

**CITY OF COVINGTON  
Planning Commission Minutes**

**December 17, 2015**

**City Hall Council Chambers**

**CALL TO ORDER**

Chair Judd called the regular meeting of the Planning Commission to order at 6:35 p.m.

**MEMBERS PRESENT**

Chele Dimmett, Bill Judd, Paul Max, Krista Bates and Alex White

The record is noted to show that Councilmember Dimmett arrived at 6:55 pm.

**MEMBERS ABSENT** - Jennifer Gilbert-Smith and Jim Langehough

**STAFF PRESENT**

Richard Hart, Community Development Director  
Salina Lyons, Principal Planner  
Ann Mueller, Senior Planner  
Kelly Thompson, Planning Commission Secretary

**APPROVAL OF CONSENT AGENDA**

- **1. Vice-Chair Max moved and Commissioner Bates seconded to approve the November 19, 2015 minutes and agenda. Motion carried 4-0.**

**CITIZEN COMMENTS**

Patricia Akiyama, Master Builders Association - 335 116th Ave SE, Bellevue, WA 98004 – Ms. Akiyama provided background on the MBA and the members that make up the association. She requested that the Planning Commission consider revising the side yard setback code to allow more flexibility. Community Development Director, Richard Hart acknowledged that this was on the work plan in 2015 and was not able to be completed. The MBA requests the opportunity to continue discussion on the issue.

**UNFINISHED BUSINESS - None**

**PUBLIC HEARING - None**

## NEW BUSINESS

### 2. Discuss and Recommend to Council 2016 Community Development Staff and Planning Commission Work Program

Mr. Hart gave the year end status report for 2015 Community Development Staff and Planning Commission Work Program. Staff was more conservative in the hours available to work on the work plan in 2016.

The Planning Commission discussed the priorities of the 2016 Work Program Items with staff. Based on State Legislature mandates, the Commission ranked those items as highest priorities. The Planning Commission prioritized the work plan items as:

- 1) Comprehensive Plan Update
- 2) Hawk Property Development Agreement
- 3) Comprehensive Plan and Development Code Regulation Amendment
- 4) Impact Fee Deferral Program
- 5) Adoption of New Building Codes
- 6) Critical Area Ordinance Revisions
- 7) Develop Consolidated Impact Fee Zoning Code Revisions from Comprehensive Plan Policies and SEPA Process Changes in Title 18
- 8) Medical Marijuana, Collective Gardens and Dispensary Moratorium Extension/Code Changes for Permanent Marijuana Zoning Regulations
- 9) Sign Code Changes for Civic, Government and Non-Profit Signs
- 10) City Electronic Plan Review System
- 11) Critical Area/Wetland Monitoring System
- 12) Study Reducing Residential Side Yard Setbacks from 7.5' to 5.0' with Planning Commission
- 13) Park Impact Fee Code Changes
- 14) Fire Impact Fee Code Changes
- 15) Consider Zoning Code Amendments for Wind Turbines in Residential Zones

- **Commissioner Dimmett moved and Vice-Chair Max seconded to recommend the City Council adopt the proposed Community Development Department and Planning Commission Work Program Items for 2016 as stated. Motion carried 5-0.**

## ATTENDANCE VOTE

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

**PUBLIC COMMENTS - None**

**COMMENTS AND COMMUNICATIONS FROM STAFF**

Senior Planner Ann Mueller shared that the annexation of the Hawk Property went through the King County Boundary Review Board without comment. It will go before the City Council on January 12, 2016.

Mr. Hart shared that there is a joint Planning Commission/City Council study session scheduled for January 12, 2016 at 6:00pm to discuss the 2016 work program.

An email received from local area resident, Mr. Skok has been distributed to the Planning Commission regarding public transportation.

The City has hired a new Parks and Recreation Director, Ethan Newton and he will begin on January 19, 2016. The city will be hosting a Short Course on Planning to be held on January 28, 2016.

**ADJOURN**

The December 17, 2015 Planning Commission Meeting adjourned 7:15 at p.m.

Respectfully submitted,

  
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Kelly Thompson, Planning Commission Secretary

