



**CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
April 7, 2015, 7:00 PM**

CALL TO ORDER

Chair Pam McCain opened the meeting at 7:00 pm.

ROLL CALL

Present: Commissioners Roth, McCain (Chair), Pepper, Senecal, Kuzaro, Davis and Weber (Co-Chair)

Absent: N/A

Staff: Aaron C. Nix, MPA - Community Development Director

APPROVAL OF MINUTES

A MOTION WAS MADE BY COMMISSIONER ROTH TO ACCEPT THE MARCH 10, 2015 PLANNING COMMISSION MEETING MINUTES AND SECONDED BY ANOTHER COMMISSIONER. ISSUE PASSED 5-0.

PUBLIC COMMENTS

Collin Lund-Yarrow Bay 10220 NE Pointes Dr. Kirkland, WA 98033 stated his concerns with our application process. It states traffic reports will be ran on every application submitted. Collin stated with limited staff how that will be possible? Also he would like to know if the City has done a Traffic Demand Model?

On the application process it states the city needs the Hydraulic Model to be filled out, in which he believes that should actually be coming from the City itself. Collin does not feel a lot of these questions pertain to the City of Black Diamond's unique plan; rather they have been copied from another City. Homeland Security has concerns about being able to get into the City's water/sewer systems. His main concern is that the questions need to be answered before the project moves much farther forward.

PUBLIC HEARINGS

Repealing Chapter 18-14 (Vesting) and Replacing with New Language.

Collin Lund-Yarrow Bay the main concerns for them is the time frame which isn't consistent with Code. They don't understand the Vesting portion that seems very contradictory to Washington State Laws in vesting laws. Would be very helpful to have a list of what vests and what does not. Yarrow Bay believes this still has significant issues with moving forward.

Commissioner Senecal said he found page 4, letter F very confusing & bothersome. Absolutely no indication of a time frame or how long it will take or can it go forever? The whole paragraph is ambiguous. It needs to have more clarity.

Commissioner Pepper wants to make sure that the City of Black Diamond still has rights to make decisions. How Black Diamond is set up now, she feels it is way too easy to Vest.

Commissioner/Chair McCain stated the process for permit applications are very extensive and property owners just want some assurance knowing they can move forward and build. Adding definitions and a more clearer understanding for Vesting.

Mr. Nix stated that the language under Letter F is a bit vague and contradictory as well. Once the project is deemed complete, it needs to be approved and a certain amount of time should be given. He also stated the notice of applications there is laws you have to go thru. Typically 14 days after something is deemed complete you have to have a notice of application to notify the public. In most cases the timelines are dictated by state law and cannot be changed. Mr. Nix plans to do a memo to city Council to include Mr. Lund's letter so they can review the comments & concerns that have been brought up.

NEW BUSINESS

Traffic Concurrency Ordinance

Mr. Nix sent a list to all the Commissioners after the last meeting of areas within the Code that need to updated. Comp Plan & Development Regulations; permit processing Chapter; Subdivision Code; additional uses: variances; non-conforming uses & structures, the Plan unit Development chapter and the vested rights in the zoning code.

Mr. Nix stated an issue that needs to be addressed is the Notion of Concurrency. We are required to have a Concurrency as it relates to transportation. Concurrency is being able to supply a certain level of service that has to be maintained for water, sewer & transportation as development occurs here in the city. The City of Black Diamond does not currently have a Concurrency Ordinance in place, but needs to sooner than later. Mr. Nix provided a large 5000ft overview from a different jurisdiction but stated it can be scaled down to fit the city needs, this is purely an introductory piece to understand Concurrency. Concurrency needs to be in our Comp Plan Update which needs to be submitted by June 30th. The time frame will not be met as we are still working on it but at this point we are looking in the July/August time frame for this to be submitted to Council for review.

UNFINISHED BUSINESS

None

DEPARTMENT REPORT

It has been extremely busy & Mr. Nix just finished the reporting on the Census Data that we are required to do for new development that has occurred.

We are still seeing a lot of new single family homes coming in the door especially around Lake Sawyer.

Comp Plan is moving forward, just submitted chapter 1 & likes the consultants' style that we are dealing with.

We have scaled back our planner to 1 day a week and only a part time permit tech, both are very busy when they are here. Code Enforcement has a lot of cases lately and is busy as well.

The offsite water line has been completed since last time we met.

PUBLIC COMMENTS

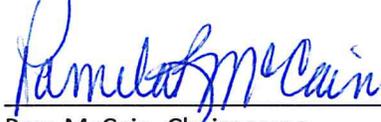
Collin Lund – Yarrow Bay 10220 NE Pointes Dr. Kirkland, WA 98033 asked Aaron Nix to post up on the website to the Planning Commission the list of page changes to codes. He feels very discouraged about the amount of effort their firm put in for tonight’s meeting to find out a large 5000ft overview Concurrency awaited. He is not opposed to the plan, but would like to make sure it is good for them, the city and the residents.

ADJOURN

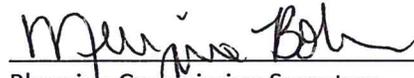
A Motion was made by Commissioner and seconded by Commissioner to adjourn. The meeting adjourned at 8:41 p.m.

Minutes Respectively Prepared By: Meri Jane Bohn, Deputy City Clerk

ATTEST:



Pam McCain, Chairperson



Planning Commission Secretary