

January 12, 2016 Regular Meeting Minutes  
Approved: February 23, 2016

**City of Covington  
Regular City Council Meeting Minutes  
Tuesday, January 12, 2016**

The Regular Meeting of the City Council of the City of Covington was called to order in the City Council Chambers, 16720 SE 271<sup>st</sup> Street, Suite 100, Covington, Washington, Tuesday, January 12, 2016, at 7:00 p.m., with Mayor Margaret Harto presiding.

**COUNCILMEMBERS PRESENT:**

Jeff Wagner, Joe Cimaomo, Margaret Harto, Mark Lanza, Marlla Mhoon, Jim Scott, and Sean Smith.

**STAFF PRESENT:**

Regan Bolli, City Manager; Don Vondran, Public Works Director; Noreen Beaufrere, Personnel Manager; Rob Hendrickson, Finance Director; Andrew McCurdy, Covington Police Chief; Richard Hart, Community Development Director; Karla Slate, Communications & Marketing Manager; Rachel Bahl, Interim Parks & Recreation Director; Sara Springer, City Attorney; Bob Lindskov, City Engineer; Angie Feser, Parks Planner; Brian Bykonen, Assistant Planner/Code Enforcement Officer; Ann Mueller, Senior Planner; Salina Lyons, Principal Planner; and Sharon Scott, City Clerk/Executive Assistant.

Mayor Harto opened the meeting with the Pledge of Allegiance.

City Manager Regan Bolli presented election certificates to Mayor Harto, Councilmember Mhoon, Councilmember Smith, and Mayor Pro Tem Wagner.

**SELECTION OF MAYOR:**

**Council Action: Councilmember Scott nominated Mayor Pro Tem Jeff Wagner for the Office of Mayor. Vote: 7-0.**

**SELECTION OF MAYOR PRO TEM:**

**Council Action: Councilmember Mhoon nominated Councilmember Sean Smith for the Office of Mayor Pro Tem. Vote: 7-0.**

The Council recessed from 7:10 – 7:25 p.m. for a short celebration for outgoing Mayor Harto, newly elected councilmembers, and newly elected Mayor and Mayor Pro Tem.

**APPROVAL OF AGENDA:**

**Council Action: Councilmember Mhoon moved and Councilmember Scott seconded to approve the Agenda. Vote: 7-0. Motion carried.**

**PUBLIC COMMENT:**

Mayor Wagner called for public comments.

**Jenene Wilmoth and Cindy Patterson, not Covington residents,** provided information on the American Cancer Society Relay for Life of Black Diamond, Covington, and Maple Valley to be held on Saturday, May 21, 2016, at Cedar Heights Middle School, from 11 a.m. to 11 p.m.. They distributed handouts and indicated changes had been made this year to the event regarding date and times to encourage increased community involvement.

**Patricia Akiyama, representing Master Builders Association of King and Snohomish Counties,** spoke regarding New Business Agenda Item 3. Ms. Akiyama requested Council support regarding reducing side yard setbacks from 7.5 to 5 feet and requested Council keep the setback issue on the 2016 Planning Commission Work Plan.

**Conni Elliott, Covington resident and Parks & Recreation Commissioner,** also spoke regarding New Business Agenda Item 3. Ms. Elliott requested Council support in raising the priority of the Park Impact Fee code changes on the 2016 Planning Commission Work Plan.

**Grazyna Prouty,** spoke about transparency in government, providing more notice and considering the provisions of Agenda 21.

**Laura Morrissey, Covington resident and Parks & Recreation Commissioner,** also spoke regarding New Business Agenda Item 3. Mrs. Morrissey requested Council support in raising the priority of the Park Impact Fee code changes on the 2016 Planning Commission Work Plan.

**Bryan Higgins, Covington resident and Parks & Recreation Commissioner,** also spoke regarding New Business Agenda Item 3. Mr. Higgins also requested Council support of the Park Impact Fee code changes on the 2016 Planning Commission Work Plan.

**Colin Lund, Oakpointe,** also spoke regarding New Business Agenda Item 3, noting the importance of the setback issue and offered his assistance. Mr. Lund also spoke regarding Continued Business Agenda Item 1, requesting Council support of the Hawk Property Annexation.

**Steve Pand, Covington resident and Parks & Recreation Commissioner,** also spoke regarding new Business Agenda Item 3. Mr. Pand also requested Council support of the Park Impact Fee code changes.

There being no further comments, Mayor Wagner closed the public comment period.

**APPROVE CONSENT AGENDA:**

C-1. Minutes: November 10, 2015 City Council Regular Meeting Minutes; November 24, 2015 City Council Special Meeting–Joint Study session with Planning Commission Minutes; November 24, 2015 City Council Regular Meeting Minutes; December 8, 2015 City Council Special Meeting Minutes; and December 8, 2015 City Council Regular Meeting Minutes.

C-2. Vouchers: Vouchers #33392-33450, including ACH payments and electronic fund transfers in the amount of \$258,029.07, dated December 11, 2015; Vouchers #33451-33513, including ACH payments and electronic fund transfers in the amount of \$879,648.00, dated December

23, 2015; Paylocity Payroll Checks #1004627805-1004627815 inclusive, plus employee direct deposits in the amount of \$167,832.53, dated December 18, 2015; and Paylocity Payroll Checks #1004689427-1004689437 and Paylocity Payroll Checks #1004695934-1004695935 inclusive, plus employee direct deposits in the amount of \$167,967.88, dated December 31, 2015.

C-3. Appointments to Council's Audit Committee.

C-4. Accept Jenkins Creek Park Pedestrian and ADA Improvement Project (CIP 1041).

C-5. Award City-Wide Intersection and Safety Improvements Project Construction Contract (CIP 1029).

C-6. Accept Transportation Improvement Board Grant for Arterial Preservation Funds on 180<sup>th</sup> Avenue SE & SE 256<sup>th</sup> Street.

C-7. Council Appointments to Regional Boards and Committees.

**Council Action: Councilmember Lanza moved and Councilmember Mhoon seconded to approve the Consent Agenda. Vote: 7-0. Motion carried.**

**CONTINUED BUSINESS:**

1. Consider Ordinance Annexing the Hawk Property Annexation Area.

Community Development Director Richard Hart provided the staff report on this item.

Councilmembers provided comments in support of the ordinance.

ORDINANCE NO. 01-2016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, ANNEXING CERTAIN REAL PROPERTY KNOWN AS THE HAWK PROPERTY ANNEXATION AREA PURSUANT TO THE REQUIREMENTS OF RCW 35A.14; ESTABLISHING A COMPREHENSIVE PLAN AND ZONING CLASSIFICATION; REQUIRING SAID PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND BASIS; FIXING THE EFFECTIVE DATE OF THE ANNEXATION; AND PROVIDING FOR SEVERABILITY AND CORRECTIONS.

**Council Action: Councilmember Lanza moved and Councilmember Mhoon seconded to pass Ordinance No. 01-2016 annexing the Hawk Property Annexation Area to the City of Covington corporate limits, in substantial from as that included in the agenda packet, with an effective date of January 20, 2016. Vote: 7-0. Motion carried.**

**PUBLIC HEARING:**

2. Receive Public Testimony and Consider Ordinance Relating to Periodic Major Updates and Adoption of the Proposed 2015-2035 Comprehensive Plan.

Community Development Director Richard Hart provided the staff report on this item.

Mayor Wagner called for public comments for the Public Hearing.

**Captain Larry Rabel, Kent Fire Department Regional Fire Authority**, spoke in favor of the Comprehensive Plan and encouraged its adoption as presented.

**Grazyna Prouty**, continued to speak about transparency in government, providing more notice and considering the provisions of Agenda 21.

**Mary Pritchard, Covington resident**, noted confusion about previous speaker's comments.

There being no further comments, Mayor Wagner closed the public comment period for the Public Hearing.

Councilmembers provided comments and spoke in favor of the plan.

ORDINANCE NO. 02-2016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON RELATING TO PERIODIC MAJOR UPDATES TO THE COVINGTON COMPREHENSIVE PLAN IN ACCORDANCE WITH THE WASHINGTON STATE GROWTH MANAGEMENT ACT (CHAPTER 36.70A RCW); ADOPTING THE NEW 2015-2035 COVINGTON COMPREHENSIVE PLAN IN ITS ENTIRETY; REPEALING THE 2001 COMPREHENSIVE PLAN AND ALL AMENDMENTS THEREAFTER; READOPTING THE SHORELINE MASTER PROGRAM, HAWK PROPERTY SUBAREA PLAN, AND PLANNED ACTION BY REFERENCE TO THE 2015-2035 COMPREHENSIVE PLAN; PROVIDING FOR SAVINGS, SEVERABILITY, RATIFICATION, AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

**Council Action: Councilmember Lanza moved and Councilmember Harto seconded to pass Ordinance No. 02-2016, in substantial form as that provided in the agenda packet, to approve and adopt the new 2015 – 2035 Covington Comprehensive Plan and repeal the 2001 Covington Comprehensive Plan and all amendments thereafter. Vote 7-0. Motion carried.**

**NEW BUSINESS:**

3. Consider Planning Commission 2016 Work Plan.

Community Development Director Richard Hart gave the staff report on this item.

Councilmembers provided comments.

**Council Action: Councilmember Harto moved and Councilmember Scott seconded to approve the 2016 Planning Commission Work Program as indicated in Attachment 1, in substantial form as that included in the agenda packet as amended to move Park Impact Fee Code Changes from Item No. 13 to Item No. 10 and renumber the Work Plan items from that point on. Vote: 7-0. Motion carried.**

4. Parks, Recreation and Open Space Plan Draft Review.

Parks Planner Angie Feser introduced consultant Steve Duh, President, Conservation Technix, who provided the staff report on this item.

Councilmembers provided comments and asked a question to which Interim Parks & Recreation Director Rachel Bahl provided a response.

5. Consider Setbacks on Accessory Structures Code Amendments Ordinance.

Community Development Director Richard Hart gave the staff report on this item.

Councilmembers provided comments and asked questions, and Mr. Hart provided responses.

ORDINANCE NO. 03-2016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON *AMENDING* THOSE PORTIONS OF THE CITY OF COVINGTON ACCESSORY STRUCTURE REGULATIONS IN CMC TITLE 18 RELATING TO SETBACKS FOR SHEDS, GAZEBOS, PLAY EQUIPMENT, DECKS, GENERATORS, EQUIPMENT CABINETS, AND OTHER SIMILAR STRUCTURES; PROVIDING FOR CORRECTIONS AND SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

**Council Action: Councilmember Harto moved and Councilmember Scott seconded to pass Ordinance No. 03-2016, in substantial form as that provided in the agenda packet, to amend portions of Title 18 of the Covington Municipal Code relating to setbacks for accessory structures in all residential and commercial zones. Vote: 7-0. Motion carried.**

**COUNCIL/STAFF COMMENTS:**

Councilmembers and staff discussed Future Agenda Topics and made comments.

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**Council Action:** There was Council consensus to postpone the Executive Session: *Review the Performance of a Public Employee Pursuant to RCW 42.30.110(1)(g)* to the January 26 meeting.

**PUBLIC COMMENTS:**

Mayor Wagner called for public comments.

**Mary Pritchard, Covington resident,** congratulated the newly elected councilmembers, new Mayor and new Mayor Pro.

**Grazyna Prouty,** continued to speak about transparency in government, providing more notice and considering the provisions of Agenda 21.

**Larry Harto, Covington resident,** congratulated the newly elected councilmembers, new Mayor and new Mayor Pro.

**Dave Lucavish, Covington resident,** congratulated the newly elected councilmembers, new Mayor and new Mayor Pro Tem. Mr. Lucavish expressed his approval of the amendment to the 2016 Planning Commission Work Plan.

There being no further comments, Mayor Wagner closed the public comment period.

**Council Action:** Councilmember Scott moved and Councilmember Lanza seconded to extend the meeting to 10:15 p.m. Vote: 7-0. Motion carried.

**EXECUTIVE SESSION:**

To Discuss Potential Litigation Pursuant to RCW 42.30.110(1)(l) from 9:45 to 10:15 p.m.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:15 p.m.

Prepared by:

  
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Joan Michaud  
Senior Deputy City Clerk

Submitted by:

  
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Sharon Scott  
City Clerk