

**CITY OF COVINGTON
Planning Commission Minutes**

October 1, 2015

City Hall Council Chambers

CALL TO ORDER

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

MEMBERS PRESENT

Krista Bates, Chele Dimmett, Jennifer Gilbert-Smith, Bill Judd, Jim Langehough, Paul Max and Alex White

MEMBERS ABSENT -None

STAFF PRESENT

Angie Feser, Interim Parks Director
Salina Lyons, Principal Planner
Ann Mueller, Senior Planner
Kelly Thompson, Planning Commission Secretary

APPROVAL OF CONSENT AGENDA

A correction to the September 17, 2015 minutes was made to show Vice Chair Max opened the meeting.

- **1. Commissioner White moved and Vice-Chair Max seconded to approve the September 17, 2015 minutes and consent agenda. Motion carried 7-0.**

CITIZEN COMMENTS – None

UNFINISHED BUSINESS - None

PUBLIC HEARING

2. Annexation Petition for Hawk Subarea Plan

Chair Judd opened the Public Hearing.

Senior Planner Ann Mueller gave a brief overview of the Hawk Property and the annexation process. The 75 acre property contains steep slopes, a clearing, a pond and an asphalt batch plant. The property is 45% wetlands and buffers. There is undeveloped city owned right-of-way. Ms. Mueller described the

characteristics of the surrounding properties. The city is recommending the property be zoned R-6.

The property has been evaluated by city staff and is consistent with the Comprehensive Plan. There is no development as part of the annexation process. The process only brings the property into the city limits.

Trails have been identified for future development but those will be established later in the process.

Ms. Mueller received a call from the Muckleshoot Indian Tribe, but no written comments have been submitted.

The Planning Commission will submit their recommendation to the City Council on October 27, 2015. Staff anticipates the City Council will then submit their approval to the King County Boundary Review Board. Following King County approval, the City Council will approve the final annexation by ordinance.

PUBLIC COMMENTS

Elaine Kelner – Covington resident, wanted to make the Planning Commission aware of bald eagles that appear to reside in the area. She has not located their nest, but based on flight patterns, the eagles appear to reside on this property.

Chair Judd closed the Public Hearing.

- **Vice-Chair Max moved that the Planning Commission recommends the Covington City Council approve the proposed Annexation Petition request and designation of the Annexation Area as part of the Hawk Property Subarea in the Comprehensive Plan's Future Land Use Map and designate the Annexation Area as R-6 on the city's zoning map. Commissioner Gilbert Smith seconded the motion. The motion carried 7-0.**

NEW BUSINESS - None

3. Parks , Recreation and Open Space (PROS) Plan Review and Recommendations

Interim Parks Director, Angie Feser introduced the city's consultant, Steve Duh, from Conservation Technix, who presented a draft of the PROS Plan to the Planning Commission for review and comment.

Mr. Duh gave a brief presentation on the highlights of the PROS plan. The draft that has been provided is approximately 80% complete and additional edits will be made. This document will be referenced in the Comprehensive Plan and will be the guiding document for the Parks and Recreation Department. He outlined the key feedback from citizen outreach efforts.

Commissioner White asked how the determination was made that some of the HOA parks were determined to be parks vs. green space. Mr. Duh responded that Crystalview and Evergreen are underdeveloped, and there is potential for future use. Commissioner White shared that Evergreen has steep slopes.

Vice Chair Max asked about the ratio of recreational trails. Mr. Duh explained the current and future deficit between bike and recreational trails. Vice-Chair Max asked about the budget for Covington Community Park. Ms. Feser offered to give a presentation on the CCP Phases 2 and 3 at a later Planning Commission meeting.

Commissioner Dimmett asked about the "acquisition" language of HOA properties for parks. She is aware that long term lease was a possible option. Ms. Feser responded that HOA's will often approach the city asking that they take over the maintenance and liability. Vice Chair Max shared that the majority of homeowners in an HOA would have to vote to approve deeding the park to the city. Commissioner Dimmett suggested that since acquisition of HOA parks is being presented as part of the plan, that the process should be outlined.

Commissioner Dimmett asked about the use of the Aquatic Center. Mr. Duh responded that it is currently at capacity. Ms. Feser added that 110,000 participants currently use the facility annually.

Commissioner White asked about safe routes to school. Mr. Duh responded that this is usually part of the Transportation Element of the Comprehensive Plan. Principal Planer, Salina Lyons, responded that the PROS plan includes trails and bike lanes. As part of the Comprehensive Plan, staff will be identifying some of these gaps in the city.

Chair Judd shared that he would like to see a partnership with Kent School District especially where there is limited bus service. He also asked about the on-going outreach process. There are still people with good ideas that haven't been heard. Ms. Feser shared that the city currently uses school district facilities on a regular basis. We are starting to maintain some of their facilities, and we have a strong partnership with the school district.

ATTENDANCE VOTE - None

PUBLIC COMMENT – None

COMMENTS AND COMMUNICATIONS FROM STAFF

Ms. Mueller shared that there is an open house with the Planning Commission on November 5, 2015 on the Comprehensive Plan Update. She is working with the applicant on the Development Agreement process for the Hawk Property.

Ms. Lyons shared that the SE 272nd Street and 204th Ave SE improvement projects have been awarded funds from the state transportation package. Some roadway developments will be constructed concurrently with the developments..

Ms. Lyons provided the updated Development Activity Report. Discussion of RV regulations and sheds are tentatively scheduled for November 5, 2015.

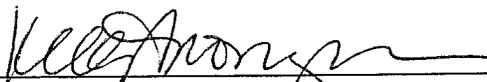
Commissioner White asked about the turning movements into and out of the Cedar Springs Apartments. Ms. Lyons shared that they are restricted to right-in, right-out until a lane is constructed allowing a left turn into the site.

Ms. Lyons shared that Chick-Fil-A is asking for deviations from design guidelines, so staff is working with them through that process.

ADJOURN

The October 1, 2015 Planning Commission Meeting adjourned 7:57 at p.m.

Respectfully submitted,



Kelly Thompson, Planning Commission Secretary