

**CITY OF COVINGTON
Planning Commission Minutes**

September 17, 2015

City Hall Council Chambers

CALL TO ORDER

~~Chair Judd~~ called the regular meeting of the Planning Commission to order at 6:32 p.m. *vice chair max*

MEMBERS PRESENT

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

MEMBERS ABSENT – Bill Judd

STAFF PRESENT

Brian Bykonen, Associate Planner and Code Enforcement Officer
Richard Hart, Community Development Director
Salina Lyons, Principal Planner
Ann Mueller, Senior Planner
Kelly Thompson, Planning Commission Secretary

APPROVAL OF CONSENT AGENDA

- **1. Commissioner Gilbert-Smith moved and Commissioner White seconded to approve the August 20, 2015 minutes and consent agenda. Motion carried 6-0.**

CITIZEN COMMENTS – None

UNFINISHED BUSINESS - None

PUBLIC HEARING

- 1. Proposed Zoning Code Amendments to Parking and Use of Recreational Vehicles.**

Vice Chair Max opened the Public Hearing.

Community Development Director, Richard Hart explained that staff has proposed changes as a directive of the City Council in response to a number of citizen action requests.

Code Enforcement Officer and Associate Planner, Brian Bykonen explained that the nuisance vehicle chapter has been brought into alignment with state regulations and neighboring city regulations. The most notable change is that when RV's are parked in a side yard, some screening required.

Vice-Chair Max asked about the existing code being adopted in 1998 and whether there is a grandfathering clause in the code. Mr. Bykonen answered that the new regulations apply to all vehicles. It would be difficult to grandfather a vehicle, as opposed to a structure.

PUBLIC COMMENTS

Janet Johnson, Covington resident for more than 30 years: Her son parks his trailer on her property. She asked about the definition of side yard and asked about the 6' fence requirement. She shared her concern about having to build a gate, and the difficulty of moving a gate.

Sue Peterson, 17007 SE Wax Rd: She is disappointed because she thought that the Planning Commission was going to discuss the regulations before the hearing. She has an RV that is parked in her front yard because it acts as a noise barrier and she does not have room in the side yard.

Pat Lynch, SE Wax Rd: Her neighbor's trailer is blocked off from the road by several trees and bushes. She would also have a hard time moving a large gate. The proposed regulations are difficult to understand.

Shirley Peterson, 16897 SE Wax Road: She agrees with Sue Peterson and will have an issue with the gates.

Glenn Peterson, 16897 SE Wax Road: They have farm equipment, trucks, etc. and has questions about the screening requirement. They would like to stay in compliance with city regulations.

Chair Max closed the Public Hearing.

Mr. Hart commented that based upon the public comments, there seems to be some confusion about the proposed regulations. He would like a couple of weeks for staff to come back with some graphics to demonstrate the requirements before the Planning Commission makes a decision and recommendation to the City Council.

Mr. Bykonen read the proposed code changes in Covington Municipal Code (CMC) 18.50.190 (1) (c) in response to citizen comments. The screening requirements do not state that a gate is required. The screening requirement is

for RV's parked in the side yard. Mr. Hart made some suggestions to the Planning Commission on possible changes to consider. There is no particular deadline that this code change recommendation has to be submitted to the City Council.

Vice Chair Max asked the Planning Commission for a motion to allow staff additional time to provide the Planning Commission graphics as examples to clarify the proposed code changes?

- **Commissioner Dimmett moved and Commissioner Bates seconded to postpone a recommendation to the City Council until staff can provide additional information. Motion carried 6-0.**

2. Proposed Zoning Code Amendments to Setbacks for Sheds and Other Accessory Structures on Single-Family Residential Properties.

Vice Chair Max opened the Public Hearing.

Mr. Bykonen shared that this is another work plan item from the City Council was for staff to look at the requirements for sheds and other types of accessory structures. The current setback requirements are 7'6" from the interior property line. Lots are considerably smaller today and it is becoming increasingly difficult for a homeowner to build a small accessory structure.

Staff consulted neighboring cities, the Fire Marshall and the Building Official. The proposed regulations would allow structures under 200 square feet, under 12 feet in height, not closer than 6 feet to another structure and could be placed a minimum of 3 feet from the property line.

Commissioner Gilbert-Smith asked about grandfathering existing structures. Mr. Bykonen explained that the new regulations would actually bring several properties into compliance. He explained the definition of a legal non-conformity.

Vice Chair Max closed the Public Hearing.

- **Commissioner Langehough moved and Commissioner Gilbert-Smith seconded to recommend approval of the proposed Zoning Code Amendments to Setbacks for Sheds and Other Accessory Structures on Single Family Residential Properties to the City Council. The motion carried 6-0.**

NEW BUSINESS - None

ATTENDANCE VOTE

- **Commissioner Gilbert-Smith moved and Commissioner Dimmitt seconded to excuse the absence of Chair Judd. Motion carried 6-0.**

PUBLIC COMMENT – None

COMMENTS AND COMMUNICATIONS FROM STAFF

Mr. Bykonen welcomed Commissioner Dimmitt to the Planning Commission.

Ms. Mueller asked the citizens who made comment to provide their addresses on the sign in sheet.

The Public Hearing regarding the annexation of the Hawk Property will be held on October 1, 2015. A study session with the City Council on the Hawk Property Development Agreement will be held in December.

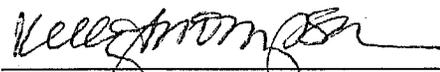
Ms. Lyons shared that the Parks and Recreation Department will be giving a presentation on the PROS Plan (Parks, Recreation and Open Space Plan) at the regularly scheduled Planning Commission Meeting on October 1, 2015.

Commissioner Gilbert-Smith will be absent from the November 19, 2015 Planning Commission Meeting.

ADJOURN

The August 20, 2015 Planning Commission Meeting adjourned at 7:30 p.m.

Respectfully submitted,



Kelly Thompson, Planning Commission Secretary