

**CITY OF COVINGTON  
Planning Commission Minutes**

**November 19, 2015**

**City Hall Council Chambers**

**CALL TO ORDER**

Chair Judd called the regular meeting of the Planning Commission to order at 6:32 p.m.

**MEMBERS PRESENT**

Bill Judd, Jim Langehough, Paul Max, Krista Bates and Alex White

**MEMBERS ABSENT** Jennifer Gilbert-Smith and Chele Dimmett

**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. Commissioner White moved and Commissioner Bates seconded to approve the November 5, 2015 minutes and consent agenda. Motion carried 5-0.**

**CITIZEN COMMENTS-None**

**UNFINISHED BUSINESS**

**PUBLIC HEARING**

**2. Public Hearing, Discussion and Action on the 2015 Comprehensive Plan**

Chair Judd opened the Public Hearing.

Community Development Director Richard Hart gave a brief overview of the public outreach efforts and background information of the Comprehensive Plan. He noted public comments received from two individuals had been distributed to the Planning Commission. The City Council will also hold a Public Hearing on January 12, 2016.

Cliff Page – 17230 SE 267<sup>th</sup> Place – He shared his concern that there are contaminants in the storm water runoff in the Burwood area into Soos Creek. He would like to see efforts to contain this.

Nicholas Skok – lives outside city limits. He would like to address light rail in the transportation element of the Comprehensive Plan. He also emailed comments that have been distributed to the Planning Commission. He feels that the needs of this area are underserved by mass transit and would like sound transit to have an open house in the community.

- **Commissioner White moved and Vice-Chair Max seconded to recommend approval of the draft 2015 Comprehensive Plan Periodic Update to the City Council, insubstantial form. The motion carried 5-0.**

Senior Planner Ann Mueller addressed Mr. Skok's concerns regarding light rail. She explained that the City is not a part of the regional transit authority. The City Council passed by resolution to not be a part of the regional transit authority. Councilmember Mhoon sits on a regional transportation board. Mr. Hart shared the fact that the city recognizes the need, but Sound Transit will not hold an open house for us because we are not part of their organization. Covington works with Metro bus service. We are discussing bus rapid transit with other local cities. We have tried to expand and modify existing services to serve the community.

Vice Chair Max would like to see transit to Green River Community College.

The right-turn lane from SE 272<sup>nd</sup> onto Covington Way is in the 6 year Capital Improvement Program (CIP). The cost is \$13,000,000 partly due to major environmental work. The City Council recognizes that turn lanes would move traffic better through the community. When projects are multi-million dollars, a city of this size cannot afford them. It is costing \$12,000,000 to finish SE 272<sup>nd</sup> from Jenkins Creek to 184<sup>th</sup>. Mr. Hart explained how money can be raised for roadway improvements. The Transportation Benefit District (TBD) has been defeated by the voters twice. The City Council issued bonds to make major improvements to arterial roadways. We are paying off those bonds with sales tax revenue. When a project comes in and creates additional impact, fees are collected to mitigate the impact.

**NEW BUSINESS - None**

**ATTENDANCE VOTE**

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

**PUBLIC COMMENTS - None**

**COMMENTS AND COMMUNICATIONS FROM STAFF**

Ms. Mueller shared that there is a study session on the Comprehensive Plan with the City Council next Tuesday, November 24, 2015 at 6:00 p.m. Annexation documents for the Hawk Subarea Plan have been submitted to county.

Mr. Hart mentioned the 184 page document that was submitted to the Planning Commission as public comment on the Comprehensive Plan Update and summarized the two points regarding environmental concerns and transparent public process. We have exceeded the minimum legal requirements trying to reach as many businesses as we could.

Chair Judd asked for a copy of the City's Mission and Vision Statement.

**ADJOURN**

The November 19, 2015 Planning Commission Meeting adjourned at 7:15 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Kelly Thompson, Planning Commission Secretary

