

CITY OF COVINGTON
Planning Commission Minutes

November 15, 2012

City Hall Council Chambers

CALL TO ORDER

Vice Chair Max called the regular meeting of the Planning Commission to order at 6:30 p.m.

MEMBERS PRESENT

Vice Chair Paul Max, Sonia Foss, Ed Holmes, Bill Judd, Sean Smith and Alex White

MEMBERS ABSENT

Chair Daniel Key

STAFF PRESENT

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

APPROVAL OF CONSENT AGENDA

- **1. Commissioner Foss moved and Commissioner Judd seconded to approve the consent agenda and the minutes for November 1, 2012. Motion carried 5-0.**

CITIZEN COMMENTS – NONE

PUBLIC HEARING – NONE

UNFINISHED BUSINESS - NONE

NEW BUSINESS

2. Discussion and Recommendation of Proposed 2013 Planning Commission Work Program

Community Development Director, Richard Hart provided a draft of the proposed Planning Commission Work Program Items for 2013 at the November 1st meeting. The list has been revised in order of priority.

Mr. Hart explained that the state has a year to work out the details of permitting taxation under the new legislation regarding legalized recreational marijuana use.

Items 1-5 of Attachment A of the proposed Planning Commission Work Program are legal requirements or city council directives. A study session with the city council has been set for Tuesday, January 8, 2013.

The record is noted to show that Alex White arrived at 6:37.

Commissioner Foss inquired about the Northern Gateway Study. Mr. Hart explained that the City was unsuccessful in getting the County to adjust the UGA boundaries for "Northern Notch" portion of the Northern Gateway. It is unknown whether the county will revisit the issue in the next year or two, or wait until the next 4 year cycle. Staff is hoping to get started on phase II of the Northern Gateway study for the Hawk gravel pit in the first part of next year. There will be extensive public involvement and the Planning Commission will be involved with hearings, discussions and public meetings.

The Planning Commission reached consensus on the order of the 2013 Work Program Items:

1. Comprehensive Plan and Development Regulation Docket for 2013
2. Northern Gateway Study Project Management, Subarea Plan Preparation and Public Process
3. Shoreline Development Regulation codification in CMC with Standards and Permit Process
4. Sign Code Changes for Civic, Government and Non-Profit Signs
5. Medical Marijuana, Collective Gardens and Dispensary Moratorium Extension/Code Changes
6. Preliminary Work on GMA Required 2015 Comprehensive Plan Update
7. SEPA Threshold Changes – Increasing the Number of Lots in a Preliminary Plat
8. Clearing and Grading Ordinance Changes
9. Revision of Definition Sections in Zoning Code – Title 14 & 18
10. Fire Impact Fee Changes Working with Kent Regional Fire Authority

- **Commissioner Smith moved and Commissioner Holmes seconded to approve the 2013 Planning Commission Work Program. Motion carried 6-0.**

ATTENDANCE VOTE –

- **Commissioner Judd moved and Commissioner Foss seconded to excuse Chair Key. Motion carried 6-0.**

PUBLIC COMMENT- NONE

COMMENTS AND COMMUNICATIONS FROM STAFF

Mr. Hart shared that this is the last Planning Commission for the year and we will be back the 1st Thursday in January 4th, 2013.

ADJOURN

The November 15, 2012 Planning Commission Meeting adjourned at 6:51 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

