



**CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
February 12, 2013 7:00 PM**

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

APPROVAL OF MINUTES

Moved by Commissioner McCain, seconded by Commissioner Danielson, to accept the minutes of the January 8, 2013 meeting as written. Passed 5-0 (1 abstention-Thesenvitz).

PUBLIC COMMENTS

None

Commissioner Danielson submitted a letter of resignation. Chair Watson read the letter to the Commission, after which Mr. Danielson left the meeting.

POTENTIAL AMENDMENT TO THE SIGN CODE RE: DIAMOND SQUARE

Mr. Pilcher introduced and provided background on the topic. He spoke to the interests regarding signage expressed in the past by Diamond Square. He explained the existing code requirements for signs, including those of the Gateway Overlay District. He asked the Planning Commission if there is support for more and larger signage or internally illuminated signs. The Commission spoke about helping businesses in town. The Commission asked if there are any WSDOT restrictions for signs along SR-169. Staff will need to research this. The Commission indicated they are ok with multiple signs for properties with a large amount of street frontage, but are cautious with short term business gains that could have long term impacts on community aesthetics.

The owners of a business in Diamond Square, Taphouse Ink, spoke regarding their interest in having better signage. They also discussed the confusion their customers have of the City's use of the name of 3rd Ave versus Maple Valley Highway.

Mr. Pilcher reviewed the history of sign proposals at Diamond Square. The Commission discussed separation standards if multiple ground signs are allowed on a single property. Staff will bring this topic back at the next meeting.

WORKSESSION ON POTENTIAL CODE AMENDMENT RE: SEPA APPEALS PROCESS

Mr. Pilcher distributed an updated table from the one provided in the Commission packet, entitled "SEPA Appeal Processes in Various Jurisdictions", which provided information for the City of Enumclaw. He spoke about options regarding appeal costs. The Commission talked over options and experiences the City has had with appeals. The Commission discussed the possibility of splitting out types of decisions that could be appealed to the Hearing Examiner versus Superior Court. The Commission would like staff to research the City of Duvall.

POTENTIAL CODE AMENDMENT RE: THE TOWN CENTER ZONE

Mr. Pilcher presented Mr. Notch's application and the proposed code amendment. He discussed the Town Center zone text and intent of the zone. The Commission asked about hobby manufacturing and the possibility of allowing small scale manufacturing. Mr. Pilcher reviewed options for Commission action. The Commission talked about manufacturing not being appropriate in the Town Center zone. Mr. Pilcher discussed the potential of allowing it as a use in the Community Commercial zone. The Commission concluded it did not support the proposed text amendment and would take no further action.

WORKSESSION ON 2015 COMPREHENSIVE PLAN UPDATE

Mr. Pilcher spoke regarding the need for input by the Commission on the public participation program for the Comprehensive Plan update. The Growth Management Act requires early and on-going public participation in the planning process. Staff believes this is especially important for this process, since it appears there were minimal public participation opportunities the last time the Comp Plan was updated.

The Commission recommended the City notify "active members" of the community in addition to all the usual notification methods. The Commission suggested using the Town Hall meeting forum to notify people about the update. The Commission agreed to serve as the public participation body for the Comprehensive Plan update.

UNFINISHED BUSINESS

None

DEPARTMENT REPORT

Mr. Pilcher reviewed the Planning Commission appointment process, as there is now a vacancy that will need to be filled. There is also a vacancy on the City Council.

PUBLIC COMMENTS

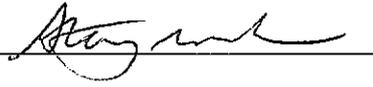
None

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

ADJOURN

**Moved by Commissioner Thesenvitz, seconded by Commissioner McCain, to adjourn.
Passed 6-0. The meeting adjourned at 8:54 p.m.**

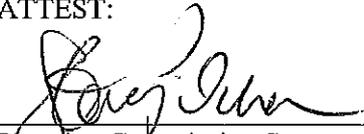
Minutes prepared by: Stacey Welsh, Senior Planner



ATTEST:



Keith Watson, Chairman



Planning Commission Secretary