

**BLACK DIAMOND
PLANNING COMMISSION
MINUTES OF SEPTEMBER 11, 2012 MEETING**

CALL TO ORDER

Vice- Chair Greg Thesenvitz called the meeting to order at 7:02 p.m.

ROLL CALL

Present: Commissioners Greg Thesenvitz, Sheri Roth, Kyle Danielson, Pam McCain, Pam Thurmond and Greg Thesenvitz
Absent: Darryl Buss and Keith Watson (both excused)
Staff: Community Development Director Steve Pilcher; Executive Director of Engineering Services Andy Williamson; Public Works Director Seth Boettcher

APPROVAL OF MINUTES

Moved by Commissioner Thurmond, seconded by Commissioner McCain, to approve the minutes of the August 7, 2012 meeting.

Passed 5-0.

PUBLIC COMMENTS

Colin Lund, Yarrow Bay, noted that his company had submitted a letter to the Commission regarding the proposed Comprehensive Plan amendments.

Erika Morgan, Abrams Ave., noted that she had emailed the Planning Commission and was concerned whether they had received the message.

Jack Sperry, 29051 – 229th Ave. SE, stated there are problems with the Commission's email box and messages being received by the Commission members.

WORKSESSION ON PROPOSED GENERAL SEWER PLAN

Mr. Pilcher stated that the draft General Sewer Plan is the result of a City-initiated program. The Sewer Plan is a "stand alone" element of the Comprehensive Plan. Mr. Williamson and Boettcher are present to provide an introduction.

Mr. Williamson stated the Plan is being updated since the existing document is several years old, was prepared prior to the MPD projects and that there have been some changes in direction of how to best provide sewer service within the City's service area. Both the State Department of Ecology and King County require the City to have a sewer plan. He stated their purpose this evening is to provide an overview of the document; another workstudy session may be necessary. He also noted that the City Council's Public Works Committee specifically asked for the Commission's input on policy issues within the document.

Mr. Boettcher then reviewed the various chapters of the plan document, providing an overview of the City's sewer system. He pointed out that the area around Lake Sawyer (northwest portion of the city) is served by Soos Creek. He also noted that the plan proposes that a needed storage facility be constructed at the western boundary of the city, rather than near the Jones Lake Pumping Station, which is in an area with significant wetlands.

Mr. Williamson then reviewed some of the policy issues contained in Chapter 8. He noted that a good portion of the originally proposed policies will be deferred to next year's amendment cycle, as they will necessitate changes to the Capital Facilities Element of the Comp Plan.

The Commission agreed that another worksession would be useful. A specific date will be determined later in the meeting.

WORKSESSION: 2012 Comprehensive Plan Amendments

Mr. Pilcher reviewed the three potential amendments under consideration. The first issue was initiated by the City Council and concerns the question of whether residential densities should be based upon "net" or "gross" acres. The Plan currently refers to all intended densities in terms of "gross". Staff drafted a proposed definition of both terms and based upon that, drafted changes to all Plan references to densities to indicate they are based upon "net" acres (i.e., excluding sensitive areas and buffers) rather than "gross" acres.

The second item concerns transportation concurrency for SR 169 and the establishment of a LOS standard that is consistent with other arterial LOS standard elsewhere within the city. This amendment was also initiated by the City Council. Mr. Pilcher noted that staff reached out to the Washington State Department of Transportation, which responded by email. Their comments indicate that while concurrency for a Highway of Statewide Significance (HSS) is appropriate, a city may not unilaterally establish a LOS standard. Mr. Pilcher also noted that the City's arterial LOS standard is "C", which was specifically rejected for SR 169 at the time the Council adopted the Comprehensive Plan in 2009.

The final item concerns the Bryant Airstrip; the Planning Commission initiated this item. Staff has drafted suggested language to add the Plan as a "placeholder." The language recognizes the existence of the airstrip; that it may expand in the future; and that additional regulatory work will be necessary prior to any proposed expansion.

MEETING SCHEDULE

The Commission agreed to meet on September 25 to continue its discussion of the General Sewer Plan. A public hearing on all the proposed Comp Plan amendments will be held at the regular October meeting (October 9th). If necessary, a second meeting in October (the 23rd) can be held for the purpose of discussion and formulating recommendations.

DEPARTMENT REPORT

Mr. Pilcher noted that the City Council accepted the Commission's recommendation regarding the Preliminary Plat appeal process and has directed the City Attorney to prepare an ordinance to rectify Title 17 with Title 18. He also noted they postponed action on the vesting code amendment as requested by Mr. Flynn and Mr. Habenicht. They will discuss that matter further in a workstudy session on September 20.

PUBLIC COMMENTS

Erika Morgan stated that the Planning Commission had previously discussed the issue of "net" vs. "gross" as part of prior Comp Plan update procedures.

ADJOURN

The meeting adjourned at 8:40 p.m.



Keith Watson, Chairman

ATTEST:



Planning Commission Secretary