

**BLACK DIAMOND
PLANNING COMMISSION
MINUTES OF MAY 2, 2012 MEETING**

CALL TO ORDER

Chair Keith Watson called the meeting to order at 7:02 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, Greg Thesenvitz and Pam Thurmond
Absent: Sheri Roth
Staff: Community Development Director Steve Pilcher, Associate Planner Stacey Welsh and Natural Resources/Parks Director Aaron Nix

APPROVAL OF MINUTES

Moved by Commissioner McCain, seconded by Commissioner Danielson, to approve the minutes of the April 10, 2012 meeting. Passed 6-0.

PUBLIC COMMENTS

None

CONTINUED PUBLIC HEARING (TESTIMONY CLOSED): DRAFT SHORELINES MASTER PROGRAM (SMP)

Mr. Nix discussed the scheduled City Council study session on the SMP set for May 31st. He stated there are a few items to cover at tonight's meeting, including questions from Commission members and some language recommended by Puget Sound Energy (PSE). Mr. Nix and the Commission discussed undergrounding of utilities per the PSE comment letter and the Commission proposed additional language for the SMP.

The Commission and staff reviewed the comment letter from Steven Frank and discussed the removal of references to the Lake Sawyer Community Club (LSCC) in the Restoration Plan and replacing those references with "citizens". The Commission discussed the Lake Sawyer weir, ownership concerns and previous agreements involving the LSCC. The Commission requested that "LSCC" be highlighted in the document for their review at their next meeting and would like to see where it can be removed from the Restoration Plan document.

The Commission asked Mr. Nix to speak to comments made by Mr. Sperry including buffer width averaging. Mr. Nix discussed Mr. Sperry's proposal, the scientific background of buffer width averaging, and he shared research done by the city's consultant regarding lot size statistics. The Commission discussed Mr. Sperry's buffer width averaging request and the shoreline setback. Mr. Nix discussed mitigation banks and water related options listed in the SMP.

The Commissioners discussed questions with staff including regulations for rebuilding if a structure is destroyed. Mr. Pilcher spoke about zoning code and shoreline code conflicts. Mr. Nix was asked to discuss shade from docks versus shade from trees. Mr. Nix stated it is largely a salmon issue; docks have an impact even if constructed with light penetration. He said the goal is to lessen the impact. The Commission reviewed the comment received related to docks and setbacks from the lot lines if extended out into the water.

The Commission discussed the installation of pervious material and additional language to add to the SMP including to items #7, 9 and 10 on page 44. They spoke about additional proposed language regarding overwater structures, including striking 4(c) on page 78 and adding "new" to item #12 on page 79. They also discussed the need to update the List of Tables and Figures on page 4 and other minor corrections. The Commission asked if they were going to get a revised version of the document. Mr. Nix stated that would happen once they are done making changes to the document.

The Commission then returned to the discussion of buffer width averaging. Mr. Sperry explained aspects of his request. The Commission discussed language to add to the SMP on the issue, including a new section, 1.f, on page 41 for no additional mitigation required. The Commission spoke about the upcoming schedule and Chair Watson continued the hearing to the next meeting on May 8th.

WORKSESSIONS

None

UNFINISHED BUSINESS

None

DEPARTMENT REPORT

Mr. Pilcher discussed the schedule and the possibility that the Commission may need to schedule more meetings depending on what work gets done at next week's meeting.

PUBLIC COMMENTS

Jack Sperry stated his appreciation for the work the Commission has done regarding his comments. He encouraged the Commission to discuss his additional requests and commented on salmon in Lake Sawyer.

ADJOURN

Moved by Commissioner Buss, seconded by Commissioner Thurmond, to adjourn. Passed 6-0. The meeting adjourned at 9:23 p.m.

Minutes prepared by: Stacey Welsh, Associate Planner



Keith Watson, Chairman

ATTEST:



Planning Commission Secretary