

CITY OF COVINGTON
Planning Commission Minutes

August 29, 2013

City Hall Council Chambers

CALL TO ORDER

Chair Key called the special 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.

MEMBERS ABSENT - Bill Judd

STAFF PRESENT

Richard Hart, Community Development Director
Ann Mueller, Senior Planner

APPROVAL OF CONSENT AGENDA

The minutes that were included in the packet were not ready for distribution and removed from the agenda.

- **1. Vice Chair Max moved and Commissioner Gilbert-Smith seconded to approve the revised consent agenda. Motion carried 6-0.**

CITIZEN COMMENTS - None

CONTINUED BUSINESS – Action Required

2. Discussion and Direction to Staff and Consultant on the Draft Hawk Property Subarea Plan in Preparation for October Planning Commission Public Hearing.

The Planning Commission heard a summary of the public comments by topic including: fill, seismic hazards, impervious areas, storm water, fish and wildlife habitat, zoning, reclamation, economic impacts, transportation, traffic, pedestrian needs, utilities and critical areas.

They also discussed the impacts of the added households to the adjacent school districts with Kent School District absorbing the majority of those students.

The City's consultant will provide a detailed response to each of the public comments in the Final Planned Action EIS. Some of the new goals and associated

policies in the EIS will account for this new type of development to encourage an urban village. Economic Development policies were added to serve regional needs. Parks and Recreation policies were added to integrate trails and accessibility to neighborhood gathering spaces. A new Comprehensive Plan Land Use designation will apply only to the Hawk Property subarea.

The Planning Commission discussed the minimum vs. maximum alternatives, fiscal analysis and rates of growth. Some concern was expressed about residential uses around the pond and maintaining enough public space and public access.

The Planning Commission reached agreement to recommend the Alternative 3 – Maximum Urban Village.

PUBLIC HEARING - None

UNFINISHED BUSINESS - None

NEW BUSINESS – None

ATTENDANCE VOTE

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

PUBLIC COMMENT – None

COMMENTS AND COMMUNICATIONS FROM STAFF

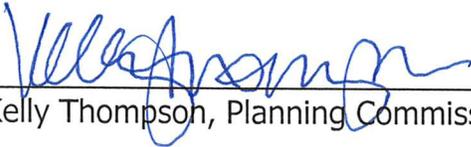
The Planning Commissioner and Community Development Director, Richard Hart thanked Chair Key for his service over the past 8 years.

There is no Planning Commission meeting on September 5th but there is Hazard Mitigation Plan meeting. The State of the City will be held on September 19th.

ADJOURN

The August 29, 2013 Planning Commission Meeting adjourned at p.m.

Respectfully submitted,



Kelly Thompson, Planning Commission Secretary