

**City of Covington  
City Council Special Meeting  
Joint Study Session with Planning Commission Minutes  
Tuesday, January 12, 2016**

The Special Meeting Joint Study Session with the Planning Commission 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 5:50 p.m., with Mayor Harto presiding.

**COUNCILMEMBERS PRESENT:**

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

**PLANNING COMMISSIONERS PRESENT:**

Krista Bates, Chele Dimmett, Jennifer Gilbert-Smith, Bill Judd, Jim Langehough, Paul Max, and Alex White.

**STAFF PRESENT:**

Regan Bolli, City Manager; Richard Hart, Community Development Director; Salina Lyons, Principal Planner; Ann Mueller, Senior Planner; Rachel Bahl, Interim Parks & Recreation Director; and Sharon Scott, City Clerk/Executive Assistant.

**OATH OF OFFICE TO NEWLY ELECTED COUNCIL MEMBERS:**

City Clerk/Executive Assistant Sharon Scott performed the Oath of Office to Marlla Mhoon (Position No. 1, Margaret Harto (Position No. 3), Sean Smith (Position No. 5), and Jeff Wagner (Position No. 7).

Mayor Margaret Harto called the special meeting joint study session to order.

**APPROVAL OF AGENDA:**

**Council Action:** Mayor Pro Tem Wagner moved and Councilmember Scott second to approve the Agenda. **Vote: 7-0. Motion carried.**

**ITEMS FOR DISCUSSION:**

1. Planning Commission 2016 Work Plan.

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

Discussion was held regarding the prioritization of the 2016 Work Program items and the reasons associated with the current ranking of the Work Program list provided.

**PUBLIC COMMENT:**

Mayor Harto called for public comments.

**Patricia Akiyama, representing Master Builders Association of King and Snohomish Counties**, spoke regarding Work Program Item 12, Study Reducing Residential Side Yard Setbacks from 7.5 feet to 5.0, and requested Council to include this item on the 2016 Planning Commission and Staff Work Plan.

**Colin Lund, Oakpointe**, also spoke in favor of including the reduction in side yard setbacks on the 2016 Work Plan.

**Steve Pand, Parks & Recreation Commission**, spoke regarding Work Program Item 13, Park Impact Fee Code Changes, and expressed his disappointment that this item was so far down the list.

**Leroy Stevenson, Covington resident**, spoke regarding Work Program Item 12, Study Reducing Residential Side Yard Setbacks from 7.5 feet to 5.0, and requested considerations to established neighborhoods that were built with five foot setbacks, with irregular shaped lots, and no safety factors involved to provide flexibility for improvements on those existing homes.

**Captain Larry Rabel, Kent Fire Regional Fire Authority**, also spoke regarding Work Program Item 12, and stated that the Regional Fire Authority was willing to listen to well thought out plans regarding any changes to side yard setbacks.

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

Summary discussion was held regarding the many considerations that go into housing density and setbacks.

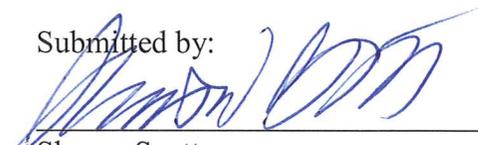
**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 6:47 p.m.

Prepared by:

  
Joan Michaud  
Senior Deputy City Clerk

Submitted by:

  
Sharon Scott  
City Clerk