



City of Covington

Unmatched Quality of Life.

City of Covington

16720 SE 271st Street, Suite 100 • Covington, WA 98042 • (253) 638-1110 • Fax: (253) 638-1122

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 5, 2012

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

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 –

1. Public Hearing & Recommendation on 2012 Comprehensive Plan Amendment Docket
(See Attached Staff Memo & Comment Letter)
(3 Comprehensive Plan & Development Regulation Amendment Docket Material
Provided at 2-16-12 Meeting)
(Three 2012 Docketed Items Also Available on City Website)

UNFINISHED BUSINESS – None

NEW BUSINESS - NONE

ATTENDANCE VOTE

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

COMMENTS AND COMMUNICATIONS OF COMMISSIONERS AND STAFF

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) 638-1110*

Web Page: www.covingtonwa.gov

Memo

To: **Planning Commission Members**
 From: Richard Hart, Community Development Director
 CC: Salina Lyons, Senior Planner; Ann Mueller, Senior Planner
 Date: 03/30/2012
 Re: Director's Recommendation for 2012 Annual Comprehensive Plan Amendment Docket

The Community Development Department staff has reviewed the submitted Comprehensive Plan and associated Development Regulation Amendments for 2012. They include:

- 1.) CPA 2012-01: Planning Commission initiated amendment to DTP Policy 2.4 in chapter 4, the Downtown Element, of the Comprehensive Plan, requiring ground floor retail, restaurant, and/or personal service uses as part of any new multi-story, multi-family residential or mixed-use developments in the Town Center (TC) Zone;
- 2.) DRA 2012-01: Planning Commission initiated amendments to the City's Zoning Code & Development Regulations, Chapter 18.31, implementing the policy language in CPA 2012-01 above, which also similarly requires ground floor retail, restaurant, and/or personal service uses within any multi-story, multi-family residential or mixed-use developments in the Town Center (TC) Zone; and
- 3.) CPA 2012-02: City Staff initiated amendment to Chapter 1, the Introduction Chapter, and new Appendix T-3 in the Comprehensive Plan relating to criteria for annexing unincorporated areas. Also included are changes and additions to the existing annexation policies in Chapter 2, the Land Use Element, and Section 2.8.2 Urban Growth Area and Potential Annexation Areas to guide future annexations.

Director's Recommendation on 2012 Comprehensive Plan Amendment Docket:

The Community Development Director recommends adoption of all three proposed amendments as part of the final 2012 Annual Comprehensive Plan Amendment Docket as submitted, with any appropriate Planning Commission amendments, to be forwarded to the city council for their consideration and approval as the official 2012 docket. If confirmed by the city council the 2012 Docket will be further reviewed and discussed at appropriate public hearings before the Planning Commission and the City Council.

The Planning Commission will hold a public hearing and take public testimony on the proposed amendments on or before April 19, 2012. After consideration of any public testimony and discussion, the Planning Commission will make a recommendation to the City Council on the 2012 Final Docket. As proposed, the 2012 annual docket is consistent with provisions of CMC Chapter 14.25 Comprehensive Plan Amendments and the requirements for docketing procedures stated therein. (See Attachments)



March 1, 2012

Richard Hart
Community Development Director
City of Covington
16720 SE 271st Street, Suite 100
Covington, WA. 98042

SENT VIA E-MAIL

RE: CPA 2012-01, DRA 2012-01

Dear Mr. Hart,

The Planning Commission has initiated an amendment to policy DTP 2.4 of the Downtown Element to delete language that currently allows stand alone residential structures in the Town Center. The reason cited for the change was to ensure that any proposed multi-family development in the Town Center would be a part of a mixed use, multi-story structure requiring ground floor retail, restaurant or personal services. I believe this proposed amendment would not be in the best interest of the City or stake holders in providing residential or retail use in the Town Center zone at this time.

The idea of mixed use works well in densely populated areas where more retail and housing options are needed and redevelopment being the only option. This is not the case today in Covington or with the 81 acres of the Town Center zone.

Requiring 60% or more of the ground floor abutting a street, public space or public plaza to be occupied by retail, restaurant or personal services, if built, would cause those storefronts to remain empty due to the lack of need. This vacancy would hinder the City's vision and goal of having a vibrant Town Center.

The City Council is also considering the annexation of the "northern notch" into the city limits. Once this occurs, the "notch" stakeholders will pursue commercial and retail development at the Hwy 18 and SE 256th street interchange. Although this development would bring in larger format retail to the area, it will also draw the smaller retail from the existing Downtown and Town Center zones adding additional retail vacancy in Covington.

(206) 575-8438 FAX (206) 575-8510
1201 MONSTER RD SW, SUITE 350
RENTON, WA 98057

I purpose that the Downtown Element of the Comprehensive Plan remain in its present form encouraging multi-family structures to be built with an element of retail, restaurant or personal services on the first floor but not requiring it.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Ramsey", written over a circular stamp or seal.

Don Ramsey
Ashton Development Company, LLC



CITY OF COVINGTON
Community Development Department
16720 SE 271st Street • Suite 100 • Covington, WA 98042
Phone: 253-638-1110 • Fax: 253-638-1122
www.ci.covington.wa.us

A-430

COMPREHENSIVE PLAN AMENDMENT APPLICATION

2012 Application Deadline: February 13, 2012

STAFF USE ONLY	Docket Number: <u>CPA 2012-01</u>	Application Date: <u>02-09-2012</u>
	<input checked="" type="checkbox"/> City-initiated <input type="checkbox"/> Privately-initiated	

APPLICANT Primary Contact Person

Name: Covington Planning Commission

Address: Covington City Hall

City/State/Zip: Covington, WA 98042

Phone: _____ Fax: _____

E-mail Address: _____

Signature: _____

AGENT Primary Contact Person

Name: Ann Mueller, Senior Planner

Address: 16720 SE 271st Street • Suite 100

City/State/Zip: Covington, WA 98042

Phone: 253-638-1110 Fax: _____

E-mail Address: amueller@covingtonwa.gov

Signature: _____

PROPERTY OWNER

Name: N/A—Non Site Specific: Proposed Comprehensive Plan Down Town Element policy amendment will affect property in the Town Center Focus Area.

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

PROPERTY OWNER 2

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

E-mail Address: _____

Signature: _____

TYPE OF COMPREHENSIVE PLAN AMENDMENT

This is a **site-specific** amendment proposal. Complete site-specific information below.

This is a **non-site-specific** amendment proposal. Complete area-wide/textual amendment information.

This amendment proposal involves changes to development regulation text and/or tables and/or changes to the zoning map. Complete a separate Application for Development Regulation and/or Zoning Map Amendment.

SITE-SPECIFIC AMENDMENTS

Give street address or, if vacant, indicate lot(s), block, and subdivision OR tax lot number, access street and nearest intersection. If proposal applies to several parcels, list the streets bounding the area.

ADDRESS(ES): _____

ASSESSOR'S PARCEL NUMBER(S): _____ SITE AREA: _____

LEGAL DESCRIPTION(S): _____

PROPOSED CHANGE TO FUTURE LAND USE MAP DESIGNATION: FROM _____ (CURRENT) TO _____ (PROPOSED)

PROPOSED CHANGE TO OFFICIAL ZONING MAP DESIGNATION: FROM _____ (CURRENT) TO _____ (PROPOSED)

AREA-WIDE & TEXT AMENDMENTS

Chapter and section of comprehensive plan to be amended: 4.0 Downtown Element 4.5.2 Town Center Focus Area

Indicate either conceptual or specific amendatory language. Please be as specific as possible to aid in the evaluation of your proposal. If specific changes are proposed, please indicate current language and proposed language.

The proposed amendment to the Downtown Element consists of the following changes: DTP 2.4 Encourage residential uses in the Town Center Focus Area at more urban densities, greater than 24 units per acre, making efficient use of prime land, supporting transit friendly and pedestrian-oriented retail, and encouraging inclusion of residential uses in new mixed-use projects with ground floor retail, restaurant or personal services. as well as
~~supporting stand-alone multi-family housing developments.~~

DESCRIBE HOW PROPOSAL MEETS DECISION CRITERIA

An amendment may be considered for placement on the final docket under any one of the following circumstances. Check the applicable box, and describe in detail how the proposed amendment complies with the criterion. Attach additional sheets as necessary.

If the proposed amendment is site-specific, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications.

State law requires, or a decision of a court or administrative agency has directed such a change.

There exists an obvious technical error in the pertinent comprehensive plan provision.

DESCRIBE HOW PROPOSAL MEETS SELECTION / DECISION CRITERIA (CONT'D.)

If none of the three conditions on p.2 apply, then the proposed amendment must meet *all five* of the following criteria. Please answer the following questions, providing specific details and attaching additional sheets as necessary.

1. Explain how the proposed amendment is appropriately addressed through the comprehensive plan and how it would be a public benefit to the City of Covington (i.e. enhances the public health, safety, and welfare).

This proposal to direct multi-family development into mixed use, multi-storey structure in the Town Center Focus Area in the Downtown zone will ensure residential development is part of a diverse and vibrant mixed-use town center with a pedestrian scale and active streetscape in the heart of the downtown which fulfills the vision for the Town Center Focus Area.

2. Proposed amendments that are the same or substantially-similar to an amendment proposed during the last three amendment cycles are not eligible for consideration, except in certain cases due to geographic expansion by the City (see CMC 14.25.040(3)). Has the same or a substantially-similar amendment been proposed during the last three annual amendment cycles? No Yes

If yes, how has geographic expansion necessitated the proposed amendment?

N/A

3. Does the proposed amendment raise any policy or land-use issues that are more appropriately addressed by an ongoing work program approved by the City Council? No Yes

Please explain:

This is a Planning Commission initiated amendment to ensure that any future multi-family development in the Town Center focus area is part of a mixed- use multi-story structure with ground floor retail, restaurant or personal services.

4. Explain how the proposed amendment addresses significantly changed conditions since the last time the pertinent comprehensive plan map or text was amended. “Significantly changed conditions” are those resulting from unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent comprehensive plan map or text; where such change has implications of a magnitude that need to be addressed for the comprehensive plan to function as an integrated whole.

The Downtown Element was last amended in 2009, since then the Town Center Focus Area has seen approval of a large single use structure for medical services. Upon further consideration and to help fulfill the vision of having a vibrant Town Center with mixed uses, active streetscapes, and ground floor commercial uses this amendment is proposed to ensure that any proposed multifamily development in the Town Center would be part of a mixed use, multi-story structure that requires ground floor retail, restaurant or personal services.

DESCRIBE HOW PROPOSAL MEETS SELECTION / DECISION CRITERIA (CONT'D.)

5. Explain how the proposed amendment is consistent with:

(a) The vision, goals, and policies of the comprehensive plan, and other goals and policies of the City:

This proposal is consistent with the vision of the TC being the heart of the downtown area. Goal DTG 2.0 is to implement a walkable, pedestrian scale mixed use-development pattern that emphasizes the public realm at the heart of the downtown. A mixed use, multi-story structure with multifamily and/or office above a ground floor with commercial uses will provide for a more pedestrian oriented streetscape and a variety of uses for residents and workers in Covington. This amendment will also require a development code change.

(b) The Countywide Planning Policies, the Growth Management Act, State Environmental Policy Act (SEPA), the Washington Administrative Code, and other applicable state and federal laws.

The proposed changes outlined above are consistent with Countywide Planning Policies, the Growth Management Act, SEPA and WAC for concentrated and sustainable growth and development. This Comprehensive Plan text amendment will also require a supplemental development regulation amendment.

COSTS & BENEFITS / ADDITIONAL INFORMATION

1. Describe the effects of the proposed amendment in terms of costs and benefits to the public, both monetary and non-monetary.

The proposed change to the mix of development is to encourage commercial and retail uses on the ground floor that will result in a more pedestrian -friendly and active streetscape, it will strengthen the vision of the community and align with true sustainable development patterns, which will be more cost effective and efficient in the long term.

2. Describe and/or attach any studies, research information, or further documentation that will support this proposal.

N/A

CERTIFICATION / SIGNATURE

I have reviewed the Comprehensive Plan Amendment Instruction Guide and Timeline, and certify that the information provided on this application is true and correct.

Applicant's/Agent's Signature

Date

Please note: If this is a site-specific amendment proposal, all affected property owners must complete, sign, and have notarized a Property Owner Declaration.

Proposed 2012 amendment

City of Covington Comprehensive Plan

DOWNTOWN ELEMENT

4.5 Goals and Policies

4.5.2 Town Center Focus Area

VISION: The Town Center Focus Area should be the central community-oriented heart of the downtown with public plazas and civic buildings, public spaces and landmarks, a mix of multi-story residential, office, service and retail uses; contain short block sizes on a rectangular grid system that are conducive to walking; focus around a traditional “Main Street” with sidewalk cafes and ground floor retail uses where Covington residents and visitors outside the community can come to shop, socialize, relax, and attend special community events; and be located south of SE 272nd St.

DTG 2.0 Use a new Town Center land use and zoning designation to proactively implement a walkable, pedestrian scale mixed-use development pattern that emphasizes the public realm at the heart of the downtown.

DTP 2.1 Apply the Town Center designation to a single area comprised of large parcels suitable for development or redevelopment that are central to downtown and accessible from highways and major arterials.

DTP 2.2 Allow one new large-format retail store to be built within the Town Center Focus Area. The City should adopt development regulations requiring this store to be located west of the proposed 171st Avenue SE, as projected. Any new large-format retail facility should be set back from the proposed 171st Avenue SE a sufficient distance to allow the future construction space for street-frontage, pedestrian-oriented retail, reasonable pedestrian connections, and complimentary uses along the proposed 171st Avenue SE. Access for service and delivery vehicles to the large-format retail facility should be prohibited from using the proposed 171st Avenue SE. There should be no curb cuts along the proposed 171st Avenue SE providing vehicular access of any kind to the large-format retail

facility (except for emergency vehicle access, if required by the Fire Marshall).

- DTP 2.3 The City should move forward with efforts to acquire property for a civic building and plaza space within the new Town Center Focus Area, that is consistent with the vision of the new Town Center Concept Plan, supports an interactive pedestrian-oriented Streetscape, and provides that unique, identifiable public gathering space with public business and community functions. The civic building and plaza space should support other potential future public investments such as a public parking facility, a transit center/park-and-ride facility, and a community center, and be adjacent to the pedestrian-oriented “Main Street”.*
- DTP 2.4 Encourage residential uses in the Town Center Focus Area at more urban densities, greater than 24 units per acre, making efficient use of prime land, supporting transit friendly and pedestrian-oriented retail, and encouraging inclusion of residential uses in new mixed-use projects with ground floor retail, restaurant and/or personal services.~~as well as supporting stand-alone multi-family housing developments.~~*
- DTP 2.5 Zoning and development regulations in the Town Center Focus Area should promote specific types and a mix of uses, building forms and public realm improvements described in the Town Center Vision statement, including retail, service, office, health care, and residential uses.*
- DTP 2.6 Provide incentives for innovative, affordable housing development and encourage workforce housing targeted for workers expected to fill retail and service jobs within the downtown.*
- DTP 2.7 Recognize Downtown as uniquely suited to supporting special-needs housing due to the convenience of nearby health services.*
- DTP 2.8 Encourage transit oriented development (TOD) where feasible, to locate within the Town Center Focus Area.*

DEVELOPMENT REGULATION AMENDMENT (CONT'D.)

3. Provide either conceptual or specific amendatory language. Please be as specific as possible to aid in the evaluation of your proposal.

Add a new note to the table in 18.31.080 for Dwelling Unit, Multi-family” permitted in the TC zone.

26. Multifamily residential dwellings in the TC zone shall be located in a minimum three-story mixed use structure. 60% or more of the ground floor abutting a street, public space, public plaza and/or public green space shall be occupied by one or more of the following permitted uses: retail, restaurant or personal services. Driveways, service and truck loading areas, parking garage entrances and lobbies shall not be included in calculating the required percentages of ground floor use.

ZONING MAP AMENDMENT

PROPOSED CHANGE TO ZONE DESIGNATION: FROM _____ (CURRENT) TO _____ (PROPOSED)

SURROUNDING ZONE DESIGNATIONS: EAST: _____ WEST: _____ NORTH: _____ SOUTH: _____

COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION: _____

CURRENT LAND USE: _____

If this is a site-specific zoning map amendment, complete the following property information. Give street address or, if vacant, indicate lot(s), block, and subdivision OR tax lot number, access street and nearest intersection. If proposal applies to several parcels, list the streets bounding the area.

ADDRESS(ES): _____

ASSESSOR'S PARCEL NUMBER(S): _____

SITE AREA: _____ sq. ft. / acres (circle one)

LEGAL DESCRIPTION(S): _____

DESCRIBE HOW PROPOSAL MEETS DECISION CRITERIA

1. Proposed amendments that are the same or substantially-similar to an amendment proposed during the last three years are not eligible for consideration, except in certain cases due to geographic expansion by the City (see CMC 14.25.040(3)). Has the same or a substantially-similar amendment been proposed during the last three years? No Yes

If yes, how has geographic expansion necessitated the proposed amendment?

DESCRIBE HOW PROPOSAL MEETS DECISION CRITERIA

2. Explain how the proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan.
This code amendment is consistent with the vision, goals and policies of the Downtown Element of the Comprehensive Plan to ensure a vibrant and pedestrian friendly Town Center. This amendment is in conjunction with an amendment to the Comprehensive Plan associated with residential development in the Town Center focus area and will implement the policy change to require residential development in the Town Center to be located in a multi-story, mixed-use building with ground floor retail, restaurant and/or personal services uses.

3. Explain how the proposed amendment is consistent with the scope and purpose of the City’s zoning ordinances and the description and purpose of the zone classification applied for.
The proposed code language is consistent with the City’s zoning ordinances and specifically the purpose and intent of the downtown development and design standards (CMC 18.31.010 (3))

4. Explain how circumstances have changed substantially since the establishment of the current development regulation, zoning map or district to warrant the proposed amendment.
Upon further reflection and consideration Covington’s Planning Commission has determined there is a benefit to requiring residential development in the Town Center Focus Area to be part of a mixed-use, multi-story structure with ground floor retail, restaurant or personal service uses to make sure the heart of downtown is pedestrian oriented, human in scale and economically healthy with mixed-use buildings and higher density residential housing. Without this amendment the opportunity may be lost if a large scale residential development is proposed without associated commercial and retail space to serve the needs of the residents and workers in the Covington.

5. Explain how the proposed zoning is consistent and compatible with the uses and zoning of surrounding property.
This amendment includes existing uses that are consistent with the uses currently allowed in the Town Center Focus area and is compatible with the uses in the surrounding areas.

6. Explain how the property that is the subject of the amendment is suited for the uses allowed in the proposed zoning classification.
This proposed amendment is for property located in the Town Center Focus Area and does not change any allowed uses but clarifies that residential development must be in a multi-story, mixed-use development with ground floor retail, restaurant or personal service uses.

7. Explain how adequate public services could be made available to serve the full range of proposed uses in that zone.
This proposed amendment does not add any new uses to the existing zoning and uses allowed in the TC Focus Area not additional public services would be required due to this code amendment.

COSTS & BENEFITS / ADDITIONAL INFORMATION

1. Describe the effects of the proposed amendment in terms of costs and benefits to the public, both monetary and non-monetary.
The proposed change to the mix of required development is to encourage commercial and retail uses on the ground floor that will result in a more pedestrian-friendly and active streetscape. It will strengthen the community's vision of the Town Center and align with true sustainable development patterns, which will be more cost effective and efficient in the long term.

2. Describe and/or attach any studies, research information, or further documentation that will support this proposal.

N/A

CERTIFICATION / SIGNATURE

I have reviewed the Development Regulation/Zoning Map Amendment Instruction Guide, and certify that the information provided on this application is true and correct.

Applicant's/Agent's Signature

Date

Please note: If this is a site-specific amendment proposal, all affected property owners must complete, sign, and have notarized a Property Owner Declaration.

Proposed Amendments 2012

Covington Municipal Code

Chapter 18.31

Downtown Development and Design Standards

18.31.080 Permitted land uses.

(1) The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied or maintained. The use is considered permanently established when that use will or has been in continuous operation for a period exceeding 60 days. A use which will operate for less than 60 days is considered a temporary use, and subject to the requirements of Chapter [18.85](#) CMC.

(2) Explanation of Permitted Use Table.

(a) The permitted use table in this chapter determines whether a use is allowed in a district. The name of the district is located on the vertical column and the use is located on the horizontal row of these tables.

(b) If the letters “NP” appear in the box at the intersection of the column and the row, the use is not permitted in that district, except for certain temporary uses.

(c) If the letter “P” appears in the box at the intersection of the column and the row, the use is allowed in that district subject to the review procedures specified in Chapter [14.30](#) CMC and the general requirements of the code.

(d) If the letter “C” appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in Chapter [14.30](#) CMC and conditional use fees as set forth in the current fee resolution, and the general requirements of the code.

(e) If a number appears next to a specific use or in the box at the intersection of the column and the row, the use may be allowed subject to the appropriate review process indicated above, the general requirements of the code and the specific conditions indicated in the permitted use conditions with the corresponding number in the code subsection immediately following the permitted use table.

(f) All applicable requirements shall govern a use whether or not they are cross-referenced in a section.

(3) Permitted Use Table.

Use Categories	Town Center (TC) ²³	Mixed Commercial (MC)	General Commercial (GC)	Mixed Housing Office (MHO) ¹
Residential				
Dwelling Unit, Accessory	NP	NP	NP	P ²
Dwelling Unit, Multifamily	P ²⁶	P	P	P

Dwelling Unit, Single-Family Attached, Detached or Cottage Housing ²¹	NP	NP	NP	P ²
Senior Citizen Assisted Housing	P	P	P	C
Commercial				
Adult Entertainment	NP	P ³	P ³	NP
Business Services ¹⁹	P ⁵	P	P	P ^{4,5}
Drive Through Use	NP	P	P	NP
Farmers' Markets and Public Markets ⁶	P	P	P	NP
Gambling and Card Rooms	NP	NP	NP	NP
Home Occupation and Live/Work	P	P	P	P
Outdoor Commercial	NP	NP	P	NP
Personal and Beauty Services ^{20,21}	P	P	P	P
Private Electric Vehicle Parking Facility (Primary Use)			P ^{5,24}	
Private Parking Facility (Primary Use)	NP	NP	NP	NP
Professional Office	P	P	P	P
Retail Trade and Services – 100,000 sq. ft. or less for all structures	P ⁵	P	P ¹⁰	P ^{4,5}
Retail Trade and Services – greater than 100,000 sq. ft. for all structures	C ^{5,9,18}	P	P ¹⁰	NP
Shooting Ranges ²⁵	NP	NP	P	NP
Storage/Self Storage	NP	P ⁵	P	NP
Temporary Lodging/Hotel	P	P	P	C ²²
Cultural/Recreation				
Cinema, Performing Arts and Museums	P	P	P	NP
Meeting Hall/Other Group Assembly	P	P	P	C
Recreation, Indoor or Outdoor	C	P	P	P
Religious	C ⁷	P	P	C
Health Services				
Emergency Care Facility	C ^{9,18}	P	NP	NP
Hospital	NP	P	NP	NP
Medical Office/Outpatient Clinic	P ⁸	P	NP	P
Nursing/Personal Care Facility	NP	P	NP	C

Industrial/Manufacturing				
Asphalt Plants	NP	NP	NP	NP
Light Industrial/Manufacturing	NP	NP	P ¹⁰	NP
Government/Institutional ¹¹				
Essential Public Facilities	NP	NP	C	NP
Government Services	P	P	P	P ¹²
Major Utility Facility	C ¹⁴	C	P	C
Minor Utility Facility	P ¹⁵	P	P	P
Schools: Compulsory, Vocational and Higher Education	C ¹³	P	NP	C
Communication Facilities ¹⁶				
Antenna	P	P	P	P
Transmission Support Structure	C ¹⁷	C	P	NP

(4) Permitted Use Conditions.

1. a. Unless the use can be accommodated within an existing structure, development and/or redevelopment in the Covington Firs and Covington Township subdivisions shall be a minimum of two acres;
 - b. Be contiguous to a non-single-family use of two acres or more to be eligible to redevelop to a new use; and
 - c. Successive development cannot isolate existing single-family residential lots less than two acres (as a group) between developments.

2. a. No new subdivision of land is permitted for single-family homes except for townhouses and cottage developments. The exception is a binding site plan for commercial uses.
 - b. New single-family homes are allowed on existing single-family lots.
 - c. An accessory dwelling unit is allowed as an accessory to a single-family detached unit subject to the development standards in CMC [18.25.030\(7\)](#).

3. Adult entertainment uses are prohibited within certain locations pursuant to the development standards provided in Chapter [5.20](#) CMC and CMC [18.25.040\(2\)](#).

4. This use is restricted to a maximum of 5,000 gross square feet within the MHO district.

5. Services and operations other than customer parking shall be fully contained within a structure.

6. Temporary farmers' and public markets shall be permitted in accordance with CMC [18.85.125](#).

7. The development shall not occupy more than one acre for the total of the site development, including any planned phases and/or expansions.
8. a. Buildings greater than four stories shall provide 80 percent of required parking within a structure. Structured parking shall not front onto 171st Ave SE.
 - b. Medical office uses greater than two stories shall have a minimum of 60 percent ground floor retail trade and services and 40 percent business and professional services when fronting onto 171st Ave SE.
9. The development shall be located west of the proposed 171st Ave SE road alignment with frontage onto 168th PI SE or the planned SE 276th St. alignment.
10. All structures shall meet the required setbacks, landscaping and all other standards contained in this chapter. Equipment storage, manufacturing activities, and wrecked, dismantled and/or inoperative vehicles shall be enclosed in a structure or fully screened from public right-of-way, including SE 272nd St. and Covington Way with Type I landscaping in accordance with CMC [18.40.040](#).
11. Maintenance yards, substations and solid waste transfer stations are not permitted in the TC, MC, or MHO downtown zoning districts.
12. Transit stations and park and ride facilities, not including bus stops, shall be reviewed by a conditional use permit pursuant to CMC [18.125.040](#).
13. All schools for compulsory, vocational and higher education shall be located on the upper floors of a mixed use building that includes ground-floor commercial uses.
14. All facilities shall not occupy more than one acre of a site and the facility shall be screened with Type I landscaping in accordance with CMC [18.40.040](#).
15. Minor utility facilities, such as telecom, fiber optics, Internet and similar facilities, shall be located within a fully enclosed structure, unless otherwise determined by the Director.
16. Chapter [18.70](#) CMC, Development Standards – Communication Facilities, outlines the approval and review process. In the event of a conflict between the requirements of Chapter [18.70](#) CMC and the requirements of this chapter, Chapter [18.70](#) CMC shall govern.
17. All transmission support structures shall be mounted on a building.
18. a. Emergency care facilities shall not occupy more than four acres for the total of the site development including any planned phases and/or expansions of the emergency care use;
 - b. Shall not exceed 50,000 square feet of total building square footage; and
 - c. Shall not exceed more than two stories or 35 feet whichever is greater.

19. Gasoline service stations and battery exchange stations are limited to the general commercial and mixed commercial districts and subject to the following conditions:

- a. A gasoline service station shall be limited to eight pumps and 16 price gauges to service no more than 16 vehicles.
- b. A battery exchange station shall provide a minimum of three stacking spaces.
- c. Stacking spaces and drive-through facilities shall be designed in accordance with CMC [18.50.080](#).
- d. Any associated materials, equipment storage, outdoor storage tanks and battery exchange activities shall be within a fully enclosed structure, unless otherwise determined by the Director.

20. a. No burning of refuse or dead animals is allowed;

- b. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot-high solid wall and surfaced with concrete or other impervious material;
- c. Subject to animal keeping provisions of Chapter [18.80](#) CMC;
- d. Prior to issuance of a development permit, documentation shall be provided by a qualified acoustical consultant, for approval by the Community Development Director, verifying that the expected noise to be emanating from the site complies with the standards set forth in WAC 173-60-040(1) for a Class B source property and a Class A receiving property;
- e. Outside runs and other outside facilities for animals are not permitted;
- f. Not permitted in any subdivision containing dwelling units; and
- g. May only treat small animals on premises.

21. Day care I is allowed only as an accessory to a single-family detached unit.

22. Except bed and breakfasts, guesthouses are permitted outright and do not require a conditional use permit.

23. Mixed use structures greater than one story shall provide ground floor retail, restaurant, or personal services along 60 percent of the building facade. Permitted uses under the headings of cultural/recreation and governmental/institutional in subsection (3) of this section are exempt from this provision.

24. Parking facilities shall be fully screened from the public right-of-way with Type 1 landscaping in accordance with CMC [18.40.040](#).

25. a. The indoor shooting range, including its plans, rules, procedures, management and staff, shall comply with the applicable safety guidelines and provisions in the latest edition of “the Range Source Book” (National Rifle Association of America: Fairfax, Virginia) or its successor, as appropriate to the type of facility involved.

b. Any new development proposal and/or business license application for an indoor shooting range shall be accompanied by a notarized letter by the shooting facility operator that the facility complies with Federal and State regulations, meets commonly accepted shooting facility safety and design practices, and will be operated in a manner that protects the safety of the general public.

c. Outdoor shooting ranges are not permitted. (Ord. 04-12 § 1 (Exh. A); Ord. 01-12 § 1 (Exh. 1); Ord. 19-11 § 1 (Exh. 1); Ord. 10-10 § 1 (Exh. A))

26. Multifamily residential dwellings in the TC zone shall be located in a minimum three-story, mixed-use structure. 60% or more of the ground floor abutting a street, public space, public plaza and/or public green space shall be occupied by one or more of the following permitted uses: retail, restaurant or personal services. Driveways, service and truck loading areas, parking garage entrances and lobbies shall not be included in calculating the required percentages of ground floor use.

18.31.090 Downtown zoning districts density and dimension standards.

(1) Table of Density and Dimension Standards, Downtown Zoning Districts.

Standards	Town Center (TC)	Mixed Commercial (MC)	General Commercial (GC)	Mixed Housing Office (MHO)	Exceptions and Notes
Maximum Building Height	75 feet	60 feet	55 feet	45 feet	Maximum height shall be 45 feet within 50 feet of any zone outside of the downtown zone. In the MHO district, the 35 feet maximum height shall also apply within 50 feet of another MHO property.
Maximum Residential Density (stand alone)	Unlimited	60 D.U./acre	48 D.U./acre	24 D.U./acre	For cottage housing, CMC 18.37.040 shall control. <u>Stand alone residential structures not permitted in the Town Center.</u>
Maximum Residential Density (if ground floor is commercial)	Unlimited	Unlimited	Unlimited	24 D.U./acre	
Minimum Residential	32 D.U./acre	24 D.U./acre	24 D.U./acre	12 D.U./acre	Residential use is not required in the downtown. For cottage housing, CMC 18.37.040 shall control.

Density					
Maximum Floor Area Ratio (FAR) with Bonus Features	4:1	3:1	3:1	2:1, 1.25:1 east of Wax Road	Refer to CMC 18.31.100 for bonus features.
Maximum Floor Area Ratio (FAR) without Bonus Features	1.5:1	1:1	1:1	1:1; .75:1 east of Wax Road	No minimum FAR. Development within the Jenkins Creek Corridor shall utilize low impact development (LID) techniques as adopted in CMC 13.25.020 .
Maximum Impervious Surface	80%	90%	80%	70%; 50% east of Wax Road and south of SE 272nd St.	Developments in the MHO located east of Wax Road and south of SE 272nd St., and cottage housing developments shall not exceed the 50% maximum impervious surface.
Minimum Lot Frontage Occupied by a Building	Type I Street – 80% Type II Street – 50% Type III Street – 50% Type IV Street – 40%	Type II Street – 50% Type IV Street – 40%	Type IV Street – 40%	None	A building shall be located within 5 feet of the back of sidewalk or on a public plaza. Where utility easements greater than 5 feet exist, the building shall be set back to the extent of the easement and this area shall be designed as an extension of the sidewalk and/or may be included as part of the public space requirement.
Minimum Setbacks within District	None	None	20 feet	10 feet	Except in the TC and MC districts, a minimum of 5 feet setback shall be provided from any public property other than a street.
Minimum Setbacks to Adjoining Downtown District	10 feet where adjoining the MHO District only	10 feet	N/A	10 feet	In districts other than the MHO, no setback shall be required for mixed use development or commercial building less than 50,000 square feet, with no significant outside storage or sales.
Minimum Setbacks to Zones Outside the Downtown Zone	0	20 feet	20 feet	20 feet	Refer to Design Standards Section B(1)(g) – Buffers and Transitions. No setback is required where a zone is separated from another zone by a street.

(2) Additional Density and Dimension Development Standards Referenced in This Title.

(a) CMC [18.30.060](#) through [18.30.090](#) for density measurement and calculation methods.

(b) CMC [18.30.130](#) through [18.30.200](#) for measurement of setbacks and allowed projections into the setbacks. (Ord. 10-10 § 1 (Exh. A))



CITY OF COVINGTON
 Community Development Department
 16720 SE 271st Street • Suite 100 • Covington, WA 98042
 Phone: 253-638-1110 • Fax: 253-638-1122
 www.ci.covington.wa.us

A-430

COMPREHENSIVE PLAN AMENDMENT APPLICATION

2012 Application Deadline: February 13, 2012

STAFF USE ONLY	Docket Number: <u>CPA 2012-02</u>	Application Date: <u>02/09/2012</u>
	<input checked="" type="checkbox"/> City-initiated <input type="checkbox"/> Privately-initiated	

APPLICANT Primary Contact Person

Name: Richard Hart

Address: City of Covington

City/State/Zip: 98042

Phone: 253-628-1110 Fax: _____

E-mail Address: _____

Signature: _____

AGENT Primary Contact Person

Name: Ann Mueller

Address: City of Covington

City/State/Zip: Covington, WA 98042

Phone: ext. 2224 Fax: _____

E-mail Address: _____

Signature: _____

PROPERTY OWNER

Name: Non-Site Specific: Proposed Comprehensive Plan text and policy amendments affecting various property owners within the City's UGA

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

PROPERTY OWNER 2

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

E-mail Address: _____

Signature: _____

TYPE OF COMPREHENSIVE PLAN AMENDMENT

This is a **site-specific** amendment proposal. Complete site-specific information below.

This is a **non-site-specific** amendment proposal. Complete area-wide/textual amendment information.

This amendment proposal involves changes to development regulation text and/or tables and/or changes to the zoning map. Complete a separate Application for Development Regulation and/or Zoning Map Amendment.

SITE-SPECIFIC AMENDMENTS

Give street address or, if vacant, indicate lot(s), block, and subdivision OR tax lot number, access street and nearest intersection. If proposal applies to several parcels, list the streets bounding the area.

ADDRESS(ES): (N/A)

ASSESSOR'S PARCEL NUMBER(S): _____ SITE AREA: _____

LEGAL DESCRIPTION(S): _____

PROPOSED CHANGE TO FUTURE LAND USE MAP DESIGNATION: FROM _____ (CURRENT) TO _____ (PROPOSED)

PROPOSED CHANGE TO OFFICIAL ZONING MAP DESIGNATION: FROM _____ (CURRENT) TO _____ (PROPOSED)

AREA-WIDE & TEXT AMENDMENTS

Chapter and section of comprehensive plan to be amended: Chapter 1.0 Introduction, Chapter 2.0 Land Use, Chapter 7.0 Environmental, Chapter 12 Economic Development

Indicate either conceptual or specific amendatory language. Please be as specific as possible to aid in the evaluation of your proposal. If specific changes are proposed, please indicate current language and proposed language.

Currently, Chapter 1 of the Comprehensive Plan contains a section 1.10 "Criteria for Annexing Unincorporated Areas." Staff is proposing amending this section to reference an Appendix with annexation criteria. This amendment will identify new and more relevant policies and criteria for Covington's City Council to use to evaluate any request received from land owners in the Urban Growth Area (UGA), to be annexed into the City. The aim is to provide clear expectations of what information and findings property owners must provide to be annexed into the city. Furthermore, this amendment will review existing policies in the Land Use, Environmental and Economic Development Elements to determine if they are sufficient or if there are gaps, and new polices are needed.

DESCRIBE HOW PROPOSAL MEETS DECISION CRITERIA

An amendment may be considered for placement on the final docket under any one of the following circumstances. Check the applicable box, and describe in detail how the proposed amendment complies with the criterion. Attach additional sheets as necessary.

If the proposed amendment is site-specific, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications.

State law requires, or a decision of a court or administrative agency has directed such a change.

There exists an obvious technical error in the pertinent comprehensive plan provision.

There is no specific criteria for evaluating annexation requests into the city.

DESCRIBE HOW PROPOSAL MEETS SELECTION / DECISION CRITERIA (CONT'D.)

If none of the three conditions on p.2 apply, then the proposed amendment must meet *all five* of the following criteria. Please answer the following questions, providing specific details and attaching additional sheets as necessary.

1. Explain how the proposed amendment is appropriately addressed through the comprehensive plan and how it would be a public benefit to the City of Covington (i.e. enhances the public health, safety, and welfare).

These proposed amendments will ensure that there are well thought-out criteria and policies to assist the City Council in their analysis of future requests by property owners to annex into the City of Covington.

2. Proposed amendments that are the same or substantially-similar to an amendment proposed during the last three amendment cycles are not eligible for consideration, except in certain cases due to geographic expansion by the City (see CMC 14.25.040(3)). Has the same or a substantially-similar amendment been proposed during the last three annual amendment cycles? No Yes

If yes, how has geographic expansion necessitated the proposed amendment?

3. Does the proposed amendment raise any policy or land-use issues that are more appropriately addressed by an ongoing work program approved by the City Council? No Yes

Please explain:

The proposed changes to identify and include text and policies that guide how the City Council evaluates requests for annexation will be addressed with new text language and potentially new policies in the Comprehensive Plan—this is included as part of the Planning Commission’s annual 2012 work program.

4. Explain how the proposed amendment addresses significantly changed conditions since the last time the pertinent comprehensive plan map or text was amended. “Significantly changed conditions” are those resulting from unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent comprehensive plan map or text; where such change has implications of a magnitude that need to be addressed for the comprehensive plan to function as an integrated whole.

The last changes to the Comprehensive Plan had no text or policy amendments to address annexation issues.

DESCRIBE HOW PROPOSAL MEETS SELECTION / DECISION CRITERIA (CONT'D.)

5. Explain how the proposed amendment is consistent with:

(a) The vision, goals, and policies of the comprehensive plan, and other goals and policies of the City:

The proposed text and policy amendments will support the City's existing vision and goals to ensure there is orderly and well thought-out growth in the City.

(b) The Countywide Planning Policies, the Growth Management Act, State Environmental Policy Act (SEPA), the Washington Administrative Code, and other applicable state and federal laws.

The proposed changes will be consistent with the King County Countywide Planning Policies, the Growth Management Act, SEPA , and they are intended to ensure the orderly planning and development of land within the City's UGA so as to guide development in an orderly manner for the benefit of the City and its residents.

COSTS & BENEFITS / ADDITIONAL INFORMATION

1. Describe the effects of the proposed amendment in terms of costs and benefits to the public, both monetary and non-monetary.

The proposed text and policy amendments will provide direction to property owners in the UGA and the City Council on the criteria used for evaluating annexation request. The amendment will explain to potential applicants what criteria will be use and what information will be required for the City to make a determination on any amendments. Policies will require an analysis of the population and assessed valuation to determine if the area will be sufficient to allow the area to pay its fair share of the city providing required urban services.

2. Describe and/or attach any studies, research information, or further documentation that will support this proposal.

CERTIFICATION / SIGNATURE

I have reviewed the Comprehensive Plan Amendment Instruction Guide and Timeline, and certify that the information provided on this application is true and correct.

Applicant's/Agent's Signature

Date

Please note: If this is a site-specific amendment proposal, all affected property owners must complete, sign, and have notarized a Property Owner Declaration.