

**CITY OF COVINGTON
Planning Commission Minutes**

September 1, 2016

City Hall Council Chambers

CALL TO ORDER

Vice Chair Max called the regular meeting of the Planning Commission to order at 6:39 p.m.

MEMBERS PRESENT

Chele Dimmett, Jennifer Gilbert-Smith, Jim Langehough, Paul Max and Alex White

MEMBERS ABSENT – Bill Judd

STAFF PRESENT

Brian Bykonen, Associate Planner and Code Enforcement Officer
Richard Hart, Community Development Director
Kelly Thompson, Planning Commission Secretary

APPROVAL OF MINUTES AND AGENDA

- **1. Commissioner White moved and Commissioner Gilbert-Smith seconded to approve the May 19, 2016 minutes and agenda. Motion carried 5-0.**

CITIZEN COMMENTS - None

UNFINISHED BUSINESS

2. Status & Review on Sign Code Revisions (Supreme Court Decision: Reed v. Gilbert)

Community Development Director, Richard Hart reviewed the Draft Temporary Sign Code in the Planning Commission Agenda Packet. The proposed regulations require permits for only banner signs and signs placed in public parks, trails, open space and public rights-of-way. Signs contain either a commercial or non-commercial message. Mr. Hart reviewed the most significant changes to the Draft Temporary Sign Code and opened the discussion for questions.

Vice Chair Max asked about the maximum sign height of 6' and maximum size of 12 square feet under Section 18.55.270(6)(d)(ii). Associate Planner and Code Enforcement Officer, Brian Bykonen, shared that holiday decorations are now being regulated as signs. Commissioner White and Commissioner Gilbert-Smith

shared that they felt that size was small for a holiday decoration. Mr. Bykonen shared that any other non-commercial sign is regulated by that size as well.

The record is noted to show that Commissioner Dimmett arrived at 6:50pm.

Commissioner Dimmett asked about how a flag is regulated. Mr. Hart said that the height and size regulation shall not apply to a flag placed on a flag pole according to Section 18.55.270(6)(d)(iii). It is viewed as a permanent sign with a temporary message that can change by raising, lowering or adding a flag.

Commissioner Gilbert-Smith asked about holiday lights. Mr. Bykonen shared that staff has discussed this and they could propose that a light could remain on if it is under a certain amount of illuminants. Mr. Hart reminded the Planning Commission that the enforcement of these regulations is handled only on the basis of a complaint.

Staff plans to take the Draft Temporary Sign Regulations to the City Council for approval on an interim basis in October. Discussion and public outreach will continue before the Planning Commission will make a recommendation to the City Council for permanent regulations sometime next year.

PUBLIC HEARING - None

NEW BUSINESS

3. Discuss Council Decision on Impact Fee Deferral Program

Mr. Hart shared that state law has required that cities adopt an impact fee deferral program to defer impact fees on new residential development by September 1, 2016. The state law also allowed the cities to cap the number of homes that could defer the impact fees to 20 units per year, per developer.

4. Discuss Proposed Code Amendment to Delete Special Overlay Districts

Several references to Covington Municipal Code 18.100 related to Property Specific Development Standards/Special District Overlays are no longer necessary and are proposed to be repealed.

5. Discuss Proposed Code Amendment to SEPA Rules

Under the city's current environmental review procedure, it was noted that the City Council makes legislative decisions but the appeal procedures are unclear. A

summary of proposed amendments are listed within the Agenda Item 5 memorandum from the city's consultant, Lisa Grueter at Berk Consulting.

ATTENDANCE VOTE

- **Commissioner Gilbert-Smith moved and Commissioner White seconded to excuse the absence of Chair Judd. Motion carried 5-0.**

PUBLIC COMMENTS - None

COMMENTS AND COMMUNICATIONS FROM STAFF

No comments.

ADJOURN

The September 1, 2016 Planning Commission Meeting adjourned at 7:24 p.m.

Respectfully submitted,



Kelly Thompson, Planning Commission Secretary