

**BLACK DIAMOND
PLANNING COMMISSION
MINUTES OF FEBRUARY 21, 2012 MEETING**

CALL TO ORDER

Chair Keith Watson called the meeting to order at 6:00 p.m. with the introduction of the role and duties of the Planning Commission.

ROLL CALL

Present: Commissioners Keith Watson, Kyle Danielson, Pam McCain, Darryl Buss (6:50pm), Greg Thesenvitz (6:45pm) and Pam Thurmond
Absent: Sheri Roth (excused)
Staff: Community Development Director Steve Pilcher (late), Associate Planner Stacey Welsh and Natural Resources/Parks Director Aaron Nix

APPROVAL OF AGENDA

Moved by Commissioner Danielson, seconded by Commissioner McCain, to approve the agenda as presented. Passed 4-0.

APPROVAL OF MINUTES

Moved by Commissioner Thurmond, seconded by Commissioner Danielson, to approve the minutes of the February 7, 2012 meeting as written. Passed 4-0.

PUBLIC COMMENTS

Cindy Wheeler spoke about the 6pm start time being a hardship for people to attend and requested the meeting audio be put on the city webpage.

PUBLIC HEARINGS

None

CONTINUED WORKSESSION ON DRAFT SHORELINES MASTER PROGRAM (SMP)

Chair Watson asked the Commission if they had any changes to add to the draft SMP. Mr. Nix provided an overview of the materials covered thus far. The Commission and staff discussed the Department of Ecology (DOE) 30' setback and the City's 25' request. Mr. Nix indicated that DOE will not accept a 20' setback and policy direction will dictate what the City ultimately tries to get approved. The Commission discussed bulkhead removal and its effects on the lake. Mr. Nix reviewed WAC 173-26-231.3a regarding shoreline stabilization.

The Commission discussed upland improvements such as planting, no-net loss, setbacks, varying levels of developed parcels and vacant lots left on the lake, the variance process, and environmental regulations. There was discussion about the need to move forward and table the discussion of setbacks until later.

Chair Watson asked the Commission if they had any changes to make to Chapter 4. Commissioner Danielson asked staff to add hooking up to sewer to as an incentive to the SMP. Mr. Nix said perhaps it could be added as an upland improvement. The Commission reviewed reduction mechanisms and allowances. Commissioner Thesenvitz indicated he would like a mechanism added to the document for existing conditions regarding the no-net loss requirement. He stated if a parcel is developed and if redevelopment will not make it any worse, then a property owner should not have much to do. Mr. Nix discussed developed versus redeveloped sites and keeping within the building footprint, noting that the location of where development is

on site makes a difference. Commissioner Thesenvitz discussed a proposal for comparable impervious surfaces. Commissioner McCain discussed sewer versus unsewered properties and the need to find a place to put a provision for this in the SMP. There was discussion about adding a 10' reduction as Item #15 to Table 3 (Shoreline Setback Reduction Mechanisms). Commissioner Buss had no changes to add at the time.

The Commission and staff discussed boating/launch facilities and related proposed regulations. Mr. Nix noted on page 57 there is an incorrect reference in 3.c; it should be to "Chapter 3, Section 5.b.12. Commissioner Thesenvitz noted the document needs to be specific with regard to decks, patios and what is considered "developed yard area" on page 57. Mr. Nix said staff would look at the language and come back to clarify, as the Commission wants more clarification regarding the primary structure and appurtenances. Mr. Nix reviewed the use sections of the SMP and shoreline modifications.

Mr. Nix explained that the concept of no-net loss was developed by the state legislature. Commissioner McCain noted a correction to page 74 under b.2 change "confirm" to "conform". The Commission discussed joint-use of docks, additions, alterations and decking materials including translucent covering. Commissioner Thesenvitz noted that the math on the square footage for maximum width needed to be checked on page 81. The Commission discussed light penetration for docks. Mr. Nix said he would research float criteria. The Commission reviewed permitting criteria and exemptions. Commissioner Buss noted on page 87 it should be 32' not 35' for single family residences. The Commission stopped at page 93. Mr. Nix would make the changes proposed thus far and bring back a revised document for the Commission to review at their next meeting.

The Commission discussed the upcoming schedule. The earliest date that could be publicized for a public hearing was March 13th, and the next normal meeting date was March 6th. Staff will notify the Citizen Advisory Committee and the Lake Sawyer Community Club of the public hearing. The Commission may conduct a multi-day public hearing if needed. The Commission discussed the public hearing as a way to get input and then have follow-up meetings afterward to continue their discussions. The Commission decided to meet on March 6th to review the pre-hearing adjustments to the draft SMP and hold a public hearing on March 13th, both meetings would be at 7pm.

UNFINISHED BUSINESS

The Commission reviewed proposed revisions to the Rules of Procedures (ROP) to clarify a liaison function to the City Council. Chair Watson asked the Commission to review page 4 of the ROP to see if they wanted to change anything. The Commission discussed the New Business and Public Comment items on the agenda.

Moved by Commissioner Thurmond, seconded by Commissioner McCain, to amend the rules for the Planning Commission Rules of Procedures to strike on the Duties of Officers E item d and replace with the City Council liaison and on Section 9 Order of Business strike Item B (Approval of content/order of agenda), Item H (New business) and Item J (Reports of any Planning Commission members). Passed 4-2 (Commissioners Thesenvitz and Buss opposed).

NEW BUSINESS

None

DEPARTMENT REPORT

None

COMMISSION MEMBERS REPORTS

None

PUBLIC COMMENTS

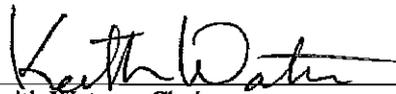
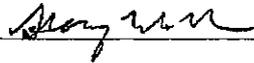
Jack Sperry spoke about development impacts on developed and undeveloped lots.

Mr. Nix will scan and forward Mr. Sperry's information to the Planning Commission.

ADJOURN

Moved by Commissioner Buss, seconded by Commissioner Thurmond, to adjourn. Passed 6-0. The meeting adjourned at 9:11 p.m.

Minutes prepared by: Stacey Welsh, Associate Planner



Keith Watson, Chairman

ATTEST:



Planning Commission Secretary