

**CITY OF COVINGTON**  
**Planning Commission Minutes**

**March 17, 2011**

**City Hall Council Chambers**

**CALL TO ORDER**

Chair Smith called the regular meeting of the Planning Commission to order at 6:33.

**MEMBERS PRESENT**

Vice Chair Key, Jack Brooks, Sonia Foss, and Ed Pfeifer.

**MEMBERS ABSENT**

Chair Smith, Bill Judd & Alex White

**STAFF PRESENT**

Richard Hart, Community Development Director  
Salina Lyons, Senior Planner  
Scott Thomas, Parks & Recreation Director  
Kelly Thompson, Planning Commission Secretary

**APPROVAL OF CONSENT AGENDA**

- 1. Commissioner Pfeifer moved and Commissioner Foss seconded to approve the consent agenda. Motion carried 4-0.

**CITIZEN COMMENTS**

Barry Anderson with Branbar, LLC, asked the Planning Commission to be added to the agenda for the next Planning Commission meeting for 20 minutes for a presentation on the Northern Notch.

Jim Scott, citizen of Covington, 27030 200<sup>th</sup> Ave SE – commented that the Eastern Gateway to Covington (also known as the Northern Notch) does not reflect well on the City. The exit is covered in moss and rocks are everywhere. By looking at annexing the Notch, the City could add 70 acres of commercial property and be able to protect the stream. Some of the businesses looking at downtown Covington want freeway exposure. Annexing the Eastern Gateway would offer the City the opportunity for greater economic development: possibly a hotel and meeting place.

## **PUBLIC HEARING**

Community Development Director, Richard Hart briefly reviewed the four items for discussion to potentially be placed on the 2011 Comprehensive Plan Amendment Docket.

Don Ramsey, Ashton Development, presented a letter for the record with regard to CPA-2011-3 and DRA-2011-1 and requested that the Planning Commission rescind CPA 2011-3 due to the hardship it will impose to the owner of the Town Center property.

Barry Anderson, Branbar LLC, asked the Planning Commission to consider an additional amendment moving the urban growth boundary for the Northern Notch. In 2007, the Planning Commission voted in support of the Northern Notch. The proposal is different and Mr. Anderson would like the opportunity to submit their proposal.

Jim Scott, citizen of Covington, urges the Planning Commission to look at the Comprehensive Plan Amendment for the Eastern Gateway (as opposed to calling this property the Northern Notch). This area is critical to the growth of our city. With regard to Comprehensive Plan Amendment CPA-2011-3, the road was originally established to promote a pedestrian friendly downtown as part of the proposed grid system. The proposed segment of 171<sup>st</sup> Ave SE was removed when there was a potential project, however, that project did not move forward. The City Council is now looking to create smaller areas. Mr. Scott is not speaking in favor or against this amendment and conveyed that the City Council appreciates the work of the Planning Commission.

## **UNFINISHED BUSINESS**

Richard Hart referred to Agenda Item 1 and noted that time period for application for Comprehensive Plan Amendments has expired with regard to the request to consider an additional amendment to move the urban growth boundary for the Northern Notch. The Planning Commission has the right to take an amendment that has been submitted and modify it, but it appears that Mr. Anderson's request does not relate to any of the four proposed amendments. That does not preclude the Planning Commission from discussing or supporting Mr. Anderson's request or from Mr. Anderson coming before the Planning Commission and making a presentation.

- Commissioner Foss moved and Commissioner Brooks seconded to recommend to the City Council the adoption of the 2011 Docket of Comprehensive Plan Amendments as presented and discussed. The motion carried unanimously, 4-0.

**NEW BUSINESS - None**

**ATTENDANCE VOTE**

The March 3, 2011 Planning Commission meeting was cancelled due to lack of quorum.

- Commissioner Pfeifer moved and Commissioner Brooks seconded to excuse Commissioner Judd, Commissioner White and Chair Smith. Motion carried 4-0.

**PUBLIC COMMENT**

Jim Scott, City Councilperson, gave feedback on the joint utilities meeting with Covington Water and Soos Creek Water & Sewer and felt it was a great presentation.

**COMMENTS AND COMMUNICATIONS FROM STAFF**

Richard Hart reported that Barry Anderson also requested that the City Council allow him 20 minutes on the April 12, 2011 agenda to discuss the Northern Notch. Richard suggested that it would be appropriate to wait and see what direction the City Council gives staff and the Planning Commission at that time.

Richard also noted three items of interest to the Planning Commission: the Banner Sign Amendment, Shoreline Master Program, and the Inter-Local Agreement with Black Diamond to share building department resources will be presented at the next City Council meeting.

The April 7<sup>th</sup> Planning Commission is cancelled due to lack of agenda items and to allow time to receive direction from the City Council on the Northern Notch.

Commissioner Foss and Commissioner Brooks congratulated Richard Hart on his new position as the Director of Community Development.

**ADJOURN**

The March 17, 2011 Planning Commission Meeting adjourned at 7:15 p.m.

Respectfully submitted,

  
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Kelly Thompson, Planning Commission Secretary