

CITY OF COVINGTON
Planning Commission Minutes

November 7, 2013

City Hall Council Chambers

CALL TO ORDER

Vice Chair Max called the regular meeting of the Planning Commission to order at 6:37 p.m.

MEMBERS PRESENT

Vice Chair Paul Max, Binoy Varughese, Ed Holmes, Bill Judd, Sean Smith and Alex White.

MEMBERS ABSENT - Jennifer Gilbert-Smith

STAFF PRESENT

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

SPECIAL ORDER OF BUSINESS: ELECTION OF NEW OFFICERS

Vice Chair Max opened the election of officers for the Planning Commission Chair. Commissioner Judd nominated Commissioner Smith. Commissioner Smith nominated Vice Chair Max.

- **The nomination for Commissioner Smith as Chair was approved with five votes.**

Chair Smith took over the meeting and opened nominations for Vice Chair. Commissioner White nominated Vice Chair Max.

- **The nomination for Vice Chair Max was approved with six votes.**

APPROVAL OF CONSENT AGENDA

- **1. Vice Chair Max moved and Commissioner Judd seconded to approve the August 15, 2013 and August 29, 2013 minutes and the consent agenda. Motion carried 6-0.**

CITIZEN COMMENTS - None

PUBLIC HEARING – Hawk Property Preferred Subarea Plan amending the city's Comprehensive Plan and Municipal Code and the Draft Planned Action Ordinance

Chair Smith opened the Public Hearing.

Community Development Director, Richard Hart provided some background information about the subarea plan approval process. He then turned over the meeting to the city's consultants for a brief presentation.

The city's consultant, Bill Stalzer of Stalzer and Associates introduced his fellow consultants Lisa Grueter from BERK Associates and Jennifer Barnes from Heffen Transportation.

Mr. Stalzer outlined the current Hawk property area and objectives. He discussed the minimum vs. maximum urban village plan, potential uses around the pond, gateway, trails and impervious surface reductions.

Ms. Grueter explained the Planned Action EIS which identifies a series of mitigation measures early in the process. This provides certainty for the public and developers for the long term development process.

Kevin Thomas – 10220 Points Drive, Suite 310, Kirkland Senior Site Designer for Oakpointe Communities –He shared that the city's consultants and staff should be commended for the thorough Draft Sub-Area Plan and Planned Action Ordinance. He had a few minor comments regarding the southeast connection to 204th, requested that single family areas be exempt from minimum density requirements, outdoor storage be allowed for building and hardware stores and clarification of language regarding the minimum of 60% street-level frontage. A copy of his comments has been added to the file.

Barry Anderson – PO Box 7157, Covington Branbar LLC – He represents Branbar who is a property owner in the northwest quadrant of the interchange and 256th and Highway 18. Since the interchange was constructed, it has been envisioned that 256th would be an arterial bypass connecting to Kent-Kangley. This interchange has been underutilized and he commends the city for putting forth a plan that enhances the interchange.

Peter Rimbo – 19711 241st Ave SE, Maple Valley – He represents the Greater Maple Valley Unincorporated Area Council. The GMVUA found that there are major shortcomings regarding the widening of SR-516, the Maple Valley Transportation Improvement Plan (TIP), and the Black Diamond Master-Planned Development Traffic Assessment. The GMVUA recommends Covington make any approval of the Hawk Property Subarea Plan, EIS and Planned Action Ordinance

contingent upon future traffic modeling and analysis. The full copy of his written comments has been added to the file.

Rhys Sterling – 20526 298th Ave SE, Maple Valley – He is a member of the Greater Maple Valley Unincorporated Area Council but is representing himself as a private citizen. He shared his concern that no further SEPA review would occur if a proposal is consistent with the EIS. Comprehensive analysis of the economic, environmental, and personal impacts should be addressed. The full copy of his written comments has been added to the file.

Erin Harrington – 18918 SE 258th St, Covington – She is a Covington resident and lives very close to the Hawk property. There is currently a green belt of trees behind her house and she asks for the buffer to remain. The lights and the traffic from the potential development could negatively impact the neighborhood and retaining that buffer would be appreciated.

Matt Kelner - 25830 193rd Pl SE, Covington – He is a Covington resident. His main concern is the impact from noise and foot traffic on their street. There are issues with people using the trails for undesirable activity. He is also concerned about the wildlife habitat and encourages the Planning Commission and City Council to approve the minimum urban plan to mitigate the impacts.

Janet Johnson – 19020 SE 261st St, Covington – She is a Covington resident. She is concerned about the potential increase in traffic and she would like to see roundabouts or other traffic calming measures used to keep speeds down. She would like 204th to be completed before allowing the connection to SE 191st Place.

Commissioner White agreed with Ms. Johnson's testimony.

Chair Smith declared the Public Hearing closed.

UNFINISHED BUSINESS - None

NEW BUSINESS – Discussion of public testimony on the Hawk Property Subarea Plan and amending the City's Comprehensive Plan and Municipal Code and Draft Planned Action Ordinance

Commissioner Holmes asked for clarification regarding the public comment regarding traffic on SE 272nd Street and the city of Maple Valley reevaluating its long term plan. Ms. Barnes responded that unrelated to this proposal, the No Action alternative analysis showed that that improvements to SE 272nd Street are needed. The City of Covington is planning further into the future than the city of Maple Valley at this time.

Commissioner Judd asked at what point could Ms. Harrington's concerns regarding maintaining the tree buffer be addressed. Staff indicated the analysis would occur later in the process once a conceptual site plan is submitted by the developer.

Chair Smith asked how the public would know when to submit comments. Ms. Lyons outlined public noticing and how to become a party of record.

Vice Chair Max asked about opportunities to modify a Development Agreement. Mr. Hart explained that the planning and mitigation and rules are set ahead of time. If the developer wants to change the plan, they start the Development Agreement process over.

The Planning Commission went on to discuss traffic mitigation measures and improvements.

Chair Smith asked when the last survey for endangered species was completed. Ms. Grueter stated that during EIS preparation they look at published sources such as the Washington State Fish and Wildlife, Habitats and Species and a lot of that data is based on sightings.

There was discussion regarding whether there is the need for two trails that run parallel along the south side of the pond. Mr. Stalzer explained that while they appear close together, there is a difference in topography between the two proposed trails; one high on the bluff and one lower along the pond.

ATTENDANCE VOTE

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

PUBLIC COMMENT –

Matt Kelner – 25830 193rd Pl SE, Covington – He has had some issues with mail delivery and has only received one mailing regarding the Hawk Subarea Plan.

Peter Rimbo – 19711 241st Ave SE, Maple Valley - He represents the Greater Maple Valley Unincorporated Area Council and they are here to protect their constituents primarily by focusing on traffic. He asked that the Planning Commission recognize the magnitude of the project in Black Diamond. There will not be an expansion of SR 516 in the foreseeable future based on state priorities.

COMMENTS AND COMMUNICATIONS FROM STAFF

Mr. Hart reported that the Transportation Benefit District is about 42 votes apart with 1000+ ballots still to be counted.

ADJOURN

The November 7, 2013 Planning Commission Meeting adjourned at 8:40p.m.

Respectfully submitted,



Kelly Thompson, Planning Commission Secretary