

**CITY OF COVINGTON
Planning Commission Minutes**

March 5, 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

Krista Bates, Ed Holmes, Bill Judd, Jim Langehough, Paul Max and Alex White

MEMBERS ABSENT - Jennifer Gilbert-Smith

STAFF PRESENT

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

APPROVAL OF CONSENT AGENDA

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

CITIZEN COMMENTS – None

PUBLIC HEARING - None

UNFINISHED BUSINESS - None

NEW BUSINESS

2. Presentation and Discussion on Park Impact Fees by Angie Feser, Parks & Recreation Department Parks Planner and City Consultant Randy Young.

Parks Planner Angie Feser shared the Parks Department's objective for establishing a Park Impact Fee.

The City's Consultant, Randy Young, of Henderson, Young & Company introduced some questions for discussion when considering the adoption of the park impact fees. Mr. Young explained that an impact fee is a one-time fee paid by new development for capital costs of park facilities. The impact fee cannot solely fund new facilities and funds must be combined with funds from other

sources. Impact fees can only pay for system improvements; not maintenance, repair, replacement or renovation of existing facilities.

Mr. Young shared the formula for calculating the ratio of park acres to people and how that translates to deficiency vs. growth. The potential impact fee revenue formula was outlined in the presentation along with the city council's options.

Chair Judd asked about grant eligibility in conjunction with the park impact fee. The Planning Commission discussed how this fee is comparable with other cities.

ATTENDANCE VOTE

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

PUBLIC COMMENT – None

COMMENTS AND COMMUNICATIONS FROM STAFF

Principal Planner Salina Lyons shared that the new Wendy's restaurant anticipates opening on March 16, 2015.

Community Development Director Richard Hart stated that the regularly scheduled Planning Commission meeting on March 19, 2015 will be cancelled. Mr. Hart offered the Planning Commissioners a training opportunity at the Planning Association of Washington Land Use Boot Camp which will be held on Friday, May 8, 2015 from 9:00 a.m. to 4:00 p.m. in Sammamish.

Ms. Feser is updating PROS plan and will be conducting consultant interviews for the update.

ADJOURN

The March 5, 2015 Planning Commission Meeting adjourned at 7:47 p.m.

Respectfully submitted,



Kelly Thompson, Planning Commission Secretary