

CITY OF BLACK DIAMOND  
PLANNING COMMISSION MEETING MINUTES  
January 8, 2013 7:00 PM

**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.

**ROLL CALL**

Present: Commissioners Keith Watson, Pam McCain, Kyle Danielson, Jim Kuzaro and Pam Thurmond  
Absent: Commissioners Sheri Roth and Greg Thesenvitz (both excused)  
Staff: Community Development Director Steve Pilcher and Senior Planner Stacey Welsh

**ANNUAL ELECTION OF CHAIR & VICE-CHAIR**

The Commission discussed options related to their Rules of Procedure.

**Moved by Commissioner Thurmond, seconded by Commissioner McCain, to suspend the rules and accept the proxy vote made by Commissioner Roth. Passed 4-1 (Danielson).**

Commissioner Thurmond nominated Commissioner Watson for Chair. A consensus of the Planning Commission (including the proxy vote) confirmed the nomination of Commissioner Watson for Chair.

Commissioner McCain nominated Commissioner Thurmond for Vice Chair. Commissioner Thurmond nominated Commissioner McCain for Vice Chair. A majority of the Planning Commission (including the proxy vote) confirmed the nomination of Commissioner McCain for Vice Chair.

**PUBLIC COMMENTS**

None

**APPROVAL OF MINUTES**

**Moved by Commissioner Thurmond, seconded by Commissioner Danielson, to accept the minutes of the December 11, 2012 meeting. Passed 5-0.**

**WORKSESSION ON POTENTIAL CODE AMENDMENTS RE: VESTING;  
RESIDENTIAL CLUSTER ZONE; SEPA APPEALS PROCESS**

Mr. Pilcher presented the staff memo, history and background of the vesting and residential cluster development code items. He reviewed the potential code changes with the Commission; it was agreed that both items are ready to proceed to a public hearing.

Mr. Pilcher reviewed the SEPA appeals process, noting State law does not require local jurisdictions to provide an administrative appeal process. The Commission asked that more

information be provided, including what Covington and Maple Valley charge for SEPA appeals and whether Black Diamond's insurance carrier would provide an attorney for the City if a SEPA appeal went straight to Court. Staff will do more research on fees and the Court process. The Commission asked staff to draft language for an appeal to go to Court. The Commission also discussed moving the SEPA appeal fee out of the code and into the fee schedule.

**UNFINISHED BUSINESS**

None

**DEPARTMENT REPORT**

Mr. Pilcher reviewed the City Council's decisions on the 2012 Comprehensive Plan Amendments. He also discussed the meeting at the Black Diamond Elementary School regarding the potential transfer of property between the Enumclaw and Tahoma school districts. He stated the City has no official position on the matter.

**PUBLIC COMMENTS**

None

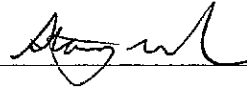
The next meeting will be held on February 12, 2013.

**ADJOURN**

**Moved by Commissioner Danielson, seconded by Commissioner McCain, to adjourn.**

**Passed 5-0. The meeting adjourned at 8:30 p.m.**

Minutes prepared by: Stacey Welsh, Senior Planner



Keith Watson, Chairman

ATTEST:



Planning Commission Secretary