

**BLACK DIAMOND
PLANNING COMMISSION
MINUTES OF OCTOBER 9, 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, Greg Thesenvitz, Sheri Roth, Kyle Danielson,
Pam McCain and Pam Thurmond
Absent: Darryl Buss (excused)
Staff: Community Development Director Steve Pilcher and Senior Planner Stacey
Welsh

APPROVAL OF MINUTES

Moved by Commissioner Thurmond, seconded by Commissioner McCain, to approve the minutes of the September 11, 2012 meeting. Passed 6-0.

PUBLIC COMMENTS

None

PUBLIC HEARING ON COMPREHENSIVE PLAN AMENDMENTS

Chair Watson reviewed the Rules of Procedure for public hearings.

Mr. Pilcher distributed an e-mail received from Mr. Rimbo and discussed historical records on two of the Comprehensive Plan Amendments. He stated that no other written comments were received.

CPT12-04 General Sewer Plan

Mr. Pilcher presented the staff report on item CPT12-04.

Public Testimony: None

Moved by Commissioner McCain, seconded by Commissioner Thurmond, to approve CPT12-04 as submitted by staff in September 2012. Passed 6-0.

CPT12-03 Bryant Airstrip

Mr. Pilcher presented the staff report on item CPT12-03 and explained that public hearing notices were mailed to people within 300' of the Bryant property, even though this proposal is not a Comprehensive Plan Map Amendment.

Public Testimony: None

Moved by Commissioner Thurmond to use the suggested language provided by staff. The Commission discussed additional text changes to the amendment.

Original motion amended by Commissioner Thurmond, seconded by Commissioner Thesenvitz, to amend the Bryant Airstrip recommended verbiage, changing the last line to read “evaluate the potential expansion of its operations”, striking the last part of the verbiage, which says “allow the airstrip to expand its operations”. Passed 6-0.

CPT12-01 “Net” vs. “Gross” acres

Mr. Pilcher presented the staff report on item CPT12-01 and reminded the Commission about the information previously submitted by Councilmember Goodwin regarding this amendment. The Commission asked what the benefit is to the community with this amendment. Mr. Pilcher stated it is a policy decision. He noted that it has the potential to reduce the total number of dwelling units that could be built in the City. The Commission asked about property limitations and what happens if nobody wants to buy TDRs (Transfer of Development Rights). The Commission discussed property development options and the number of TDRs in the City.

Public Testimony: None

Moved by Commissioner Thurmond, seconded by Commissioner McCain, to recommend that residential density should be based on “gross” acreage, as it currently stands. Passed 5-1 (Thesenvitz).

CPT12-02 Transportation concurrency on SR-169

Mr. Pilcher presented the staff report on item CPT12-02. The Commission asked what flexibility the City has on levels of service (LOS). Mr. Pilcher said that WSDOT (Washington State Department of Transportation) informed the City that WSDOT retains the authority to set LOS on state highways. He discussed LOS on SR-169 for King County and the City of Maple Valley.

Public Testimony: None

The Commission discussed the amendment language and asked whether the City had input on the existing LOS for SR 169. The Commission discussed potential amendment options. Mr. Pilcher asked of what additional information staff can provide to the Commission on this issue. The Commission asked whether there are other jurisdictions that have negotiated LOS with the State. The Commission discussed the Master Planned Development (MPD) mitigations on SR-169. The Commission continued discussion on amendment language revisions and reviewed Resolution 12-808.

Moved by Commissioner Danielson, seconded by Commissioner Roth, to ask the staff to look for additional testimony or information from other jurisdictions as was previously mentioned so to get a better understanding of just exactly what role the City has in developing an LOS standard on the state highway. Passed 4-2 (Thesenvitz & Thurmond).

The Commission will reconvene on Tuesday October 23rd; Chair Watson closed the public hearing.

UNFINISHED BUSINESS

None

DEPARTMENT REPORT

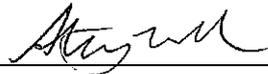
Mr. Pilcher said the Commission will probably not meet in November because the 11/6 meeting date conflicts with the upcoming hearing on The Villages Phase 1A Preliminary Plat.

PUBLIC COMMENTS

Councilmember Deady invited everyone to a Parks Committee cleanup at the Regional Park on October 27th, which is Make a Difference Day.

ADJOURN

Moved by Commissioner Thurmond, seconded by Commissioner Danielson, to adjourn.
Passed 6-0. The meeting adjourned at 9:13 p.m.

Minutes prepared by: Stacey Welsh, Senior Planner 


Keith Watson, Chairman

ATTEST:

Planning Commission Secretary