

CITY OF COVINGTON
Planning Commission Minutes

August 15, 2013

City Hall Council Chambers

CALL TO ORDER

Chair Key called the regular meeting of the Planning Commission to order at 7:05 p.m.

MEMBERS PRESENT

Chair Daniel Key, Vice Chair Paul Max, Jennifer Gilbert-Smith, Bill Judd, Sean Smith and Alex White.

MEMBERS ABSENT - Ed Holmes

STAFF PRESENT

Richard Hart, Community Development Director
Salina Lyons, Principal Planner
Ann Mueller, Senior Planner
Larry Rabel, Kent Regional Fire Authority
Kelly Thompson, Planning Commission Secretary

APPROVAL OF CONSENT AGENDA

A Special Item of Business was added to the agenda. A correction was made to a typo on the last page of the minutes.

- **1. Commissioner Smith moved and Vice Chair Max seconded to approve the revised consent agenda and the corrected minutes for July 18, 2013. Motion carried 6-0.**

SPECIAL ITEM OF BUSINESS

Community Development Director, Richard Hart introduced the City's consultants Bill Stalzer of Stalzer and Associates and Lisa Grueter of BERK. Ms. Grueter gave a brief presentation on the Hawk Property Sub-Area Plan planning process and described two possible alternatives to the existing use. She outlined the Minimum Urban Village and the Maximum Urban Village. Both alternatives provide trails, housing, shopping, and roadway improvements.

Ms. Greeter also outlined mitigation measures in the Draft Environmental Impact Statement that included erosion control measures and critical area protection including buffers. Both development alternatives include transportation mitigation measures which would improve emergency vehicle access.

CITIZEN COMMENTS

Michelle Rogers – 26219 191st Pl SE – She is a resident of the city and would like to know if the city will require off site road improvements, such as sidewalks for the children who walk to Cedar Valley, Jenkins Creek and Covington Park. She works for another city in the transportation department and she is concerned that 191st does not have adequate stop signs, sidewalks or crosswalks. There will be a large number of children coming from this development and she would like to know how the city intends to address that. She has some ideas that she will write in to suggest including roundabouts and cross walks. She would also like to know if her road would be kept as “local” (as in emergency vehicle access only) and she wanted to know if the street would be gated or how traffic would be prevented from speeding down the street.

Chair Key thanked Ms. Rogers for her questions comments and explained that staff would summarize her comments and that she would find the discussion of her comments in the final EIS.

Commissioner White clarified that both Cedar Valley and Jenkins Creek do not provide bus transportation and are considered to be “walking” schools.

Matt and Elaine Kellner - 25830 193rd Pl SE – Their property is adjacent to the Hawk property. They would like the city to be aware of significant motorized traffic on the unofficial trails just north of their property including motor bikes and occasionally a full size jeep. They would like to know how the city will address this problem and discourage the problem from getting worse. They are concerned about quality of life. They moved to Covington in 2006 and would like to see green belts and open spaces continue regardless of which plan is adopted. They also asked the city to maintain current buffer space on the south side of the development. They would like to see this area maintained as trees when developing the new trails. They also wanted the city to be aware of the types of wildlife in the area. They have seen rabbits, raccoons, bobcats, coyotes, eagles and hummingbirds. They would also like to know the impacts of traffic on the area. Their concern is additional access might further increase the traffic and create more of a backup.

Tonya Benton – 20518 SE 261st Place – She asked that her neighborhood, Forest Creek Estates, be added to the list of property owners to receive mailing notification. Ms. Benton was asked to leave her contact information and/or contact information of the Homeowner’s Association.

CONTINUED BUSINESS

2. Overview of the Draft Hawk Property Subarea Plan and Draft Planned Action EIS. Opportunity for members of the public to provide public comments before the Planning Commission on the draft documents.

Mr. Stalzer outlined the traffic improvements that are necessitated by the development proposals.

The Planning Commission discussed the pond and the reclamation process and erosion control measures with the city's consultants.

Chair Key went through a number of clarifications throughout the Draft EIS with the city's consultants.

PUBLIC HEARING

3. New Clearing and Grading Regulations Section 14.60 of the Covington Municipal Code (CMC) and Proposed SEPA Threshold Changes

Chair Key opened the public hearing.

Principal Planner, Salina Lyons outlined a memo regarding the Clearing and Grading Ordinance. In addition to a minor revision suggestion from the Dept. of Ecology, staff incorporated the SEPA amendments discussed at the June 20, 2013 regular Planning Commission Meeting.

There was no public comment.

UNFINISHED BUSINESS

4. Planning Commission discussion and Final Recommendation to the City Council on Proposed Clearing and Grading Regulations

- **Vice Chair Max Moved and Commissioner Smith seconded to recommend to City Council the adoption of new Clearing and Grading Regulations Section 14.60 of the Covington Municipal Code and Proposed SEPA Threshold Changes. The motion passed 6-0.**

NEW BUSINESS

5. Discuss Codification of Shoreline Development Regulations in Accordance with Adopted Shoreline Master Program

Senior Planner, Ann Mueller provided an example of codified Shoreline Management Program (SMP) Regulations. Staff has proposed a more user-

friendly guide for the public that would not be adopted into Title 16 of the municipal code. Staff discussed the limitations of codifying the SMP and usability by citizens.

ATTENDANCE VOTE

- **Commissioner White moved and Commissioner Gilbert-Smith seconded to excuse Commissioner Holmes. Motion passed 6-0.**

PUBLIC COMMENT – NONE

COMMENTS AND COMMUNICATIONS FROM STAFF

Mr. Hart reminded the Planning Commission of a special meeting on August 29, 2013. The September 5, 2013 meeting has been cancelled. The next meeting on September 19, 2013 is the State of the City Address.

There is a Planning Boot Camp on October 15, 2013 at Sammamish City Hall if any Planning Commissioners are interested. Commissioner Gilbert-Smith is attending.

ADJOURN

The August 15, 2013 Planning Commission Meeting adjourned at 7:50 p.m.

Respectfully submitted,



Kelly Thompson, Planning Commission Secretary