

BLACK DIAMOND CITY COUNCIL MINUTES
Special Council Meeting of February 7, 2019
Council Chamber, 25510 Lawson Street, Black Diamond, Washington

CALL TO ORDER, FLAG SALUTE:

Mayor Benson called the regular meeting to order at 6:00 p.m. and led us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Oglesbee, Edelman, Stout, and Wisnoski.

ABSENT: None

Staff present: Barbara Kincaid, Community Development Director; Andrew Williamson, MDRT/Ec Dev Director; and Brenda L. Martinez, City Clerk.

Mayor Benson welcomed everyone and announced that tonight's work session was on code revisions to Chapters 18.50 and 18.56. She then turned the meeting over to Community Development Kincaid.

WORK SESSION:

- 1) Review Revisions to Chapters 18.50, Accessory Uses and Structures, and 18.56, Accessory Dwelling Units

Community Development Director Kincaid discussed the history of how the code revisions came about. She explained the proposed sample language and the key areas they will be discussing tonight where she needs direction from Council. She also shared this will be a high-level discussion as she will come back with the code changes and a public hearing will be held at an upcoming Council meeting.

She commented on the Planning Commission's recommendation and noted the major proposed changes to Chapter 18.50 includes:

- Language to require a primary structure or use is established before the accessory structure or use.
- Added provision for visual compatibility with surrounding structures.
- Added how to measure for height.
- Eliminated language that limited height to the height of the principle use structure.
- Included a more comprehensive list of types of accessory uses and structures in residential zones.

- Made commercial and industrial zones consistent with those allowed in residential zones for mixed use developments and linked them to applicable design guidelines.

Major proposed changes to Chapter 18.56 include:

- An Intent statement to describe the goals for ADUs.
- Refined definitions to include and describe the different types of ADUs.
- Removal of provisions for owner or family member to occupy one of the dwelling units on property containing an ADU.
- Streamlined and clarified performance standards for better flow.
- Removal of the prohibition on placing ADU on nonconforming lot size because if they can meet the dimensional standards for setbacks in the zoning district, they should be allowed to have an ADU.
- Increase in the number allowed ADUs from one to three.
- Increase in the size of a detached ADU from 800 to 1,000 sq. ft.
- Made the utility connection language consistent with utility code chapter.
- Eliminated requirement for design and appearance to match the primary dwelling unit.
- Required compliance with applicable design standards.

Following discussion on the above changes there was consensus to:

- Not have the owner occupancy requirement.
- Allow two (2) ADUs; one attached and one detached.
- No consensus on the visual compatibility element.

In closing, Director Kincaid noted she will be making the changes that were noted tonight and will be scheduling a public hearing for the March 7th Council meeting.

ADJOURNMENT:

Councilmember Edelman **moved** to adjourn the meeting; **second** Councilmember Wisnoski. Motion **passed** with all voting in favor (5-0).

The meeting ended at 6:55 p.m.

ATTEST:

Carol Benson, Mayor

Brenda L. Martinez, City Clerk