

**BLACK DIAMOND
PLANNING COMMISSION
MINUTES OF FEBRUARY 7, 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.

Mayor Olness introduced Kyle Danielson as the newly appointed member of the Planning Commission filling the position vacated by Ron Taylor.

ROLL CALL

Present: Commissioners Keith Watson, Sheri Roth, Kyle Danielson, Pam McCain, Darryl Buss, Greg Thesenvitz and Pam Thurmond
Absent: None
Staff: Community Development Director Steve Pilcher, Associate Planner Stacey Welsh, Natural Resources/Parks Director Aaron Nix and City Attorney Chris Bacha

APPROVAL OF AGENDA

Moved by Commissioner Thurmond, seconded by Commissioner McCain, to approve the agenda as printed. Passed 7-0.

APPROVAL OF MINUTES

Moved by Commissioner Thurmond, seconded by Commissioner McCain, to approve the minutes of the January 10, 2012 meeting as printed. Passed 7-0.

REVIEW OF THE OPEN PUBLIC MEETINGS ACT

City Attorney Chris Bacha provided an overview of the Open Public Meetings Act to the Planning Commission.

PUBLIC COMMENTS

Cindy Wheeler spoke about having the Planning Commission meeting audio on the city webpage, that it would be helpful to the public.

CONTINUED WORKSESSION ON DRAFT SHORELINES MASTER PROGRAM (SMP)

Chair Watson invited the Citizens Advisory Committee (CAC) to answer questions the Planning Commission members may have during the evening. Members of the CAC in attendance included Jack Sperry, Robert Rothschilds, Cindy Wheeler and Leah Grant.

Mr. Pilcher discussed the schedule; the State expects the process to be done by the end of June. He said the Commission needs to be done by May to give the Council adequate time to be done by the June deadline. There was discussion about having a public hearing between the regular March and April meetings.

Chair Watson discussed the desire on the part of the City Council to have a member of the Commission act as a liaison. Mr. Pilcher explained that it would be when there is a recommendation coming forward. Commissioner Thurmond suggested they determine who among them could do it at the time a recommendation is ready to move forward. Mr. Pilcher explained the City Council also wants the Planning Commission to amend their Rules of Procedure to establish the liaison position.

The Commission began with Chapter 4 of the Draft SMP. Mr. Nix provided a brief introduction to the next chapters and highlighted key areas of Chapter 4. Chair Watson mentioned a letter sent by four members of the CAC received in December 2011 regarding the SMP. Mr. Rothschilds made it clear that it was not from all members of the CAC.

The city's consultant from AHBL, Gabe Snedeker, spoke about a buffer of 30-60' for residential being required by the Department of Ecology (DOE); he noted that the city feels they can justify 25'. Commissioner McCain discussed the current average setback of 48.5', that there is currently no view protection in place, and the need to discuss these impacts. Mr. Nix and Mr. Snedeker discussed setbacks from other jurisdictions. Commissioner Thesenvitz stated the SMP is not the place to implement view corridor standards. Mr. Nix discussed comments from DOE related to views. Mr. Snedeker spoke to balancing the various aspects of the Shoreline Management Act (SMA). Mrs. Wheeler stated that consideration of this topic would affect less than 30 lots.

Mr. Sperry spoke about lots on Lake Sawyer, lot sizes and impacts of setbacks. Commissioner McCain spoke about the SMP having a 20 year outlook and the possibilities of redevelopment in that time. Commissioner Buss asked about input from vacant landowners. Mr. Nix discussed a variance option, which could help in certain instances. He stated the regulations are developed for all and a variance would go to the Hearing Examiner. Mr. Snedeker discussed options used in other communities to address setbacks.

Commissioner Thesenvitz asked about no-net loss. Mr. Snedeker stated the rules are established for the vast majority of the lots. There was continued discussion related to setbacks amongst the CAC, staff and the Planning Commission. Mr. Pilcher stated the City Council are the policy makers and it is up to the City Council if they want staff to advocate a position on something in the SMP.

Mr. Nix provided a review of enhancement measures and various water related actions. Mr. Snedeker discussed choices used in Sammamish and those proposed for Lake Sawyer. There was further discussion related to setback reductions amongst the CAC, staff and the Planning Commission. Commissioner Danielson stated discussions are getting too specific to individual properties and the discussions need to be broader. Commissioner Buss stated that regulations have changed; things are different than they were years ago. Commissioner Thesenvitz said there should be a sewer connection incentive in the document. Chair Watson said they will continue with Chapter 4 at their next meeting. The Commission discussed the schedule and will meet again at 6:00 p.m. on February 21st.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

DEPARTMENT REPORT

Mr. Pilcher stated that staff will bring forward some draft language for the Rules of Procedure regarding the liaison position to the March meeting.

COMMISSION MEMBERS REPORTS

None

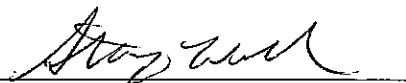
PUBLIC COMMENTS

None

ADJOURN

Moved by Commissioner Thurmond, seconded by Commissioners McCain and Buss, to adjourn. Passed 7-0. The meeting adjourned at 8:57 p.m.

Minutes prepared by: Stacey Welsh, Associate Planner



Keith Watson, Chairman

ATTEST:



Planning Commission Secretary