



CITY OF BLACK DIAMOND  
PLANNING COMMISSION MEETING MINUTES  
January 8, 2019, 6:00 PM

1) FLAG SALUTE

2) CALL TO ORDER, ROLL CALL

**ROLL CALL**

**Present:** Commissioners Jensen, Ekberg, McCain, Butt, LaConte, Ambur, Olson

**Staff:** Barbara Kincaid, Community Development Director  
Brenda Martinez, City Clerk

3) **PUBLIC COMMENT**

None

4) **APPROVAL OF MINUTES**

a. Regular meeting of November 6, 2018

Commissioner Olson noted his last name was misspelled; with an e and should be changed to an o.

Commissioner Olson **motioned** to approve the November 6, 2018 meeting minutes his last name corrected, **Second** Commissioner Ekberg. **Vote**, Motion **passed** 7-0.

5) **NEW BUSINESS**

a. Review of proposed revisions to Chapter 18.50, *Accessory Dwelling Units*

Ms. Kincaid noted the agenda had a typo and said review of 18.56 but should say review of 18.50. Ms. Kincaid explained she would be discussing proposed changes in the code section. After which, there would be a public hearing on both Chapters 18.50 and 18.56. She reminded them that they had worked on 18.56, *Accessory Uses and Structures* at their last meeting and how both Chapters work together because an Accessory Dwelling Unit (ADU) is a special type of accessory use/structure.

Kincaid and Commissioners went through the document discussing all sections. Ms. Kincaid described the intent of allowing ADUs and how they are processed as Type 2 decisions. This addressed Commissioners' concern about the public being allowed to comment on proposed ADUs. Other key points included:

- Adding language to clarify the

Consensus from the Commissioners on the following:

- The word “customarily” should be eliminated.
- Under general provisions 18.50.020 suggest changing the word “complementary” to “visually compatible”.
- Maximum structure height in 18.50.020 (dimensional standards) okay with structure built up to 26 feet maximum height for residential zones.
- Neighborhood commercial and business industrial is a blanket 26 feet.
- Business/Industrial park and industrial zones: Thirty- five feet. Consensus to leave as is and strike out “whichever is less”
- Combined footprint of all accessory buildings shall not exceed seventy five percent of the gross floor area of the primary structure or we can say seventy five percent does not apply to lots over 1 acre.
- Uses and structures in 18.50.030-examples were given to add missing items and include more clarity.
- Add tiny houses to the category of accessory dwelling (temporary structure). Ms. Kincaid will research and will discuss at the next meeting.
- Accessory uses and structure for commercial zones to be consistent with allowed uses and structure in residential zones.
- Section 18.50.040 (storage building) get rid of A & B and add language that its going to be subject to a design standard and site plan approval.
- Section 18.50.050-Industrial zone accessory uses and structures- add verbiage” accessory living courters for caretaker or security personnel”. Get rid of B and say, “other uses subject to the design standards and site plan approval”. Commissioner Ekberg suggested to use “site caretaker”.
- Section 18.50.060-Fences and walls-No proposed changes here unless any commissioners feel it needs amendment.

For our next meeting, Ms. Kincaid will bring information on gateway overlay, MPD design standards, height of fencing, mark up copies of the work we have done followed up with more discussion on the fencing and walls and if time allows get started on the accessory dwelling unit section.

#### 6) PUBLIC COMMENTS -None

#### 7) GOOD OF THE ORDER

a. Comp Plan Update status from Barb  
Ms. Kincaid gave a status on the comp plan. She stated they have started some planning committee meetings. She noted a favorable review from the Puget Sound Regional Council.

**8) ADJOURN**

Councilmember Olson **motioned** to adjourn, **Second** Councilmember Jensen. Vote, Motion **passed** 5-0.

**THE MEETING ADJOURNED AT 7:38 PM**

These minutes were respectively recorded by Kathy Allen, Deputy City Clerk

ATTEST:

  
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Pam McCain, Chairperson

  
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Planning Commission Secretary