

CITY OF COVINGTON
Planning Commission Minutes

June 20, 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, Jennifer Gilbert-Smith, Ed Holmes, Sean Smith and Alex White (arrived at 6:50).

MEMBERS ABSENT

Bill Judd

STAFF PRESENT

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

APPROVAL OF CONSENT AGENDA

- **1. Vice Chair Max moved and Commissioner Gilbert-Smith seconded to approve the consent agenda and the corrected minutes for June 6, 2012. Motion carried 5-0.**

CITIZEN COMMENTS – NONE

PUBLIC HEARING – NONE

NEW BUSINESS

2. Report on Status of 2013 Planning Commission and Council Work Program Tasks

Community Development Director, Richard Hart provided the Planning Commission a revised attachment of the Work Program Tasks. Staff has completed approximately 33% of the task list and usually has about 40% complete by this time of the year. He anticipates that staff will be able to complete the task list by the end of the year and if need be, the definitions can be postponed.

CONTINUED BUSINESS

3. Discussion of Options for Adjustments to SEPA Thresholds for Clearing and Grading

The Planning Commission received a memo summarizing categorical exemptions for the State Environmental Policy Act (SEPA) which included a chart showing the thresholds that other cities have adopted. A handout from AWC that discussed exemptions was provided.

Principal Planner, Salina Lyons spent some time explaining what SEPA is and what purpose it serves. SEPA addresses the cumulative impacts of a project and mitigates those impacts. She went on to explain why some thresholds changed and why some remained the same.

Commissioner Holmes asked about the differences in single family. Ms. Lyons noted that at some point in the future staff may propose to change the short plat maximum to 9 lots, as opposed to 4 currently, which would make the approval an administrative process.

UNFINISHED BUSINESS –NONE

ATTENDANCE VOTE

- **Commissioner Smith moved and Vice Chair Max seconded to excuse Commissioner Judd. Motion carried 6-0.**

PUBLIC COMMENT – NONE

COMMENTS AND COMMUNICATIONS FROM STAFF

Mr. Hart shared that there will be a Public Hearing the first meeting in August for the Clearing and Grading Ordinance. The first meeting in July has been cancelled.

ADJOURN

The June 20, 2013 Planning Commission Meeting adjourned at 6:55 .m.

Respectfully submitted,



Kelly Thompson, Planning Commission Secretary