

**BLACK DIAMOND
PLANNING COMMISSION
MINUTES OF DECEMBER 7, 2010 MEETING**

CALL TO ORDER

Chairman Bob Kaye called the meeting to order at 7:00 p.m. with the introduction of the role and duties of the Planning Commission.

ROLL CALL

Present: Commissioners Bob Kaye, Pam Thurmond, Greg Thesenvitz, Keith Watson
Absent: Darryl Buss, Ron Taylor, Sheri Roth (all excused)
Staff: Community Development Director Steve Pilcher

APPROVAL OF MINUTES

The minutes of the October 12, 2010 meeting were reviewed. It was noted that on page 2, where Commissioner Thesenvitz was stating his support for removing the public hearing requirement for Site Plan Review, the minutes should be modified to note that part of his reasoning is that there are no grounds for the Hearing Examiner to deny a proposal. **Moved by Commissioner Watson, seconded by Commissioner Thesenvitz, to approve the minutes of the October 12, 2010 meeting as amended. Passed 4-0.**

PUBLIC COMMENTS

None.

WORKSESSION ON URBAN AGRICULTURE

Mr. Pilcher noted that the Planning and Community Services Committee of the City Council had requested the Commission to look into this issue. He stated this topic has been receiving more attention over the past few years in many jurisdictions, particularly larger cities. Part of this is due to the “locavore” movement, which places a greater emphasis on locally-grown food products. He also reminded some of the Commission members of their dealing with the issue of animal regulations within the city.

One of the potential problems is that many Zoning Codes do not specifically allow for “community gardens” and/or the selling of produce from a garden plot. For example, the City’s residential zones do not allow a garden or any form of agriculture as a “primary” use of a parcel of property; agricultural activities could only occur as an “accessory” use when a home is present. In addition, the selling of produce, berries, etc. from a stand would only be allowed in a commercial zone, not from a site where the products were grown.

Mr. Pilcher also noted there are agricultural activities occurring within the city limits (such as Hanging Gardens Nursery, which grows wetland plants) which are currently considered to be non-conforming uses. The Commission may wish to consider possible amendments to allow that activity and other possible agriculture uses as an outright permitted use.

The Commission discussed the issues and, although there was not a perceived current need for a community garden, members did believe that local regulations should make it viable for individuals to conduct agricultural activities. It was also noted there may be issues with the City’s business licensing requirements that could be a potential impediment to individuals wishing to sell agricultural products grown on their properties. That is another area staff will investigate.

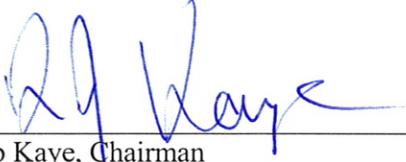
It was agreed to have staff draft potential code amendments for the Commission's consideration.

DEPARTMENT REPORT

Mr. Pilcher briefly discussed the status of the two Development Agreements currently under review. He also briefed the Commission on the legal challenges to the MPDs that have been filed.

ADJOURNMENT

Motion to adjourn. Passed 4-0. **The meeting adjourned at 8:40 p.m.**



Bob Kaye, Chairman

ATTEST:


Planning Commission Secretary