

ORDINANCE NO. 02-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON AMENDING SECTION 18.31.060 OF THE COVINGTON MUNICIPAL CODE RELATING TO DOWNTOWN ZONING DISTRICT STREET TYPES MAP AND THE DESIGNATION OF A PROPOSED DOWNTOWN STREET TYPE BY THE COMMUNITY DEVELOPMENT DIRECTOR WHERE NONE EXISTS (AMENDING ORD. NO. 42-02 §2, AND ORD. NO. 10-10)

WHEREAS, the City Council recently adopted extensive changes to the city's zoning code, Title 18 of the Covington Municipal Code (CMC), in September 2010; and

WHEREAS, the City Council, based upon recommendations from the Planning Commission in September 2010, reviewed and adopted amendments to Title 18 CMC that called for identification of four (4) major street types in the new downtown zoning districts based upon the level and intensity of new development; and

WHEREAS, the designation of street types only applies to a few of the major streets in the downtown; and

WHEREAS, some future streets necessary for development or redevelopment remain undesignated and will need to be designated when new development occurs in the future; and

WHEREAS, the most efficient and timely process for applicants and the city is for the Community Development Director to designate such undesignated streets based upon the City of Covington Design and Construction Standards, adopted by reference in Chapter 12.60 CMC; and

WHEREAS, the Planning Commission, City Council, and the public had an opportunity to review the proposed changes to CMC 18.31.060 for the downtown zoning street types map and the need to designate any future undesignated streets; and

WHEREAS, it is in the public interest to provide for the future designation of undesignated street types in the downtown by the Community Development Director in CMC 18.31.060;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 18.31.060 of the Covington Municipal Code is hereby amended to add the following item (2) describing the process for designation of undesignated street types in the downtown zones as follows:

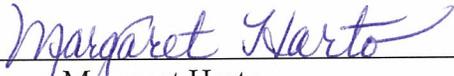
18.31.060 Downtown zoning districts street types map

(2) Where a street type is not designated on the downtown zoning districts street type map for a proposed street, the Director shall have the authority to determine the street type designation of the proposed street based on the type designation of adjacent or nearby streets and upon the purpose and intent of the downtown zoning, development, and design regulations as stated in Section 18.31.010 CMC. An applicant requesting modification to a Director's determination of a street type designation shall apply for a downtown design departure as stated in Section 14.30.040 CMC, pursuant to a Type 2 land use decision.

Section 2. This ordinance shall be in full force and effect five days after proper posting and publication. A summary of this ordinance may be published in lieu of publishing the ordinance in its entirety.

Section 3. If any provision of this ordinance, or ordinance modified by it, is determined to be invalid or unenforceable for any reason, the remaining provisions of this ordinance and ordinances and/or resolutions modified by it shall remain in force and effect.

Passed by the City Council on the 22nd day of February, 2011



Mayor Margaret Harto

PUBLISHED: February 25, 2011

EFFECTIVE: March 2, 2011

ATTESTED:



Sharon Scott
City Clerk

APPROVED AS TO FORM:



Sara Springer
City Attorney