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**CITY OF COVINGTON
SPECIAL MEETING AGENDA
CITY COUNCIL JOINT STUDY SESSION WITH PLANNING COMMISSION**
Council Chambers – 16720 SE 271st Street, Suite 100, Covington

Tuesday, December 10, 2013 - 6:00 p.m.

*****Please note meeting start time *****

GENERAL INFORMATION:

The study session is an informal meeting involving discussion between and among the City Council, Commission (if applicable) 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(S) FOR DISCUSSION

1. Receive Planning Commission Recommendation Regarding Hawk Property (Hart)
2. Discuss Town Center Design Guidelines (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

For disability accommodations call 253-480-2400 at least 24 hours in advance. For TDD relay service call (800) 833-6384 and ask the operator to dial 253-480-2400.

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

Agenda Item 1

Covington City Council Study Session

Date: December 10, 2013

SUBJECT: PLANNING COMMISSION RECOMMENDATION TO APPROVE THE HAWK PROPERTY PREFERRED SUBAREA PLAN AND PLANNED ACTION ORDINANCE

RECOMMENDED BY: Covington Planning Commission

ATTACHMENT(S):

1. Hawk Property Aerial Map
 2. Hawk Property Planned Action EIS (comprised of the Draft EIS and Final EIS in Binder)
 3. Preferred Subarea Plan and Planned Action Ordinance (in Binder)
- (Remember to Bring Your Binders to the Study Session)**

PREPARED BY: Richard Hart, Community Development Director
Ann Mueller, Senior Planner

EXPLANATION:

Overview

For the past year, the Planning Commission, city staff and project consultants have been working with the Covington community to prepare a subarea plan for the 212 acres of land, commonly referred to as the “Hawk Property Subarea”, that was the location of the former Lakeside Gravel Mine, currently under reclamation. [Attachment 1] To accomplish this, the potential impacts of future development in the subarea were analyzed through a Planned Action Environmental Impact Statement (EIS). [Attachment 2] The EIS was prepared in conjunction with the Hawk Property Subarea Plan. [Attachment 3]

Extensive public participation has been sought throughout this planning process by a variety of methods including direct mailing, legal notices in the Covington Reporter, informational emails to interested members of the public that provided their email addresses, posts on the city’s Facebook page, and posts on the city’s website including a webpage dedicated to the Hawk Property Subarea planning activities and environmental review. In addition, multiple community meetings, workshops and hearings were held to provide information to the public, solicit ideas, comments and feedback, as well as to share how the subarea plan and environmental review was progressing.

At tonight’s study session the Planning Commission is formally providing the City Council with their recommendation to approve the Hawk Property Preferred Subarea Plan, along with the Planned Action Ordinance. [Attachment 3] The Planned Action Ordinance designates the planned action area, specifies the mitigation measures that future development must undertake associated with the impacts from development identified in the EIS for the Hawk Property Subarea, and establishes the criteria and procedures for the designation and undertaking of future development within the Hawk Property Subarea as a Planned Action.

Planned Action Environmental Impact Statement (EIS)

The Hawk Property Planned Action EIS is a technical document prepared by specialists who analyzed the impacts of identified development ranges and the recommended mitigation measures, as appropriate. The Planned Action EIS is comprised of the Draft EIS, issued on July 26, 2013, and the Final EIS, issued on November 14, 2013. These documents are companion documents intended to be reviewed and considered together.

The Draft EIS is an evaluation of three alternative development scenarios within the Hawk Property Subarea that establish a range of land use patterns and development types. One alternative is a No Action Alternative where activity in the subarea would remain consistent with what is currently occurring on the site. The other two Action Alternatives were developed after discussions with staff, a public workshop and input from the Planning Commission and the developer, Oakpointe LLC. The two Action Alternatives establish a minimum and maximum urban village development scenario as listed in the table below.

Land Uses evaluated in the Planned Action EIS	Minimum Urban Village (Action Alternative 2)	Maximum Urban Village (Action Alternative 3)
Residential Dwellings	1,000 units	1,500 units
Commercial Uses	680,000 square feet	850,000 square feet

The Draft EIS analyzes at a programmatic level the potential impacts of development on the following elements of the environment identified through a scoping process: earth, surface water resources, ground water, air quality, plants and animals, noise, transportation, public services and utilities. The Final EIS responds to public and agency comments regarding the contents of the Draft EIS and contains corrections and clarifications to the environmental analysis contained in the Draft EIS. The Final EIS also evaluates the preferred alternative identified by the Planning Commission, which consists of the range of development alternatives evaluated in the minimum and maximum urban village development scenarios. Ultimately, market conditions will determine the level of growth that will occur in the subarea, but it must be within the range evaluated in the Planned Action EIS and consistent with the subarea plan. The Planned Action EIS does not require City Council approval--it stands alone as a referenced document in the Preferred Hawk Property Subarea Plan and the Planned Action Ordinance.

Hawk Property Subarea Plan

The Preferred Hawk Property Subarea Plan also incorporates input received from the public, local, tribal and state agencies, the Planning Commission and city staff on the earlier draft subarea plans and related comments received on the Draft EIS. The subarea plan includes conceptual site plans of the minimum and maximum urban village development options related to the two Action Alternatives, and amendments to the city’s comprehensive plan and municipal code necessary to implement the community’s vision for the Hawk Property as approved in the subarea plan. It should be noted that in addition to the comprehensive plan and municipal code amendments included in the subarea plan, there will be subsequent minor amendments to each that addresses ancillary changes resulting from the adoption of the subarea plan (e.g. removal of the Mineral Zone from the zoning map and land use map and tables).

Hawk Property Planned Action Ordinance

A planned action is a land use planning tool allowed by Washington State law. A development project proposed within the Hawk Property Subarea may be deemed a Planned Action if its

impacts have been addressed in the Planned Action EIS and if it's consistent with the approved subarea plan. Designation of a planned action expedites the permitting process and increases predictability for projects whose impacts have been previously addressed in an EIS.

The Planned Action Ordinance sets forth a procedure for designation of proposed development projects within the Hawk Property Subarea as a Planned Action Project, consistent with RCW 43.21C.031, and provides the public with an understanding as to what constitutes a Planned Action Project, the criteria for Planned Action Project approval and how development applications which qualify as a Planned Action Project will be processed by the City.

The city's Community Development Director will utilize the land use and traffic thresholds, as well as all applicable city regulations, within the mitigation framework contained in the Planned Action Ordinance for the purposes of processing a Planned Action Project development application and will ensure that all applicable mitigation measures are incorporated into the development project's proposal and associated permit applications before qualifying it as a Planned Action Project.

If the city's Community Development Director determines that the proposed project qualifies as a Planned Action Project, then the Director will issue a "Determination of Consistency". Upon issuance of the Determination of Consistency, the project shall proceed in accordance with the applicable permit review process for the underlying project permits. In the event a project application does not qualify as a Planned Action Project, the Community Development Director will issue a Determination of Inconsistency, which will include the reasons why the project failed to qualify as a Planned Action Project. The project would then be subject to a SEPA project threshold determination and compliance with SEPA will be required. Both Determinations are final decisions by the Community Development Director, only appealable to the Superior Court.

Next Steps

On Tuesday, January 28, 2014, the city council is scheduled to hold a public hearing for the Hawk Property Subarea Plan and Planned Action Ordinance. The city council will then take action at a subsequent meeting to approve both the Hawk Property Subarea Plan and the Planned Action Ordinance.

ALTERNATIVES:

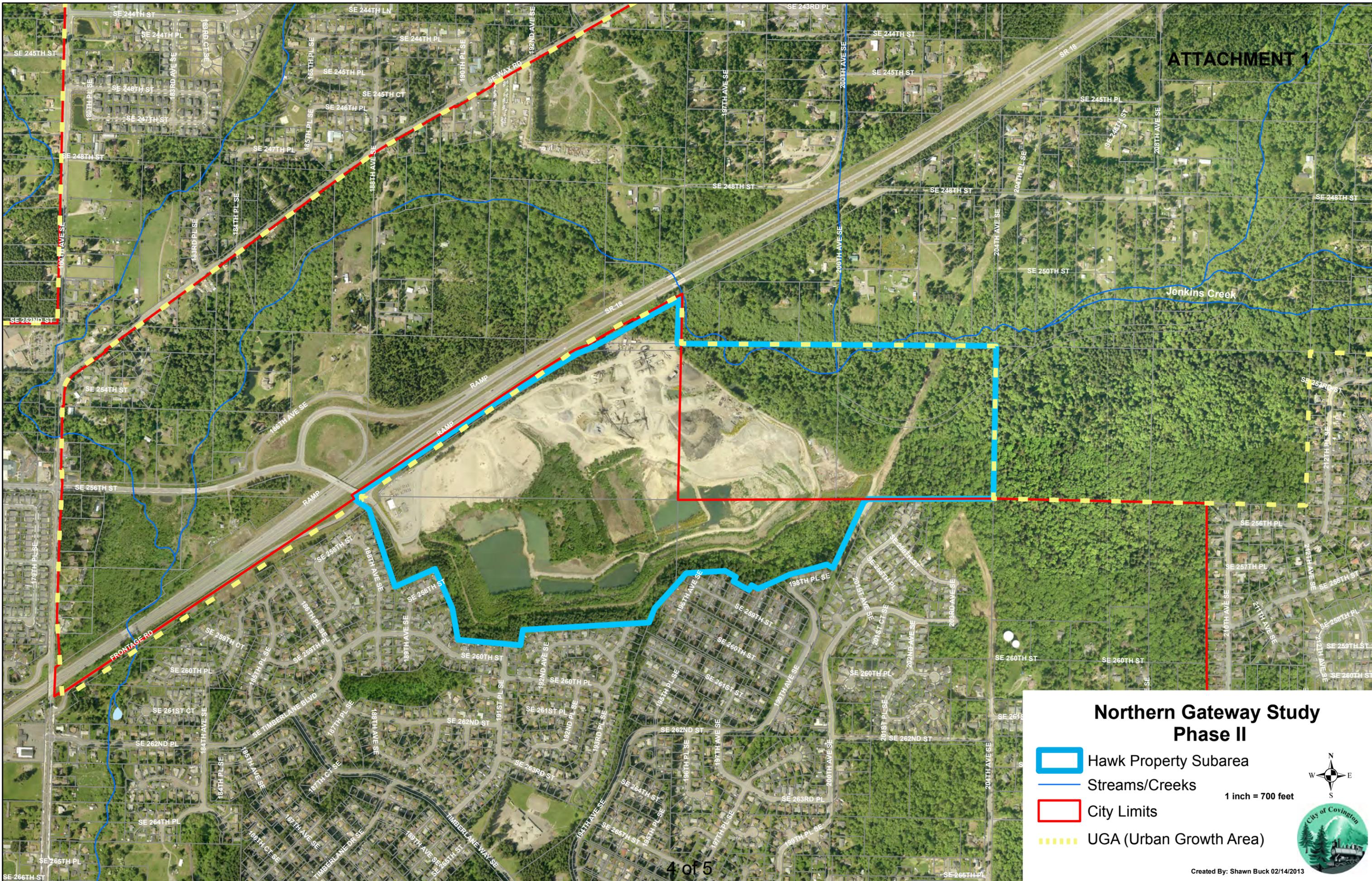
FISCAL IMPACT:

On January 8, 2013, the city council authorized the City Manager to execute a professional services agreement in the amount of \$315,903 between the City of Covington and Stalzer & Associates to prepare Phase II of the Northern Gateway Study & Analysis for Hawk Property Subarea. Approximately 85% of the contract amount has been expended and the project is currently within budget allocations.

CITY COUNCIL ACTION: Ordinance Resolution Motion Other

NO ACTION NECESSARY

REVIEWED BY: City Manager; Finance Director; City Attorney.



Northern Gateway Study Phase II

-  Hawk Property Subarea
-  Streams/Creeks
-  City Limits
-  UGA (Urban Growth Area)

1 inch = 700 feet



Agenda Item 2

Covington City Council Study Session

Date: December 10, 2013

SUBJECT: DISCUSS TOWN CENTER DESIGN GUIDELINES

RECOMMENDED BY: Richard Hart, Community Development Director

ATTACHMENT(S):

None

PREPARED BY: Richard Hart, Community Development Director

EXPLANATION:

The council has asked that we discuss certain issues with the Town Center Design Guidelines as they relate to building façade modulation. Community Development staff has given some thought to the issue, especially in light of some recent buildings constructed under the new guidelines, and we have some ideas about potential adjustment that could be made to address the issue. Staff is requesting guidance from the council regarding the schedule for work plan tasks to be incorporated into the Planning Commission work program for 2014.

ALTERNATIVES:

Do not add the work task to the 2014 Planning Commission Work Program.

FISCAL IMPACT:

None

CITY COUNCIL ACTION: ___ Ordinance ___ Resolution X Motion ___ Other

Council member _____ moves, Council member _____ seconds, to direct the city staff to add a work program task to the Planning Commission Work Program to study the Town Center Design Guidelines for possible amendments during the first quarter of 2014.

REVIEWED BY: City Manager