

**BLACK DIAMOND
PLANNING COMMISSION
MINUTES OF JULY 13, 2010 MEETING**

CALL TO ORDER

Chairman Bob Kaye called the meeting to order at 7:02 p.m. with the introduction of the role and duties of the Planning Commission.

ROLL CALL

Present: Commissioners Bob Kaye, Pam O'Brien, Ron Taylor, Sheri Roth, Greg Thesenvitz, Darryl Buss, Keith Watson
Absent: None
Staff: Community Development Director Steve Pilcher

PUBLIC COMMENTS

None

APPROVAL OF MINUTES

Moved by Commissioner Taylor, seconded by Commissioner Thesenvitz, to approve the minutes of the June 8, 2010 meeting as drafted. Passed 7-0

Mr. Pilcher noted that after the last Commission meeting, several individuals had contacted the Mayor to express their concern regarding what they perceived to be rude behavior on the part of staff and some Commission members. Due to there being more than one complaint, the Mayor is investigating by listening to the recording herself and asking a few others to do so (including Commissioner Watson, who was absent from the June meeting).

CONTINUED WORKSESSION ON MISCELLANEOUS ZONING CODE AMENDMENTS

Mr. Pilcher noted the Commission had begun its discussion of these amendments at its last meeting, but did not resolve all issues. He reminded the Commission that it has been one year since the new Zoning Code was adopted and since then, staff had identified a number of problems with various provisions. A good number of these are simply erroneous cross-references (i.e., wrong chapter citations) and are not included in the packet provided for the worksession, but will be included in the materials when these amendments are ready for public hearing.

One issue discussed at the June meeting concerned the current size limitation for accessory buildings. The Commission had requested staff draft some alternative language of how to potentially allow larger accessory buildings. In response, staff drafted three alternatives, with a 4th alternative being a combination of portions of the others. After discussion, it was agreed to allow an accessory building to be as large as the ground floor area of the primary structure on the lot and to place no size restriction for accessory buildings when located on properties greater than 35,000 sq. ft. in size.

Mr. Pilcher then reviewed the other proposed changes. On the issue of density bonuses for senior housing, staff was asking for Commission direction on how much of a bonus should be granted. After discussion of the pros and cons of providing this incentive, it was agreed to eliminate this provision from the code, with the understanding that should a potential developer be interested in proposing this type of project in the future, a code amendment could be reconsidered at that time.

Regarding the proposed amendment relating to porches extending into required yards, there was a recommendation to limit the height when these projections enter into sloping yards. Mr. Pilcher will coordinate with the Building Official on suitable alternative language.

The Commission then agreed to proceed to public hearing on these proposed amendments at its August 10th meeting.

PROPOSED COMPREHENSIVE PLAN AMENDMENTS

Mr. Pilcher noted that there were no requests from the public to amend the Comprehensive Plan. Staff is recommending what are primarily “housekeeping” amendments that are needed due to changed background information or matters that were initially overlooked. Many of the proposed changes are due to updating information to reflect current population estimates, growth projections, and recent annexations. Others are “clean-up” related to correcting information that has been subsequently updated since the Plan was drafted (e.g., sensitive areas regulations, etc.).

Staff had also received information from Puget Sound Energy on proposed text regarding Private Utilities that was initially sent to the City when the Plan was being drafted. It appears to have been left out due to an oversight.

After reviewing the proposed amendments with the Commission, it was agreed to proceed to public hearing on August 10th.

DEPARTMENT REPORT

Mr. Pilcher noted that it is possible that the City Council may request the Planning Commission to review a potential amendment to the Tree Preservation Ordinance regarding the current language calling for a 6-year moratorium on site development in the event trees are cut down without a permit.

He also noted that the Council will be concluding the testimony portion of the MPD closed record hearings on Wednesday evening with final staff and applicant presentations. Mr. Pilcher was not sure how long the Council will devote to deliberations and final decision-making.

ADJOURNMENT

Moved by Commission Watson, seconded by Commissioner O'Brien to adjourn. Passed 7-0. **The meeting adjourned at 8:40 p.m.**



Bob Kaye, Chairman

ATTEST:



Planning Commission Secretary