



**CITY OF BLACK DIAMOND
PLANNING COMMISSION AGENDA
July 12, 2022
Council Chambers, 25510 Lawson St., Black Diamond**

THIS IS OFFERED AS A HYBRID MEETING AND MAY BE ATTENDED IN PERSON AT THE ABOVE NOTED ADDRESS OR BY JOINING VIRTUAL/TELEPHONICALLY. CALL IN AND JOINING INFORMATION FOLLOWS:

Zoom link to join meeting:

<https://zoom.us/j/4254157187?pwd=RE9OV0VoU1RFc3psSHdjem9mMk9hdz09>

Meeting ID: 425 415 7187

Password: PC

Telephone dial in options:

+1 206 337 9723 US (Seattle)

+1 253 215 8782 US (Tacoma)

Meeting ID: 425 415 7187

Password: 941820

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

APPROVAL OF MINUTES:

1) Minutes from Regular Planning Commission Meeting on June 7, 2022

PUBLIC COMMENTS: Persons wishing to address the Planning Commission regarding items of new business are encouraged to do so at this time. Please use the "raise your hand" feature and once recognized by the Chair, you may unmute and state your name and city for the record. Please limit your comments to 3 minutes. For those dialing in, please press *9 to raise your hand and *6 to unmute yourself.

PUBLIC HEARINGS: None

STUDY/WORK SESSION: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2) Discussion and any needed updates to the "Rules and Procedures of the City of Black Diamond Planning Commission"

COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

PUBLIC COMMENTS:

ADJOURNMENT:

This site is barrier free. People needing special assistance or accommodations should contact the Community Development Department 72 hours in advance of the meeting at (360) 851-4447



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
June 7, 2022, 6:00 PM

CALL TO ORDER, FLAG SALUTE, ROLL CALL

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

Present: Commissioner Steve Jensen (joined meeting at 6:46 p.m. via Zoom)
Commissioner Knut Syversen (joined meeting at 6:05 p.m. via Zoom)
Commissioner Pam McCain
Commissioner Felicia Wheatfall (via Zoom)
Commissioner Carol Morgan
Chair/Commissioner John Olson

Absent: Commissioner Richard La Conte (excused)

Staff: Community Development Director, Mona Davis (via Zoom)
Deputy City Clerk, Carina Thornquist

APPROVAL OF MINUTES

1) Regular Meeting of May 10, 2022

The regular meeting minutes of May 10, 2022 were adopted under unanimous consent.

PUBLIC COMMENT

Kristen Bryant from Bellevue spoke to Commission

(Commissioner Syversen joined the meeting via Zoom at 6:05 p.m.)

PUBLIC HEARING - None

STUDY/WORK SESSION - None

UNFINISHED BUSINESS -

- 2) Continuation of 2022 Proposed Comprehensive Plan Amendments – Preliminary Docket**
- a. Deliberation and possible action taken on “2020 Proposed Comprehensive Plan Amendments – Preliminary Docket*

Community Development Director Davis briefed the Commissioners on this item. She reviewed the process and explained her recommendations for this update. Furthermore, she gave an extensive report addressing questions, concerns, and statements from the public from recent meetings.

❖ *Item #2022-11 – Amend the land use chapter to create new land use designations*

Commissioner McCain **moved** to recommend Item #2022-11 - Amend the land use chapter to create new land use designations not be added to the preliminary docket and forwarded to City Council for approval; **second** Commissioner Wheatfall.

Roll Call Vote: Syversen, **no**; McCain, **yes**; Wheatfall, **yes**; Morgan, **yes**; Olson, **yes**.
Motion Passed 4-1 (Syversen)

❖ *Item #2022-12 – Amend the land use map to remove changes made in 2019*

Commissioner McCain **moved** to recommend Item #2022-12 - Amend the land use map to remove changes made in 2019 not be added to the preliminary docket and forwarded to City Council for approval; **second** Commissioner Wheatfall. **Vote**, **Motion Passed** 5-0

❖ *Item #2022-13 – Amend the land use chapter to add a new policy for site plan review*

Commissioner McCain **moved** to recommend Item #2022-13 - Amend the land use chapter to add a new policy for site plan review not be added to the preliminary docket docket and forwarded to City Council for approval; **second** Commissioner Morgan. **Vote**, **Motion Passed** 3-2 (Syversen, no; Olson, no)

❖ *Item #2022-14 – Amend the land use chapter to add a new policy to require a formal application to amend the FLUM or zoning regulations for changes that would increase residential units or redesignate property as “commercial”*

Commissioner McCain **moved** to recommend Item #2022-14 - Amend the land use chapter to add a new policy to require a formal application to amend the FLUM or zoning regulations for changes that would increase residential units or redesignate property as “commercial” not be added to the preliminary docket and forwarded to City Council for approval; **second** Commissioner Wheatfall.

(Commissioner Jensen joined the meeting via Zoom at 6:46 p.m.)

Roll Call Vote: Jensen, **yes**; Syversen, **abstain**; McCain, **yes**; Wheatfall, **yes**; Morgan, **yes**; Olson, **no**. Motion **Passed** 4-1-1 (Olson, no; Syversen, abstain)

❖ **Item #2022-15** – *Amend the land use chapter to remove policy LU-42*

Commissioner Morgan **moved** to recommend Item #2022-15 - Amend the land use chapter to remove policy LU-42 not be added to the preliminary docket and forwarded to City Council for approval; **second** Commissioner McCain.

Roll Call Vote: Jensen, **yes**; Syversen, **no**; McCain, **yes**; Wheatfall, **yes**; Morgan, **yes**; Olson, **yes**. Motion **Passed** 5-1 (Syversen)

❖ **Item #2022-16** – *Amend the land use chapter to amend policy 18 relating to historic sites*

Commissioner Jensen **moved** to recommend Item #2022-16 - Amend the land use chapter to amend policy 18 relating to historic sites not be added to the preliminary docket and forwarded to City Council for approval; **second** Commissioner Wheatfall. **Vote**, Motion **Passed** 5-1 (Syversen)

❖ **Item #2022-17** – *Amend the Capital Facilities chapter to amend language and add a policy regarding schools.*

Commissioner McCain **moved** to recommend Item #2022-17 - Amend the Capital Facilities chapter to amend language and add a policy regarding schools not be added to the preliminary docket and forwarded to City Council for approval; **second** Commissioner Wheatfall. **Vote**, Motion **Passed** 5-1 (Syversen)

❖ **Item #2022-18** - *Update the housing chapter of the comprehensive plan to incorporate relevant components of the 2021 Housing Action Plan*

Commissioner Morgan **moved** to recommend Item #2022-18 - Update the housing chapter of the comprehensive plan to incorporate relevant components of the 2021 Housing Action Plan not be added to the preliminary docket and forwarded to City Council for approval this year, but to be revisited during the 2024 periodic update ; **second** Commissioner McCain. **Vote**, Motion **Passed** 6-0

❖ **Item #2022-19** - *Update the Parks chapter of the Comprehensive Plan to incorporate relevant components of the PROS Plan.*

Commissioner Syversen **moved** to recommend Item #2022-19 - Update the Parks chapter of the Comprehensive Plan to incorporate relevant components of the PROS

Plan be added to the preliminary docket and forwarded to City Council for approval ;
second Commissioner Wheatfall. **Vote, Motion Passed 6-0**

NEW BUSINESS – None

COMMUNITY DEVELOPMENT DEPARTMENT REPORT –

Director Davis reported on the following items:

- 6/9 Joint Workshop with City Council to discuss 2022 docket and the 2024 periodic update.
- Took Pros Plan to City Council last week.
- 7/12 meeting – go over Rules and Procedures
- Several recent staff changes in Community Development:
 - Joey (Sr. Planner) took a position in Florida
 - Christine (Permit Tech) took a position with City of Covington
 - Emily (Contract Planner) took a permanent position in Issaquah
 - Andy Love (New Contract Planner)
 - Ben Persyn (New Asst. Planner)

PUBLIC COMMENTS

Kristen Bryant from Bellevue spoke to Commission

ADJOURN

The meeting was adjourned by Chair Olson under unanimous consent at 6:31 p.m.

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

ATTEST:

John Olson, Chairperson

Planning Commission Secretary

RULES AND PROCEDURES OF THE CITY OF BLACK DIAMOND PLANNING COMMISSION

The following Rules and Procedures are adopted by the City of Black Diamond Planning Commission to facilitate the performance of its duties and functions as empowered in Chapter 2.24, Black Diamond Municipal Code.

Section 1. Meetings

- A. Regular meetings. The Planning Commission meets regularly on the first Tuesday evening following a regularly scheduled City Council meeting, commencing at 6:00p.m. in the City Council Chambers. Meetings may also be conducted via video conference when appropriate. Regular City Council meetings are held on the first and third Thursday of each month.
- B. Special meetings. The Planning Commission shall meet for special meetings at the call of the Chair or by majority vote of the Commission. A minimum of 24 hours notice shall be provided to each Commission member and the public for special meetings.
- C. Cancellation. If no matters over which the Planning Commission has jurisdiction are pending upon its calendar, a meeting may be canceled at the notice of the Chair and Secretary/Community Development Director, or designee, provided at least 24 hours in advance. A majority vote of the Commission may also result in cancellation of a meeting.
- D. Open Meeting Requirements and Notification. The open meeting requirements of State law (RCW 42.30) shall apply to all Planning Commission meetings. Notification procedures shall follow the requirements of applicable sections of Black Diamond Municipal Code or standard City practice as established by the City Clerk.

Special meetings shall be noticed by: a) delivering written notice personally by mail, fax or by electronic mail at least 24 hours in advance to Planning Commission members; b) delivering written notice personally by mail, fax or electronic mail at least 24 hours in advance to the official City newspaper and also to each media publication and individual which has filed a written request with the City to be notified of Planning Commission meetings and c) posting the notice on the City's website.

- E. Record. All public hearing procedures shall be recorded. This record will normally be an audio recording by means of electronic equipment. Recording of work/study sessions is not required.
- F. Minutes. The Community Development Department staff will prepare written minutes of all meetings that includes pertinent information, motions, decisions made, and actions and votes taken.

Section 2. Officers

- A. The Planning Commission shall have a Chair, Vice-Chair and any other such officer as the Commission may, by majority vote, approve. Officers shall be elected by majority vote of present Commission members.
- B. Temporary Chair. If both the Chair and Vice Chair are absent from a meeting, the Planning Commission shall, by a majority vote of those members present, elect a temporary Chair for that meeting.
- C. Election. The election of officers shall occur annually at a regularly scheduled meeting in the month of January. The term of office of each officer shall run until the subsequent election.
- D. Vacancies. A vacancy of the office of the Chair caused by his or her resignation shall be filled by the Vice-Chair. A vacancy of the office of Vice-Chair or any other office of the Planning Commission shall be replaced by majority vote of the Planning Commission at the next regular scheduled meeting after the vacancy occurs.
- E. Duties of Officers. The duties and powers of the Chair and Vice Chair shall be as follows; the duties and powers of any other officer shall be as defined by the Commission at the time the position is created.

Chair:

- a. To preside at all meetings of the Planning Commission.
- b. To call special meetings of the Planning Commission.
- c. To sign documents on behalf of the Planning Commission.
- d. To appoint Planning Commission members to serve on other City committees, advisory groups and task forces when requested to do so by the City Council.
- e. To create temporary committees of one or more members.
- f. The Chair shall be considered as a member of the Commission and have full right to have his/her own vote recorded in all deliberations. Unless otherwise stated, the Chair's vote shall be considered to be affirmative for the motion.

Vice-Chair: During the absence of the Chair or upon request of the Chair, the Vice-Chair shall exercise all the duties and be subject to all the responsibilities of the Chair.

City Council Liaison: The Chair shall act as a liaison between the Planning Commission and the City Council and other City entities. The Chair may appoint an alternate liaison as needed.

Section 3. Secretary

The Community Development Director or his/her appointee, shall act as the Secretary of the Planning Commission and shall keep and retain a record of all meetings of the Commission and its committees.

Section 4. Quorum

A simple majority of the appointed members shall constitute a quorum for the transaction of business. A quorum must be in attendance in order to conduct a meeting, to transact any business or to render a recommendation. Every motion of the Planning Commission requires approval of a majority of the Planning Commission members present to pass.

Section 5. Absence of Members

In the event of a member being absent for three (3) consecutive regular meetings, or being absent from 25% of the regular meetings during any calendar year, without being excused by the Chair, the Commission may request the Mayor to ask for his or her resignation. To be excused from a meeting, members must inform the Chair or Secretary in advance of a scheduled meeting or by the end of the next business day following the meeting.

Section 6. Vacancies

Should any vacancy occur among the membership of the Planning Commission by reason of death, resignation, disability, or otherwise, the Secretary shall immediately notify the City Clerk and request the Mayor to appoint a replacement at the earliest possible time.

Section 7. Disqualification

No member of the Planning Commission should participate in any discussion or vote on any matter in which the member has a direct and substantial personal or financial interest potentially sufficient to create a conflict between the interest in serving the public good and the other interest. The other interest may be private gain, financial or personal, and it may benefit the member, a relative, a friend, or employer. The member should publicly indicate the potential conflict of interest and leave the meeting room until the matter is disposed. The minutes shall show that the member left the room and abstained on any vote.

Section 8. Conduct of meetings

- A. General. The Chair has broad authority over all matters regarding the conduct of meetings. He/she shall exercise this authority to promote the fullest possible presentation of information and discussion of matters before the Commission,

while permitting the orderly and timely completion of Planning Commission business.

- B. Use of Roberts Rules of Order. The Planning Commission may refer to the applicable provisions of Roberts Rules of Order for guidance for items not addressed by these Rules and Procedures.
- C. Executive sessions. Executive sessions can only be held in accordance with the State Open Public Meetings Act.
- D. Public comment. On specific agenda items, other than public hearings, the Chair may allow comments from the audience with the consent of the Commission. Audience members must be recognized by the Chair in order to speak.

Section 9. Order of Business

An agenda shall be prepared by the Secretary for each meeting and will generally consist of the following order of business:

- A. Call to order/roll call/establishment of quorum
- B. Approval of minutes of previous meetings
- C. Public comment on any topic that is not the subject of a public hearing to be considered on the agenda.
- D. Public hearings.
- E. Study/work sessions.
- F. Unfinished business.
- G. New Business
- H. Report of the Community Development Department.
- I. Public comments from the audience, limited to 3 minutes per speaker.
- J. Adjournment.

The order of business may be changed or amended during the meeting by the Chair with the consent of the majority of Commission members present.

Section 10. Rules of Procedures for Public Hearings

Periodically, the Planning Commission conducts public hearings on various issues as required by ordinance. The following procedures shall be used for conducting all public hearings:

- A. The Chair shall declare the Public Hearing open and ask for a staff presentation.
- B. Staff shall provide a presentation of the matter under consideration.
- C. Individual Commission members may ask clarifying questions of staff.
- D. The Chair shall then call for public testimony, either for or against. Testimony must be called for three times. The Chair retains the right to establish a time limit on the length of individual testimony.
- E. Written comments may be submitted to the Community Development Department by noon of the day of the hearing or to the Chair during the hearing. These comments will become part of the official record and shall be considered by the Commission in its action.

- F. The purpose of public testimony is to provide comments to the Commission, not ask questions of staff. All members of the public shall address the Commission. Staff will only respond to inquiries if asked to do so by the Chair. Commission members may question a speaker on any matter related to his/her comments.
- G. At the discretion of the Chair, individuals may be allowed to speak more than once, time permitting.
- H. Based upon the testimony, the Commission may ask questions of staff.
- I. Chair closes the public hearing. The hearing may be reopened by motion to accept additional testimony.
- J. The Commission shall then consider all the information presented and deliberate on the matter. Clarifying and procedural questions may be asked of staff, but public comment is not allowed unless the hearing is reopened per (I) above.
- K. After continuation, the Commission may:
 - 1. Make a recommendation to the City Council by motion and approval of a majority of those member present; or
 - 2. Leave the written record open for a specified time period; or
 - 3. Continue the hearing to a time and date certain. At that time, the Commission may consider whether to allow additional public testimony.
- L. For any non-legislative matter, the Commission shall make Findings and Conclusions that support its recommendation.

Section 13. Communications as Planning Commission members.

The Planning Commission serves in an advisory role to the City Council and makes decisions in the form of recommendations to the Council. All Commission recommendations are forwarded to the Council for its consideration, whether a recommendation to approve or deny.

In communicating with the City Council or members of the public, Commission members need to clarify whether they are speaking as individual citizens or as a member of the Commission. If speaking as a member of the Commission, only the official, voted recommendation of the Commission should be discussed, provided that, a member can speak on behalf of a minority opinion for which the Commission has agreed it may be officially communicated.

Section 12. Amending the Rules of Procedure

The rules of procedure may be amended at any regular meeting of the Planning Commission by a majority vote of the appointed members.

Section 13. Validity

If any portion of these rules and procedures are found to be invalid, that part or parts will not invalidate the remainder of the rules.

INITIALLY ADOPTED by the Planning Commission March 10, 2009.
AMENDED FEBRUARY 21, 2012.
AMENDED APRIL 6, 2021

John Olson, Chair

Pam McCain, Vice-Chair

Attest:

Mona Davis, Community Development Director