

**BLACK DIAMOND
PLANNING COMMISSION
MINUTES OF SEPTEMBER 6, 2011 MEETING**

CALL TO ORDER

Chairman Bob Kaye called the meeting to order at 7:01 p.m. with the introduction of the role and duties of the Planning Commission.

ROLL CALL

Present: Commissioners Bob Kaye, Ron Taylor, Greg Thesenvitz, Sheri Roth, Pam Thurmond
Absent: Keith Watson; Darryl Buss (excused)
Staff: Community Development Director Steve Pilcher; Parks/Natural Resources Director Aaron Nix

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

Moved by Commissioner Thesenvitz, seconded by Commissioner Thurmond, to approve the minutes of the August 9, 2011 meeting as written. Passed 5-0.

WORKSESSION ON POTENTIAL COMPREHENSIVE PLAN AMENDMENTS

Mr. Pilcher noted the purpose of the evening's meeting was to continue review of the potential amendments to the Comprehensive Plan with the goal of having a public hearing on the amendments at the Commission's October 11, 2011 regularly scheduled meeting.

Mr. Pilcher introduced Jim Hutchinson of Puget Sound Energy, who had been invited to attend at the request of the Planning Commission. Mr. Hutchinson, who works in governmental affairs for PSE, was there to address suggested amendments to the Plan concerning electric and natural gas utilities.

Mr. Hutchinson noted the level of detail provided in the suggested amendment language is typical for a local comprehensive plan. He also noted the importance of having this type of long-range planning narrative in comprehensive plans. Mr. Hutchinson stressed that the proposed improvement projects are based upon anticipated growth and development in Black Diamond and the surrounding area. PSE has done and continues to examine future needs based upon the two Master Planned Developments. He stated that regardless of growth, there are some basic service reliability issues that need to be addressed.

He also noted that in their experience in other jurisdictions, SEPA review at the more conceptual Comp Plan level tends to be more general in nature. Additional SEPA review is required when individual projects (like substations) are proposed for construction.

Commission Taylor asked how funding of these improvements will occur. Mr. Hutchinson noted that if the need for an improvement is generated by a specific development, then it is typically the responsibility of the developer. If improvements may also result in benefits to existing customers, then PSE asks the Utilities and Transportation Commission (UTC) for a rate increase.

Commission Taylor was also concerned of how to ensure the proposed language isn't biased in favor of PSE, since they provided the text to the staff. Mr. Hutchinson noted that PSE is required by law to provide service to the area and that all their activities are ultimately regulated by the UTC.

In response to a question from a member of the audience, Mr. Hutchinson noted that the UTC has the ultimate authority to establish the rates they are allowed to charge customers.

There being no further questions, Mr. Hutchinson thanked the Commission for the invitation and opportunity to explain PSE's efforts in the area.

Aaron Nix, Parks/Natural Resources Director, presented the draft Trails Plan, which would become an element of the Parks Plan. He noted that staff had worked to reduce the broad scope of the document initially prepared by a consultant, to include fewer projects that have a good chance of being funded. However, the reduced number of project still will result in achieving the goal of having approx. 75% of the population located within ½ mile of a trail.

The Trails Plan was developed a few years ago by a consultant. The process included several public meetings and a design charrette. However, the Plan was never adopted, as the City Council's Parks Committee had expressed reservations about its broad scope. Mr. Nix reviewed the draft Trails Map, noting that some facilities will actually be sidewalks within the street right-of-way.

Commissioner Thurmond inquired about the deed restrictions that apply to Lake Sawyer Regional Park. Mr. Nix noted there are requirements for a King County Trail to pass through the Park, eventually connecting north to the Cedar/Green River Trail and south along the western edge of the city.

A few members of the audience expressed concern of whether the Lake Sawyer Park Plan is an accurate reflection of citizens' desires. One individual stated that those individuals involved in developing the plan were under the assumption they had to include active recreation elements such as ballfields and that is why the plan includes those elements.

Mr. Pilcher noted that if individuals are dissatisfied with the Regional Park Plan, they can propose an amendment to the Parks Plan to change it. However, any proposal could not be considered until the 2012 amendment cycle.

Mr. Pilcher reviewed the proposed Parks zone district, which had been prepared per the request of the Commission. He noted staff had reviewed similar zones from other jurisdictions to develop the list of potential park-related uses/activities.

The Commission then discussed whether they were ready to move forward to public hearing on October 11th. It was agreed that it would be beneficial to have at least one worksession. A date of September 20th was determined to be viable. Staff will prepare the public hearing notice to be placed in the paper on the following Friday, noting that in the event the Commission isn't ready to proceed to hearing, the ad could then be pulled.

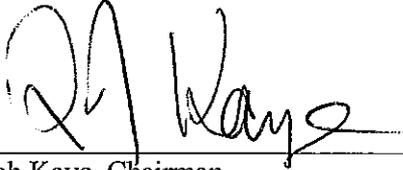
In reviewing the list of proposed amendments, the Commission determined the following need further discussion: CPT-11-02 ("gross" vs. "net" density); CPT-11-05 (fire services); suggested amendments from Peter Rimbo and Save Black Diamond. The Commission asked staff to invite Mr. Rimbo and representatives of Save Black Diamond to attend the September 20th meeting to discuss their proposals in greater detail.

DEPARTMENT REPORT

Mr. Pilcher reminded the Commission of the October 6th joint meeting with the Covington and Maple Valley Commissions. More information will be provided when available.

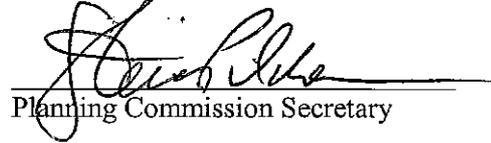
ADJOURNMENT

Moved by Commissioner Taylor, seconded by Commissioner Thesenvitz, to adjourn. Passed 5-0.
The meeting adjourned at 8:45 p.m.



Bob Kaye, Chairman

ATTEST:


Planning Commission Secretary