

**CITY OF COVINGTON
Planning Commission Minutes**

July 18, 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, Jennifer Gilbert-Smith, Ed Holmes, Bill Judd, Sean Smith and Alex White (arrived at 6:37).

MEMBERS ABSENT - NONE

STAFF PRESENT

Richard Hart, Community Development Director
Salina Lyons, Principal Planner
Derek Matheson, City Manager
Darren Mhoon, Management Assistant
Ann Mueller, Senior Planner
Kelly Thompson, Planning Commission Secretary

APPROVAL OF CONSENT AGENDA

- **1. Commissioner Smith moved and Commissioner Gilbert-Smith seconded to approve the consent agenda and the minutes for June 20, 2012. Motion carried 6-0.**

CITIZEN COMMENTS – NONE

PUBLIC HEARING – NONE

NEW BUSINESS

- 2. Briefing on Proposed Transportation Benefit District (TBD)
Ballot Measure from City Manager, Derek Matheson**

Mr. Matheson introduced a presentation on the sales tax measure that will be on the ballot this November.

He outlined the current shortfalls:

- The city's street fund pays for the maintenance of city streets. Statewide ballot measures, the recession, higher gas prices and inflation have contributed to a \$56k shortfall this year.
- There is no current overlay program or capital project unless it is grant funded. Grants are difficult to obtain without matching funds.
- The number of police officers per 1000 residents is below the King County average. The city is not currently meeting the city council policy of two officers on duty at all times.
- Code enforcement is half time position.

The city's options are to reduce expenses or increase revenues. Property taxes can only grow by 1% per year and sales tax and utility tax are capped without voter approval.

The city has already implemented several measures to reduce expenses. The aquatics center fees and permit fees have been increased and 15-20% of the workforce has been reduced. The city has eliminated employee merit pay, instituted lower quality, lower cost insurance, and lower priced retirement plan.

The Budget Priorities Advisory Committee (BPAC) was created and met for 9 months. Early in the process the board's initial expectation was they were going to identify and cut waste within the city's budget. After 9 months of examining the budget, their final impression was that the city is well run and recommended that a Transportation Benefit District (TBD) be created and to ask voters for a 0.2% sales tax. The TBD is governed by city council acting as a separate board.

The TBD will be on the ballot November 2013. The tax would be paid by everyone who shops in Covington and is estimated to generate \$750,000 per year. The tax would expire in 10 years and can be renewed once. The TBD board commits to use the increase sales tax revenues to sustain existing maintenance, reinstate street overlays, enhance asphalt patching, crack sealing, provide for small capital projects, and would allow for matching funds to help obtain state grants.

Mr. Matheson explained that the BPAC recommended the full 0.2% increase which is the maximum allowed by state law. This is the only proposed tax increase on the ballot in November.

CONTINUED BUSINESS

3. Discussion and Update of Draft Hawk Property Subarea Plan and Planned Action EIS

Mr. Hart distributed a handout and provided an update on the Hawk Property sub-area plan. Beginning July 26th, the draft sub-area plan and planned action Environmental Impact Statement (EIS) will be available on the website which will begin a 30 day comment period. Following the 30 day comment period, staff will make any necessary changes and issue a final sub-area plan and EIS.

During the August 15th Planning Commission meeting, an open house will be held which will allow the public an opportunity to provide comment. The city is notifying property owners via mail and posting social media in effort to solicit feedback.

Three new zoning areas will be developed and added to our existing zoning district classifications. The developer is considering a unique urban village with a mix of large format retail, iconic retail, and different types of housing projects.

UNFINISHED BUSINESS –NONE

ATTENDANCE VOTE- NONE

PUBLIC COMMENT – NONE

COMMENTS AND COMMUNICATIONS FROM STAFF

Ms. Muller shared that the September 5th Planning Commission meeting is the Hazard Plan open house and reminded the Commission of a survey link on the city's website.

Ms. Lyons received the Commercial Site Development application for the Red Canoe credit union and another multi-family development across from Home Depot is planned. Also Maple Hills is being revived and will soon begin construction on 204th.

Mr. Hart shared that the first meeting in August has been cancelled. A new schedule has been distributed and a special meeting on August 29th has been added to the calendar. A Land Use Boot Camp is being held at Sammamish City Hall October 15, 2013 from 8:00 a.m. to 5:00 p.m. This is a great training opportunity and space is limited.

ADJOURN

1 The July 18, 2013 Planning Commission Meeting adjourned at 7:50 p.m.

Respectfully submitted,



Kelly Thompson, Planning Commission Secretary