



CITY OF COVINGTON
 Community Development Department
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 www.covingtonwa.gov

A-430

RECEIVED

COMPREHENSIVE PLAN AMENDMENT APPLICATION

MAR 13 2014

2014 Application Deadline: March 13, 2014

CITY OF COVINGTON

STAFF USE ONLY

Docket Number: _____ Application Date: _____

City-initiated Privately-initiated

APPLICANT

Primary Contact Person

Name: Parks and Recreation Dept.
 Address: 16720 SE 271st St #100
 City/State/Zip: Covington, WA 98042
 Phone: 253-480-2400 Fax: 250-480-2401
 E-mail Address: stthomas@covingtonwa.gov
 Signature: _____

AGENT

Primary Contact Person

Name: Scott Thomas
 Address: _____
 City/State/Zip: _____
 Phone: _____ Fax: _____
 E-mail Address: _____
 Signature: _____

PROPERTY OWNER

Name: N/A
 Address: _____
 City/State/Zip: _____
 Phone: _____ Fax: _____
 E-mail Address: _____
 Signature: _____

PROPERTY OWNER 2

Name: _____
 Address: _____
 City/State/Zip: _____
 Phone: _____ Fax: _____
 E-mail Address: _____
 Signature: _____

TYPE OF COMPREHENSIVE PLAN AMENDMENT

- This is a site-specific amendment proposal. Complete site-specific information below.
- This is a non-site-specific amendment proposal. Complete area-wide/textual amendment information.
- This amendment proposal involves changes to development regulation text and/or tables and/or changes to the zoning map. Complete a separate Application for Development Regulation and/or Zoning Map Amendment.

SITE-SPECIFIC AMENDMENTS

Give street address or, if vacant, indicate lot(s), block, and subdivision OR tax lot number, access street and nearest intersection. If proposal applies to several parcels, list the streets bounding the area.

ADDRESS(ES): _____

ASSESSOR'S PARCEL NUMBER(S): _____ SITE AREA: _____

LEGAL DESCRIPTION(S): _____

- PROPOSED CHANGE TO FUTURE LAND USE MAP DESIGNATION: FROM _____ (CURRENT) TO _____ (PROPOSED)
- PROPOSED CHANGE TO OFFICIAL ZONING MAP DESIGNATION: FROM _____ (CURRENT) TO _____ (PROPOSED)

AREA-WIDE & TEXT AMENDMENTS

Chapter and section of comprehensive plan to be amended: Ch. 6 Parks and Recreation and Ch. 10 Capital Facilities Plan

Indicate either conceptual or specific amendatory language. Please be as specific as possible to aid in the evaluation of your proposal. If specific changes are proposed, please indicate current language and proposed language.

In the current Parks and Recreation Element and Capital Facilities Elements of the Comp Plan, the Parks Capital Facilities Plan (CFP) information and related materials are out of date and identifies the 6-year planning and development projects between 2003–2008. The City has since added park facilities and improvements and secured new funding sources. Covington is currently updating the Parks CFP and the resulting revised project list and funding sources information will be incorporated with these amendments. The updated information from the Parks CFP will replace existing and outdated pieces include Fig. 6.1 Existing City-Owned Parks and Natural Areas, Fig. 6.2 Existing Trails, Bikeways and Paths, Fig. 6.3 Parks and Recreation Capital Improvements Plan Map from the Park's Element and Table 10.3–Cost/Funding Sources for Park and Recreation from the Capital Facilities Plan Element and any other narrative revisions related to the updated information.

DESCRIBE HOW PROPOSAL MEETS DECISION CRITERIA

An amendment may be considered for placement on the final docket under any one of the following circumstances. Check the applicable box, and describe in detail how the proposed amendment complies with the criterion. Attach additional sheets as necessary.

- If the proposed amendment is site-specific, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications.

N/A—not site specific

- State law requires, or a decision of a court or administrative agency has directed such a change.

N/A—not site specific

- There exists an obvious technical error in the pertinent comprehensive plan provision.

N/A—not site specific

DESCRIBE HOW PROPOSAL MEETS SELECTION / DECISION CRITERIA (CONT'D.)

If none of the three conditions on p.2 apply, then the proposed amendment must meet *all five* of the following criteria. Please answer the following questions, providing specific details and attaching additional sheets as necessary.

1. Explain how the proposed amendment is appropriately addressed through the comprehensive plan and how it would be a public benefit to the City of Covington (i.e. enhances the public health, safety, and welfare).

The Parks CFP is being updated to reflect changing park and trail planning, acquisitions, improvements, maintenance and operations as well as funding and partnering opportunities. The updated Parks CFP is anticipated to be approved by the City Council in June of 2014; data and outcomes from the Parks CFP will be used to update the Parks and CFP Elements in the Comp Plan. The public benefits from better allocation of city staff and financial resources to designated priority projects. This results in more effective use of city resources for park and recreation facility development and maintenance.

2. Proposed amendments that are the same or substantially-similar to an amendment proposed during the last three amendment cycles are not eligible for consideration, except in certain cases due to geographic expansion by the City (see CMC 14.25.040(3)). Has the same or a substantially-similar amendment been proposed during the last three annual amendment cycles? No Yes

If yes, how has geographic expansion necessitated the proposed amendment?

3. Does the proposed amendment raise any policy or land-use issues that are more appropriately addressed by an ongoing work program approved by the City Council? No Yes

Please explain:

The information that will be incorporated in these proposed amendments is the result of a Parks Capital Facilities Plan update currently underway and going through a public process. This process includes a public outreach process as well as review and recommendation by the Parks and Recreation Commission and review and approval by the City Council. Some of the resulting information from the updated Parks CFP needs to be incorporated into the Comp Plan.

4. Explain how the proposed amendment addresses significantly changed conditions since the last time the pertinent comprehensive plan map or text was amended. "Significantly changed conditions" are those resulting from unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent comprehensive plan map or text; where such change has implications of a magnitude that need to be addressed for the comprehensive plan to function as an integrated whole.

The existing Parks CFP information and related materials in the Comp Plan is out of date and encompasses the 6-year time frame of 2003-2008. Several park development and improvements have occurred and funding opportunities have changed since the CFP Element was updated in the Comp Plan. These proposed amendments will reflect the new information and priorities from the updated Parks Capital Facilities Plan within the Comp Plan.

DESCRIBE HOW PROPOSAL MEETS SELECTION / DECISION CRITERIA (CONT'D.)

5. Explain how the proposed amendment is consistent with:

(a) The vision, goals, and policies of the comprehensive plan, and other goals and policies of the City:

The City's vision is for an "Unmatched quality of life" and the mission calls for the City to "preserve and foster a strong sense of community." The City goals include providing "parks and recreation...that emphasize and meet the need of youth and families." A thriving recreation and park system is essential to delivering the vision, mission and goals and in Chapter 1 of the Comp Plan it is stated "Parks and Open Space are an important park of our community's future and quality of life." Amending the Comp Plans Park and Recreation and Capital Facilities Program Elements to reflect the updated Parks CFP will make the Comp Plan relevant given the changing conditions since the last update.

(b) The Countywide Planning Policies, the Growth Management Act, State Environmental Policy Act (SEPA), the Washington Administrative Code, and other applicable state and federal laws.

This is an update of an existing element of the Covington Comprehensive Plan and will be consistent with the above applicable policies, code and laws.

COSTS & BENEFITS / ADDITIONAL INFORMATION

1. Describe the effects of the proposed amendment in terms of costs and benefits to the public, both monetary and non-monetary.

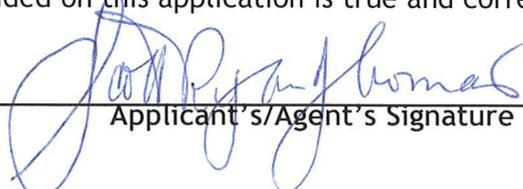
Aside from staff resources, there is not a substantial cost associated with updating the Park Element and Capital Facilities Element with information from the updated Park CFP. There are significant public benefits from providing updated information to staff that directs resources towards implementing the highest park capital project priorities established through the Parks capital plan update process and incorporated them into the Comp Plan.

2. Describe and/or attach any studies, research information, or further documentation that will support this proposal.

Parks Capital Facilities Plan, expected to be approved by City Council in June, 2014.

CERTIFICATION / SIGNATURE

I have reviewed the Comprehensive Plan Amendment Instruction Guide and Timeline, and certify that the information provided on this application is true and correct.


Applicant's/Agent's Signature

3-13-14
Date

Please note: If this is a site-specific amendment proposal, all affected property owners must complete, sign, and have notarized a Property Owner Declaration.

City of Covington

Parks Capital Facilities Plan

Proposed Schedule

Date	Task	Group/Staff	Notes
Oct – Dec 2013	Draft CFP development	Angie/Scott	<ul style="list-style-type: none"> • Review past versions • Goals of Council, Park & Recreation Commission (PRC), PROS, Comp Plans reviewed/summarized • List of all possible park projects with descriptions • Initial categorization • Proposed ranking
Jan. 15, 2014	Parks and Recreation Commission Work Session	Parks & Recreation Commission	Initial 20-year project list reviewed and suggestions made.
Feb - March	Revisions	Angie	Incorporation of PRC suggestions and development of project cost estimates
March 19, 2014	Parks and Recreation Commission Recommendation	Parks & Recreation Commission	Revised project list with cost estimates added for review by PRC and recommendation to City Council
March 25, 2014	City Council Presentation	City Council	Council review and suggestions of 20-year project list
April 22, 2014	City Council Presentation	City Council	Council review and suggestions of 20-year project list with cost estimates included
May 13, 2014	City Council Adoption	City Council	Presentation and approval
June 10, 2014	<i>City Council Adoption (if additional study is required by the Council)</i>	<i>City Council</i>	<i>Presentation and approval (if additional study is required by the Council)</i>