April 11, 2017 Special & Regular Meeting Minutes
Approved: June 27, 2017

City of Covington
Special & Regular City Council Meeting Minutes
Tuesday, April 11, 2017


The Regular Meeting of the City Council of the City of Covington was called to order in the City Council Chambers, 16720 SE 271st Street, Suite 100, Covington, Washington, Tuesday, April 11, 2017, at 7:03 p.m., with Mayor Jeff Wagner presiding.

COUNCILMEMBERS PRESENT: Jeff Wagner, Joe Cimaomo, Margaret Harto, Fran Hollums, Marlla Mhoon, and Sean Smith.

COUNCILMEMBERS ABSENT: Mark Lanza.

Council Action: Councilmember Harto moved and Councilmember Cimaomo seconded to excuse Councilmember Lanza. Vote: 6-0. Motion carried.

STAFF PRESENT: Richard Hart, Community Development Director (Acting City Manager); Don Vondran, Public Works Director; Andrew McCurdy, Covington Police Chief; Karla Slate, Communications & Marketing Manager; Ethan Newton, Parks & Recreation Director; Kathy Hardy, City Attorney; Ann Mueller, Senior Planner; Salina Lyons, Principal Planner; and Sharon Scott, City Clerk/Executive Assistant.

Mayor Wagner opened the meeting with the Pledge of Allegiance.

APPROVAL OF AGENDA: Council Action: Councilmember Mhoon moved and Mayor Pro Tem Smith seconded to approve the Agenda as amended to move New Business Item 1 prior to the Public Hearing and remove Annual Update from King County Councilmember Reagan Dunn. Vote: 6-0. Motion carried.

PUBLIC COMMENT: Mayor Wagner called for public comments.

Leroy Stevenson, Covington resident, spoke on garbage service fees for waste containers being left slightly open. Mr. Stevenson also spoke on the benefits of Covington being outside of the Regional Transit Authority area. Mr. Stevenson additionally spoke on the taxes imposed on taxes.

There being no further comments, Mayor Wagner closed the public comment period.
APPROVE CONSENT AGENDA:

C-2. Vouchers: Vouchers #35594-35645, including ACH payments in the amount of $256,614.71 dated March 31, 2017; and Paylocity Payroll Vouchers #1006632981-#1006632998 inclusive, plus employee direct deposits and wire transfers, in the amount of $199,005.56, dated March 24, 2017.

Council Action: Councilmember Harto moved and Councilmember Mhoon seconded to approve the Consent Agenda. Vote: 6-0. Motion carried.

NEW BUSINESS:
2. Consider Appointments to the Human Services Commission.

Council Action: Councilmember Mhoon moved and Councilmember Cimaomo seconded to appoint Debbie Jacobson to fill adult Position No. 1 on the Human Services Commission with a term expiring March 31, 2020. Vote: 6-0. Motion carried.

Council Action: Councilmember Harto moved and Councilmember Hollums seconded to appoint Leslie Hamada to fill adult Position No. 2 on the Human Services Commission with a term expiring March 31, 2020. Vote: 6-0. Motion carried.


Community Development Director Richard Hart gave the staff report on this item.

Colin Lund, representing Oakpointe Land Covington, provided further background information on this item and spoke regarding the benefits of the developer agreement.

Mayor Wagner called for public comments for the public hearing.

Cynthia Calhoun, Covington resident, asked Council to keep residential zoning next to the existing residential zoning. Ms. Calhoun expressed concerns over the heavy traffic already in Covington. Ms. Calhoun also asked if the developer had paid for the studies; and if so, are the studies accurate or in the developer’s favor. Ms. Calhoun also noted that although the notice was provided as legally required to the 500’ radius of project, she felt a larger radius should have been given notice of the project.

Sheryl Ward, Covington resident, asked Council to retain the mineral zoning behind her home and to have no development at all in those two acres. Ms. Ward spoke on her concerns regarding increased traffic and increased students in the schools. Ms. Ward also noted that the length of the developer agreement seemed too long and suggested the agreement should be for a shorter time.
Jim Scott, not a Covington resident, spoke in favor of the Lakepointe project. Mr. Scott noted he felt the 204th Connector would ease traffic congestion on Kent-Kangley. In addition, Mr. Scott noted that when the asphalt batch plant closes, the large trucks which damage the road will be gone. Mr. Scott further spoke in favor of the project as a destination spot for Covington and requested Council to vote in favor of the developer agreement.

Elaine Kellner, Covington resident, asked Council to change the agreement to contain language for the developer to work with King County Parks on walking trails. Ms. Kellner mentioned that the informal trails near her home are being used for illegal activities. Ms. Kellner also expressed concern regarding noise levels with the increase in people and traffic and requested that the traffic studies be redone or updated. Ms. Kellner also asked Council for residential zoning next to the existing residential or to retain the mineral zoning.

Matt Kellner, Covington resident, advised Council that after speaking with Senator Joe Fain’s Office, he learned that funding for the 204th Connector and Kent Kangley were being provided ahead of schedule with or without the Lakepointe project. Mr. Kellner expressed concerns regarding the length of the developer agreement and risks and traffic studies, and he requested that the traffic studies be redone. Mr. Kellner expressed concerns regarding the developer’s power to change zoning, his dissatisfaction with the plans for crime prevention, and Oakpointe’s lawsuit with Black Diamond. Mr. Kellner asked Council to delay the decision on this project.

Elizabeth Ott, Covington resident, expressed appreciation of the Council’s work over the last several years and the work continuing on behalf of the citizens. Ms. Ott voiced her concerns about trails, green spaces, and traffic. Ms. Ott requested some funds be allocated to make improvements on 256th near the high school where three lanes become two lanes and are without sidewalks.

Lynn Bubenas, Covington resident, spoke regarding her concerns with developers wanting too much space and Council rushing into this project. Ms. Bubenas stated it was unacceptable to her to have 30 plus neighbors with a hotel/motel 100 feet from their back doors. Ms. Bubenas asked Council to create a citizen committee of those 30 residents and to put a hold on this project until further action under the subcommittee representing the 30 plus homeowners could be completed.

Mat Kordell, Covington resident, informed Council that he moved to Covington in September from downtown Bellevue to escape the urban feel, and now he is concerned about the same thing being built in his backyard. Mr. Kordell advised he was most concerned about lack of adequate communication regarding the 500-foot radius of the project and felt notices should have included a wider circle of residents. Mr. Kordell also advised he was concerned about increased traffic and asked Council to delay action pending the outcome of the Black Diamond lawsuit.

Jennifer Harjiehausen, Covington resident, expressed her concerns about a hotel being so close to residential zones. Ms. Harjiehausen informed Council that she did not receive a notice regarding the public hearing even though she did attend the open house; instead, she found out about the public hearing through Facebook. Ms. Harjiehausen also informed Council her greatest concern was keeping the tree line intact and that she has emailed the developer regarding the tree line.
Harjehausen also expressed concerns over increased traffic on 191st and hoped that would not be the case.

**Kevin Neher, Covington resident**, expressed his appreciation for all the work that had gone into this project; however, advised that traffic is terrible and asked Council to not make it worse. Mr. Neher also advised that communications were a problem and suggested emails or another way to communicate with citizens. Mr. Neher asked Council not to place the hotel next to a residential zone. Mr. Neher further commented that he liked the design of the project, the accessibility to Highway 18, and that it looked like a fun place to go; although, he hoped Council would address the negative impacts.

**Tony Bubenas, Covington resident**, expressed his appreciation for the hard work that has gone into the project. Mr. Bubenas inquired as to why the hotel could not be located across the street as that would resolve a lot of the angst by his neighbors. Mr. Bubenas also expressed his concerns with the trees that would come down and asked what would be the replacement for the diseased trees. Mr. Bubenas suggested that a park would be a lot better use of the land where the hotel is proposed to be located.

**Rodney Watkins, Covington resident**, mentioned to Council that he does hope this development turns out well. Mr. Watkins stressed his concerns regarding traffic and informed Council that he avoids Covington on the weekends and shops in Kent instead. Mr. Watkins also inquired about the city’s vision statement.

**Carolyn Gabriël, Covington resident**, expressed her concerns about a trailhead going into a utility easement and whether people will be walking into the easement and residential area.

**Debbie Jacobson, Covington resident**, spoke in support of the development. Ms. Jacobson noted impacts to privacy from the previous Walmart project and requested Council to consider transitional zoning and impacts.

Colin Lund, representing Oakpointe Land Covington, noted that traffic studies project out the final build of a project so they know what is in the region today as well as what is going to occur. He also noted that a 15-year agreement may seem like a long time, but it could take up to 15 years to build the project, and you would want the same development standards in place throughout the time it takes to develop the project. Mr. Lund clarified that the agreement would not allow a developer to change the zoning; rather, they would have to request changes of the Council through public process. Regarding suggestions that the project be put on hold pending the outcome of the Black Diamond lawsuits, he noted that the Black Diamond projects have nothing to do with the lawsuits and the developer agreement and Black Diamond lawsuits are completely independent of one another. In terms of comments regarding a hotel, Mr. Lund noted that he could not guarantee that a hotel will be built there, but they are increasing the buffers where they can, pushing the building as far away as possible, and reducing the parking to the minimum for the site. Regarding the Covington Connector, Mr. Lund stated the connector actually alleviates traffic at several intersections through the city. In the case of four intersections that did degrade, there is mitigation prescribed for those that the developer is obligated to fix. Finally, he noted that they have a tree
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retention plan that actually exceeds the city standard for tree retention and, of the 200 plus acre site, about 100 acres will have development on it. The rest is sensitive areas or some form of open space retained in its natural environment.

Mr. Hart offered some clarifying points and formally entered four documents into the public hearing record: 1) Lakepointe Urban Village Subarea Six -Page Summary Timeline; 2) Six-Page Addendum (SEPA 17-02) to City of Covington, Hawk Property Subarea Plan and Planned Action Environmental Impact Statement, November 14, 2013; 3) Lakepointe Urban Village Subarea 42-page Addendum to April 11, 2017 City Council Agenda Item 1, Attachment 5, Comment Letters/Emails Received; and 4) complete binder of the Lakepointe Urban Village Ordinance No. 02-2017 and all of the exhibits A-T.


Councilmembers asked questions, and staff provided responses.

There being no further comments, Mayor Wagner closed the public comment period for the public hearing.

Councilmember Harto suggested there be no action at this meeting to give Councilmember Lanza an opportunity to join the discussion and Councilmembers to have an opportunity to digest public comments from the evening.

Council Action: There was Council consensus to continue this item to the next meeting on April 25.

Council asked staff to prepare information to answer questions brought up this evening.

Mr. Hart, Principal Planner Salina Lyons, and Senior Planner Ann Mueller clarified those questions with Council regarding specific items to bring back to the next meeting.

FUTURE AGENDA ITEMS:
Councilmembers reviewed future meeting agendas.

COUNCIL/STAFF COMMENTS:
Councilmembers and staff made comments.

PUBLIC COMMENTS:
Mayor Wagner called for public comments.

Sheryl Ward, Covington resident, stated she was excited to hear that Jenkins Creek Park will be getting a facelift.
Leroy Stevenson, Covington resident, noted that he is saddened by the change in atmosphere of Covington since incorporation.

Matt Kellner, Covington resident, asked Council to maintain unmatched quality of life.

Mat Kordell, Covington resident, noted he located to Covington because it had the benefits of Kent but starkly different from Kent in the culture, neighborhoods, and density of the complexes. Mr. Kordell urged the Council to foster these attributes that make Covington different.

There being no further comments, Mayor Wagner closed the public comment period.

ADJOURNMENT:
There being no further business, the meeting was adjourned at 9:35 p.m.

Prepared by:  
Joan Michaud  
Senior Deputy City Clerk

Submitted by:  
Sharon Scott  
City Clerk