

CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
MAY 7, 2024, 6:00 PM

CALL TO ORDER, FLAG SALUTE, ROLL CALL

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

Present: Commissioner Kelley Sauskojus
Commissioner Steve Jensen
Commissioner Knut Syversen joined at 6:17 via Zoom
Commissioner Pam McCain
Commissioner Darcey Peterson joined at 6:03
Commissioner John Olson
Excused: Chair/Commissioner Carol Morgan
Staff: Community Development Director, Mona Davis
Deputy City Clerk, Carina Thornquist
IT Staff, Jake Kapsandy

APPROVAL OF MINUTES:

1) Regular Planning Commission Meeting of April 9, 2024 -

There were no changes to the April 9, 2024 minutes and they were approved as presented.

PUBLIC COMMENT - None

PUBLIC HEARING - None

STUDY/WORK SESSION - None

UNFINISHED BUSINESS - None

NEW BUSINESS –

2) Draft Introduction Element for the 2024 Comprehensive Plan –

3) Survey Results with updated Word Clouds -

Director Davis introduced Andrew Love from AHBL. Mr. Love proceeded to give a presentation with the highlights being as follows:

- Chapter 1: Introduction
 - Purpose of the Comprehensive Plan.
 - Accomplishments since the previous Comprehensive Plan Update.
 - Significant changes since the last update.

- Planning framework.
- Black Diamond vision.
- Word Clouds
 - Background
 - New Word Clouds
 - What does Black Diamond need more of?
 - What does Black Diamond need less of?

Commissioner Syversen joined via Zoom at 6:17 pm

4) Middle Housing Options

Director Davis introduced Nicole Stickney from AHB. Ms. Stickney proceeded to give a presentation via Zoom with the highlights being as follows:

- Introduction
- Understanding Middle Housing
- What About Accessory Dwelling Units?
- Benefits of Middle Housing
- Middle Housing Development Regulation Options
- Required Elements for Middle Housing Regulations
- Optional Elements for Middle Housing Regulations
- Discussion Items and Next Steps
- Additional Information and Resources

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

COMMUNITY DEVELOPMENT DEPARTMENT REPORT -

Director Davis reported on the following items:

- Director Davis is actively working on a more updated version of the Work Plan for the Commissions.
- Schedules for the periodic update will need to be adjusted because there are various consultants that contribute to the work of the periodic update to the Comprehensive Plan.
 - The Transportation Element is scheduled for the additional special meetings of the Planning Commission which is being held in May and June.
 - The draft transportation element will be rolled out in 2 parts
 - 1st part being presented by Parametrix on May 21st.
 - 2nd part being presented on June 25th.

- It's anticipated that the full draft of the Comprehensive Plan will be completed by the end of June.
- She reminded the Commissioners that they will also be updating development regulations necessary to comply with the goals and policies, particularly around middle housing regulations.
 - Additionally, work needs to be done to complete the Sign Code and update the zoning code with code amendments for Cannabis regulations and BESS. It's anticipated that the BESS draft regulations will be worked on early this summer.
- Director Davis stated that staff will be bringing the Sign Code back for review after meeting with the stakeholders at the regular June 11th meeting.
- Additional meeting on Thursday, May 9th which is a joint meeting with the City Council at their regularly scheduled Work Session. There will be a presentation on the Battery Energy Storage System (BESS).
- Director Davis gave an update on the Community Open House which was on April 30th. Approximately 35 members of the public attended. They gave updates on the Comprehensive Plan, Future Land Use Map, and the Zoning Map.
- Community Development is operating on reduced staffing right now. There is a vacancy for a Senior Planner as well as a Permit Tech.
- Dock construction is almost completed at the Lake Sawyer Boat Launch Park which is expected to be completed by Memorial Day Weekend.
- The Skatepark will be going out to bid this month with construction anticipated this summer.

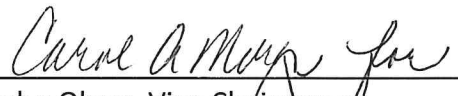
PUBLIC COMMENTS – None

ADJOURNMENT -

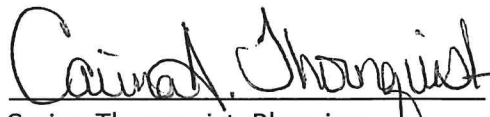
Commissioner Peterson moved to adjourn, **second** Commissioner McCain **Vote**, motion **passed** 6 - 0. Meeting adjourned at 7:25 p.m.

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

ATTEST:



 John Olson, Vice Chairperson

 Carina Thornquist, Planning
 Commission Secretary