

**CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING AGENDA
September 10, 2019
25510 Lawson Street, Black Diamond, Washington**

1) 6:00 P.M. - CALL TO ORDER, FLAG SALUTE ROLL CALL

2) APPROVAL OF MINUTES:

a. Planning Commission Meeting of August 6, 2019

3) PUBLIC COMMENTS:

4) PUBLIC HEARING: None

5) STUDY/WORK SESSION:

a. Annual Comprehensive Plan Amendment Docket

6) UNFINISHED BUSINESS:

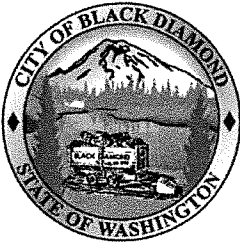
a. Zoning Map and Zoning Code Changes

b. Setbacks

7) COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

8) PUBLIC COMMENTS:

9) ADJOURN



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
August 6, 2019, 6:00 PM

1) FLAG SALUTE and CALL TO ORDER

2) ROLL CALL

Present: Commissioners: Butt, Ekberg, Olson, Ambur (acting Chair until Comm. McCain arrived)
Comm. McCain (arrived late at 6:09pm)

Excused: Commissioner Jensen

Unexcused: Commissioner LaConte

Staff: Barbara Kincaid, Community Development Director
Carina Thornquist, Deputy City Clerk
Brenda Martinez, City Clerk

3) APPROVAL OF MINUTES

a. Regular meeting of May 7, 2019

Commissioner Olson **Motioned** to approve the May 7, 2019 meeting, **Second** Commissioner Ekberg. **Vote, Motion passed 4-0.**

4) PUBLIC COMMENT (opened at 6:04:35 and closed at 6:05)

None

5) PUBLIC HEARING

a. Director Kincaid advised that there is no Public Hearing set for this meeting; mistake being listed on agenda.

b. Commissioner Olson **Motioned** to strike #4 Public Hearing from the Agenda, **Second** Commissioner Butt. **Vote, Motion passed 4-0.**

6) STUDY/WORK SESSION

a. Community Devel. Director Barb Kincaid introduced and welcomed Carina Thornquist, the new Deputy City Clerk who will be at the Planning Commission Meetings.

b. Discussion of Zoning Map and Zoning Code Changes

i. Ms. Kincaid explained the handouts. There were two maps; the Zoning Map (adopted 10/15) and the Future Land Use Map -

Figure 5-2 (adopted 5/19) as well as explanation of the different land use designations pulled from the newly adopted Comprehensive Plan to use for reference.

- ii. Ms. Kincaid stated that she wasn't looking for the Commission to take any action tonight; just talk about the next steps, open the discussion and "take the temperature" of the Commissioners to know which direction they're headed before doing further/extensive research.
- iii. Land Use on Comp. Plan, made changes to land use designation which means there are inconsistencies on the zoning map, and we need to make changes to the zoning map.
- iv. Blk. Diamond land use designations are a mirror of zoning districts but there are some exception:

<u>Zoning Map</u> <i>(operations map)</i>		<u>Future Land Use Map (in comp. plan)</u> <i>(the big view)</i>
R-4 and R-6	within	Low Density Residential
MDR8	within	Medium Density Residential

Discussion went back and forth between Ms. Kincaid and Planning Commissioners which designations were the same and which had been changed. Along with some questions from the Commissioners.

Ms. Kincaid pointed out on the zoning map handout that she had numbered areas from 1 – 7. They went over the differences between maps and she gave explanation of what they meant.

Extensive discussion and explanation regarding MPD Overlay took place between Director Kincaid and the Commissioners, along with several questions from Commissions.

Ms. Kincaid also explained the area named Black Diamond UGA/PAA which is located on the West side (and to the north) of Lake Sawyer, is now under King County zoning. It will apply under our zoning when/if that area is annexed into Black Diamond.

Ms. Kincaid asked that the Commissioners look over both maps carefully for any errors so they could be corrected at this point of the process. Mapping errors create numerous headaches if left incorreced! The following items were found:

- A) Clarification on #7: should it be zoned MPD or not? Discussion about the boundaries and Ms. Kincaid said the scale of both maps are not the same which is where the confusion is; ok to cross #7 off of list because it looks ok after looking at it closer.

- B) Correction to Lawson and 3rd (on both sides of street): The Future Land Use Map currently shows NC - Neighborhood Commercial (brown) and it should be CC – Community Commercial (burgundy).
- C) Add in a #8 (something new that was just noticed): just north of the handwritten #6 on the map, there is a small lake in light yellow which is currently zoned R-4. At request of a property owner, and approval of commission, it was changed from LDR to MDR – Med. Density Residential which is reflective on the Future Land Use Map.

Ms. Kincaid stated she would bring corrected information and a recommendation to the next meeting for the Planning Commission to entertain a Public Hearing to adopt.

The Director explained briefly the zoning code language, which was then followed by extensive back and forth discussion regarding what the current Planning Commission envisions Black Diamond to look like in the future. Topics discussed pertained to livability, affordability, diversity, and property setbacks. Setbacks were explained as the following:

CURRENT SETBACKS:

	<u>Minor Streets</u>	<u>Major Streets</u>
Front Yard:	20 feet	25 feet
Side Yard:	7 feet	7 feet
Back Yard:	20 feet	20 feet

TYPICAL SETBACKS IN OTHER CITIES (AND POSSIBLY PROPOSED):

Front Yard:	10 feet
Side Yard:	5 feet
Back Yard:	10 feet

It was suggested to look at other cities comparable to Black Diamond such as Enumclaw, Auburn and Sumner and bring back information to have further discussion at that time.

7) UNFINISHED BUSINESS

8) COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Ms. Kincaid stated that a citizen’s group had filed a petition to review if we were compliant with the Growth Management Plan (GMP) when we established the Comprehensive Plan. It is being reviewed to see if any erroneous action was taken

by the City; the hearing is in November. The burden is on the petitioner to find that the Comp Plan isn't compliant.

She also reported on sensitive/critical areas which is still being worked on and should have been done last year. Ordinances are in pretty good shape; only slight changes coming by end of the year.

Ms. Kincaid finished up her report summarizing the permits that currently are in the works

9) PUBLIC COMMENTS (opened at 7:22 and closed at 7:24)

- a. Gary Davis of Black Diamond - asked for clarification of Commissioner LaConte not being present at tonight's meeting; excused or unexcused. It was noted that it was unexcused.
- b. James Stout of Black Diamond – mentioned difference of Affordable Housing and Low-Income Housing. Also looking to gain knowledge of code enforcement regarding neighbor's property.

10) ADJOURN

Commissioner Olson **motioned** to adjourn, **Second** by Commissioner Ambur. **Vote, Motion passed 5-0.**

THE MEETING ADJOURNED AT 7:24 PM

These minutes were respectively recorded by Carina Thornquist, Deputy City Clerk

ATTEST:

Pam McCain, Chairperson

Planning Commission Secretary