



CITY OF BLACK DIAMOND  
PLANNING COMMISSION MEETING MINUTES  
July 10, 2018 6:00 PM

**1) FLAG SALUTE**

Chair McCain called the meeting to order at 6 pm and led us all in the flag salute.

**2) ROLL CALL**

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

**Absent:** Commissioner Ambur (excused).

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

**3) PUBLIC COMMENTS**

Gary Davis, Black Diamond spoke to the Commission regarding infrastructure.

Kristen Bryant, Bellevue spoke to the Commission about zoning

**5) DISCUSSION OF FORMAT FOR MEETING NOTES REGARDING A CHANGE TO "ACTION MINUTES"**

Commissioner Seth **motioned** to suspend the regular order of the agenda to move item number five of the agenda above item number four. **Second** Commissioner Olson. Motion **passed** with all voting in favor (5-0).

Discussion and review of minutes and format. The consensus was that rather than being detailed minutes, plan commission minutes should be action of the body to reduce the minutes. Details of minutes can be accessed by audio on the website.

**4) APPROVAL OF MINUTES**

a. Regular meeting of April 10, 2018

Commissioner Olson **motioned** to approve the minutes of April 10, 2018. **Second** Commissioner Seth. Motion **passed** with all voting in favor (5-0).

b. Regular meeting of May 8, 2018

Commissioner Olson **motioned** to approve the minutes of May 8, 2018. **Second** Commissioner Seth. Motion **passed** with all voting in favor (5-0).

c. Regular meeting of June 12, 2018

Commissioner Olson **motioned** to approve the minutes of June 12, 2018. **Second** Commissioner Seth. Motion **passed** with all voting in favor (5-0).

**6) COMPREHENSIVE PLAN UPDATE**

**a. Land Use Elements**

**Action** –Director Kincaid passed out packet information and maps regarding types of commercial development along with packet to include comments from Peter Rimbo and TAT group for the Planning Commissioners to take home and read and then tasked to come back with more thorough ideas on the mixed-use category regarding what can and can't be included.

**Action** – Director Kincaid noted that the Planning Commissioners need to come to consensus on the draft plan that would go to public hearing.

**Action**-Set the date for the public hearing tonight-process should be transparent, open and public.

There was discussion around mixed use designation and zoning.

There was discussion around neighborhood commercial zoning.

There was discussion around plat maps, high density and master plan development.

**Action** – Director Kincaid's recommendation is to change these areas to neighborhood commercial and get rid of mixed use and noted it is a better fit as the MPD overlay is not forever, if it expires, what would that area convert to?

There was discussion around business park and light industrial in relation to the MPD and discussion around balance for the community and Black Diamond.

**Action**- Director Kincaid recommended community commercial designation for the North End property, allows some residential and no densities associated with it.

There was discussion about two bulleted points labeled community -commercial. Director Kincaid clarified the criteria.

**Action**-put bulleted points under designation criteria under each section. This will be a change in chapter five.

**Action**-if you have consensus on land use map, make the change to chapter five, then we have our first draft ready to go to hearing.

Chair McCain noted for the record to Director Kincaid to recant the recommendations as it's confusing.

Director Kincaid clarified for the North Triangle, to designate community commercial (only the lavender area on the map) which is currently mixed use.

Director Kincaid clarified the western location would be neighborhood commercial instead of mixed use.

There was discussion around the neighborhood commercial designation and densities and Director Kincaid noted this should be a docket plan every year, to recommend changes to the Comp plan with citizen and staff input.

Commissioner Seth **moved** to adopt the recommendation of staff to re-designate the western mixed use as designated on the comprehensive working draft map from mixed use to neighborhood commercial and the North mixed- use designation on the map from mixed use to community commercial. **Second** Commissioner Ekberg. Vote; Motion **passed** 4-1 (Olson).

Director Kincaid noted the exhibit will reflect those changes, the map exhibit and chapter five.

**Action Item-** Public hearing set for August 7 at 6 p.m. at Council Chambers. The public hearing draft will be ready no later than July 20 for review by the Planning Commissioners and for the public to have a copy.

## 7) PUBLIC COMMENTS

Kristen Bryant, Bellevue spoke to the Commission about Puget Sound Regional Planning.

## 8) ADJOURNMENT

Commissioner Seth **moved** to adjourn the meeting; **second** Commissioner Olson. Motion **passed** with all voting in favor (5-0). Meeting adjourned at 7:20:51 p.m.

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

ATTEST:

  
Pam McCain, Chairperson

  
Katherine Allen  
Planning Commission Secretary