



**CITY OF COVINGTON  
SPECIAL MEETING AGENDA  
CITY COUNCIL JOINT STUDY SESSION WITH PLANNING COMMISSION**

Council Chambers – 16720 SE 271<sup>st</sup> Street, Suite 100, Covington  
[www.covingtonwa.gov](http://www.covingtonwa.gov)

**Tuesday, November 24, 2015 – 6:00 p.m.**

**GENERAL INFORMATION:**

*The study session is an informal meeting involving discussion between and among the City Council, Commissioners, and city staff regarding policy issues. Study sessions may involve presentations, feedback, brainstorming, etc., regarding further work to be done by the staff on key policy matters.*

**CALL CITY COUNCIL JOINT STUDY SESSION TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

**ITEM FOR DISCUSSION**

1. 2015 Comprehensive Plan Periodic Update (Hart)

**PUBLIC COMMENT** Speakers will state their name, address, and organization. Comments are directed to the City Council, not the audience or staff. Comments are not intended for conversation or debate and are limited to no more than four minutes per speaker. Speakers may request additional time on a future agenda as time allows.\*

**ADJOURN**

Americans with Disabilities Act – reasonable accommodations provided upon request a minimum of 24 hours in advance (253-480-2400).

***\*Note\* A Regular Council meeting will follow at approximately 7:00 p.m.***

## **Agenda Item 1**

Covington City Council Study Session

Date: November 24, 2015

**SUBJECT:** JOINT STUDY SESSION WITH PLANNING COMMISSION TO DISCUSS 2016  
COMPREHENSIVE PLAN UPDATE

**RECOMMENDED BY:** Richard Hart, Community Development Director

**ATTACHMENTS:**

1. Draft 2016 Comprehensive Plan Update (binder provided separately)

**PREPARED BY:** Richard Hart, Community Development Director

**EXPLANATION:**

The Growth Management Act (GMA) requires local cities to update their Comprehensive Plans every seven years. The State granted a two-year extension in 2013 to allow cities to complete their updates. Plans were supposed to be completed by July 1, 2015, but many cities were not finished, and the State is now allowing cities until December 31, 2015 to finish adoption and submit plans to both the State Department of Commerce (DOC) and Puget Sound Regional Council (PSRC) for certification. Because Covington had to change consultants earlier this year, we are several weeks late in completing our adoption process. We have been in contact with both the State DOC and PSRC that our public hearing and adoption will be in January of 2016. They have indicated that would be acceptable. Both have been provided draft copies for review several weeks ago, and staff does not anticipate any major changes from this point forward.

The Planning Commission held an open house for public review on Thursday, November 5, 2015, and their formal public hearing on the 2016 Comprehensive Plan on Thursday, November 19, 2015. A few individuals attended and provided comments and asked questions, but no major concerns were presented. In addition, staff has received a few emails with questions and concerns about making sure transportation improvements were included in the long-range plans to address traffic congestion. Transportation seems to be a major element of interest by citizens who attended our public meetings. The Planning Commission and Community Development Department Staff felt it would be appropriate to hold a joint study session to present the final document to the council before the holidays so council members could ask questions and have time to read the lengthy documents and appendices prior to the scheduled council public hearing on January 12, 2016. (See Attachment 1) The intent of the joint study session tonight is to present a short summary and overview of the Final Comprehensive Plan and answer any questions the council might have. No action is required.

**CITY COUNCIL ACTION:**     Ordinance     Resolution     Motion     Other

**ASK QUESTIONS OF STAFF AND THE COMMISSION.**

**REVIEWED BY:** City Manager, Finance Director