



CITY OF BLACK DIAMOND  
JOINT SPECIAL MEETING MINUTES  
Planning Commission and City Council  
March 9, 2021, 6:30 PM  
Zoom Virtual Meeting

**FLAG SALUTE, CALL TO ORDER, and ROLL CALL:**

Chair McCain called the meeting to order at 6:30 p.m.

**Present:** Commissioner Richard La Conte  
Commissioner Steve Jensen  
Commissioner Crystal Perez  
Chair/Commissioner Pam McCain  
Commissioner Felicia Wheatfall  
Commissioner Dave Ambur  
Commissioner John Olson  
Councilmember Deady  
Councilmember Wisnoski  
Councilmember Stout  
Councilmember de Leon  
Councilmember O'Donnell

**Absent:** Councilmember Oglesbee (excused)

**Staff:** Community Development Director, Mona Davis  
Deputy City Clerk, Carina Thornquist  
Mayor Carol Benson  
MDRT Director, Andy Williamson  
Attorney, David Linehan

**WORK SESSION:**

**1) Housing Action Plan Workshop**

- i. Director Davis gave a brief overview of tonight's meeting and advised that it will be an open discussion format. She reported that over 130 Surveys from citizens have been returned so far; these will be forwarded to Blueline so they can use the information to complete the final Housing Action Plan that will go to Council for approval.
- ii. Blueline staff gave a brief overview of the Housing Action Plan (HAP), the funding element and the three Strategic Objectives:
  1. Monitoring housing needs
  2. Increase housing diversity and prevent displacement (or preserve community)
  3. Create Opportunities
- iii. Eric from Blueline said there will be ample opportunities for public comment in the near future on the Housing Action Plan, and also

for the Housing Element in the Comprehensive Plan update, which Director Davis expanded upon.


- iv. Chair McCain opened up the floor with any questions or comments from the Planning Commission or Councilmembers.
  1. There were several topics of discussion. Below are the highlights:
    - a. MPD completion date. 2026 is inaccurate in regards to the MPD buildout date and 2035-2044 would be closer to the correct time frame.
    - b. The number currently shown of "30% or above" considered to be "cost burdened" for a homeowner/tenant seemed inaccurate to some of the Commissioners and Councilmembers. They requested to site the source where the 30% number is coming from and what it includes. Blueline acknowledged they would include the source in the revised document. It was clarified that the cost burdened data comes from the Census Bureau as part of the American Community Data Survey, a national standardized data set. All housing analysis being used by the state will look to this definition.
    - c. Lee Ann from Blueline clarified that Ten Trails *is* included in all the numbers listed in the Housing Action Plan and Housing Needs Assessment, but it's referred to as "The Villages", which is the name that Ten Trails was initially permitted under.
    - d. The meaning of Affordable Housing and what that entails should be further explored and defined since it's very subjective; affordable vs low income/subsidized.
    - e. Additional topics discussed were:
      - i. Tax exemptions, waiving/reducing fees and how the budget is affected should be analyzed
      - ii. Different types of living: homeownership vs renting; single family residences vs condos; multi-use properties; mixed housing types
      - iii. Bridging the Housing Action Plan and the Housing Needs Assessment
      - iv. Preapproved or stock design approvals to help with review timelines.
      - v. New housing trend with people needing more office space due to working remotely and home schooling children

- vi. Infrastructure (current and future)
  - vii. Height limit on buildings
  - viii. Zoning designations
  - ix. Keeping the historical culture, small town feel and sense of community
  - x. Incentivizing to bring people to our city
- v. Director Davis stated that there were several great ideas to implement as new goals and policies in the Housing Element of the next comprehensive plan update and to help guide the Development Regulations in the future.
- vi. Attorney David Linehan gave clarification on items regarding Ten Trails and MDRT. Advised Council that the objective is to establish and agree upon the three key objectives as they are making decisions moving forward with implementation.
- vii. Ms. Davis advised the Commissioners and Councilmembers that there is a free webinar put on by the Department of Commerce and MSRC on the Housing Element. This is being held on March 25, 2021 from 1:00 pm to 2:30 pm. Either Mona or Carina will email the details to the Planning Commission and the City Council.
- viii. Commissioner Olson asked the question of what steps are needed now from the Planning Commission. Director Davis sought direction from the Councilmembers to how they would like for this to move forward. Back and forth discussion took place between Councilmembers and the Mayor to the best way to finalize the Housing Action Plan to meet the June deadline submission. It was decided that the Community Development and Planning Committee members would discuss in their next meeting on March 18<sup>th</sup> and provide direction. It was suggested that there be a Council Work Session on May 13<sup>th</sup> and bring it to Council for a decision at the June 3<sup>rd</sup> City Council meeting. There was back and forth discussion as how to receive public input and it was decided that this would also be discussed further at the next Planning Committee meeting and when a public hearing should be held.

**ADJOURNMENT:**

Commissioner Olson **Moved** to adjourn the meeting. **Motion seconded** by Commissioner Perez. **Vote: Motion passed 12-0. The meeting ended at 8:06 p.m.**

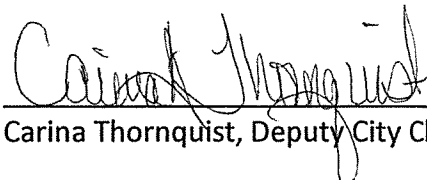
These minutes were respectively recorded by Carina A. Thornquist, Deputy City Clerk.




---

Carol Benson, Mayor

ATTEST:




---

Carina Thornquist, Deputy City Clerk