

ORDINANCE NO. 03-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON ADOPTING NEW PROVISIONS TO CHAPTER 18 OF THE COVINGTON MUNICIPAL CODE PERTAINING TO THE HAWK PROPERTY SUBAREA; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the city has adopted a comprehensive plan consistent with the provisions of the Growth Management Act, RCW 36.70A (“GMA”); and

WHEREAS, the GMA authorizes the preparation of subarea plans; and

WHEREAS, RCW 36.70A.130 exempts subarea plans from the state law requirement limiting comprehensive plan amendments to once per year; and

WHEREAS, the City of Covington has prepared the Hawk Property Subarea Plan after extensive public outreach and participation with the Covington community; from March through November 2013 the planning commission has held workshops, open houses, community meetings, and a public hearing for members of the community to learn more about the Hawk Property Subarea planning process and to provide input on the vision, uses, and impacts of development within the subarea; and;

WHEREAS, the City of Covington, as lead agency, issued a Final Planned Action Environmental Impact Statement (FEIS) on November 14, 2013, which identifies the impacts and mitigation measures associated with planned development in the Planned Action Area as identified in the Hawk Property Subarea Plan; the FEIS includes by incorporation the Draft Hawk Property Planned Action Environmental Impact Statement issued on July 26, 2014, (collectively referred to as the Planned Action EIS); and

WHEREAS, appropriate notice was provided and the planning commission conducted a public hearing on November 7, 2013, on the proposed Hawk Property Subarea Plan, and on November 21, 2013, the Planning Commission deliberated and voted to recommend approval of the Hawk Property Subarea Plan to the city council; and

WHEREAS, the Covington City Council has adopted the Hawk Property Subarea Plan, dated February 11, 2014; and

WHEREAS, the Hawk Property Subarea Plan includes amendments to the Covington Comprehensive Plan and Municipal Code to implement the vision of the Hawk Property Subarea Plan; and

WHEREAS, changes have been made from the planning commission’s review draft of the subarea plan to the final Hawk Property Subarea Plan and related municipal code amendments to address modifications requested to clarify when townhouses may be permitted around the area’s pond feature; and

WHEREAS, housekeeping corrections have been incorporated into the Hawk Property Subarea Plan and associated comprehensive plan and municipal code amendments to address minor changes necessary to maintain internal consistency, correct identified inaccuracies, and ensure current conditions are accurately reflected; and

WHEREAS, the city council finds that adopting this ordinance is in the public interest and will advance the public health, safety, and welfare;

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

Section 1. The amendments to Chapter 18 of the Covington Municipal Code as contained in the Hawk Property Subarea Plan (Ordinance No. 01-14), Development Regulations section, pages 16-54, incorporated herein by this reference, are hereby adopted.

Section 2. Upon the approval of the City Attorney, the City Clerk is authorized to make any necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

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.

Section 4. This ordinance shall be in full force and effect five (5) days after proper posting and publication. A summary of this ordinance may be published in lieu of publishing the ordinance in its entirety.

Passed by the city council of the City of Covington on the 11th day of February, 2014.


Mayor Margaret Harto

PUBLISHED: February 14, 2014
EFFECTIVE: February 19, 2014

ATTESTED:


Sharon Scott
City Clerk

APPROVED AS TO FORM:


Sara Springer
City Attorney