



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING AGENDA
February 8, 2011 7:00 PM
25510 Lawson Street, Black Diamond, Washington

- 1) CALL TO ORDER, ROLL CALL
- 2) PUBLIC COMMENTS: Individuals wishing to address the Planning Commission regarding any item not on this meeting's agenda may do so at this time.
- 3) APPROVAL OF MINUTES – January 11, 2011
- 4) CONTINUED WORKSESSION TEMPORARY SIGN REGULATIONS
- 5) DISCUSSION OF POSSIBLE CODE AMENDMENTS TO FACILITATE HOME WIND POWER INSTALLATIONS
- 6) DEPARTMENT REPORT
- 7) ADJOURNMENT



CITY OF BLACK DIAMOND
PLANNING COMMISSION
25510 Lawson Street, Black Diamond, Washington

MEMORANDUM

Date: February 3, 2011
To: Planning Commission
From: Steve Pilcher, Community Development Director
Re: Temporary Sign Regulations

At your last meeting, the Commission discussed the use of banners and sandwich board signs at places of business. Staff had noted that an allowance made by the City Council to allow more extensive use of these methods had expired at the end of 2010. However, two business owners had approached the Council during the public comment portion of a recent Council meeting and expressed concern that some type of temporary signage be allowed to continue.

Since last month's meeting, staff has had the opportunity to meet with the Planning and Community Services (PCS) Committee of the Council. One of the two business owners was also in attendance at that meeting. The PCS Committee was open to the idea of allowing the use of banners, provided they are mounted on a building. The Committee also supported the use of sandwich board signs.

Attached to this memo are proposed revisions to the certain sections of the Sign Code (BDMC 18.82) to address this issue:

- The definition of "banner" is modified to indicate it refers to a temporary sign only.
- "Portable signs" are proposed for elimination in favor of the use of sandwich board signs.
- The definition of "special sales" etc. signs is revised to eliminate the use of wind-driven accent devices.
- Standards for sandwich board signs are clarified to provide a minimum clear zone on a sidewalk and to note that a permit is not required.
- Per the discussion at last month's meeting, the use of banners is capped at 180 days total per calendar year, with specific time limits for individual times of use. The need to obtain a permit is noted.
- All allowances for use of pennants, wind-driven accents, etc. are eliminated.

Once the Commission agrees to final language, a public hearing may be held at your March meeting.

Chapter 18.82 SIGNS

18.82.020 Definitions.

"Banner" means ~~any a temporary sign~~ of lightweight fabric, vinyl or similar material that is mounted to a building ~~or pole~~ by any means. National flags, state or municipal flags, seasonal flags, or the official flag of any institution or business shall not be considered as banners.

~~"Portable sign" means a sign made of any material, which by its design is readily movable and is not permanently affixed to the ground, structures or buildings.~~

"Sandwich board sign" means a temporary sign set upon the ground, consisting of two sign faces hinged at the top and separated at the bottom to make it self-standing upon the ground.

"Special sale/promotional/business opening ^{sign}" means a temporary sign such as a banner, flags, ~~pennants~~, and similar devices, ~~or wind-driven sign accents (such as spinners) attached to a sign to attract the attention of the public, used for short durations of time as specified in this code.~~

"Temporary sign" means any sign or advertising display, intended to be displayed for a limited time only and not permanently attached to a building or site.

18.82.050 Sign standards and conditions.

A. General Regulations.

1. No sign or any part of a sign shall be designed or constructed to be moving by any means, and shall not contain items such as banners, ribbons, ~~and streamers and spinners~~, except as authorized for temporary signs.

~~9. Portable signs shall not exceed twelve square feet in sign area and no more than one such sign may be displayed per business. Portable signs must be located on the premise to which they relate, except real estate directional signs.~~

10. Abandoned signs shall be removed by the owner or lessee of the premises upon which the sign is located within ninety days after the business or service advertised is no longer conducted on the premises.

H. Sandwich Board. In non-residential zones, one sidewalk ~~or sandwich board sign~~ per business shall be permitted subject to the following:

1. Signs may be located on private property provided they do not interfere with the opening of car doors, bus stops, loading zones or pedestrian traffic, or create a traffic safety hazard by interfering with the vision of drivers entering or leaving the premises.
2. Signs may be located in the public right-of-way directly adjacent to the property upon which the advertisaged business is located, provided that no sign shall: ~~block~~ reduce the travel way of a sidewalk to less than 42 inches; encroach into any portion of a required handicapped ramp; be located closer than two feet from the face of curb to the nearest sign edge; or, along roadways with no curbs, be located six feet from the edge of ~~payment~~ pavement to the nearest sign edge.
3. Owners of such signs shall assume liability for damage resulting from their use.
4. Maximum allowable sign area shall be six square feet per side. Maximum allowable sign height shall be thirty-six inches.
5. Signs shall only be displayed during the hours the premises or business is open to the general public.
6. There shall be no more than one sign per premises in non-residential zones and no more than three signs per premises in residential zones.

~~7. The provisions of this subsection shall expire on December 31, 2010.~~

7. A permit is not required.

18.82.060 Temporary signs.

~~No permit is required for.~~ The following standards shall apply to all temporary signs:

A. Special sale/promotional or business opening signs shall be permitted in all non-residential zones.

1. Maximum duration shall be :

a) 180 days total per calendar year;

b) sixty (60) days for a business opening event;

c) one month or upon termination of the special sale or other event that they advertise, whichever is less.

or closing

2. Maximum area, per site, shall not exceed fifty percent of the size of the permitted wall/façade sign; this area shall not count towards the total allowable sign area.

3. All banners shall be attached to the façade, wall or window of the building which includes the business which they advertise; ~~provided that, until December 31, 2010, banners may be attached to other site features such as fences, poles, etc.~~

4. ~~Pennants may be anchored on lighting poles or similar features on private property.~~

5. ~~The use of pennants, wind-driven accents and other attention-attracting devices attached to a sign shall be prohibited after December 31, 2010.~~

4. No banner shall be erected without first obtaining a temporary sign permit.



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PLANNING COMMISSION
25510 Lawson Street, Black Diamond, Washington

M E M O R A N D U M

Date: February 3, 2011
To: Planning Commission
From: Steve Pilcher, Community Development Director
Re: Home Wind Power Installations

At the last City Council meeting, an individual spoke during the public comment period regarding the benefits of use home wind power to supplement electricity needs. He noted, however, that the City's accessory building height restriction of 26 ft. in residential zones could present a problem to the effective use of this technology.

Staff has not had much time to investigate this issue, but wishes to discuss it with the Commission to determine if there is interest in possibly amending the Zoning Code to ensure the use of this technology on an individual lot basis is feasible. We will try to pull together some additional information prior to your meeting next week which may aid in discussion.

See you then!