



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES

June 8, 2021, 6:00 PM

Zoom Virtual Meeting

FLAG SALUTE, CALL TO ORDER, and ROLL CALL:

Chair Olson called the meeting to order at 6:00 p.m.

Present: Commissioner Richard LaConte (arrived at 6:35)
Commissioner Steve Jensen
Commissioner Crystal Perez
Commissioner Pam McCain (arrived at 6:07)
Commissioner Felicia Wheatfall (arrived at 6:19)
Commissioner Dave Ambur
Chair/Commissioner John Olson

Staff: Community Development Director, Mona Davis
Deputy City Clerk, Carina Thornquist

APPROVAL OF MINUTES

Regular Meeting of May 11, 2021

Chair Olson asked if there were any objections to approving the Minutes from May 11, 2021. Commissioner Jensen **Motioned** to approve the May 11, 2021 Minutes **Second** Commissioner Perez **Vote**, Motion **passed** 4-0.

PUBLIC COMMENTS - None

PUBLIC HEARINGS - None

STUDY/WORK SESSION - None

UNFINISHED BUSINESS - None

NEW BUSINESS -

Director Davis introduced Emily Adams, the Sr. Planner. Emily has been with the City for approximately 6 weeks and has been hired on a contract. Director Davis reported that a Public Hearing on Code Amendments has been scheduled for June 22, 2021 at a Special Meeting via Zoom. Director Davis turned it over to Ms. Adams to give an update on Senior Housing and the Fences and Hedges Code Amendments.

Ms. Adams reported that currently the age for Sr. Housing is 65 years old and they want to lower the age to 55 years. Cottage housing was also discussed and more information can be found in the Municipal Code - 18.88

Ms. Adams reported on Fences, Hedges and Walls where Hedges has been added since it can be comparable to a wall if the shrubs are placed close together and have allowed to grow tall. The height limit is based on if it's the front yard, side yard or the back yard. Currently, the height limit is 42" for safety reasons i.e. pedestrians walking on sidewalk, line of sight for cars backing out of a driveway, etc. There was back and forth discussion between the Commissioners, Director Davis and Ms. Adams.

Commissioner Ambur made a **Motion** for staff to move forward with including item # 1 "Senior Housing Definition" in a public hearing. **Second** Commissioner McCain. **Vote**, Motion **passed** 6-0.

Commissioner Jensen made a **Motion** to move forward with including item # 2 "Fences and Hedges Code Amendment" in a public hearing. **Second** Commissioner Perez. **Vote**, Motion **passed** 5-1 (Ambur).

COMMUNITY DEVELOPMENT DEPARTMENT REPORT –

Director Davis reported that she has scheduled a Special Meeting for the Planning Commission on June 22nd to hold a Public Hearing on Code Amendments.

Commissioner LaConte joined the meeting at 6:35 p.m.

Ms. Davis continued by saying the Community Development Department has been busy updating all of their forms to put on the new website which is expected to be up shortly. She is excited because the new site should make things easier for both the public and the staff. The Comprehensive Plan Preliminary Docket was approved by City Council last week. Ms. Davis reported on the permits that have so far been issued this year.

Chair Olson advised the Commissioners that they should expect additional Planning Commission meeting's for the remainder of the year. He asked them to look at their calendars and advise of any days that don't work well for their schedule. It was recommended keeping it on the same day of the week and the 3rd Tuesday of the month.

Ms. Davis reported that the Housing Action Plan (HAP) is going to City Council on June 17th. The PROS Plan surveys have been coming in and there has been a great response. The Council Retreat is on June 18th and she is making a report to share with them. Her report concluded with

back and forth discussion regarding high density apartments in Ten Trails and she deferred the topic to Mr. Williamson who could give accurate and indepth information.

PUBLIC COMMENTS - None

ADJOURNMENT –

Commissioner LaConte made a **Motion** to adjorn the meeting. **Second** Commissioner Jensen. **Vote**, Motion **passed 7-0**.

The meeting ended at 7:12 p.m.

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

ATTEST:



John Olson, Chairperson



Planning Commission Secretary