

**CITY OF COVINGTON**  
**Planning Commission Minutes**

**May 19, 2011**

**City Hall Council Chambers**

**CALL TO ORDER**

Chair Smith called the regular meeting of the Planning Commission to order at 6:31.

**MEMBERS PRESENT**

Chair Smith, Vice Chair Key, Jack Brooks, Sonia Foss, Bill Judd & Alex White.

**MEMBERS ABSENT**

Ed Pfeifer

**STAFF PRESENT**

Richard Hart, Community Development Director  
Brian Bykonen, Associate Planner  
Kelly Thompson, Planning Commission Secretary

**APPROVAL OF CONSENT AGENDA**

1. Vice Chair Key requested that minutes reflect that the amendment to the minutes show that the motion carried 5-0 and clarify that Jack Brooks was present, and arrived late. Vice Chair Key moved and Commissioner White seconded to approve the consent agenda including the corrected minutes for May 5, 2011. Motion carried 6-0.

**CITIZEN COMMENTS** - None

**PUBLIC HEARING** - None

**UNFINISHED BUSINESS**

Commissioner White asked about the results of King County Council's decision regarding the Northern Notch. Community Development Director, Richard Hart responded that King County did not include the Northern Notch as part of their scoping motion for directing the staff to look at Comprehensive Plan Amendments. That does not preclude any applicant, including Anderson Baugh, from submitting a request that an amendment be added. The deadline for that is in June.

## **NEW BUSINESS**

### 2. Discussion of New Electric Vehicle Charging Station Code Amendments.

#### **1. In what zones should EVI be allowed?**

The general consensus was to be as liberal as possible in all of the zones in which EV charging stations are allowed. Commercial zones and R-18 would be primary focus, as well as residential land uses such as parks, churches, etc.

#### **2. Should there be any type of design regulations or minimal signage requirements?**

There may be additional design regulations to consider including signage and design. The sign code may need to be amended. Clarification will also be needed as to whether the police will be able to ticket vehicles that are not charging on private property. Currently, law enforcement can only ticket if they have permission by state statute.

#### **3. Should regulations apply only to new development? Or should it also apply to re-development above some threshold of size or parking spaces?**

The Planning Commission and staff will continue to discuss whether existing businesses will become a non-conforming use. Consideration should be given to whether requiring electric vehicle charging stations will drive away development. More information is needed about what the demand will be. At this stage, the Planning Commission is working to determine where they are allowed.

#### **4. What ratio of EVI should there be for the total parking spaces?**

It was suggested that there may be 1 station for every 100 parking stalls. Market demand may increase that number. Additional research and information is needed.

#### **5. Should there be a minimum of 1 EVI for any new development? For all or above what threshold of size?**

Growth and development could be slow over the next 5 years, but could start ramping up as costs come down. It was suggested that new development with less than 100 parking spaces would not be required to install EVI.

#### **6. Should we also add provisions to allow EVI at existing gasoline stations?**

Yes, but stations may not want someone parking for long periods of time. This type of accessory use is not currently allowed at fueling stations.

## **ATTENDANCE VOTE**

There was no motion to excuse Commissioner Pfeifer's absence. His absence will be reflected as unexcused.

## **PUBLIC COMMENT**

Dave Lucavish reported that he has client who works for GM who plan to build two more plants. If there isn't demand, they wouldn't be building for nothing.

## **COMMENTS AND COMMUNICATIONS FROM STAFF**

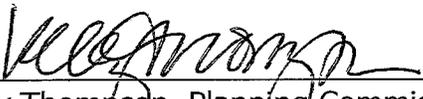
Community Development Director, Richard Hart reported that the June 2, 2011 Planning Commission meeting will discuss the Comprehensive Plan Amendments. The Planning Commission should anticipate holding a public hearing at the first meeting in July.

Also, Richard shared that the City Council was very appreciative of the in depth presentation and options regarding the Northern Notch. The City Council chose a reasonable multi-year planning process, involving all parties, justifying adding the Northern Notch into the Urban Growth Area.

## **ADJOURN**

The May 19, 2011 Planning Commission Meeting adjourned at 7:29 p.m.

Respectfully submitted,

  
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Kelly Thompson, Planning Commission Secretary