

**CITY OF COVINGTON  
Planning Commission Minutes**

**April 4, 2013**

**City Hall Council Chambers**

**CALL TO ORDER**

Vice Chair Max called the regular meeting of the Planning Commission to order at 6:36 p.m.

**MEMBERS PRESENT**

Vice Chair Paul Max, Ed Holmes, Bill Judd, Sean Smith and Alex White

**MEMBERS ABSENT**

Chair Key and Sonia Foss

**STAFF PRESENT**

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

**APPROVAL OF CONSENT AGENDA**

- **1. Commissioner Smith moved and Commissioner White seconded to approve the consent agenda and the corrected minutes for March 7, 2012. Motion carried 5-0.**

**CITIZEN COMMENTS – NONE**

**PUBLIC HEARING – NONE**

**UNFINISHED BUSINESS –NONE**

**NEW BUSINESS**

**CONTINUED BUSINESS**

- 1. Discussion of Community Workshop Results on Hawk Property Subarea Plan**

Community Development Director, Richard Hart summarized the results of the Community Workshop held on March 25, 2013. Mr. Hart's memo outlining the process and the results was included in the Planning Commission packet.

The Community Workshop participants seemed very pleased with the forum and the exercise.

Senior Planner, Ann Mueller shared some photos from the forum which showed the different group's concept plans, which include commercial, residential, focal points, and green space.

Commissioner Smith asked whether there was a need for schools in this area as a result of the future development. Mr. Hart responded that 80 of the acres are in the Tahoma school district and the rest are in the Kent School District. Neither Kent nor Tahoma School districts attended the Community Workshop. The Kent School District receives impact fees from single family and multifamily development within the city. There may be a total of 1000 to 1500 residential units.

Commissioner Holmes visited the gravel mine and noted there is still activity on the site. Mr. Hart noted that Lakeside is likely rearranging as much of the gravel as they can on site for reclamation purposes. The less they have to take out, the less costly it is.

A timeline of the Hawk Property Subarea Plan and EIS process was prepared and handed out at the meeting.

#### **ATTENDANCE VOTE**

- **Commissioner Judd moved and Commissioner Holmes seconded to excuse Chair Key and Commissioner Foss, motion carried 5-0.**

#### **PUBLIC COMMENT**

Kevin Thomas 10925 25<sup>th</sup> Ave SE, Everett Yarrow Bay Holdings/Oakpointe  
The developer will be providing the City a reclamation plan to show how the materials will be placed and compacted. He complimented Salina, Ann and Richard on the great Community Workshop. The one thing he took away was that it was the Community's plan.

#### **COMMENTS AND COMMUNICATIONS FROM STAFF**

Ms. Mueller shared that Community Relations Coordinator, Karla Slate will be sending out invitations to a neighborhood HOA meeting to be held on Tuesday April 30, 2013 from 7:00 to 8:30 p.m. The meeting will focus on public safety.

Mr. Hart shared that there will be two Planning Commission Meetings per month in May and June. Staff will present an amendment on Development Agreements, clearing and grading changes, and sign code changes relating to civic government and non-profit signs. The Planning Commission will also discuss the collection of school impact fees.

Commissioner Holmes requested an update on the work plan items mid-year. He also complimented the way the study session was conducted on the Hawk properties. The participants had a lot of enthusiasm for the process.

**ADJOURN**

The April 4, 2013 Planning Commission Meeting adjourned at 7:37 p.m.

Respectfully submitted,

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

Kelly Thompson, Planning Commission Secretary

