



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
July 09, 2024, 6:00 PM

CALL TO ORDER, FLAG SALUTE, ROLL CALL

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

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

Staff: Community Development Director, Mona Davis
Assistant Planner, Jill Kuzaro
Deputy City Clerk, Carina Thornquist
IT Staff, Jake Kapsandy

APPROVAL OF MINUTES:

1) Regular Planning Commission Meeting of June 11, 2024 -

There were no changes to the June 11, 2024, minutes and they were approved as presented.

2) Special Planning Commission Meeting of June 25, 2024 -

There were no changes to the June 25, 2024, minutes and they were approved as presented.

PUBLIC COMMENT -

Bernie O'Donnell of Black Diamond spoke to the Commissioners.
Geoff Bowie of Black Diamond spoke to the Commissioners.
Megan Nelson, attorney for Oakpointe spoke to the Commissioners.
Gary Jones of Black Diamond spoke to the Commissioners.
Renee Mix of Black Diamond spoke to the Commissioners.
Gary Kohl of Black Diamond spoke to the Commissioners.

Kristen Bryant of Bellevue spoke to the Commissioners.
Bill Bryant of Black Diamond spoke to the Commissioners.

PUBLIC HEARING - None

STUDY/WORK SESSION - None

UNFINISHED BUSINESS –

3) Zoning Designations and “Limited” zones – Director Davis introduced Nicole Stickney with AHBL who spoke and gave highlights as follows:

- Background
- Discussion
- Proposed New FLUM Classifications/Zones
 - Proposed future land uses
 - Proposed zones
 - Other proposed changes to maps
 - Related documents

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

4) Comments and Responses Matrix for 2024 Comprehensive Plan – Director Davis spoke a bit and then turned it over to Nicole from AHBL who went over the highlights from the following items:

- Internal Comments
- External Comments

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

NEW BUSINESS –

5) Code Amendment – Daycares – Director Davis gave a brief history about the topic and then turned the meeting over to the city’s Jr. Planner, Jill Kuzaro who went over the highlights of the following items:

- Proposed Code Amendments
- 18.20.010 Zoning Matrix
- Chapter 18.36 – Neighborhood Center – NC

- Chapter 18.38 Community Commercial District – CC
- Staff Recommendation
- Public Hearing to be on the 8/6 Agenda

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

COMMUNITY DEVELOPMENT DEPARTMENT REPORT -

Director Davis reported on the following items:

- Appreciative of all the comments from the public.
- The maximum dollar amount was adopted from school impact fees.
- Any comments that want to be made on the Comprehensive Plan and on the record should be emailed to Director Davis.
- The city is looking to use local photos in the Comprehensive Plan so if you have any that you would like to submit, email them to Director Davis.
- Parametrix is still working on the Transportation element, hoping for the 8/21 meeting. Once completed, the Comprehensive Plan will be rolled out.
- Hopeful to have the Draft of the Sign Code completed sometime in August.
- On 7/18 at the City Council Work Session, PSE will be giving an overview on BESS.
- On 8/8 there will be a Joint study session with City Council on middle housing.
- There will be no special meeting on 7/23.
- Special events coming up:
 - Miner's Day
 - Tough Mudder
 - Ten Trails hometown BBQ & Brewfest
 - Labor Days.
- New permit tech starting 8/1.

PUBLIC COMMENTS –

Carolyn Carol of Black Diamond spoke to Commissioners
 Keith Carol of Black Diamond spoke to Commissioners
 Renee Mix of Black Diamond spoke to Commissioners
 Jake Kapsandy of Black Diamond spoke to Commissioners

ADJOURNMENT -

Commissioner Olson moved to adjourn, **second** Commissioner McCain **Vote**, motion **passed** 7 - 0. Meeting adjourned at 8:03 p.m.

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

ATTEST:



Carol Morgan, Chairperson



Carina Thornquist, Planning
Commission Secretary