emergency housing and indoor emergency shelters must be allowed in zones which allow hotels. In addition, permanent supportive housing and transitional housing must be allowed in zones which allow residential units or hotels. Group care homes for adults or children would be permitted in all residential zones.
Racially Disparate Impacts: In our review of the draft housing element, we did not find identification of local policies and regulations that result in racially disparate impacts, displacement, or exclusion in housing, as required by RCW 36.70A.070(e). We suggest adding an analysis regarding the impact of local policies on racially disparate impacts and exclusion to the discussion of housing cost burden by race on (pg. 105) or including a discussion of conditions contributing to racially disparate impacts or exclusion in order to fulfill this requirement. Additional guidance can be found in Guidance to Address Racially Disparate Impacts, see Steps 3 and 4 on pages 33-40.”	The Housing Element includes data from US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9) and from the Washington Department of Commerce, 2023. Figures 6-7, 6-8, and 6-9 attempt to analyze some of this data, however not all data was available. We note in the Housing Element that “it will be important to track these results in future comprehensive plan updates” in order to ensure there are no racially disparate impacts. In addition, there is a newly proposed Policy H-2.10 to “<i>Promote zoning and development regulations that are non-exclusionary, and which avoid racially disparate impacts and/or disinvestment. Action against disparate impacts should include review of existing policies, codes, and procedures.</i>” This is also being fulfilled by the updates to the development regulations, which are expected to go through Planning Commission, City Council, and adoption after the comprehensive plan.

Transportation Funding Shortfalls: “During our review we did not find language addressing actions taken if probable funding falls short. Specifically, the transportation element shall include a discussion of how funds will be raised or how land use assumptions potentially reassessed to ensure LOS standards are met. We recommend modifying the transportation element to include this discussion, as required by statute, prior to final adoption of the comprehensive plan.	Revised Policy T 4.2. as follows. This policy discusses changes to land use assumptions could be reassessed. Policy T-4.2: ~~Allowing less restrictive LOS standards for roadways within Town Center to prioritize bicycle, pedestrian, and transit users.~~ If the adopted LOS standard cannot be maintained and expected funding for improvements to meet future transportation needs is found to be inadequate, then the City shall: • Consider the impacts of land use on trip generation to reduce the travel demand placed on the transportation system; or • Phase or restrict development to allow more time for the necessary LOS-driven transportation improvements to be completed by the development community and/or responsible agency or jurisdiction(s); or • Reduce the LOS standard for the system or portions of the system to give the City more time to fund the needed transportation improvements. • Allow less restrictive LOS standards for roadways within Town Center to prioritize bicycle, pedestrian, and transit users. Additional revenue sources are discussed in the Transportation Appendix. Current text reads: <i>The comparison of revenues to costs indicates that the City will need to carefully prioritize its projects because not all the transportation needs are likely to be affordable with existing revenue sources during the 20-year period. If this occurs, the City has several options:</i> • <i>Increase the amount of revenue from existing sources, including impact fees, real estate excise taxes, transportation benefit district, or increased general fund revenues.</i> • <i>Adopt new sources of revenue.</i>
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AGENCY COMMENT	RESPONSE
	• <i>Lower the LOS standard and therefore reduce the need for some transportation improvements.</i> • <i>Implement travel demand management (TDM) strategies to reduce trips and improve traffic congestion.</i> <i>The City can explore the feasibility and likely revenue amounts from these or other sources as the Transportation Element is implemented over the next several years.</i>
<i>Development Regulations – PSH and Transitional Housing:</i> PSH and transitional housing do not appear to be specified as allowed uses in any zones in your existing development regulations. Taking this into consideration, the city does not likely have sufficient land capacity to accommodate projected PSH across the 20-year horizon. We recommend updating your code to reflect that PSH and transitional housing are allowed in all zones that allow residential uses or hotels, as required in RCW 35A.21.430, then reassessing the land capacity for PSH to ensure there is not a deficit for these housing types. Additional guidance on incorporating statutory requirements for PSH and transitional housing into your code can be found in the STEP Model Ordinance and User Guide.	Thank you for your comment. The Black Diamond Comprehensive Plan underwent a separate environmental review process, and thus the draft development regulations have not yet been taken to Planning Commission or undergone SEPA. Currently, the draft regulations we are working on would permit PSH and transitional housing in all residential zones to meet state law. We look forward to Commerce reviewing these regulations in the near future prior to adoption.

AGENCY COMMENT	RESPONSE
<i>Development Regulations – Indoor Emergency Shelters and Housing:</i> Indoor emergency shelters and indoor emergency housing do not appear to be specified as allowed uses in any zones in your existing development regulations. Taking this into consideration, the city does not likely have sufficient land capacity to accommodate projected emergency shelter and housing needs across the 20-year horizon. We recommend updating your code to reflect that these housing types are allowed in all zones that allow hotels or a majority of zones within one mile of transit, as required in RCW 35A.21.430, then reassessing the land capacity to ensure there is not a deficit for these housing types. Additional guidance on incorporating statutory requirements for emergency housing and shelter into your code can be found in the STEP Model Ordinance and User Guide.	Currently, the draft regulations we are working on would permit indoor emergency shelters and indoor emergency housing in the zone that allows hotels to meet state law. We look forward to Commerce reviewing these regulations in the near future prior to adoption.