

**CITY OF COVINGTON
Planning Commission Minutes**

May 2, 2013

City Hall Council Chambers

CALL TO ORDER

Chair Key called the regular meeting of the Planning Commission to order at 6:35p.m.

MEMBERS PRESENT

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

MEMBERS ABSENT

Sean Smith

STAFF PRESENT

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

APPROVAL OF CONSENT AGENDA

- **1. Commissioner Foss moved and Vice Chair Max seconded to approve the consent agenda and the minutes for April 18, 2013. Motion carried 6-0.**

CITIZEN COMMENTS – NONE

PUBLIC HEARING – NONE

UNFINISHED BUSINESS –NONE

NEW BUSINESS - NONE

CONTINUED BUSINESS

- 1. Discussion and Direction to Staff on Zoning Code Amendments for Incorporating Development Agreement Option into Town Center (TC) Zone**

Principal Planner, Salina Lyons provided a copy of the proposed Development Agreement ordinance with the changes discussed at the March 7, 2013 Planning Commission Meeting. Staff discussed how development agreements should be

applied and that the developer cannot eliminate the mixed-use requirement.

Community Development Director, Richard Hart gave an example of a scenario that could allow a developer to aggregate and reallocate the percentage of required ground level street frontage to designated sides of a building.

Commissioner Foss asked how development agreements are working in other cities. Ms Lyons responded that Mercer Island, Sammamish and Gig Harbor all currently have the option of development agreements in their codes.

Chair Key asked for some clarification on language in the ordinance. The city's attorney will review the final document to ensure the intent is not lost and that language easy to understand. There may be additional comments before we go to the public hearing on June 6th.

ATTENDANCE VOTE

- **1. Commissioner White moved and Commissioner Holmes seconded to excuse the absence of Commissioner Smith. Motion carried 6-0.**

PUBLIC COMMENT - NONE

COMMENTS AND COMMUNICATIONS FROM STAFF

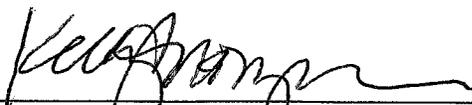
Chair Key noted that the second meeting in May is cancelled.

Mr. Hart noted a few items that will be coming before the Planning Commission in the coming weeks: the clearing and grading ordinance, discussion of a bill in legislature that could potentially delay impact fees, and final review of the development agreement ordinance. There is an upcoming training opportunity at the Planning Law Conference on May 15, 2013. Ms. Lyons shared that the conference will review new SEPA regulations, marijuana laws, flood plains, land use laws, form based codes, zoning, and trails. Most of the topics include legal analysis as well.

ADJOURN

The May 2, 2013 Planning Commission Meeting adjourned at 7: 05 p.m.

Respectfully submitted,



Kelly Thompson, Planning Commission Secretary