



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING AGENDA
February 10, 2015 7:00 PM
25510 Lawson Street, Black Diamond, Washington

- 1) CALL TO ORDER, ROLL CALL
- 2) APPROVAL OF MINUTES –January 6, 2015
- 3) PUBLIC COMMENTS: Individuals wishing to address the Planning Commission regarding any item not on this meeting’s agenda may do so at this time.
- 4) NEW BUSINESS
- 5) UNFINISHED BUSINESS
 - a. MPD Zone Moratorium Next Steps.
 - b. Finalize Public Participation Pamphlet for Council Recommendation.
- 6) DEPARTMENT REPORT
- 7) PUBLIC COMMENTS: Individuals wishing to address the Planning Commission regarding any item not on this meeting’s agenda may do so at this time.
- 8) ADJOURN



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
JANUARY 6, 2015, 7:00 PM

CALL TO ORDER

Co-Chair Pam McCain opened the meeting at 7:04 pm.

ROLL CALL

Present: Commissioners McCain, Davis, Pepper, Roth, Senecal, Weber were present.
Commissioner Kuzaro arrived later in the meeting.
Absent: None
Staff: Aaron C. Nix, MPA

ELECTION OF CHAIR AND VICE-CHAIR

A nomination was made by Commissioner Roth to elect Commissioner McCain as the Planning Commissioner Chair. The nomination was seconded by Commissioner Davis. Issue passed 5-0.

A nomination was made by Commissioner Roth to elect Commissioner Senecal as the Planning Commission Vice-Chair.

A second nomination was made by Commissioner Pepper to elect Commissioner Weber as the Planning Commission Vice-Chair.

After some brief discussion, it was determined that Commissioner Weber would serve well as the new Planning Commission Vice-Chair. The nomination passed 5-0.

APPROVAL OF MINUTES

A MOTION WAS MADE BY COMMISSIONER ROTH TO ACCEPT THE DECEMBER 9, 2015 PLANNING COMMISSION MEETING MINUTES AND SECONDED BY COMMISSIONER WEBER. ISSUE PASSED 5-0.

PUBLIC COMMENTS

No public comments given.

PUBLIC HEARINGS

Chair McCain opened the Public hearing with regard to Medical Marijuana land-uses within the City of Black Diamond. Chair McCain gave 3 calls for Public Comment on this issue.

No public comment was given on the DRAFT Ordinance to ban Medical Marijuana land-uses within the City of Black. Chair McCain closed the Public Hearing and asked for discussion amongst the Planning Commission members.

Statements on this issue were given by Commissioners Davis and Weber.

Commissioner Weber read aloud the lone public comment that was received by the Commission on this issue, received on December 18, 2014.

A MOTION WAS MADE BY COMMISSIONER DAVIS AND SECONDED BY COMMISSIONER ROTH TO RECOMMEND TO THE CITY COUNCIL PASSING THE BAN ON MEDICAL MARIJUANA LAND-USES WITHIN THE CITY OF BLACK DIAMOND. THE ISSUE WAS VOTED ON BY THE COMMISSION AND PASSED 5-0.

Mr. Nix gave a brief introduction on this issue, answering the voting percentage question of residents, within Black Diamond and how they voted on Initiative 502.

Chair McCain opened the Public hearing with regard to Recreational Marijuana land-uses within the City of Black Diamond. Chair McCain gave 3 calls for Public Comment on this issue.

No public comment was given on the DRAFT Ordinance to ban Medical Marijuana land-uses within the City of Black. Chair McCain closed the Public Hearing and asked for discussion amongst the Planning Commission members.

A MOTION WAS MADE BY COMMISSIONER DAVIS AND SECONDED BY COMMISSIONER WEBER TO RECOMMEND TO THE CITY COUNCIL PASSING THE BAN ON RECREATIONAL MARIJUANA LAND-USES WITHIN THE CITY OF BLACK DIAMOND. THE ISSUE WAS VOTED ON BY THE COMMISSION AND PASSED 5-0.

NEW BUSINESS

Mr. Nix gave some background information as it pertained to the Moratoria associated with non-vested properties within the currently zoned areas identified as Master Planned Development (MPD).

DEPARTMENT REPORT

Mr. Nix gave a brief report outlining the Comprehensive Plan Update and progress on the Master Planned Developments.

PUBLIC COMMENTS

No public comment was given

ADJOURN

A Motion was made by Commissioner Senecal and seconded by Commissioner Weber to adjourn. This issue was voted on by the Commission and Passed 5-0. The meeting adjourned at 8:06 p.m.

Minutes Respectively Prepared By: A. Nix, CD/NR Director: _____

ATTEST:

Pam McCain, Chairperson

Planning Commission Secretary

DRAFT

Chapter 18.30 SINGLE-FAMILY RESIDENTIAL DISTRICTS—R4 AND R6

Sections:

[18.30.010 Intent.](#)

[18.30.020 Permitted uses.](#)

[18.30.030 Conditional uses.](#)

[18.30.040 Development standards.](#)

[18.30.050 Additional requirements.](#)

18.30.010 Intent.

It is the intent of this chapter to:

- A. Enhance the residential quality of the city by providing a high standard of development for single-family residential areas;
- B. Designate certain areas in which single-family structures on individual lots are the predominant type of dwelling unit;
- C. Guide residential development to those areas where public sewers are in place or can be extended efficiently at reasonable cost;
- D. Guide development of residential areas in such manner as to assure availability of public services and community facilities such as utilities, police and fire protection, schools, parks and recreation; and
- E. Preserve existing agricultural activities within the city and provide opportunities for small-scale agricultural uses meeting the needs of city residents.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009; Ord. No. 962, § 1, 7-7-2011)

18.30.020 Permitted uses.

A.

Residential.

- 1. Single-family detached structures on individual lots.
- 2. Manufactured housing as provided in Chapter 18.90.
- 3. Agricultural uses, including farms, nurseries and community gardens/pea patches. Greenhouses, storage sheds and similar buildings accessory to such uses are also permitted.

B.

Other or Related Uses.

- 1. Accessory buildings or structures as provided in Chapter 18.50.
- 2. Temporary uses as provided in Chapter 18.52.
- 3. Home occupations as provided in Chapter 18.54.
- 4. Utilities, underground.
- 5. Child day care for up to twelve children.

6. Agricultural stands for sales of produce and plants grown on-site.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009; Ord. No. 948, § 27, 10-7-2010; Ord. No. 962, § 2, 7-7-2011)

18.30.030 Conditional uses.

The following uses not allowed as permitted uses in Section 18.30.020 may be allowed by approval of a conditional use permit in accordance with Chapters 18.08 and 18.12:

- A. Child care for more than twelve children, including nursery schools, day care centers and preschools;
- B. Utilities, aboveground;
- C. Public uses/facilities;
- D. Religious institutions, not to exceed ten thousand square feet gross floor area;
- E. Bed and breakfasts;
- F. Duplexes, subject to the following criteria:
 - 1. The minimum lot size for a duplex shall be one and one-half times that required for a single family detached structure. Only one duplex shall be permitted per lot meeting this standard;
 - 2. A lot on which a duplex is proposed shall not be located within three hundred feet of any other lot on which a duplex or multiple unit structure is found (accessory dwelling units excluded), or constitute more than ten percent of the dwelling units in a single block; and
 - 3. Duplexes shall be subject to design standards to ensure their compatibility in terms of bulk, scale and architectural style with the surrounding neighborhood.
- G. Private schools, K-12.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009; Ord. No. 948, § 28, 10-7-2010)

18.30.040 Development standards.

- A. Site area and dimensional standards.
 - 1. Minimum lot area:
 - a. Districts designated R4: Nine thousand six hundred square feet.
 - b. Districts designated R6: Seven thousand two hundred square feet.
 - 2. Maximum density.
 - a. R4 district: four dwelling units per acre.
 - b. R6 district: six dwelling units per acre.
 - 3. Minimum lot width: Sixty feet.
 - 4. Minimum lot depth: Eighty feet.
 - 5. Minimum front yard:
 - a. On minor street: Twenty feet.
 - b. On major street: Twenty-five feet.
 - 6. Minimum side yards: Seven feet.

- a. Minimum on a flanking street: Ten feet.
- 7. Minimum rear yard: Twenty feet.
- 8. Maximum building coverage: Thirty percent.
- 9. Maximum building height:
 - a. Primary dwelling unit: Thirty-two feet.
 - b. Accessory building: No greater than the height of the primary dwelling unit or twenty-six feet, whichever is less.
- B. Parking. Off-street parking shall be provided in accordance with Chapter 18.80.
- C. Landscaping.
 - 1. Landscaping shall be planned and provided in accordance with Chapter 18.72.
 - 2. Development shall also comply with the tree preservation requirements of Chapter 19.30.
- D. Signs. Regulation of signs is provided in Chapter 18.82.
- E. Lighting. Lighting shall comply with the requirements of Chapter 18.70.
- F. Storage and Exterior Displays.
 - 1. Required landscaping or buffer areas shall not be used for storage of any sort.
 - 2. Storage or parking of motor vehicles for rental income is prohibited.

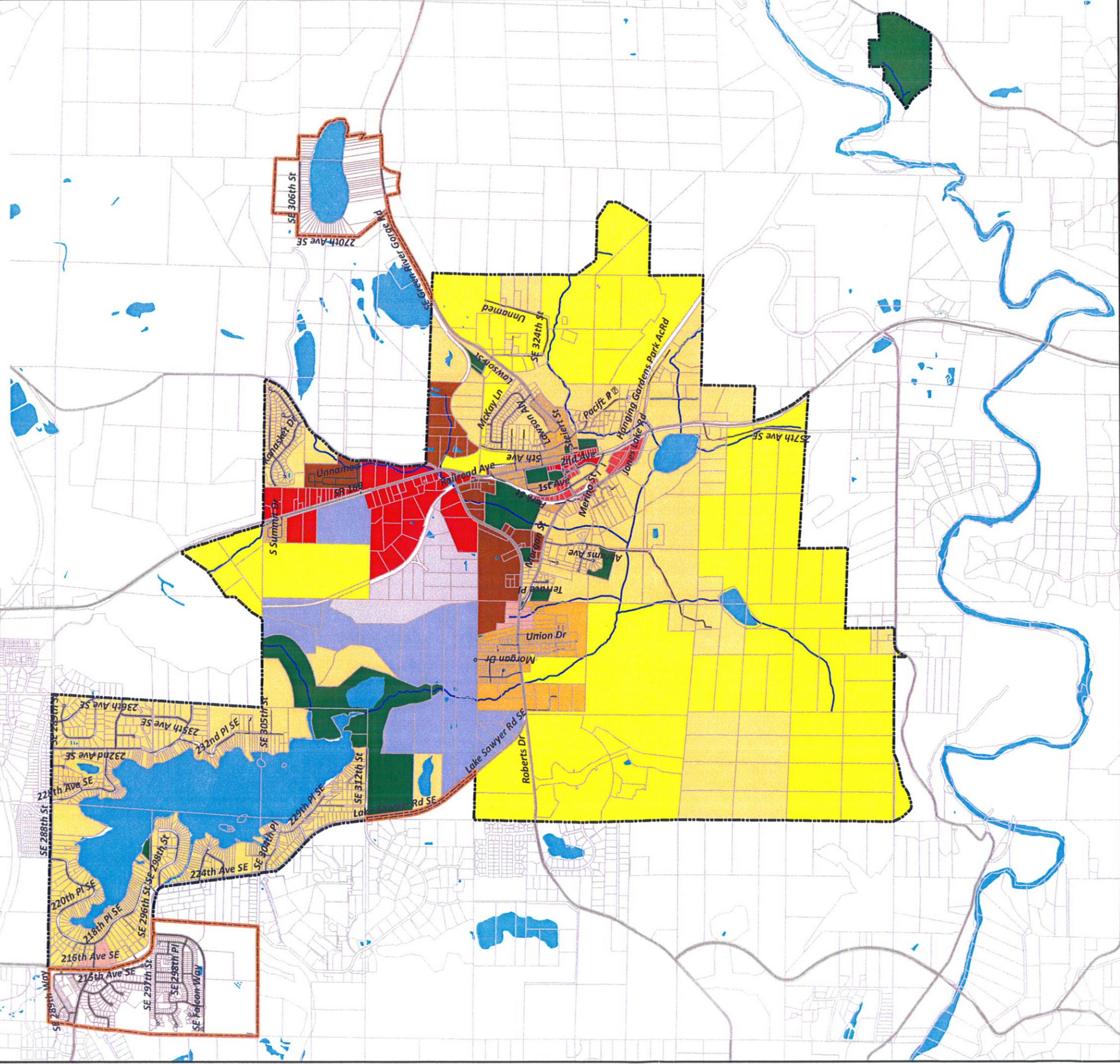
(Ord. No. 909, § 2 (Exh. A), 6-18-2009; Ord. No. 948, § 29, 10-7-2010)

18.30.050 Additional requirements.

- A. All development within the R4 and R6 zones shall comply with applicable environmental performance standards of Chapter 18.78 and, if applicable, the design review requirements of Chapter 18.74.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009; Ord. No. 948, § 30, 10-7-2010)

City of Black Diamond Zoning



-  Urban Growth Area (UGA)
-  City Limits
-  Parcels
-  Master Planned Development (MPD)
-  Single Family Residential (R4)
-  Single Family Residential (R6)
-  Medium Density Residential (MD R8)
-  Neighborhood Commercial (NC)
-  Town Center (TC)
-  Community Commercial (CC)
-  Business/Industrial Park (B/IP)
-  Industrial (I)
-  Public (PUB)



GIS data source: King County and City of Black Diamond.
 This map is a geographic representation based on data provided to the City of Black Diamond. It does not represent survey data. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.

Map prepared December 2014

S:\Community Development\PLANNING Dept\GIS\pdf\Zoning_Dec2014.pdf



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Opportunity for Open Discussion

The City will ensure that public meetings allow for an open discussion of the relevant issues and allow for appropriate public testimony. To ensure participation opportunities, the following actions will be implemented:

Establish an agenda that clearly defines the purpose of the meeting and the scheduled date, time, and place so as to encourage the greatest number of people to attend.

Conduct the meeting in an orderly fashion to ensure that all attendees have an opportunity to discuss issues, offer comments, or provide testimony;

As appropriate, City staff may provide a brief overview of any documents or proposals.

All meetings and hearings will be tape recorded;

Written findings, and minutes will be available as soon as possible following a hearing;

Special arrangements will be made for (ADA) with advance notice.

Opportunity for Written Comments

The City will encourage submission of written comments or testimony throughout the planning process.

As appropriate, notices for meetings, workshops, and hearings will include the name and address of the person(s) to whom written comments should be sent, along with the deadline.

Consideration of and Response to Public Comments

Time will be reserved so that the decision maker(s) can adequately review all relevant material or comments.

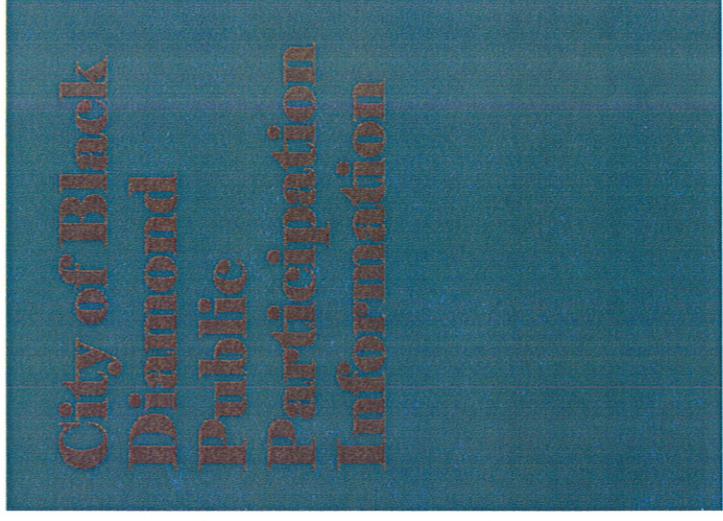
Substantive comments will be included in the published document itself.

The record will be compiled and maintained by the City.

More detailed information is available in the GMA Public Participation Handbook, available by request.

City of Black Diamond
24301 Roberts Drive
PO Box 599
(360) 886-5700

www.ci.blackdiamond.wa.us



Citizen Participation is an Important Element of the Growth Management Act (GMA)

The comprehensive plan development and amendment process, as well as the development and amendment of implementation regulations should be a "bottom up" effort, involving early and continuous public participation.

The City's Community Development Department will oversee the public involvement in the local GMA planning process, but it is the City Council that decides on the direction and content of policy documents or regulations that they find to be in the community's best interest.



Communication and Information

First, the public should understand the basic concepts of GMA, the local planning process, and how their own participation can affect local plans and regulations.

Secondly, the public needs to know how and when to get involved.

And finally, they need to understand how their input is used.

City Utilized Tools for Getting the Word Out

The City's Web Site (www.ci.blackdiamond.wa.us)

The Public Participation Program Handbook

Regular Meetings

Agendas posted on the City's website 5 working days prior.

Special Workshops and Hearings

announced by public legal notices in our official City newspaper, and through the City's website site 1 week prior

Special meetings

Agendas posted on the City's website, at the public library, at City Hall, and at the Community Center 48 hours prior

Availability of Proposals and Alternatives

The City will maintain documents so that they are readily available for review at least 5 days in advance of opportunities for public discussion, testimony or a final decision:

- On the City's website
- By e-mail upon request;
- Hard copies for review or reproduction at the City Hall
- Hearing and workshop notices stating the availability and location of documents.

In addition, the City may provide additional notice as follows:

- Posting the property.
- Notifying public or private groups with known interest.
- Placing notices in appropriate publications.
- Publishing notice in agency newsletters or sending notice to agency mailing lists.