

**BLACK DIAMOND
PLANNING COMMISSION
MINUTES OF FEBRUARY 8, 2011 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, Greg Thesenvitz, Pam Thurmond, Darryl Buss, Ron Taylor
Absent: Sheri Roth; Keith Watson (excused)
Staff: Community Development Director Steve Pilcher

APPROVAL OF MINUTES

Moved by Commissioner Thurmond, seconded by Commissioner Taylor, to approve the minutes of the January 11, 2011 meeting as written. Passed 5-0.

POSSIBLE JOINT MEETING WITH COVINGTON AND MAPLE VALLEY PLANNING COMMISSIONS

Mr. Pilcher announced that he had been contacted by the City of Covington, which is trying to organize a joint meeting of the Planning Commissions of Covington, Maple Valley and Black Diamond. Suggested dates are all on Thursdays: April 21, July 21, September 15 or October 20 of this year.

Commission members indicated that any date would be suitable, as it is unlikely that all would be able to attend on any given date. Bob Kaye indicated he has a conflict on April 21st, while Ron Taylor has a conflict on July 15th. Mr. Pilcher will communicate this information to the Covington Community Development Director.

PUBLIC COMMENTS

None.

WORKSESSION ON TEMPORARY SIGNS

Mr. Pilcher noted in June 2009, the City Council had relaxed some temporary sign standards as a support to local businesses, once the Kummer Bridge had re-opened. Initially intended to only extend through the end of 2009, the Council finally decided to allow the relaxed standards to run through all of 2010. As of January 1, 2011, many forms of temporary signs are no longer legal under the Code.

At a recent City Council meeting, some individual business owners from Diamond Square had approached the Council, stating their concerns that the provisions were expiring. Subsequently, the Planning and Community Services Committee of the Council met and indicated to staff they were comfortable with allowing the built-in expiration to stand as drafted, but would consider alternatives for temporary signs. The Committee was supportive of the use of sandwich board signs and open to the use of banners when mounted flush with a building façade. They asked the Planning Commission examine this issue and come forth with a recommendation. The

Commission subsequently reviewed this issue at its January 2011 meeting and provided direction to staff on drafting proposed amendments.

Staff drafted some proposed revisions to various sections of the Sign Code (Chapter 18.82) to address this issue. Mr. Pilcher reviewed those suggested changes with the Commission.

In terms of banners, the Commission agreed there could be greater allowance for the use of banners throughout the year, and concurred with the changes proposed by staff, with the following modifications: 1) no more than a total of 180 days of use during a calendar year; 2) no more than 60 consecutive days for a business opening or closing event; and 3) in all other instances, no more than 30 consecutive days, with a minimum 30 day gap between periods of use.

The Commission agreed that the existing definition of portable signs should remain in the code, with the provision that if such a sign remained in place beyond a specified number of days, it would be considered as a permanent sign and therefore need to comply with the applicable code standards.

It was agreed that the next step would be to conduct a public hearing on the proposed code amendments.

HOME WIND POWER GENERATION

Mr. Pilcher reported that an individual recently addressed the Council at a regular meeting, expressing the benefits of home wind power generation, but also noting that the maximum height limits of the Zoning Code made it difficult to successfully install a tower. He advocated an allowable height of 40 ft. for a wind tower; the Zoning Code limits accessory structures to no more than 26 ft. in height.

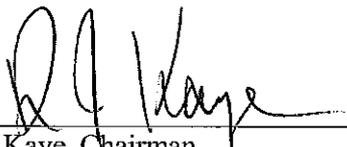
Commission members requested that staff examine how other jurisdictions address this issue and report back at the next meeting.

DEPARTMENT REPORT

Mr. Pilcher briefly discussed the status of the legal proceedings concerning the two Master Planned Developments.

ADJOURNMENT

Motion to adjourn. Passed 5-0. **The meeting adjourned at 8:05 p.m.**



Bob Kaye, Chairman

ATTEST:


Planning Commission Secretary