



CITY OF BLACK DIAMOND  
PLANNING COMMISSION MEETING MINUTES  
April 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, Ambur, Olson

**Absent:**

**Staff Present:** Andrew Williamson, MDRT/Economic Development Director; Barbara Kincaid, Consultant; Katherine Allen; Deputy City Clerk

**4) APPROVAL OF MINUTES**

**A MOTION WAS MADE BY COMMISSIONER OLSON AND SECONDED BY COMMISSIONER SETH TO ADOPT THE MINUTES OF THE MARCH 6, 2018 PLANNING COMMISSION MEETING. PASSED 6-0**

**5) COMPREHENSIVE PLAN UPDATE**

Barbara Kincaid, Community Development Director; discussed the comp plan and policy statements accompanied by a land use map and made recommendations along with citizen input that certain items be removed from the map to keep it cleaner.

Action item: School Park and Public, want to combine those three designations into one, public land use designation.

There was discussion around chapter five (page 48) and definitions of public land uses.

- ❖ (Public 5.13) third line down, strike the word elementary and replace with public schools.

There was discussion around Master Plan development and coordination of shared use of public agencies and combining all three and call them public as conjoined facilities.

- ❖ Suggestion to strike elementary and add more text in public use to make intent clear.

There was discussion on the zoning maps and lands that are designated for public. Ms. Kincaid referenced page 60 and discussion ensued around the intent of the designation for community commercial, and how this fits better than it does the kind of

designation criteria for the business park industrial and therefore "we are recommending it."

Ms. Kincaid noted a typo and noted that they are recommending the business park, right now its low density. Makes sense to change it back to business park light industrial.

There was discussion around mixed use, MPD and the definitions, verbiage of mixed use.

There was more discussion about community commercial zoning and what area might be best for Black Diamond population of 25, 000. Two separate zones may divide the city.

Ms. Kincaid noted the community commercial zone and the input she received made sense as that it's easy access to the arterial roads, it really fits this community commercial.

Ms. Kincaid stated we are having a public open house on April 16<sup>th</sup> here from 4-7 p.m. It's been advertised well, open venue. Map figures will be available. We will get public input.

Chair McCain stated she would entertain a motion that we could accept the updated zoning recommendation and changes presented by the consultant tonight if the Commissioners are so inclined to do that.

Commissioner Olson **motioned** to approve conference of plan updates discussed tonight. **Second** Commissioner Ekberg.

There was discussion.

Ms. Kincaid stated we should not change the MPD's and we need to take a better look at those MPD updates.

Commissioner Olson **amended** his **motion** to accept everything in the plan update except for the multi-use zone changes, map changes. **Second** Commissioner Ekberg.

Commissioner Ekberg **seconded** the **amended motion**.

**VOTE; Motion passed 6-0.**

There was continued discussion.

#### **STAFF COMMENTS/QUESTIONS/UPDATE**

Mr. Williamson, MDRT Economic Development Director gave a report on various issues-concerns going on in town.

There was continued questions and discussion around community commercial.

**PUBLIC COMMENTS**

Kib Moralsen, Green Valley Road, spoke to Commissioners about the comp plan and land use map.

Ms. Kincaid noted to Mr. Moralsen that on the cities website, we have a designated area for the comp plan update and the draft appendixes can be found there now. Ms. Kincaid noted the opportunity there for public input.

Commissioner McCain noted the date of June 12 as the tentative date for the public hearing on the comprehensive plan.

Erika Morgan, Black Diamond spoke to clarify business about the school field and the conditional use.

Renee Mix, Black Diamond spoke about concerns and types of uses for properties and the rural atmosphere.

**ADJOURNMENT**

**A MOTION WAS MADE BY COMMISSIONER EKBERG AND SECONDED BY COMMISSIONER SETH TO ADJOURN THE MEETING. MOTION PASSED 6-0.**

**THE MEETING ADJOURNED AT 7:38 PM**

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

ATTEST:

  
Pam McCain, Chairperson

  
Planning Commission Secretary