

CITY OF COVINGTON
Planning Commission Minutes

April 18, 2013

City Hall Council Chambers

CALL TO ORDER

Chair Key called the regular meeting of the Planning Commission to order at 6:40 p.m.

MEMBERS PRESENT

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

MEMBERS ABSENT

None

STAFF PRESENT

Richard Hart, Community Development Director
Salina Lyons, Principal Planner
Ann Mueller, Senior Planner
Scott Thomas, Parks & Recreation Director
Kelly Thompson, Planning Commission Secretary

APPROVAL OF CONSENT AGENDA

- **1. Commissioner Foss moved and Vice Chair Key seconded to approve the consent agenda and the corrected minutes for April 4, 2012. Motion carried 7-0.**

CITIZEN COMMENTS – NONE

PUBLIC HEARING – NONE

UNFINISHED BUSINESS –NONE

NEW BUSINESS - NONE

CONTINUED BUSINESS

- 1. Discussion of Minimum and Maximum Intensity Alternative Land Use Concepts and Imagery on Hawk Property Subarea Plan and Planned Action EIS**

Community Development Director, Richard Hart introduced Bill Stalzer, primary lead consultant from Stalzer and Associates, Lisa Folkins from Communita Design and Lisa Grueter from Berk and Associates. Mr. Hart wanted the Planning Commission to have some time to discuss the minimum and maximum land use concepts. Once the "bookends" of the minimum and maximum concepts are established, staff will come up with a preferred option. The design of the sub-area plan will control and mitigate the impacts of the project. Staff has outlined the steps in to prepare a Planned Action EIS in the attached memo.

The Planning Commission was provided comments from the City of Kent, Muckleshoot Tribe, BRANBAR and a couple of individual property owners. Groundwater and road connections to the south were major issues of concern as well as the potential for increased traffic and police patrol.

Mr. Stalzer went through a power point showing an aerial view of the property and discussed potential road connections. That information is included in the traffic modeling of the Environmental Impact Statement (EIS). Trail connections were identified and shown in the proposed trails and bikeways maps.

A composite of the road plans shows all of the Community Workshop group's ideas overlaid onto a single plan. All of the groups were uniform in showing walking trails around the lake and connections to the pipeline trail corridor. Sidewalks were also identified as a desirable amenity.

Commissioner Holmes asked about the body of water on site. Mr. Hart explained that it is groundwater with no flow in or flow out. Its purpose is scenic only.

The minimum density overlay map showed that most of the participants in the Community Workshop wanted commercial uses along Highway 18 and the peninsula having mixed use. Not many people wanted surface parking, they would rather have taller buildings with underground parking. The challenge will be providing a mix of uses. Some felt the peninsula should be used as a community plaza or central place in the retail commercial. The minimum density shows more single family homes, town houses and puts high density near commercial. Parks were shown on the island area.

The maximum density overlay maps showed more multi-family housing such as town homes or apartments. If there are enough amenities like restaurants and entertainment, this could be an appealing place for people to live. A lot of people talked about an urban village, restaurants, clubhouse, and cinema vs. just shopping.

Chair Key and Commissioner White both expressed concerns regarding traffic impacts. The developer is responsible for mitigating the traffic impacts as a

result of the development. Mr. Hart shared that the Maple Hills subdivision (the property on the east side of 204th) is owned by the same developer who is responsible for improvements to that property as well.

Commissioner White said his HOA shared their concern about how people will get in and out at Kent-Kangley. Commissioner Foss also shared her concerns about access and traffic. Principal Planner Salina Lyons stated that those concerns would be addressed during the EIS.

The Planning Commission discussed public parks vs. Home Owner Association owned parks. Both Chair Key and Parks & Recreation Director, Scott Thomas shared that the majority of citizens prefer a publicly funded and maintained park system.

The Planning Commission also discussed the feedback from the participants from the Community Workshop on the images of the different housing style preferences.

Mr. Hart affirmed that the Planning Commission is comfortable with the staff's recommendation for the range of development to be reviewed in the Draft Environmental Impact Statement (EIS) as outlined in the staff memo dated April 11, 2013 (Agenda Item 1 of the Planning Commission Packet.)

ATTENDANCE VOTE – NONE

PUBLIC COMMENT - NONE

COMMENTS AND COMMUNICATIONS FROM STAFF

Ms. Mueller shared that she had spoken with the Hazard Mitigation Plan Committee about having a public workshop with the Planning Commission which will be scheduled sometime in August.

Mr. Hart shared that the final draft on Development Agreement Amendments will be presented at the Planning Commission meeting on May 2, and amendments for Clearing and Grading Thresholds will be presented on May 16, and staff will be asking for feedback from the Planning Commission on the draft documents.

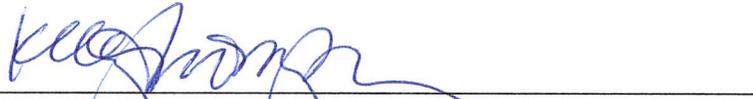
Commissioner White gave a 5 minute presentation at the last Timberlane HOA meeting. Mr. Hart offered to participate in one of their meetings if they would like him to come speak.

Commissioner Foss will be tendering her resignation soon. Chair Key mentioned a couple Commissioners terms are ending soon and that should be considered as we begin recruiting.

ADJOURN

The April 18, 2013 Planning Commission Meeting adjourned at 8:22p.m.

Respectfully submitted,



Kelly Thompson, Planning Commission Secretary