

**CITY OF COVINGTON
Planning Commission Minutes**

March 7, 2013

City Hall Council Chambers

CALL TO ORDER

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

MEMBERS PRESENT

Chair Daniel Key, Vice Chair Paul Max, Bill Judd, Sean Smith and Alex White

MEMBERS ABSENT

Sonia Foss and Ed Holmes

STAFF PRESENT

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

APPROVAL OF CONSENT AGENDA

- **1. Vice Chair Max moved and Commissioner White seconded to approve the consent agenda and the minutes for February 7, 2012. Motion carried 5-0.**

CITIZEN COMMENTS – NONE

PUBLIC HEARING – NONE

UNFINISHED BUSINESS - NONE

NEW BUSINESS

1. Presentation and Discussion of City Forestry Plan by Glenn Akramoff, Public Works Director

Mr. Akramoff provided the Planning Commission with some background on how the Urban Forestry Plan was developed. The city solicited public input in 2012 and received feedback from citizens, HOA's and businesses on the objectives of the plan. The plan was approved and adopted by the Parks Commission and now it is being brought to the Planning Commission for feedback. Mr. Akramoff highlighted the vision statement and the 6 objectives of the City Forestry Plan

and reviewed the consultant's recommendations that would guide us over the course of the 5 year plan. He will be presenting the City Forestry Plan to CEDC on March 26, 2013 and then presenting it to the City Council on April 9, 2013. The tree team will meet quarterly and seek funding on the future strategic plan.

Vice Chair Max clarified for the Planning Commission that this is an opportunity to provide advisory comment. He asked Mr. Akramoff about the reason for creating the plan. Mr. Akramoff responded that the City has an inventory of trees in parks and storm ponds. Every time a tree issue comes up, staff would take time to meet, discuss and make a decision. These factors were key components in creating the plan.

Community Development Director, Richard Hart noted that page 7 of the City Forestry Plan shows private, public and city wide tree cover. The City is a little bit below what is recommended for an "excellent" standard. This is a good measure of seeing where the City is and seeing how we can improve.

Commissioner Smith noted that some of the public area does include asphalt. He asked if it is our goal to reach 40% tree coverage. Mr. Akramoff responded that the City has BPA easements, gas lines, asphalt and wide streets that all impact our bottom line. The community has newer developments where the trees are not developed yet. The plan subscribes to the idea that the right tree should be planted in the right place.

Chair Key asked about the definition for highly managed tree. Mr. Akramoff responded that newly planted ROW trees would be considered highly managed, but felt that could be more clearly stated.

Commissioner Judd asked about any implications for private property and whether this plan would increase or decrease City liability. This plan is not intended to manage private property, although Home Owners' Associations could use this plan as a guideline. The tree ordinance regulates privately owned trees. Mr. Akramoff also said if we identify priorities, a proactive approach would be better than purely a reactive standpoint. The Planning Commission also discussed changing the wording on the title page of the document to clarify that the City Forestry Plan is intended to address publicly owned property.

Commissioner White mentioned that his Home Owners' Association has been working with Green River Community College to manage trees in greenbelts.

2. Discussion of Proposed Code Language for Zoning Code Amendment to Add Developer's Agreement Option in the Town Center Zone--Staff Memo

Senior Planner, Salina Lyons provided a draft of the proposed ordinance to the Planning Commission. Development Agreements would only apply to the Town Center (TC) zone. She has looked at a few cities to see how they handle these. Some cities refer to the RCW's which don't provide any process guidelines. We want to provide more guidance and predictability.

Chair Key asked if staff could highlight anything we would like to avoid. Ms. Lyons stated that she wants the guidelines to be clear, follow the RCW's and follow a process. The applicant would come in for a Commercial Site Development Application (CSDA) and the Development Agreement would be reviewed with the 120 day review clock waived. If a modification is allowed, there would need to be a public benefit. If the applicant chose to not go through the Development Agreement process, they would adhere to the code as stated. Staff will need to create language that does not allow a developer to double dip.

Mr. Hart added that in section 2 under 18.35.045, the 60% ground floor retail requirement should have a minimum defined. We don't want to become too prescriptive and may want to leave some flexibility.

The Planning Commission went on to discuss whether the 60% ground floor retail requirement should be lowered to 30%. Chair Key added that he felt education could be located on the 1st floor, but not count as retail.

ATTENDANCE VOTE –

- **Commissioner Smith moved and Vice Chair Max seconded to excuse Commissioner Holmes and Commissioner Foss. Motion carried 5-0.**

PUBLIC COMMENT- NONE

COMMENTS AND COMMUNICATIONS FROM STAFF

Senior Planner, Ann Mueller noted that a Community Workshop for the Hawk Property Sub-Area Plan is scheduled for March 25, 2013.

Mr. Hart invited the Planning Commission to attend the Community Workshop. The Planning Commission will not meet on March 21st, but will hold both regularly scheduled meetings on April 4th and 18th.

ADJOURN

The March 7, 2013 Planning Commission Meeting adjourned at 8:30 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