

**CITY OF COVINGTON
Planning Commission Minutes**

August 20, 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, Jennifer Gilbert-Smith, Bill Judd, Jim Langehough and Paul Max and Alex White

MEMBERS ABSENT – None

STAFF PRESENT

Richard Hart, Community Development Director
Ann Mueller, Senior Planner
Kelly Thompson, Planning Commission Secretary

APPROVAL OF CONSENT AGENDA

- **1. Commissioner Gilbert-Smith moved and Vice-Chair Max seconded to approve the August 6, 2015 minutes and consent agenda. Motion carried 5-0.**

CITIZEN COMMENTS – None

UNFINISHED BUSINESS - None

PUBLIC HEARING - None

NEW BUSINESS

- 2. Discussion of 2015 Comprehensive Plan Update – 3 Draft Elements for Land Use, Housing and Economic Development**

Senior Planner, Ann Mueller, provided a brief overview of the 2015 Comprehensive Plan Amendment update process. She provided elements of the formatted draft Comprehensive Plan Update. The formatted version provides a bullet point overview, identifies goals, key terminology, action plans and provides the connection to the City of Covington Vision.

The Future Land Use map has been updated to match the narrative, parks and school district properties are identified, mining activities have been eliminated,

the annexation area is identified and the definitions have been updated in the current draft.

Community Development Director Richard Hart, noted that in the previous version of the Comprehensive Plan, there were literally hundreds of policies. The updated version has reduced the number of policies by at least 40% to simplify the document. He also noted that each chapter outlines the action plan, assigns responsibility, and creates the ability to measure progress which was lacking in our previous version of the Comprehensive Plan. Additional elements of the draft Comprehensive Plan will be available in 2-4 weeks.

Chair Judd asked about the number of people who leave the city for work, and whether that is a weakness of the city. He also asked how it is decided when bringing new industry into the city. Mr. Hart responded that the City Council makes the decision through the policies that appear in each of the Comprehensive Plan elements and in this case, the Economic Development element. The Covington Economic Development Council (CEDC) probably pushes the hardest for family wage jobs.

Vice Chair Max asked about the low number of available rental housing units for living wage jobs. Mr. Hart explained that when the supply increases, the prices begin to come down. There are currently two apartment complexes under construction in Covington which will increase the supply of rental units.

Commissioner White asked whether the final formatting would include goals and policies throughout the Comprehensive Plan. Ms. Mueller responded that is the plan, but we don't want to over-use. Commissioner White suggested labeling the pictures to show what they are supposed to represent as opposed to just the photo source.

ATTENDANCE VOTE – None

PUBLIC COMMENT –

George Pearson thought that shed setbacks were going to be discussed and had seen an agenda from a previous meeting. Mr. Hart shared that the public hearing will be held on September 17, 2015 to discuss shed and accessory setbacks.

COMMENTS AND COMMUNICATIONS FROM STAFF

Ms. Mueller checked out a book related to Council Meetings and Roberts Rules and has it available for any interested Commissioners.

Mr. Hart hopes to have additional elements of the draft Comprehensive Plan available at the September 17, 2015 regularly scheduled Planning Commission meeting.

Sausage and Cider Fest is this Saturday, August 22, 2015 from 4:00 to 8:00 p.m. at Covington Community Park.

Paul Max and Jennifer Gilbert-Smith were both re-appointed to the Planning Commission for another four year term. Chele Dimitt has been appointed and will be here in September.

ADJOURN

The August 20, 2015 Planning Commission Meeting adjourned at 7:31 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Kelly Thompson", is written over a horizontal line.

Kelly Thompson, Planning Commission Secretary

