

**BLACK DIAMOND  
PLANNING COMMISSION  
MINUTES OF MARCH 6, 2012 MEETING**

**CALL TO ORDER**

Chair Keith Watson called the meeting to order at 7:03 p.m. with the introduction of the role and duties of the Planning Commission.

**ROLL CALL**

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

**APPROVAL OF MINUTES**

The minutes from the February 21, 2012 meeting will be reviewed at the Commission's next meeting on March 13<sup>th</sup>.

**PUBLIC COMMENTS**

Jack Sperry spoke about a submittal he sent in, a diagram which should be in color, and discussed buffer averaging.

**PUBLIC HEARINGS**

None

**CONTINUED WORKSESSION ON DRAFT SHORELINES MASTER PROGRAM (SMP)**

Chair Watson provided a general introduction and asked the Commission if they had any input on the draft SMP. Commissioner McCain noted a missing paragraph originally located on page 32 of the old draft that did not show up on page 31 of the new draft. Mr. Nix indicated that was a word processing error and the paragraph would be added back in. Chair Watson asked about paragraph two under Management Policies on page 15 of the new draft. Mr. Nix explained the changes that had been made.

Commissioner McCain asked about setbacks, following up on the Commission's prior discussion on this item and asked for clarification regarding subdivisions. She noted several instances of extra spaces in the draft document. She asked about the document's provisions for solid waste and how they might affect the portable toilet at the boat launch; Mr. Nix will look into the issue.

Commissioner Thesenvitz discussed modifications and additions to existing structures, noted that there are no definitions and that clarification needs to be provided in the document with regard to reconstruction. He asked about non-conforming structures and appurtenances; Mr. Nix explained that structures include everything.

Chair Watson stated the Commission last left off on page 93 of the draft SMP. He asked if any of the Commissioners had any comments or wished to modify any language or dimensions. Commissioner McCain asked a follow up question regarding appurtenances. Mr. Nix discussed setback standards for subdivision of land and the elimination of the 25' standard. Commissioner McCain asked about the dock width standards and discussed the City of Renton's SMP which allows a wider dock for those who have a handicapped parking permit. Mr. Nix explained

comments from the Department of Ecology on the matter. Mr. Pilcher discussed the code language from the City of Renton. Mr. Nix indicated he would draft code language per the Planning Commission's direction. Mr. Pilcher stated the need to run the language past legal counsel, to better prepare staff at the permit counter to handle documentation in these situations.

The Commissioners discussed proposed language for ADA "considerations" rather than "standards". Mr. Nix reviewed additional comments from the Department of Ecology, presented average lot information from the City's consultant and discussed docks, piers, floats and their dimensions. He will research the impacts of floats versus docks/piers. Chair Watson asked the Commission if they felt ready for a public hearing on the document. Commissioner Buss noted that they had discussed the entire document.

Mr. Nix explained a correction within the document with regard to public access. Commissioner Thesenvitz asked about the number of lots discussed on page 56. Mr. Nix reviewed the sections and the associated WAC. Commissioner Thesenvitz asked if public access is for the whole public or people who live in the plat. The Commission discussed public access to the shoreline in a plat, including WAC 173-26-221-4-c (Public Access). Mr. Pilcher explained access is a part of the state Shoreline Management Act and provided background on the number of lots allowed in short plat. Mr. Nix discussed nexus and proportionality related to public access.

The Commission directed staff to make the changes discussed and have the draft SMP document on the website in advance of the public hearing. Mr. Pilcher explained the process and that the Planning Commission's draft of the document is the focus of the public hearing. Mr. Nix reviewed additional items in the document and changes to be made for the public hearing version. Chair Watson asked if a motion was necessary to set the public hearing, however none was needed because it had already been set.

#### **UNFINISHED BUSINESS**

None

#### **DEPARTMENT REPORT**

None

#### **PUBLIC COMMENTS**

Jack Sperry spoke about concerns regarding time for the public to review the latest changes for the public hearing. He said it seems rushed and encouraged the Commission to read the submitted letters.

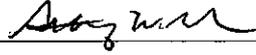
Erika Morgan spoke about lake shorelines and regulations for saltwater shorelines.

The next scheduled meeting is March 13<sup>th</sup>; with a public hearing set for 7pm. Commissioner Buss indicated he may not be at the meeting.

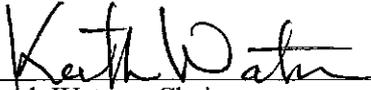
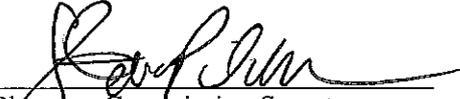
**ADJOURN**

**Moved by Commissioner McCain, seconded by Commissioner Roth, to adjourn. Passed 6-0.  
The meeting adjourned at 8:41 p.m.**

Minutes prepared by: Stacey Welsh, Associate Planner



ATTEST:

  
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Keith Watson, Chairman  
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Planning Commission Secretary