PLANNING COMMISSION AGENDA
March 2, 2017
6:30 PM

CALL TO ORDER

ROLL CALL
Chair Bill Judd, Vice Chair Paul Max, Chele Dimmett, Jennifer Gilbert-Smith, Jonathan Ingram, Jim Langehough, & Alex White

PLEDGE OF ALLEGIANCE

APPROVAL OF CONSENT AGENDA

1. Minutes from January 19, 2017

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 – No Action Required

2. Discussion of Lakepointe Village Rezoning, Boundary Line Adjustment & Proposed Development Agreement (Presentation from Developer)

ATTENDANCE VOTE

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

COMMENTS AND COMMUNICATIONS OF COMMISSIONERS AND STAFF

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
CITY OF COVINGTON
Planning Commission Minutes

January 19, 2017     City Hall Council Chambers

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

MEMBERS PRESENT
Jennifer Gilbert-Smith, Jonathan Ingram, Jim Langehough, Paul Max and Alex White

MEMBERS ABSENT- Chele Dimmett and Bill Judd

STAFF PRESENT
Richard Hart, Community Development Director
Salina Lyons, Principal Planner
Kelly Thompson, Planning Commission Secretary

APPROVAL OF MINUTES AND AGENDA

 1. Commissioner White moved and Commissioner Langehough seconded to approve the November 17, 2016 minutes and agenda. Motion carried 5-0.

CITIZEN COMMENTS - None

UNFINISHED BUSINESS

2. Final Discussion of the Proposed 2017 Planning Commission and Staff Work Plan

Principal Planner Salina Lyons reviewed the 2017 Planning Commission Work Plan and discussed some anticipated changes. The City Council is working on a strategic plan that may shift priorities. The Planning Commission agreed with the staff summary of edits from the previous Commission discussion and direction.

 Commissioner Ingram moved and Commissioner Gilbert-Smith seconded to recommend that the City Council approve the 2017 Community Development Department and Planning Commission Work Program Items. Motion carried 5-0.

Community Development Director, Richard Hart gave an overview of the Puget Sound Regional Council’s (PSRC) Conditional Certification. He explained the models for housing and jobs targets. Staff has spent the past year working with PSRC requesting they reconsider their findings. PSRC wants the city to find ways to slow growth and development and will reconsider their findings if the city will support VISION 2040 and their Regional Growth Strategy. The consequence of not having full certification is that the city may not receive federal transportation dollars.

- Commissioner White moved and Commissioner Gilbert-Smith seconded to recommend approval of the resolution 2017-02 and letter to the city council. Motion carried 5-0.

PUBLIC HEARING - None

NEW BUSINESS - None

ATTENDANCE VOTE

- Commissioner Gilbert-Smith moved and Commissioner White seconded to excuse the absence of Commissioner Judd and Commissioner Dimmett. Motion carried 5-0.

PUBLIC COMMENTS - None

COMMENTS AND COMMUNICATIONS FROM STAFF

Ms. Lyons gave the Hearing Examiner Report and reviewed the status of the Maple Hills III Subdivision.

Mr. Hart provided a calendar update. There will be no February 2, 2017 meeting. There will be a joint City Council/Planning Commission study session on February 14, 2017.

ADJOURN

The January 19, 2017 Planning Commission Meeting adjourned at 7:30 p.m.
Respectfully submitted,

_____________________________________________
Kelly Thompson, Planning Commission Secretary
Memo

To: Planning Commission
From: Richard Hart, Community Development Director
Date: March 2, 2017
Re: Lakepointe Urban Village Development Agreement, Zoning Map Amendment, Boundary Line Adjustment, and Discussion

Overview
The Planning Commission will be hearing a presentation from Oakpointe Communities, the Master Developer of the Lakepointe Urban Village proposed at the Lakeside gravel pit operations, also known as the Hawk Property and governed by the Hawk Subarea Plan and Planned Action Environmental Impact Statement (EIS). The Master Developer’s presentation is intended to familiarize the Planning Commission with the overall development plan and concept, the concurrent rezoning request, boundary line adjustment, and the associated Lakepointe Development Agreement currently under review by the city, File No. LU16-0026/0028.

The presentation is for discussion purposes only and no action is required or will be taken. The Commission will simply hear a presentation from the Master Developer, have an opportunity to ask questions of both the Master Developer and the city staff, and request further information to be provided to the Commission at their upcoming public hearing.

Development Background.
The Master Developer is proposing to develop approximately 214 acres directly adjacent to State Route 18 lying easterly of the SE 256th Street overpass and intersection. The Master Developer is under contract to purchase the site from the Hawk Property owner. The Hawk Property owner currently leases a portion of the site to Lakeside Industries for operation of an asphalt business. The asphalt business will remain for a limited time while the site is under construction.

On February 11, 2014, the City completed a multi-year public process for the Lakepointe Urban Village, including the adoption of the Hawk Property Subarea Plan (Ord. No. 01-14), an associated planned action ordinance (Ord. No. 04-14), based upon the Planned Action EIS issued on November 14, 2013, which identifies impacts and mitigation measures associated with the development identified in the Lakepointe Urban Village Subarea Plan. In addition, the city amended the Comprehensive Plan, and designated this area on the Future Land Use Map as the Hawk Property Subarea (subsequently renamed the Lakepointe Urban Village Subarea in the 2015 Comprehensive Plan Update), all necessary for implementing the new Subarea Plan (Ord. No. 03-14). The Covington Municipal Code was also amended in 2014 to establish 3 new zoning district classifications consistent with the uses outlined in the Subarea Plan. Those new zoning district classifications were Mixed Residential (MR), Regional Commercial-Mixed Use (RCMU), and High Density Residential (R-12).
On November 21, 2016, the Hawk Property owner and the Master Developer submitted a formal, complete application for a zoning map amendment, a boundary line adjustment, and associated development agreement.

On January 11, 2017, the Master Developer hosted a public open house in the Covington City Hall to discuss the zoning map amendment, the boundary line adjustment, the development agreement, and presented their overall development plan for the property and were available to answer questions from the public.

**Development Agreement.**
The Planning Commission is responsible for holding the public hearing and making a final recommendation to the City Council pertaining to land use applications, and specifically the Lakepointe Urban Village Development Agreement. The city’s development agreement process is outlined in CMC 18.114. A Development Agreement is a voluntary contract between the city and developer or person who controls property proposed for development. The development agreement outlines and details the obligations of both parties and specifies the standards and conditions that will govern development of the property. Although the agreements are voluntary, once made, they are binding on the parties and their successors. A development agreement also provides assurances to the developer that the development regulations that apply to the project will not change during the term of the agreement.

Oakpointe could conceivably develop Lakepointe Urban Village without a development agreement. They would otherwise be subject to the current regulations in place at the time of each subsequent land use application. They have elected to utilize the development agreement process to ensure the development site, as a whole, will be regulated under the same set of provisions, at least for the duration of the development agreement, proposed for fifteen years.

**Development Agreement Overview**
Pursuant to the development agreement process, the Master Developer prepared a Master Development Plan and concept diagram of the development areas, general circulation and pedestrian routes, parks, critical areas, and resulting central pond feature in the proposed Lakepointe Urban Village. The future uses in the Lakepointe Urban Village include a mix of commercial/retail development focused on regional uses, a variety of housing types, public recreational amenities, such as parks, open space, trails, bicycle and pedestrian paths, and a central pond feature.

Per CMC 18.114, if a developer elects to utilize the development agreement process, they are required to provide a variety of public benefits, over and above those stated in the Planned Action or code provisions. Some of the identified public benefits identified by the Master Developer are:

i. Vehicular parking and access points for Cedar Creek Park,
ii. Reserve space for a Covington police storefront substation, and
iii. Sustainability measures integrated into the building design within the Urban Village,

The Master Developer is requesting a series of deviations from the requirements outlined in the Planned Action EIS and the city’s code. These deviations and proposed alternatives suggested by the developer will be identified in the staff report for the March 16, 2017, Planning Commission public hearing. However, one deviation request that has received notable attention is widths of the buffers along the southwestern edge of the development adjacent to the Covington Park neighborhood. The developer originally showed buffers in this area ranging from 35 feet to 50 feet. The Master Developer considered the feedback received at the January 11, 2017, public open house and has since increased the buffers to range from 50 feet to 70 feet, as part of the associated, revised Lakepointe Development Agreement.
Next Steps: Planning Commission Public Hearing/Recommendation and City Council Public Hearing/Final Action

On March 16, 2016, the Planning Commission will hold its required public hearing, deliberate, and make a recommendation to the City Council on the zoning map amendment, the boundary line adjustment, and the accompanying Lakepointe Development Agreement governing the future Lakepointe Urban Village development plan. Members of the public will have opportunity to provide testimony and submit information for the record at that meeting. Subsequently the Covington City Council will hold a public hearing, tentatively scheduled for April 11, 2017, at which time they will hear the Planning Commission’s recommendation, and members of the public again will be able to provide additional testimony and submit information for the record. The City Council will then take action, at that meeting or possibly at a subsequent meeting, to grant final approval to the zoning map amendment, the boundary line adjustment, and the Lakepointe Urban Village Development Agreement.

The Master Developer hopes this year to begin grading and construction of the major arterial roadway, known as the Covington Connector, traversing the proposed development from the SE 256th interchange on State Route 18 connecting to 204th Ave SE and continuing on to State Route 516, also known as Kent-Kangley Road or SE 272nd in the southeast portion of the city. More information regarding the time and funding allocation of the Covington Connector is available on the city’s website.
LAKEPOINTE URBAN VILLAGE SUBAREA ZONING LEGEND

- RCMU - REGIONAL COMMERCIAL MIXED USE
- MR - MIXED RESIDENTIAL
- R-12 - HIGH DENSITY RESIDENTIAL (12 DU / AC)
- R-6 - MEDIUM DENSITY RESIDENTIAL (6 DU / AC)

ADJACENT ZONING LEGEND

- R-8 - HIGH DENSITY RESIDENTIAL (8 DU / AC) (COVINGTON)
- R-6 - MEDIUM DENSITY RESIDENTIAL (6 DU / AC) (COVINGTON)
- R-4 - LOW DENSITY RESIDENTIAL (4 DU / AC) (COVINGTON)
- RA-5 - RURAL RESIDENTIAL (1 DU / 5 AC) (KING COUNTY)

NOTE: THE LOCATION OF DEVELOPMENT, INCLUDING ROADWAYS AND TRAILS, IS APPROXIMATE AND DOES NOT VEST TO THEIR SPECIFIC LOCATION. THE LOCATION OF ALL DEVELOPMENT WILL BE BASED ON EXISTING CONDITIONS AT THE TIME OF APPLICATION AND THE TERMS OF THE PLANNED ACTION, THE DEVELOPMENT AGREEMENT, AND APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.

Lakepointe Urban Village

Zoning Map

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