



CITY OF BLACK DIAMOND

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Meeting Date: March 8, 2022

To: Planning Commissioners

Staff Contact: Emily Adams, Contract Planner
Mona Davis, Community Development Director

Subject: Adding Zoning Use Matrix to BDMC Title 18

Findings of Fact

The Black Diamond Municipal Code (BDMC) currently has a different chapter for each zone, within which conditional and permitted uses for that zone are listed. There is no combined list of all uses allowed within the City and to which zone they are allowed. This can make it more time-consuming and difficult for someone who has a specific use that would like to develop in the City to ascertain where they can locate. A zoning matrix is a very common aspect of codes and increases how user-friendly a code is. With the matrix someone can easily identify a use and see what zones it is permitted in.

As each zone has its own chapter within Title 18, the proposal is to put the matrix in its own chapter. The chapter would be Chapter 18.20 – Zoning Use Matrix, which would put it in the chapter directly before all the zoning regulations.

It is important to note that under this amendment no uses or what is permitted is being changed in any way. This code amendment simply shows existing code in a more user-friendly format.

Proposed Code Amendments

See attached “Zoning Use Matrix” document.

Staff Recommendation

Staff recommends approval of the new code as proposed.

Public Noticing

Notice was published in the newspaper February 23 and March 2, 2022, and on the city website February 17, 2022 under Public Notices, advertising the public hearing before the Planning Commission.

Process and Appeal

Code amendments are a Type 5, legislative decision made by the City Council. The process includes a public hearing before the Planning Commission, which will make a recommendation to the City Council. There is no administrative appeal of Type 5 decisions, but they may be appealed to the Washington State Growth Management Hearings Board.