



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
September 10, 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 joined via Zoom at 6:05 pm
Commissioner Pam McCain
Commissioner Wynstan Larsen
Chair/Commissioner Carol Morgan

Excused: Commissioner Knut Syversen
Commissioner John Olson

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

APPROVAL OF MINUTES:

1) Regular Planning Commission Meeting of August 6, 2024, and Special Planning Commission Meeting of August 20, 2024 -

There were no changes to the August 6, 2024, or the August 20, 2024, minutes and they were approved as presented.

PUBLIC COMMENT -

Kristen Bryant from Bellevue, spoke to Commissioners

Commissioner Jensen joined the meeting via Zoom at 6:05 pm

PUBLIC HEARING -

2) Marijuana Regulations – Director Davis gave highlights on the following:

- Attorney reviewed the draft regulations and the language is acceptable.
- Staff met with the Police Chief and she recommended language for mandatory security features

- Staff asked if the Commissioners would like to limit the number of stores allowed.
- CPTED (Crime Prevention through Environmental Design)
- Include a section on odor control.
- Change Marijuana to Cannabis to align with state law.

Extensive discussion took place between the Commissioners, Director Davis, and Andrew Love from AHBL.

Chair Morgan opened the Public Hearing at 6:25 pm; she asked three times and there were no speakers. Chair Morgan closed the Public Hearing at 6:26.

Further discussion took place between the Commissioners and Director Davis.

Motion was made by Commissioner McCain to forward the Draft as was discussed and written to the City Council for approval. **Seconded** by Commissioner Sauskojus **Vote, passed 4 – 0 – 1 (Jensen).**

STUDY/WORK SESSION - None
UNFINISHED BUSINESS –

3) Sign Code - Director Davis turned the meeting over to Andrew Love, contract planner with AHBL who went over items since sign code last discussed at June meeting. Highlights were as follows:

- Removing the last sentence C #8 (Legal Nonconforming Signs) to make single or multiple tenants with the same guidelines.
- A letter will go out to all businesses notifying them when the sign code has been updated; helpful handouts created afterwards.
- Signs and murals on food trucks.
- Illumination of signs during business hours.
- Freestanding signs plus building-mounting signage.
- Pole signs prohibited; pylon signs still allowed.
- Sign area on buildings.
- Type 4 (temporary signs) were renamed.
- A new section, window signs, was added.

NEW BUSINESS – None

COMMUNITY DEVELOPMENT DEPARTMENT REPORT -

Director Davis reported on the following items:

- Welcomed Commissioner Larsen and thanked her for participation.
- Announced that Commissioner Syversen will not be continuing as Commissioner when his term is up. We have started the process of soliciting for a new Commissioner to begin the first of the year.
- There is a City Council Work Session this Thursday to go over the draft elements of the Comp. Plan completed to date. The full draft of the comp plan will be discussed at the October 8th Planning Commission meeting, where there will be a Public Hearing which may possibly continue to the 10/22 Special Meeting, if needed.
- The next meeting will be a Special meeting on 9/24 where Parametrix will be presenting on the Transportation Element.
- Staff anticipate a Public Hearing at the 10/22 Special Meeting on the Sign Code.
- Staff will still need to provide code amendments on BESS, which is anticipated to occur after the first of the year.
- At the beginning of the new year, Middle Housing will be a topic of discussion again. Staff will also be bringing code amendments to coincide with the goals and policies of the updated comp plan.
- Director Davis attended the Director's Conference in Chelan last week.
- In regard to staffing, our Building Inspector retired at the end of August so that position is open, as well as the Permit Tech/Asst. Planner position.

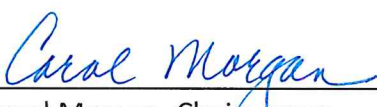
PUBLIC COMMENTS – None

ADJOURNMENT -

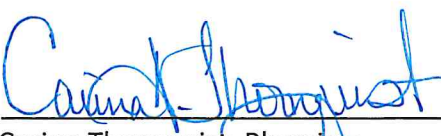
Commissioner McCain moved to adjourn, **second** Commissioner Sauskojus **Vote**, motion **passed 5 - 0**. Meeting adjourned at 7:15 p.m.

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

ATTEST:



Carol Morgan, Chairperson



Carina Thornquist, Planning
Commission Secretary