

**BLACK DIAMOND
PLANNING COMMISSION
MINUTES OF DECEMBER 11, 2012 MEETING**

CALL TO ORDER

Chair Keith Watson 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 Keith Watson, Sheri Roth, Pam McCain and Pam Thurmond
Absent: Commissioners Greg Thesenvitz, Kyle Danielson and Darryl Buss (all excused)
Staff: Community Development Director Steve Pilcher and Senior Planner Stacey Welsh

The new Planning Commission appointee, Jim Kuzaro, will start in January 2013.

APPROVAL OF MINUTES

Moved by Commissioner Thurmond, seconded by Commissioner McCain, to accept the minutes of the October 23, 2012 meeting. Passed 4-0.

PUBLIC COMMENTS

Commissioner McCain introduced Alex Johnson who discussed his Eagle Scout project.

WORKSTUDY ON VESTING PERIODS FOR LAND USE PERMITS

Mr. Pilcher noted that during its consideration of the Habenicht/Flynn Site Plan Review time extension/code amendment, the Commission had indicated its desire to revisit this issue. He explained vesting periods for plats versus other types of land use permits such as a commercial site plan approval. The Commission discussed time frames typical for land use approvals, their previous review of the Habenicht time extension and criteria for granting an extension. The consensus was that a three year approval period should be granted for most land use permits. Staff will draft up some alternatives and language for the Commission's consideration at its next meeting.

UNFINISHED BUSINESS

Chair Watson read a letter from Mayor Olness to outgoing Commissioner Buss, thanking him for his service.

DEPARTMENT REPORT

Mr. Pilcher stated that the City Council will meet on December 20th regarding the 2012 Comprehensive Plan Amendments; the General Sewer Plan has been pulled from the package due to continuing review by the Department of Ecology and King County. He also noted the preliminary plat decision has been issued by the Hearing Examiner on The Villages MPD Phase 1A Preliminary Plat.

Mr. Pilcher and the Commission discussed possible work items for 2013 including: vesting, anything needed code amendments that may result from the 2012 Comprehensive Plan

Amendments, Diamond Square signage, SEPA appeal process, Capital Facilities Plan and beginning the process for the required 2015 major update to the Comprehensive Plan.

PUBLIC COMMENTS

None

The next meeting will be held on January 8, 2013.

ADJOURN

**Moved by Commissioner McCain, seconded by Commissioner Roth, to adjourn. Passed 4-0.
The meeting adjourned at 7:55 p.m.**

Minutes prepared by: Stacey Welsh, Senior Planner 


Keith Watson, Chairman

ATTEST:

Planning Commission Secretary