



**CITY OF BLACK DIAMOND
PLANNING COMMISSION AGENDA
August 8, 2023
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) Planning Commission Meeting of July 11, 2023

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:

STUDY/WORK SESSION:

UNFINISHED BUSINESS:

NEW BUSINESS:

- 2) Marijuana Regulations

COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

PUBLIC COMMENTS:

ADJOURNMENT:



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
July 11, 2023, 6:00 PM

CALL TO ORDER, FLAG SALUTE, ROLL CALL

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

Present: Commissioner Kelley Sauskojus
Commissioner Steve Jensen
Commissioner Knut Syversen
Commissioner Pam McCain
Commissioner Carol Morgan
Chair/Commissioner John Olson

Staff: Community Development Director, Mona Davis
Deputy City Clerk, Carina Thornquist
Economic Development Director, Andy Williamson
Public Works Director, Scott Hanis
Capital Project/Program Manager, Ryan Sweet
Comm and Info Sys, Jake Kapsandy
Asst. Planner/Permit Tech, Jill Kuzaro
Contract Planner, Andrew Love

APPROVAL OF MINUTES -

Regular Meeting of May 9, 2023

The minutes of May 9, 2023, were adopted under unanimous consent.

PUBLIC COMMENT – None

PUBLIC HEARING - None

STUDY/WORK SESSION –

Director Hanis introduced Dan Ervin from Varius Inc. who gave a PowerPoint presentation on the Comprehensive Sewer System Plan.

Back and forth discussion took place between the Commissioners, Director Davis and Mr. Ervin.

UNFINISHED BUSINESS –

Director Davis introduced the staff from AHBL which included Wayne Carlson, Nicole Stickney and our Contract Planner, Andrew Love. She then turned the floor over to Ms. Stickney who gave a PowerPoint Presentation on the Comprehensive Plan Periodic Update.

Extensive back and forth discussion took place between Ms. Stickney, Director Davis and the Commissioners.

Director Davis asked Ms. Stickney if she was going to go over the first drafts listed under New Business. She stated that she's open with whatever the Planning Commission would like. Chair Olson suggested to the Commissioners that they take Chapter 3 and Chapter 4 home to review in the next month and come back at the August meeting to discuss. Commissioners agreed with this suggestion. During the next month, Nicole and AHBL staff will put something together for this meeting as well.

NEW BUSINESS –

- 1) First Draft Parks, Recreation and Open Space Element / Appendix is postponed until the August 8th meeting.
- 2) First Draft Natural Environment Element / Appendix is postponed until the August 8th meeting.

COMMUNITY DEVELOPMENT DEPARTMENT REPORT –

Director Davis reported on the following items:

- The Community Development Department is in the process of filling the vacant Planning Commissioner position #5. Deadline for applications is July 31st. Currently we have 1 application. Interviews are anticipated to be held the first week of August.
- Director Davis apologized for cancelling the June meeting and explained the reasoning behind it.
- The Comprehensive Plan was reported on in length; work that has been done and the work that still needs to be completed. 2023 Docket went before Council on June 15th. It will be heard again at a Public Hearing at the August 3rd City Council meeting.
- Upcoming schedule of events where Community Development will be hosting a booth to talk to citizens about the Comp. Plan:

- 7/15 Sat. - Miner's Day is this weekend!
- 8/11 Fri. - Throwback HipHop Dance Party at Ten Trails
- 9/2 Sat. – 9/4 Mon. - Black Diamond Labor Days
- 9/16 Sat. - Hometown Hoedown at Ten Trails
- Work has been taking place at the Gomer Evans Jr. Park next to the museum. It has been a priority so it will be completed for Miners Day this weekend.
- City Council has also tasked the Planning Commission with reviewing cannabis regulations and citing zoning districts that could allow retail, and possibly production, in the city. Most likely work on this will begin in August with a public hearing in September. Ms. Davis will report back to City Council with a recommendation by October.
- Ms. Davis gave project updates including appeals, approvals, etc. In addition, she gave clarification on the three Palmer Rezones and reminded City Council last week that there is no development proposed by the application.
- An update was given on new businesses that have opened recently or is ready to open in the near future. Those businesses include Glass House Dance Studio, Sharkey's Kids Cutz, Rooted Dentistry, Cedar County Landscaping and Humble's Insurance Co.

PUBLIC COMMENTS –

Kristen Bryant from Bellevue, spoke to Commissioners.
 Andy Williamson from Black Diamond, spoke to Commissioners.

ADJOURN

Commissioner McCain **moved** to adjourn, **second** Commissioner Syversen. **Vote**, motion **passed 6-0**. Meeting adjourned at 7:28 p.m.

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

ATTEST:

John Olson, Chairperson

Planning Commission Secretary

RESOLUTION NO. 23-1555

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, REFERRING ZONING AND LAND USE ANALYSIS FOR POTENTIAL CANNABIS RETAIL, PRODUCTION, PROCESSING, AND RESEARCH SITES TO THE PLANNING COMMISSION.

WHEREAS, the Black Diamond City Council has determined that it should analyze whether it would be in the City's best interest to repeal the prohibition in the Municipal Code on the siting of cannabis businesses within the City; and

WHEREAS, before the Council can make an informed decision on whether to allow cannabis business establishments in the City, it is important to understand the related land use implications—including what zoning districts would be best suited for cannabis businesses, and whether any additional zones should be created where cannabis businesses would be a permitted and/or condition use; and

WHEREAS, the Planning Commission is authorized under the Municipal Code to hold hearings, receive testimony, and make recommendations to the City Council on matters concerning zoning, land use, and development regulations, and other such matters as the City Council may direct from time to time;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Council hereby requests that the Planning Commission hold one or more public hearings, receive testimony, conduct deliberations, and make recommendations to the City Council on the following issues related to the potential for allowing cannabis retail, production, processing, and/or research businesses to be sited within the City of Black Diamond:

1. Which of the City's current zoning districts would be best suited for the siting of cannabis retail, production, processing, and/or research uses, either as a permitted or conditional use;
2. Whether any additional zones should be created where cannabis retail, production, processing, and/or research would be a permitted and/or conditional use;
3. Whether any additional review criteria should be adopted by ordinance and applied by City Staff when considering cannabis retail, production, processing, and/or research as a conditional use within a specified zone; and
4. Whether the buffers established in state law regarding placement of cannabis-related businesses near certain other types of establishments should be reduced or expanded.

5. Such other and related land-use issues as the Community Development Director finds would be helpful to the City Council in analyzing the foregoing issues and the potential siting of cannabis retail, producing, processing, and/or research businesses in the City.

Section 2. The City Council asks that the Planning Commission complete its analysis of the above issues and report back to Council with its recommendations no later than October 15, 2023.

**PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND,
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 6TH DAY OF JULY, 2023.**

CITY OF BLACK DIAMOND



Carol Benson, Mayor

Attest:



Brenda L. Martinez, City Clerk