

**BLACK DIAMOND  
PLANNING COMMISSION  
MINUTES OF JANUARY 11, 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, Keith Watson, Sheri Roth, Ron Taylor  
Absent: Darryl Buss(excused), Pam Thurmond  
Staff: Community Development Director Steve Pilcher

**ELECTION OF OFFICERS**

Chairman Kaye noted that since it was the Commission's first meeting of the year, it was time to elect a new Chair and Vice-Chair. After discussion, it was the consensus of the Commission to retain Bob Kaye as Chairman and Greg Thesenvitz as Vice-Chair.

**APPROVAL OF MINUTES**

**Moved by Commissioner Thesenvitz, seconded by Commissioner Watson, to approve the minutes of the December 7, 2010 meeting as written. Passed 5-0.**

**PUBLIC COMMENTS**

None.

**CONTINUED WORKSESSION ON URBAN AGRICULTURE**

Mr. Pilcher noted the Commission had discussed this issue at its last meeting and had agreed that staff should proceed with drafting potential code amendments. Mr. Pilcher then presented some potential amendments to the R4 and R6 zone districts which would include "community gardens" and other agricultural activities as outright permitted uses. The section of the code addressing allowable fence heights is also proposed for amendment in order to allow gardens to be surrounded by fencing up to 6 feet in height, regardless of yard setbacks.

The Commission concurred with the proposed revisions and also requested that language be added to address the permissibility of keeping chickens, rabbits, etc. and to also allow for the marketing of those site-raised products. A cross reference to BDMC 6.08 (Animals) should be included within the Zoning Code.

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

**WORKSESSION ON TEMPORARY SIGNS**

Mr. Pilcher noted that at the previous Thursday's City Council meeting, two business owners from Diamond Square had addressed the Council, expressing their desire to continue to be able to use temporary banners and other forms of signage, and to also have the Council consider changes to the Sign Code in terms of all forms of signage. In order to save time in the process, staff is bringing this issue to the Commission's attention this evening.

Mr. Pilcher noted that in 2009, the Sign Code was amended to temporarily restrict some of the regulations regarding banners, pennant streamers, etc. and also sandwich board signs. These provisions expired on December 31, 2010.

It was noted that the banners provision only applied to their mode of placement (i.e., allowing them to be hung from signs, between poles, etc.), but the time limit of 30 days still applies. Therefore, many of the banners in town should have already been removed.

The Commission discussed the pros and cons of temporary signs. There was support for the use of banners, but only for limited periods of time and with an overall cap of use during a calendar year (e.g., no more than 180 days total). In order to track time, it was suggested that adding a permit requirement with a nominal fee. It was also suggested to distinguish between new businesses and special sales events, with the former being granted longer duration of use. Hanging banners from fences should not be allowed.

Sandwich board signs, although they are difficult to read along higher speed travel roads, should continue to be allowed. That will require an amendment to the Code.

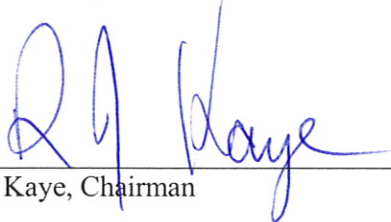
Staff will draft potential code amendment language for the Commission's consideration.

#### **DEPARTMENT REPORT**

Mr. Pilcher briefly discussed the status of the two Development Agreements currently under review.

#### **ADJOURNMENT**

Motion to adjourn. Passed 4-0. **The meeting adjourned at 8:35 p.m.**

  
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Bob Kaye, Chairman

ATTEST:

  
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Planning Commission Secretary