



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

1) **FLAG SALUTE**

2) **CALL TO ORDER, ROLL CALL**

Chair Pam McCain opened the meeting at 6:00 pm and noted they have a quorum to continue with tonight's agenda.

ROLL CALL

Present: Commissioners Jensen, Ekberg, McCain, Butt, Olson

Absent: Commissioners LaConte, Ambur

Staff: Barbara Kincaid, Consultant; Kathy Allen, Deputy City Clerk

3) **PUBLIC COMMENT**

Gary Davis, Black Diamond welcomed our two new Planning Commissioners Mr. Jensen and Mr. Butt.

4) **APPROVAL OF MINUTES**

a. Regular meeting of August 14, 2018

b. Regular meeting of September 11, 2018

Commissioner Olson noted an edit for the July 10 meeting of a vote that needs to be changed to 4-1 vote. Clerk will check the audio and make change.

Commissioner Olson **motioned** to approve the September 11, 2018 meeting minutes, **Second** Commissioner Ekberg. **Vote, Motion passed** 5-0.

5) **NEW BUSINESS**

a. Welcome new Planning Commission Members, Weston Butt and Steve Jensen

b. Review of Chapter 18.50 Accessory Uses and Structures

Ms. Kincaid welcomed the new Planning Commissioners and reviewed 18.50 of the Black Diamond Municipal Code Chapter of Accessory Uses and Structures.

Ms. Kincaid discussed the process to include a public hearing and look at the things we want to revise, make a decision and deliberation and then send it off with a recommendation to the City Council. The City Council will pass the ordinance to revise the code section.

There was discussion around permit language clean up so it's not confusing and how restrictive do we want to be. Ms. Kincaid spoke about the Commissioners needing to talk this through with staff and get public input to come to consensus.

Housekeeping items (Review of Chapter 18.50 of Black Diamond Municipal code).

Consensus from the Commissioners on the following:

- The word "customarily" should be eliminated.
- Under general provisions 18.50.020 suggest changing the word "complementary" to "visually compatible".
- Maximum structure height in 18.50.020 (dimensional standards) okay with structure built up to 26 feet maximum height for residential zones.
- Neighborhood commercial and business industrial is a blanket 26 feet.
- Business/Industrial park and industrial zones: Thirty- five feet. Consensus to leave as is and strike out "whichever is less".
- Combined footprint of all accessory buildings shall not exceed seventy five percent of the gross floor area of the primary structure or we can say seventy five percent does not apply to lots over 1 acre.
- Uses and structures in 18.50.030-examples were given to add missing items and include more clarity.
- Add tiny houses to the category of accessory dwelling (temporary structure). Ms. Kincaid will research and will discuss at the next meeting.
- Accessory uses and structure for commercial zones to be consistent with allowed uses and structure in residential zones.
- Section 18.50.040 (storage building) get rid of A & B and add language that its going to be subject to a design standard and site plan approval.
- Section 18.50.050-Industrial zone accessory uses and structures- add verbiage "accessory living courters for caretaker or security personnel". Get rid of B and say, "other uses subject to the design standards and site plan approval". Commissioner Ekberg suggested to use "site caretaker".
- Section 18.50.060-Fences and walls-No proposed changes here unless any commissioners feel it needs amendment.

For our next meeting, Ms. Kincaid will bring information on gateway overlay, MPD design standards, height of fencing, mark up copies of the work we have done followed

up with more discussion on the fencing and walls and if time allows get started on the accessory dwelling unit section.

6) PUBLIC COMMENTS -None

7) GOOD OF THE ORDER

a. Comp Plan Update status from Barb

Ms. Kincaid gave a status on the comp plan. She stated they have started some planning committee meetings. She noted a favorable review form the Puget Sound Regional Council.

8) ADJOURN

Councilmember Olson **motioned** to adjourn, **Second** Councilmember Jensen. Vote, Motion **passed** 5-0.

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