PLANNING COMMISSION AGENDA
January 17, 2019
6:30 PM

CALL TO ORDER

ROLL CALL
Chair Chele Dimmett, Vice Chair David Caudle, Jennifer Gilbert-Smith, Jennifer Harjehausen, Jonathan Ingram, Elizabeth Porter, & Murray Williams

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF CONSENT AGENDA
C1. Minutes from November 1, 2018

CITIZEN COMMENTS - Note: The Citizen Comment period is to provide the opportunity for members of the audience to address the Commission on items either not on the agenda or not listed as a Public Hearing. The Chair will open this portion of the meeting and ask for a show of hands of those persons wishing to address the Commission. When recognized, please approach the podium, give your name and city of residence, and state the matter of your interest. If your interest is an Agenda Item, the Chair may suggest that your comments wait until that time. Citizen comments will be limited to four minutes for Citizen Comments and four minutes for Unfinished Business. If you require more than the allotted time, your item will be placed on the next agenda. If you anticipate your comments taking longer than the allotted time, you are encouraged to contact the Planning Department ten days in advance of the meeting so your item may be placed on the next available agenda.

UNFINISHED BUSINESS – None

PUBLIC HEARING - None

NEW BUSINESS
1. Planning Commission Workplan for 2019

ATTENDANCE VOTE

PUBLIC COMMENT: (Same rules apply as stated in the 1st CITIZEN COMMENTS)

COMMENTS AND COMMUNICATIONS OF STAFF AND COMMISSIONERS

ADJOURN

Any person requiring a disability accommodation should contact the City at least 24 hours in advance. For TDD relay service please use the state’s toll-free relay service (800) 833-6384 and ask the operator to dial (253) 480-2400

Web Page: www.covingtonwa.gov
Planning Commission Minutes

November 1, 2018 City Hall Council Chambers

CALL TO ORDER
The regular meeting of the Planning Commission was called to order at 6:30 p.m. by Commissioner Caudle.

MEMBERS PRESENT
Jennifer Gilbert-Smith, Jennifer Harjehausen, Elizabeth Porter, David Caudle, and Murray Williams

MEMBERS ABSENT- Jonathan Ingram and Chele Dimmett

STAFF PRESENT
Salina Lyons, Principal Planner
Ann Mueller, Senior Planner
Krista Bates, Assistant Planner and Code Enforcement Officer
Maria Sandercock, WA State Department of Ecology
Dan Nickel, The Watershed Company

SPECIAL ORDER OF BUSINESS
Ms. Lyons provided the rules of procedure for electing officers.

Commissioner Harjehausen nominated Commissioner Caudle for the position of Chair.

**Commissioner Caudle is elected as Chair by a vote of 5-0.**

Commission Williams nominated Commissioner Porter for Vice-Chair.

**Commissioner Porter is elected as Vice-Chair by a vote of 5-0.**

APPROVAL AGENDA
- Commissioner Harjehausen moved and Commissioner Porter seconded to approve the agenda. The motion carried 5-0.

APPROVAL OF CONSENT AGENDA AND MINUTES
- C1. Commissioner Porter moved and Commissioner Williams seconded to approve the November 1, 2018 minutes. The motion carried 5-0.

CITIZEN COMMENTS – None
NEW BUSINESS – None

UNFINISHED BUSINESS – None

PUBLIC HEARING
  1. Joint Public Hearing for Ecology and the City on proposed amendments to the Shoreline Master Program (LA18-0009/SEPA18-08)

Chair Caudle declared the public hearing open.

Ms. Mueller indicated that the Muckleshoot Tribe had provided written comment. The city will provide responses to all public comments which will be forwarded to the Department of Ecology and the City Council.

The city’s consultant, Dan Nickel from The Watershed Company gave a presentation outlining the Periodic Update of the Shoreline Master Program.

The Planning Commission had further discussion with Mr. Nickel and Ms. Mueller providing responses.

Public Comment - None

Chair Caudle declared the public hearing closed.

There were additional questions from the Planning Commission with Mr. Nickel, Ms. Sandercock, Ms. Lyons, and Ms. Mueller providing responses.

> Chair Caudle moved and Commissioner Harjehausen seconded as part of Covington’s Periodic Review of the Shoreline Master Program to forward to the City Council the proposed amendments to the Shoreline Element of Covington’s Comprehensive Plan, and amendments to Covington Municipal Code Chapters: 16.05 Shoreline Master Program, 18.65 Critical Areas, and 18.20 Definitions. Motion carried 4-1.

ATTENDANCE VOTE
  > Commissioner Porter moved and Commissioner Gilbert-Smith seconded to excuse the absences of Commissioner Ingram and Commissioner Dimmett. Motion carried 5-0.

PUBLIC COMMENTS - None

COMMENTS AND COMMUNICATIONS FROM STAFF AND COMMISSIONERS
Ms. Lyons shared that the Planning Commission meeting scheduled for 11/15/18 will be cancelled.
ADJOURN
The November 1, 2018 Planning Commission Meeting adjourned at 7:45 p.m.

Respectfully submitted,

_____________________________________________
Kelly Thompson, Planning Commission Secretary
**PLANNING COMMISSION**  
**2019 PROJECTED WORKPLAN AND CALENDAR**

<table>
<thead>
<tr>
<th>Meeting Date</th>
<th>Agenda Topic</th>
<th>Planning Staff</th>
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<td>January 17, 2019</td>
<td>2019 Workplan</td>
<td>Gina E.</td>
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<td>February 7, 2019</td>
<td>Tentatively Canceled</td>
<td>Dafne H.</td>
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<td>February 21, 2019</td>
<td>Intro Food Truck Regulations</td>
<td>Dafne H.</td>
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<td>Small Cell Regulations – Low powered cellular</td>
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<td>April 4, 2019</td>
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<td>April 18, 2019</td>
<td>Intro CMC Title 17 Amendments – Short Plat</td>
<td>Salina &amp; Gina</td>
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<td>May 2, 2019</td>
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<td>May 16, 2019</td>
<td>Lakepointe DA/Subarea Plan/Planned Action</td>
<td>Ann &amp; Gina</td>
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<td>June 20, 2019</td>
<td>Lakepointe DA/Subarea Plan/Planned Action</td>
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**Future Workplan Items**

1) Tree Preservation & Protection Regulations  
2) Amend/update CMC 14.35.010 Pre-Application Procedures  
3) Amend/update CMC 18.25 Permitted Use Charts