



City of Covington

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City of Covington

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The City of Covington is a place where community, business, and civic leaders work together with citizens to preserve and foster a strong sense of community.

PLANNING COMMISSION AGENDA

April 4, 2013

6:30 PM

CALL TO ORDER

ROLL CALL

Chair Daniel Key, Vice Chair Paul Max, Sonia Foss, Ed Holmes, Bill Judd, Sean Smith, & Alex White.

PLEDGE OF ALLEGIANCE

APPROVAL OF CONSENT AGENDA

1. Planning Commission Minutes for March 7, 2013.

CITIZEN COMMENTS - *Note: The Citizen Comment period is to provide the opportunity for members of the audience to address the Commission on items either not on the agenda or not listed as a Public Hearing. The Chair will open this portion of the meeting and ask for a show of hands of those persons wishing to address the Commission. When recognized, please approach the podium, give your name and city of residence, and state the matter of your interest. If your interest is an Agenda Item, the Chair may suggest that your comments wait until that time. Citizen comments will be limited to four minutes for Citizen Comments and four minutes for Unfinished Business. If you require more than the allotted time, your item will be placed on the next agenda. If you anticipate, in advance, your comments taking longer than the allotted time, you are encouraged to contact the Planning Department ten days in advance of the meeting so that your item may be placed on the next available agenda.*

PUBLIC HEARING – None

UNFINISHED BUSINESS – None

NEW BUSINESS – None

CONTINUED BUSINESS-

1. Discussion of Community Workshop Results on Hawk Subarea Plan and Study Progress (See Attachment 1) (NO ACTION TAKEN)

ATTENDANCE VOTE

PUBLIC COMMENT: (Same rules apply as stated in the 1st CITIZEN COMMENTS)

COMMENTS AND COMMUNICATIONS OF COMMISSIONERS AND STAFF (See Attachment 2 with PC Calendar of Meetings)

ADJOURN

Any person requiring a disability accommodation should contact the City at least 24 hours in advance. For TDD relay service please use the state's toll-free relay service (800) 833-6384 and ask the operator to dial (253) 480-2400

Web Page: www.covingtonwa.gov

**CITY OF COVINGTON
Planning Commission Minutes**

March 7, 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, Bill Judd, Sean Smith and Alex White

MEMBERS ABSENT

Sonia Foss and Ed Holmes

STAFF PRESENT

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

APPROVAL OF CONSENT AGENDA

- Ø **1. Vice Chair Max moved and Commissioner White seconded to approve the consent agenda and the minutes for February 7, 2012. Motion carried 5-0.**

CITIZEN COMMENTS – NONE

PUBLIC HEARING – NONE

UNFINISHED BUSINESS - NONE

NEW BUSINESS

1. Presentation and Discussion of City Forestry Plan by Glenn Akramoff, Public Works Director

Mr. Akramoff provided the Planning Commission with some background on how the Urban Forestry Plan was developed. The city solicited public input in 2012 and received feedback from citizens, HOA's and businesses on the objectives of the plan. The plan was approved and adopted by the Parks Commission and now it is being brought to the Planning Commission for feedback. Mr. Akramoff highlighted the vision statement and the 6 objectives of the City Forestry Plan

and reviewed the consultant's recommendations that would guide us over the course of the 5 year plan. He will be presenting the City Forestry Plan to CEDC on March 26, 2013 and then presenting it to the City Council on April 9, 2013. The tree team will meet quarterly and seek funding on the future strategic plan.

Vice Chair Max clarified for the Planning Commission that this is an opportunity to provide advisory comment. He asked Mr. Akramoff about the reason for creating the plan. Mr. Akramoff responded that the City has an inventory of trees in parks and storm ponds. Every time a tree issue comes up, staff would take time to meet, discuss and make a decision. These factors were key components in creating the plan.

Community Development Director, Richard Hart noted that page 7 of the City Forestry Plan shows private, public and city wide tree cover. The City is a little bit below what is recommended for an "excellent" standard. This is a good measure of seeing where the City is and seeing how we can improve.

Commissioner Smith noted that some of the public area does include asphalt. He asked if it is our goal to reach 40% tree coverage. Mr. Akramoff responded that the City has BPA easements, gas lines, asphalt and wide streets that all impact our bottom line. The community has newer developments where the trees are not developed yet. The plan subscribes to the idea that the right tree should be planted in the right place.

Chair Key asked about the definition for highly managed tree. Mr. Akramoff responded that newly planted ROW trees would be considered highly managed, but felt that could be more clearly stated.

Commissioner Judd asked about any implications for private property and whether this plan would increase or decrease City liability. This plan is not intended to manage private property, although Home Owners' Associations could use this plan as a guideline. The tree ordinance regulates privately owned trees. Mr. Akramoff also said if we identify priorities, a proactive approach would be better than purely a reactive standpoint. The Planning Commission also discussed changing the wording on the title page of the document to clarify that the City Forestry Plan is intended to address publicly owned property.

Commissioner White mentioned that his Home Owners' Association has been working with Green River Community College to manage trees in greenbelts.

2. Discussion of Proposed Code Language for Zoning Code Amendment to Add Developer's Agreement Option in the Town Center Zone--Staff Memo

Senior Planner, Salina Lyons provided a draft of the proposed ordinance to the Planning Commission. Development Agreements would only apply to the Town Center (TC) zone. She has looked at a few cities to see how they handle these. Some cities refer to the RCW's which don't provide any process guidelines. We want to provide more guidance and predictability.

Chair Key asked if staff could highlight anything we would like to avoid. Ms. Lyons stated that she wants the guidelines to be clear, follow the RCW's and follow a process. The applicant would come in for a Commercial Site Development Application (CSDA) and the Development Agreement would be reviewed with the 120 day review clock waived. If a modification is allowed, there would need to be a public benefit. If the applicant chose to not go through the Development Agreement process, they would adhere to the code as stated. Staff will need to create language that does not allow a developer to double dip.

Mr. Hart added that in section 2 under 18.35.045, the 60% ground floor retail requirement should have a minimum defined. We don't want to become too prescriptive and may want to leave some flexibility.

The Planning Commission went on to discuss whether the 60% ground floor retail requirement should be lowered to 30%. Chair Key added that he felt education could be located on the 1st floor, but not count as retail.

ATTENDANCE VOTE –

- Ø **Commissioner Smith moved and Vice Chair Max seconded to excuse Commissioner Holmes and Commissioner Foss. Motion carried 5-0.**

PUBLIC COMMENT- NONE

COMMENTS AND COMMUNICATIONS FROM STAFF

Senior Planner, Ann Mueller noted that a Community Workshop for the Hawk Property Sub-Area Plan is scheduled for March 25, 2013.

Mr. Hart invited the Planning Commission to attend the Community Workshop. The Planning Commission will not meet on March 21st, but will hold both regularly scheduled meetings on April 4th and 18th.

ADJOURN

The March 7, 2013 Planning Commission Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Kelly Thompson, Planning Commission Secretary

Memo

To: **Planning Commission Members**

From: Richard Hart, Community Development Director

CC: Salina Lyons, Principal Planner; Ann Mueller, Senior Planner

Date: 3/27/2013

Re: Summary Results from Community Workshop on Hawk Subarea Plan

On March 25, 2013, the Community Development Department staff and Stalzer & Associates, the city's consultant for the Hawk Subarea Plan, held a Community Workshop to obtain citizen input, suggestions, and feedback on how the Hawk Subarea Plan could be developed. The workshop was attended by 34 individuals from both inside and outside the city limits. The participants were divided into 5 different tables for an hour and a half interactive exercise to design the placement of roadways, street access, trails, open space, and a variety of land uses (both residential and commercial) as well as densities and types of housing.



The groups were given a base map that identified the physical constraints (steep slopes, critical areas and ponds) of the site and the location of major access points at SE 256th St. and Highway 18 through the site to 204th Ave SE. The groups were given a set of instructions regarding the maximum and minimum densities (commercial, housing, open space and parks) that need to be distributed across the site, taking into account the existing physical constraints.

The maximum and minimum thresholds ranged from 600,000 to 800,000 sq. feet of retail and commercial space and 1000-1500 residential units at varying densities and housing types. Parks and trails ranged between 8-10 acres and trails were up to 6 miles which were to be strategically located throughout the proposed development. The Jenkins Creek stream, wetlands, and critical areas corridor was not to be disturbed, but participants could incorporate trails within the buffer area. The groups were also provided additional information regarding a possible local access point from the Covington Park Subdivision area to the south to be used by local citizens to gain access to the development and highway, as well as for fire safety vehicles and their ability to reduce response time to dwellings from the nearby fire station on SE 256th to the west..

The teams came up with a variety of approaches and alternatives for future development in this Subarea Plan; staff will present the overall consensus and common themes identified within all five proposals to the Planning Commission at the April 18th meeting. However, there were some similar positive suggestions and other neighborhood concerns about certain proposed uses expressed at this workshop.

Many of the positive suggestions and comments involved a desire for high quality trails and parks, well-lighted trails and sidewalks with paved surfaces, good connections to the future development within this



Continued Business Item 1

proposed gravel pit area around the lake and also good connections to other Covington neighborhoods and the regional trail systems. Others expressed specific types of development they wanted to see such as a movie theater, high-end grocery store, farmer's market, senior housing, day care, medical offices, good restaurants, coffee shops, and eating establishments surrounding the lake, with public access to the lake.



Some of the major neighborhood concerns and problem issues related to the style, design, density and quality of multi-family apartment dwellings that would be located within the proposed development. Most of the participants seemed to support single family or townhouse development rather than typical apartments. There was an initial negative impression or reaction to multifamily similar to apartments located in other areas, such as the East Hill Area of Kent. Other concerns related to building more large commercial centers with large parking lots (paved

surfaces) and little landscaping; the design of the connection street from the highway to 204th Ave SE; and the high volumes of traffic and the potential impacts to the surrounding neighborhoods to the south (Covington Park and Timberlane Subdivisions) and the unincorporated area of King County to the north.

There were also general questions relating to more parks versus more trails, street design, maintenance of public areas, fire safety improvements, law enforcement capabilities, feasibility of mixed-use development or multi-story housing over ground floor retail, and availability of service uses.

Summary of Ideas & Concerns Heard by Staff for Development of the Hawk Subarea Plan

Positive Ideas and Suggestions:

- Make parks as large as possible include play areas. Pave any trails so they don't get muddy. Gravel isn't good for skating, biking or strollers.
- Include good lighting along trails and sidewalks.
- Should incorporate the SH 18 frontage road for access to Timberlane Subdivision.
- Like round-a-bouts as a way to slow traffic but had heard the fire departments don't like them.
- Would like to see some smaller retail, senior housing, & daycare in that area.
- Would love a specialty grocery store.
- Covington needs a movie theater, doctor's offices, community center or something for kids here.
- Make sure trails connect to other regional trail systems, existing street-ends in Timberlane, and specifically east into Maple Valley.
- Would like to see the trail developed on the south side of the property where an informal path already exists. Should not be a public road but could be built to support emergency fire truck access only.
- Desire a mix of restaurants, coffee shops with housing above around lake area along with a walking path that would completely surround the lake.
- Make sure you can walk between commercial areas and residential areas and that the trail system connects to everything. Like to see wide sidewalks with landscaping and lighting.
- Create a "Green Lake" type park area with low scale commercial and mixed-use development nearby. (Referring to the Green Lake neighborhood in Seattle)
- Any water areas should maintain public access.
- Put restaurants with outdoor seating by the water.
- Where is a transit square and does the city have plans for some type of transit or park n' ride?

Continued Business Item 1

- Would like senior housing options. (Similar to the design of the current one in Downtown)
- Participants liked the idea of commercial and improved access to retail goods.

Neighborhood Concerns:

- Don't really want to see commercial, but if there has to be commercial, it's OK if the commercial had underground parking and housing on top of it as mixed-use in a limited part of the area.
- Didn't like small parks that have to be maintained by HOA ... didn't think they were well taken care of and equipment becomes old and damaged over time and isn't replaced. Don't want a road connecting into Timberlane- too much traffic and noise. Emergency vehicle access only is OK.
- Don't want to see the trail system formalized on the south side as there already is a problem with ATV's trespassing and making a lot of noise and damaging the natural areas around the gravel pit.
- Worried about new parks and natural space that could have vagrants hanging out in them.
- Don't need any big-box commercial development like Target, as people can drive to Kent if they want that type of use.
- People attending from the neighborhood to the north in unincorporated, rural King County do not want any roads connected north into their neighborhood (i.e. 204th)
- No large parking lots, minimize asphalt, and prefer parking underground. Should be quality landscaping and safe walkways within any parking area.
- Concerned about the impact of new development on existing roads and intersections. (e.g. will 180th Ave SE get worse?)
- Concerned development of the gravel pit will lead to Covington trying to annex land to the north/east for future development.
- Don't like multi-family, it should all be single family housing.
- Don't put housing by the freeway.
- Don't want multi-family apartments looking like the ones in the Kent East hill Area. Prefer townhomes.

General Questions & Comments:

- Why can't they move the pond to the east? Could it be moved to the east so it was abutting the natural area and KC owned parkland? That would create a larger green space with active and passive recreation areas.
- If there has to be commercial, can the site have multi-story, mixed-use to encourage more space for green/parks & natural areas? (Similar to the Issaquah Highlands Urban Village)
- Will the city be able to hire more police to deal with increased demand for law enforcement due to the new commercial and multifamily development?
- Is a Farmers Market possible?
- How much will travel time improve for the fire department if they get new roads through this area?
- Lots of questions regarding the street design. Don't want a huge wide road through the site. (We explained that 204th is currently designated a Collector Arterial and would have a similar design to SE Wax Road and that the road may widen to allow turning movements near the commercial areas). Most like the design of SE Wax Road.
- Mixed comments about the use of Jenkins Creek buffer as a trail. Opinions were about wetland and buffer protection vs. using the route as a trail to the larger trail system. (the property owners just north didn't like the idea of people walking through the buffer)
- In the same vein, mixed comments about more trails vs. more parks. If there are parks they should be small, and the city should focus on trails rather than more or bigger parks.
- Mixed thoughts on the connection to Covington Park. A few were against it.

**Community Development Department
Planning Commission Schedule & Agenda Items
January - December 2013(1st & 2nd Quarters)**

Commission Meeting	Commission Agenda Item	Agenda Item Type	Staff
January 3, 2013	· Meeting Cancelled		
January 17, 2013	· Meeting Cancelled		
February 7, 2013	<ul style="list-style-type: none"> · Discussion of Northern Gateway Study Phase II for Hawk Gravel Pit Subarea Plan · Discussion of 2013 Comp Plan Amendment Docket · Discussion of Potential Zoning Code Amendment for Adding a Development Agreement Option for Deviations in the Town Center Zone 	<i>New Business</i>	Richard, Ann & Salina
February 21, 2013	· Meeting Cancelled		
March 7, 2013	<ul style="list-style-type: none"> · Presentation of City Urban Forestry Plan · Discussion of Proposed Code Language for Development Agreement Option in TC 	<i>New Business</i>	Richard, Salina, Glenn & Ann
March 21, 2013	· Meeting Cancelled		
April 4, 2013	· Discussion of Results from Community Workshop on Hawk Property Subarea Plan Alternatives	<i>New Business</i>	Richard, Salina, & Ann
April 18, 2013	· Planning Commission Workshop to consider range of alternatives for study in the Planned Action EIS for the Hawk Subarea Plan	<i>Continued Business</i>	Richard, Salina & Ann
May 2, 2013	· Discussion of Final Draft on Zoning Code Amendment for Development Agreement Deviation Option in Town Center Zone	<i>Continued Business</i>	Richard, Salina & Ann
May 16, 2013	· Discuss Draft Code Amendments for New Clearing & Grading Regulations & SEPA Threshold Changes	<i>New Business</i>	<i>Richard & Salina</i>
June 6, 2013	<ul style="list-style-type: none"> · Public Hearing on Zoning Code Amendment for Development Agreements in the Town Center Zone · Discuss Process for Delayed Impact Fee Collection In Response to New State Legislation 	<i>Public Hearing & New Business</i>	Richard, Salina & Nelson
June 20, 2013	<ul style="list-style-type: none"> · Discuss Draft Code Amendments for Sign Code Changes for Civic, Government & Non-Profit Signs · Final Discussion of Code Amendments for New Clearing & Grading Regulations & SEPA Threshold Changes · Discuss Draft Shoreline Development Regulation Codification with Standards & Permit Process 	<i>New Business & Continued Business</i>	Richard, Salina & Ann

Planning Commission Schedule & Agenda Items
July- December 2013 (3rd & 4th Quarters)

<u>Commission Date</u>	<u>Commission Agenda Topics</u>	<u>Agenda Type</u>	<u>Staff Needed</u>
July 4, 2013	· <i>Meeting Cancelled</i>		
July 18, 2013	· Public Meeting for Comments on the Draft Planned Action EIS and Draft Subarea Plan to identify a Preferred Alternative · Discuss Draft Code Amendments for Sign Code Changes for Civic, Government & Non-Profit Signs	<i>New Business & Continued Business</i>	Richard, Salina, Ann, Glenn, Don, & Scott
August 1, 2013	· Public Hearing on New Clearing & Grading Regulations & SEPA Threshold Changes · Discuss Draft Shoreline Development Regulation Codification with Standards & Permit Process · Study Session on Hawk Property Subarea Plan Process Including Zoning & Dev. Regulations	<i>Public Hearing & Continued Business</i>	Richard & Salina
August 15, 2013	· Public Hearing on Code Amendments for Sign Code Changes for Civic, Government & Non-Profit Signs · Discuss Draft Shoreline Development Regulation Codification with Standards & Permit Process	<i>Public Hearing & Continued Business</i>	Richard, Salina & Ann
September 5, 2013	· <i>Potential Meeting Cancelled</i>		
September 19, 2013	· Discuss Code Amendments for Deferring Collection of Impact Fees at Time of Building Permit Issuance	<i>Continued Business</i>	Richard & Salina
September 26, 2013	· <i>Planning Commission Public Hearing on the Draft Preferred Hawk Property Subarea Plan</i>	<i>Special Meeting- Public Hearing</i>	Richard, Salina & Ann
October 3, 2013	· Discussion of Recommendations to Council on Final Hawk Property Subarea Plan	<i>Continued Business</i>	Salina & Ann
October 10, 2013 <i>Special PC Meeting</i>	· <i>Final Action & Recommendation for Hawk Subarea Plan to City Council</i>	<i>Special Meeting Continued Business</i>	Richard, Ann & Salina,
October 17, 2013	· Public Hearing on Shoreline Development Regulation Codification with Standards & Permit 1	<i>Public Hearing</i>	Richard, Salina & Ann
November 7, 2013	· Public Hearing on Deferral of Collection for Impact Fees	<i>Public Hearing</i>	Richard & Salina
November 12, 2013 Study Session with City Council	· Joint Study Session with City Council to Present Final Recommendation on Hawk Property Subarea Plan & Planned Action EIS	<i>Joint Study Session with City Council</i>	PC Members & City Staff
November 21, 2013	·		
December 5, 2013	·		
December 10, 2013 Council Public Hearing	· Council Public Hearing on Final Subarea Plan & Planned Action EIS	<i>Public Hearing</i>	PC Members & City Staff
December 19, 2013	· <i>Potential Meeting Cancelled</i>		