



# City of Covington

*Unmatched Quality of Life.*

City of Covington  
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***The City of Covington is a place where community, business, and civic leaders work together with citizens to preserve and foster a strong sense of community.***

## **PLANNING COMMISSION AGENDA**

### **July 7, 2011**

CALL TO ORDER

ROLL CALL

Chair Sean Smith, Vice Chair Daniel Key, Jack Brooks, Sonia Foss, Bill Judd, and Alex White.

PLEDGE OF ALLEGIANCE

APPROVAL OF CONSENT AGENDA

1. Planning Commission Minutes June 16, 2011

**CITIZEN COMMENTS** - *Note: The Citizen Comment period is to provide the opportunity for members of the audience to address the Commission on items either not on the agenda or not listed as a Public Hearing. The Chair will open this portion of the meeting and ask for a show of hands of those persons wishing to address the Commission. When recognized, please approach the podium, give your name and city of residence, and state the matter of your interest. If your interest is an Agenda Item, the Chair may suggest that your comments wait until that time. Citizen comments will be limited to four minutes for Citizen Comments and four minutes for Unfinished Business. If you require more than the allotted time, your item will be placed on the next agenda. If you anticipate, in advance, your comments taking longer than the allotted time, you are encouraged to contact the Planning Department ten days in advance of the meeting so that your item may be placed on the next available agenda.*

PUBLIC HEARING – NONE

UNFINISHED BUSINESS

2. Discussion & Final Action on 2011 Docket of Comprehensive Plan Amendments and Development Regulation Amendment. (ACTION ITEM)
  - a. CPA-2011-1 New Ch. 13 Shoreline Element of Comp Plan.
  - b. CPA-2011-2 Revised Ch. 6 Parks and Recreation Element of Comp Plan.
  - c. CPA-2011-3 Amended Downtown Street Type Map (Figure 4.5) in Ch. 4 Downtown Element, Capital Improvements for Street Types (Figure 5.7) in Ch. 5 Transportation Element of the Comp Plan.
  - d. DRA-2011-1 Amended Downtown Zoning Street Types Map for Design Regulations in CMC 18.31.060

NEW BUSINESS - None

ATTENDANCE VOTE

PUBLIC COMMENT

COMMENTS AND COMMUNICATIONS OF COMMISSIONERS AND STAFF

ADJOURN

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**CITY OF COVINGTON  
Planning Commission Minutes**

**June 16, 2011**

**City Hall Council Chambers**

**CALL TO ORDER**

Chair Smith called the regular meeting of the Planning Commission to order at 6:36 p.m.

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Bill Judd

**STAFF PRESENT**

Richard Hart, Community Development Director  
Salina Lyons, Senior Planner  
Darren Mhoon, Management Assistant  
Kelly Thompson, Planning Commission Secretary

**APPROVAL OF CONSENT AGENDA**

- **1. Vice Chair Key moved and Commissioner Foss seconded to approve the June 2, 2011 minutes. Motion carried 6-0.**

**CITIZEN COMMENTS – NONE**

**PUBLIC HEARING**

**2. 2011 Docket of Comprehensive Plan Amendments and Development Regulation Amendment.**

Community Development Director, Richard Hart clarified a misprint regarding item number c. CPA-2011-3. The application indicated that 171<sup>st</sup> Ave SE is proposed as a Type II street and it should read that it is a proposed Type I street. Also, on the DRA 2011-1 amendment, it reads that 191<sup>st</sup> Ave SE is a Type II street, which should also be corrected to read Type I street.

There was no public comment.

## **UNFINISHED BUSINESS**

### **3. Discussion of 2011 Docket of Comprehensive Plan Amendments and Development Regulation Amendment.**

Community Development Director, Richard Hart distributed an email from Jack Hunden from Devco, Inc. requesting that the Planning Commission withdraw the letter presented at the previous Planning Commission meetings.

Commissioner Foss responded to the letter from Doug Mergenthaler and his concern about the street going through his property. On the map, the street goes through Safeway. The building owner, Terramar, understands that this is a long range plan and has no objection. Commissioner Foss expressed her concern for property owners.

Vice Chair Key was comfortable with the original plan. He agreed there may be a hardship on the property owner to absorb that loss of space. The grid creates additional frontage and more value to that property. He is in favor of the grid. Without this link, there is no connection to the northern area.

Community Development Director, Richard Hart explained that the City's consultants recommended that incorporating a grid system will improve the traffic circulation.

## **NEW BUSINESS - NONE**

### **ATTENDANCE VOTE**

- Commissioner Pfeifer moved and Commissioner White seconded to excuse Commissioner Judd's absence. Motion carried 6-0.

## **PUBLIC COMMENT**

Don Ramsey, Ashton Development: He is concerned as a property owner/developer the way that the design has changed over the years. It is frustrating to developers when they are required to put in a road and it goes nowhere.

## **COMMENTS AND COMMUNICATIONS FROM STAFF**

Senior Planner, Salina Lyons will email the model ordinance for the Electric Vehicle Charging next week.

Community Development Director, Richard Hart thanked Ed Pfeifer for his service on the Planning Commission.

**ADJOURN**

The June 16, 2011 Planning Commission Meeting adjourned at 7:20 p.m.

Respectfully submitted,

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Kelly Thompson, Planning Commission Secretary

Please refer to the June 16<sup>th</sup> Planning Commission Documents for Agenda Item 2, the 2011 Docket of Comprehensive Plan Amendments and Development Regulation Amendment.