Planning Commission Minutes

April 4, 2019

City Hall Council Chambers

CALL TO ORDER
The regular meeting of the Planning Commission was called to order at 6:31 p.m. by Chair Caudle.

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

MEMBERS ABSENT – Chele Dimmett

STAFF PRESENT
Gina Estep, Community Development Director
Dafne Hernandez, Community Development and Planning Intern
Kelly Thompson, Planning Commission Secretary

APPROVAL OF AGENDA
➢ Commissioner Williams moved and Commissioner Harjehausen seconded to approve the agenda. The motion carried 6-0.

APPROVAL OF MINUTES
➢ C1. Commissioner Harjehausen moved and Commissioner Williams seconded to approve the corrected March 21, 2019 minutes. The motion carried 6-0.

CITIZEN COMMENTS - None

UNFINISHED BUSINESS – None

PUBLIC HEARING
1. Public Hearing on code amendments to CMC Title 5 Business Licenses & Regulations by adding a new Chapter 5.30 providing regulations for mobile food vendors.

Chair Caudle opened the public hearing.

Community Development and Planning Intern Dafne Hernandez gave the staff report.

The Planning Commission asked for clarification on “city property.”
Agenda Item C1

There were no public comments.

Chair Caudle closed the public hearing.

The Planning Commission asked questions with Ms. Hernandez and Ms. Estep providing responses.

➢ **Commissioner Porter moved and Commissioner Harjehausen seconded to forward a recommendation to the City Council to approve the proposed amendments to Covington Municipal Code Title 5 by adding a new Chapter 5.30, Mobile Food Units in substantial form with the following changes:**

- 5.30.020(2) “Mobile Food Vendor” shall be defined as a licensed and operable motor vehicle or trailer used to serve, vend, or provide ready to eat food or nonalcoholic beverages for human consumption from an approved and assigned fixed location.
  
- 5.30.070(2) Operating hours shall be consistent with the sites primary business operating hours, ensuring bathroom facilities are always available. When located on a vacant lot, the operating hours shall be consistent with adjacent business(es) hours.

- Vendors must assemble and disassemble their spaces during these hours.

- 5.30.080(2) Mobile food units shall not sell nor serve alcoholic beverages comply with the WA State Liquor and Cannabis Board.

- 5.30.080(5) Mobile food units shall not be located near electrical lines or extension cords overhead or on the ground in any location in which the public has access to. ADA compliant electrical cord covers may be used.

➢ **Motion carried 6-0.**

2. **Public Hearing on code amendments to CMC Title 18 Zoning Code to amend CMC 18.31.180 to add physical fitness/recreational club facilities to the permitted land use chart for Downtown development and amend CMC 18.20 Technical Terms and Land Use Definitions.**

Chair Caudle opened the public hearing.

Community Development Director Gina Estep provided the staff report.

There was no public comment.

Chair Caudle closed the public hearing.
The Planning Commission discussed the proposed code amendments, requesting clarification, with Ms. Estep providing responses.

- Commissioner Ingram moved Commissioner Murray seconded to forward a recommendation to the City Council to approve the proposed amendments to Covington Municipal Code Chapters 18.31.080(3), Permitted Use Table, to add “physical fitness/recreation clubs” facilities and the associated footnote, and the amendments to Chapter 18.20, Technical Terms and Land Use Definitions, specifically CMC 18.20.893 Physical fitness/recreation club and 18.20.966 Recreation, indoor with the following changes:

- Add “P” to Recreation, Indoor in the Town Center Zone. Add separate use category “Recreation, Outdoor.”

<table>
<thead>
<tr>
<th>Use Categories</th>
<th>Town Center (TC)</th>
<th>Mixed Commercial (MC)</th>
<th>General Commercial (GC)</th>
<th>Mixed Housing Office (MHO)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Physical fitness/recreation club</td>
<td>P/C²⁹</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Recreation, Indoor</td>
<td>P/C²⁹</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Recreation, Outdoor</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

- Motion carried 6-0.

NEW BUSINESS - None

ATTENDANCE VOTE – None

- Commissioner Ingram moved and Commissioner Williams seconded to excuse the absence of Commissioner Dimmett. Motion carried 6-0.

PUBLIC COMMENTS - None

COMMENTS AND COMMUNICATIONS FROM STAFF AND COMMISSIONERS

The Planning Commission meeting for April 18, 2019 will be cancelled.

ADJOURN

The April 4, 2019, Planning Commission Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Kelly Thompson, Planning Commission Secretary