

CITY OF COVINGTON
Planning Commission Minutes

February 16, 2012

City Hall Council Chambers

CALL TO ORDER

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

MEMBERS PRESENT

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

MEMBERS ABSENT

Sonia Foss and Sean Smith

STAFF PRESENT

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

APPROVAL OF CONSENT AGENDA

The February 2, 2012 minutes are corrected to reflect that Commissioner Judd moved and Vice Chair Max seconded the motion to approve the consent agenda and minutes.

- **1. Vice Chair Max moved and Commissioner White seconded to approve the consent agenda and the corrected minutes for February 2, 2012. Motion carried 5-0.**

CITIZEN COMMENTS – NONE

PUBLIC HEARING – NONE

UNFINISHED BUSINESS - NONE

NEW BUSINESS

2. Discussion of the 2012 Comprehensive Plan & Development Regulation Amendment Docket

Senior Planner, Ann Mueller introduced a memo which outlines the 2012 Annual Comprehensive Plan Amendment Docket applications received to date. The deadline to submit an application was Monday, February 13, 2012. Three proposed amendments have been received. Chair Key clarified that the public application period is closed.

Ms. Mueller stated that the public comment period on the 3 proposed amendments is open until March 1, 2012. Any public comments received will be presented at the public hearing.

Commissioner White asked for clarification on the applicable zones regarding CPA 2012-01. Mr. Hart explained that the current regulations do not require ground floor retail in the Town Center (TC) zone. The City Council and the majority of the Planning Commission had supported the proposed changes to this regulation as recommended in the original Town Center Plan prepared by our consultant.

Commissioner Holmes asked if the proposed amendment regarding the Introduction Chapter of the Comprehensive Plan related to Criteria for Annexing Unincorporated areas (CPA 2012-02) was a result of an example from another city. Ms. Mueller responded that the amendment was proposed based on both internal staff suggestions as well as following examples from other cities that have recently gone through the annexation process.

Mr. Hart added that the proposed amendment is driven by the City Council's desire to look at the Northern Gateway area for potential annexation and what City staff sees as policy issues in the Comprehensive Plan.

3. Update on Study of "Northern Gateway" Sub Area Plan, Annexation & UGA Addition by King County

Mr. Hart introduced the memo to the Planning Commission that outlined the scope of work and timeline for the Northern Gateway annexation. He pointed out the sub-area plan study boundary which is comprised of the "notch," the gravel pit and two additional properties. Mr. Hart also brought attention to letters in the packet which provides some history on the attempted annexation of the notch by Bran Bar over the past decade.

Commissioner Holmes asked about the factors when the project did not move forward in 1997. Mr. Hart responded that there was some conflict as to where the Highway 18 interchange was to be located. There was not sufficient demand for additional vacant land in the City for development. There were also property owner's that did not want to be part of the City.

Chair Key asked about City owned parcels slated for park land and how they fit into this process. Mr. Hart responded that the first property of 40 acres furthest to the east of the gravel pit is owned by King County. The City owns the second parcel of 40 acres. Both are currently outside of the city. There was a conscious decision to not include these properties as part of the study. In the future, they would like to see these as part of the Urban Growth Area (UGA) and eventually as part of the City to incorporate portions of the proposed tri-city trail system.

The Planning Commission will be involved with annexation policies, discussion on public involvement, changes to any maps, land use classification and zoning districts.

Mr. Hart explained that the City intends to provide the county the final results of the initial inventory and analysis which includes the economics and infrastructure of the Subarea Plan by September of 2012. The hope is that the King County will make a decision by the end of the year on whether the Northern Gateway will be added to the UGA as the Subarea Plan continues in 2013.

Commissioner Holmes asked if 1000 hours is still a realistic amount of time to spend on this work plan item. Mr. Hart did not think anything would have to be sacrificed at this point and felt that 1000 hours was sufficient.

ATTENDANCE VOTE

- **Commissioner Holmes moved and Commissioner White seconded to excuse Commissioner's Foss and Smith. Motion carried 5-0.**

PUBLIC COMMENT- None

COMMENTS AND COMMUNICATIONS FROM STAFF

Mr. Hart informed the Planning Commission that there is a Public Hearing on the Wireless Communication Facility Code during the next regularly scheduled Planning Commission meeting on March 1, 2012. There is also a public hearing at the City Council on the proposed Multi-Family Tax Exemption Ordinance on February 28, 2012.

Vice Chair Max requested a list of project updates which Ms. Lyons responded she will be working on in March.

ADJOURN

The February 16, 2012 Planning Commission Meeting adjourned 7:37 at p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kelly Thompson", written over a horizontal line.

Kelly Thompson, Planning Commission Secretary