



# City of Covington

*Unmatched Quality of Life.*

*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.*

City of Covington

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## PLANNING COMMISSION AGENDA

July 18, 2013

6:30 PM

CALL TO ORDER

ROLL CALL

Chair Daniel Key, Vice Chair Paul Max, Jennifer Gilbert-Smith, Ed Holmes, Bill Judd, Sean Smith, & Alex White.

PLEDGE OF ALLEGIANCE

APPROVAL OF CONSENT AGENDA

1. Planning Commission Minutes for June 20, 2013.

**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** – None

**NEW BUSINESS** – No Action Required

2. Briefing on Proposed Transportation Benefit District (TBD) Ballot Measure from City Manager, Derek Matheson.

**CONTINUED BUSINESS**- No Action Required

3. Discussion and Update of Draft Hawk Property Subarea Plan and Planned Action EIS.

ATTENDANCE VOTE

PUBLIC COMMENT: (Same rules apply as stated in the 1<sup>st</sup> CITIZEN COMMENTS)

COMMENTS AND COMMUNICATIONS OF COMMISSIONERS AND STAFF

ADJOURN

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**CITY OF COVINGTON  
Planning Commission Minutes**

**June 20, 2013**

**City Hall Council Chambers**

**CALL TO ORDER**

Chair Key called the regular meeting of the Planning Commission to order at 6:30 p.m.

**MEMBERS PRESENT**

Chair Daniel Key, Vice Chair Paul Max, Jennifer Gilbert-Smith, Ed Holmes, Sean Smith and Alex White (arrived at 6:50).

**MEMBERS ABSENT**

Bill Judd

**STAFF PRESENT**

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

**APPROVAL OF CONSENT AGENDA**

- Ø **1. Vice Chair Max moved and Commissioner Gilbert-Smith seconded to approve the consent agenda and the corrected minutes for June 6, 2012. Motion carried 5-0.**

**CITIZEN COMMENTS – NONE**

**PUBLIC HEARING – NONE**

**NEW BUSINESS**

**2. Report on Status of 2013 Planning Commission and Council Work Program Tasks**

Community Development Director, Richard Hart provided the Planning Commission a revised attachment of the Work Program Tasks. Staff has completed approximately 33% of the task list and usually has about 40% complete by this time of the year. He anticipates that staff will be able to complete the task list by the end of the year with the exception of the updates to the definitions section.

**CONTINUED BUSINESS**

**3. Discussion of Options for Adjustments to SEPA Thresholds for Clearing and Grading**

The Planning Commission received a memo summarizing categorical exemptions for the State Environmental Policy Act (SEPA) which included a chart showing the thresholds that other cities have adopted. A handout from AWC that outlined the recent amendments and categorical thresholds that were recently adopted by the state legislature was also provided.

Principal Planner, Salina Lyons provided an overview of the purpose of SEPA is and how it is used in development review. In the overview she explained that SEPA addresses the cumulative impacts of a project and that the SEPA Official, usually the director, evaluates if additional actions need to be taken to mitigate the impacts. She explained that as the city updates codes and policies SEPA mitigation is required less and less. This is due the fact that the codes are doing a fairly good job of providing direction to development for how mitigation should be provide for critical areas, traffic, and stormwater.

She went on to explain the proposed amendments to the current SEPA categorical exemptions and how they compare with surrounding cities as outlined in the chart. Staff is proposing to increase most of the categorical exemptions to be more in line with the recent legislation and surrounding cities. Some of the categorical exemptions will remain the same since they were already in line with other jurisdictions.

Commissioner Holmes asked about the differences in the single family thresholds that would require SEPA review. Ms. Lyons noted that the increase from 4 lots to 9 lots is due to the proposal to increase the underlying land use administrative review for a short plat to 9 lots at some point in the future. It is staff's experience that this increase does not affect mitigation for impact from a development project to a range that makes the cumulative impacts greater.

**UNFINISHED BUSINESS –NONE**

**ATTENDANCE VOTE**

- Ø **Commissioner Smith moved and Vice Chair Max seconded to excuse Commissioner Judd. Motion carried 6-0.**

**PUBLIC COMMENT – NONE**

**COMMENTS AND COMMUNICATIONS FROM STAFF**

Mr. Hart shared that there will be a Public Hearing the first meeting in August for the Clearing and Grading Ordinance. The first meeting in July has been cancelled.

**ADJOURN**

The June 20, 2013 Planning Commission Meeting adjourned at 6:55 .m.

Respectfully submitted,

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Kelly Thompson, Planning Commission Secretary