

**CITY OF COVINGTON  
Planning Commission Minutes**

**August 6, 2015**

**City Hall Council Chambers**

**CALL TO ORDER**

Chair Judd called the regular meeting of the Planning Commission to order at 6:33 p.m.

**MEMBERS PRESENT**

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

**MEMBERS ABSENT** – Krista Bates

The record is noted that Commissioner Holmes has resigned from the Planning Commission.

**STAFF PRESENT**

Brian Bykonen, Associate Planner and Code Enforcement Officer  
Richard Hart, Community Development Director  
Kelly Thompson, Planning Commission Secretary

**APPROVAL OF CONSENT AGENDA**

- **1. Vice Chair Max moved and Commissioner White seconded to approve the July 16, 2015 minutes and consent agenda. Motion carried 5-0.**

**CITIZEN COMMENTS – None**

**UNFINISHED BUSINESS - None**

**PUBLIC HEARING - None**

**NEW BUSINESS**

**2. Discussion of Code Amendments to Parking and Use of Recreational Vehicles**

Mr. Hart began by sharing responses to Planning Commission questions from the July 16, 2015 meeting. With regard to screening requirements in the driveway, staff suggests the Planning Commission consider deleting that provision.

Commissioner Max asked why the language was redacted from 8.10.050. Associate Planner and Code Enforcement Officer, Brian Bykonen responded that

the City Attorney deleted this, since it's redundant or possibly incorrect as it pertains to the legal process.

Chair Judd asked about the screening requirements and specific definition of a driveway. Mr. Bykonen explained that there cannot be a driveway within 5' of the property line. Only one driveway cut is allowed per property, and the city requires that all vehicles be parked on an impervious surface.

Commissioner White asked if these regulations would apply to both existing and new developments and whether a homeowner would be required to build a fence to meet screening requirements. Mr. Bykonen explained that staff does not proactively tour neighborhoods to enforce the new regulations unless directed by the city council. Mr. Hart shared that staff could write in an amortization provision that would allow time for homeowners to bring any violations into compliance. That is a policy decision for the planning commission to decide later.

The Planning Commission will continue to discuss these issues at the Public Hearing.

### **3. Discussion of Code Amendments to Setbacks for Sheds and Other Accessory Structures on Single-Family Residential Properties.**

Mr. Hart explained the City Attorney has reviewed the proposed amendment and will be making some formatting changes to be presented at a future meeting.

Mr. Bykonen has provided the Planning Commission a comparison of other cities setback requirements. Commissioner Langehough asked if staff had considered the city of Kent's 2' setback. Mr. Bykonen responded that staff did consider it, but suggested the 3' setback after the approval of the Fire Marshall and Building Official because it would maintain a minimum distance between structures of 6'. Mr. Bykonen explained that we cannot write code that is less restrictive than another code provision such as fire or building codes.

#### **ATTENDANCE VOTE –**

- **Commissioner Gilbert Smith moved and Commissioner Max seconded to excuse the absence of Commissioner Bates. Motion carried 5-0.**

#### **PUBLIC COMMENT – None**

#### **COMMENTS AND COMMUNICATIONS FROM STAFF**

Mr. Hart shared that the Public Hearing for both of these proposed Code Amendments will be held on September 17, 2015.

**ADJOURN**

The August 6, 2015 Planning Commission Meeting adjourned at 7:17p.m.

Respectfully submitted,



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Kelly Thompson, Planning Commission Secretary

