



CITY OF BLACK DIAMOND
PLANNING COMMISSION
SPECIAL MEETING MINUTES
September 21, 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: Chair/Commissioner John Olson
Commissioner Richard La Conte (arrived late at 6:30 p.m.)
Commissioner Knut Syversen
Commissioner Pam McCain
Commissioner Felicia Wheatfall
Commissioner Dave Ambur
Excused: Commissioner Steve Jensen
Staff: Community Development Director, Mona Davis
Sr. Planner, Joey Portmann
Contractor, Emily Adams
Deputy City Clerk, Carina Thornquist

APPROVAL OF MINUTES - None

PUBLIC COMMENTS –

❖ Kristen Bryant from Bellevue

PUBLIC HEARINGS - None

STUDY/WORK SESSION -

Chair Olson turned the work session over to Director Davis who gave an overview of what will be discussed. She also reported that there was more information that has been obtained which is a traffic review for FLUM and Zoning inconsistencies. She explained that Ms. Adams would go through each one individually and give a brief overview, followed by discussion amongst Commissioners and any questions they may have for staff members, and followed by a consensus of the Commissioners of what they would like to bring to the October meeting.

1) *Deliberation on deleting policy ED 4.5 from the Economic Development chapter or move it to the Transportation Chapter.*

Ms. Adams gave a brief overview of the topic above. Discussion between Commissioners and staff took place as well as any questions the Commissioners had.

Staff Recommendation: Moving it to the Coordination and Consistencies policy section of the Transportation Chapter (Policy T-26).

Possible Consensus: Approved

2) *Deliberation on the preparation of a feasibility study, including costs and scope of operations, on conducting an Ecological Inventory.*

Ms. Adams gave a brief overview of the topic above. Original request was amended as stated above. Discussion between Commissioners and Staff took place as well as any questions the Commissioners may have had.

Staff Recommendation: adding a policy to Chapter 4 Natural Environment, section 4.3 that states: "Policy NE-6: Conduct an ecological inventory of the natural areas within the city to aid in identifying and protecting all sensitive areas."

Possible Consensus: Approval with revisions to wording

(Commissioner LaConte joined in the meeting at approximately 6:30 p.m.)

3) *Deliberation on repealing city prohibitions on marijuana businesses and update land use chapter as needed to facilitate appropriate siting.*

Ms. Adams gave a brief overview of the topic above. Discussion between Commissioners and Staff took place as well as any questions the Commissioners had.

Staff Recommendation: adding a policy to Chapter 5 Land Use, Section 5.13 Commercial Goals and Policies that states: "Policy LU-50: Analyze the siting of marijuana retail businesses to ensure they are permitted in the appropriate zoning district and to limit impacts on the surrounding community."

Possible Consensus: Approval

4) FLUM & Zoning Maps – “Reconsideration of the 2019 FLUM including possible reversion to the 2009 FLUM, and corresponding updates to the zoning code for consistency with the Comprehensive Plan and the FLUM, and to begin narrowing discrepancies with the PSRC’s VISION 2040 and 2050 (as applicable) and Regional Growth Strategies.”

Ms. Adams gave a brief overview of the topic above. Discussion between Commissioners and Staff took place as well as any questions the Commissioners had.

- ❖ **Inconsistency #1:** Support staff recommendation, revert to 2009 FLUM and keep zoning
- ❖ **Inconsistency #2:** Support staff recommendation of no changes
- ❖ **Inconsistency #3:** Split on changing to MDR/MDR8 or remaining LDR/R4
- ❖ **Inconsistency #4:** Support staff recommendation to revert to 2009 FLUM and keep zoning
- ❖ **Inconsistency #5:** Support staff recommendation to revert to 2009 FLUM and keep zoning
- ❖ **Inconsistency #6:** Support staff recommendation to revert to 2009 FLUM and change zoning to R4
- ❖ **Inconsistency #7:** Support staff recommendation to revert to 2009 FLUM and keep zoning
- ❖ **Consolidations #1 – 4:** Support staff recommendations of no changes
- ❖ **Scriveners Error #1:** Support staff recommendation of no changes
- ❖ **Scriveners Error #2a:** Support staff recommendation to change FLUM designation to Public
- ❖ **Scriveners Error #2b:** Support staff recommendation to change FLUM designation to LDR
- ❖ **Scriveners Error #3:** Support staff recommendation to remove MPD overlay
- ❖ **Undesignated #1:** Support staff recommendation to zone B/IP and designate BP/LI
- ❖ **Undesignated #2:** Support staff recommendation to zone and designate CC
- ❖ **Undesignated #3:** Support staff recommendation to zone and designate Industrial (I)
- ❖ **Undesignated #4:** Support staff recommendation to zone R4 and designate LDR
- ❖ **Zoning Map Scriveners Error:** Support staff recommendation to zone R4
- ❖ **Split Zoned Parcels #1-3:** Support staff recommendations of no changes
- ❖ **TDR Layer:** Support staff recommendation to remove layer from FLUM map and create separate map

Director Davis and Ms. Adams concluded the workshop by reviewing the remaining timelines for the docket items. Director Davis asked the Commissioners if they needed to hold an additional Public Hearing at the October 12th meeting on the SE Loop Connector since we would have new information in the way of traffic analysis to review. She added that a decision would need to be made tonight as Carina needs to have the required amount of time to submit the Legal Notice to the newspaper. The consensus was to hold another public hearing at the October 12th meeting.

UNFINISHED BUSINESS - None

NEW BUSINESS - None

COMMUNITY DEVELOPMENT DEPARTMENT REPORT –

Director Davis briefly went over the timeline that Emily presented.

PUBLIC COMMENTS – None

ADJOURNMENT –

Commissioner Ambur **Motioned** to adjourn the meeting. **Second** Commissioner McCain. **Vote**, Motion **passed 6-0**.

The meeting ended at 8:18 p.m.

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

ATTEST:



John Olson, Chairperson


Planning Commission Secretary