

**CITY OF COVINGTON  
Planning Commission Minutes**

**April 2, 2015**

**City Hall Council Chambers**

**CALL TO ORDER**

Chair Judd called the regular meeting of the Planning Commission to order at 6:34 p.m.

**MEMBERS PRESENT**

Krista Bates, Ed Holmes, Jennifer Gilbert-Smith, Bill Judd, Jim Langehough and Alex White

**MEMBERS ABSENT** – Paul Max

**STAFF PRESENT**

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

**APPROVAL OF CONSENT AGENDA**

- **1. Commissioner White moved and Commissioner Gilbert-Smith seconded to approve the March 5, 2015 minutes and consent agenda. Motion carried 6-0.**

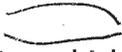
**CITIZEN COMMENTS** – None

**PUBLIC HEARING** - None

**UNFINISHED BUSINESS** - None

**NEW BUSINESS**

**2. Presentation by City Manager Regan Bolli on Transportation Benefit District (TBD) ballot proposal.**

Mr. Bolli shared that Proposition 1 creating a TBD  will be on the ballot for the April 2015 election. Proposition 1 is a 0.2% sales tax which would generate a revenue stream for street and sidewalk maintenance. The increase would apply to all taxable retail sales in the city and would generate roughly \$750,000 annually.

The current street maintenance program has been supported by the general fund. If Proposition 1 passes, that money will be reallocated to public safety.

**3. Discussion of Proposed Scope of Work for Comprehensive Plan Update with New Consultant, Stalzer & Associates**

Community Development Director, Richard Hart, shared that the contract with Studio Cascade for our Comprehensive Plan Update has been terminated in December 2014.

Stalzer and Associates/BERK Consulting Inc. have been selected and are taking over the Comprehensive Plan Update where the previous consultant left off. Stalzer and Associates/BERK Consulting Inc. have provided a scope of work to the city which outlines the phases of the update and the budget. Staff is taking over some of the tasks from their proposal which is expected to reduce the cost of the update. Unfortunately, it will still cost the city more than the original contract with Studio Cascade. Staff anticipates delays of up to 4-5 months which has the potential to impact state grants for a short period of time.

Mr. Hart shared an attachment from Stalzer and Associates/BERK Consulting Inc. outlining their project approach with the Planning Commission.

**ATTENDANCE VOTE**

- **Commissioner Gilbert-Smith moved and Commissioner White seconded to excuse the absence of Vice Chair Max. Motion carried 6-0.**

**PUBLIC COMMENT – None**

**COMMENTS AND COMMUNICATIONS FROM STAFF**

Mr. Hart is working with staff on code amendments revising the animal control regulations and living in recreational vehicles in residential zones. Staff will be bringing the animal control regulations before the Planning Commission for review and comment in May which will be followed by a public hearing and then forwarded to the City Council. Setbacks of storage sheds and accessory structures will be presented and discussed with the Planning Commission be later this fall.

Principal Planner Salina Lyons shared that the contract with our wetland biologist has been extended. They will be updating some of our critical area regulations later this year.

**ADJOURN**

The March 5, 2015 Planning Commission Meeting adjourned at 7:15 p.m.

Respectfully submitted,

  
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Kelly Thompson, Planning Commission Secretary