



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
March 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, and Jim Kuzaro
Absent: Commissioners Greg Thesenvitz and Pam Thurmond (both excused)
Staff: Community Development Director Steve Pilcher

APPROVAL OF MINUTES

Moved by Commissioner Kuzaro, seconded by Commissioner McCain, to accept the minutes of the February 12, 2013 meeting as written. Passed 4-0

PUBLIC COMMENTS

Mira Hoke, 32210 Botts Drive, announced that Yarrow Bay will begin hosting a weekly farmers' markets at their Discovery Center beginning on June 7th every Friday through the end of September. Fresh produce and flowers will be available and there will be booth space indoors for crafts and art.

WORKSESSION ON POTENTIAL CODE AMENDMENT RE: SEPA APPEALS PROCESS

Mr. Pilcher noted that staff had proposed the Commission consider options regarding the SEPA appeal process in light of a recent, expensive appeal action. Alternatives included raising the appeal fee; requiring appellants to pay the full cost of the appeals process; or simply eliminating an administrative appeal process and thereby requiring all appeals to proceed directly to Superior Court.

The Commission discussed the financial impact to the City of these appeals, particularly in light of its current tight finances. Consensus was that at this time, the City cannot afford to absorb the cost of these processes. In the future, should financial conditions change, it might be possible. In the meantime, the consensus was for the code to be amended to require appeals to proceed directly to Superior Court. Staff will draft the necessary amendment language and prepare it for consideration at a public hearing next month.

POTENTIAL AMENDMENT TO THE SIGN CODE RE: DIAMOND SQUARE

Mr. Pilcher reminded the Commission of their discussion of this issue at their last meeting. The draft language presented in the agenda packet is identical to that presented last month, except for the addition of a 150 ft. minimum separation between monument (ground) signs located on a single property. This proposal has been presented to the owners of Diamond Square, who acknowledged its receipt.

The Commission was supportive of moving forward to public hearing on this proposal. The hearing can occur at the April meeting.

The Commission then discussed issues and concerns regarding temporary signs and the need to enforce those regulations if the sign code amendment is adopted. Staff noted that this concern could be included in a formal recommendation to the City Council.

UNFINISHED BUSINESS

None

DEPARTMENT REPORT

Mr. Pilcher reported that as of this date, no applications for the vacant Planning Commission position have been received.

Mr. Pilcher also gave a brief report on the City Council retreat held the previous Friday.

PUBLIC COMMENTS

Mira Hoke spoke in favor of allowing temporary signs, citing the benefit they provide to small business owners.

Bill Roth offered comments on the issue of temporary signs and the need to maintain an aesthetic appearance along SR 169.

The next meeting will be held on April 9, 2013.

ADJOURN

**Moved by Commissioner McCain, seconded by Commissioner Roth, to adjourn. Passed 4-0.
The meeting adjourned at 8:32 p.m.**

ATTEST:



Keith Watson, Chairman



Planning Commission Secretary