CITY OF COVINGTON
Planning Commission Minutes

August 3, 2017                      City Hall Council Chambers

CALL TO ORDER
The regular meeting of the Planning Commission was called to order at 6:35
p.m. by Chair Judd.

MEMBERS PRESENT
Chele Dimmett, Jennifer Gilbert-Smith, Jonathan Ingram, Bill Judd, and Paul Max

MEMBERS ABSENT
The record is noted that Jim Langehough has resigned.

STAFF PRESENT
Brian Bykonen, Associate Planner and Code Enforcement Officer
Mary Gardocki, Parks Project Manager
Kathy Hardy, City Attorney
Richard Hart, Community Development Director
Salina Lyons, Principal Planner
Ann Mueller, Senior Planner
Ethan Newton, Parks and Recreation Director
Kelly Thompson, Planning Commission Secretary

APPROVAL OF MINUTES AND AGENDA
➤ C1. Commissioner Ingram moved and Commissioner Max
    seconded to approve the July 20, 2017 minutes and meeting
    agenda for August 3, 2017. Motion carried 5-0.

CITIZEN COMMENTS - None

UNFINISHED BUSINESS
1. Presentation by Sam Pace, Seattle/King County Board of Realtors

Mr. Pace addressed the Planning Commission on the subject of real estate signs
as they pertain to the proposed sign code regulations. Previously, he submitted a
transmittal letter along with a white paper and an attachment on proprietary
research from Jim Hebert. He also has provided information on the realtor’s self-
enforcement program. Education and consistency becomes very important
between jurisdictions. If the Code Enforcement officer takes a picture of a sign
that is not in compliance, they send a letter to the supervisor of that broker. Mr.
Pace reviewed a number of different real estate sign types and provided some
recommendations on sign allowances that they feel is appropriate.
Commissioner Ingram shared his concern that there is a possibility of a scenario where 8 homes are for sale within a quarter mile, where they could display 24 directional signs within that quarter mile. He is concerned about the City Council’s goal of maintaining aesthetics. Mr. Pace responded, the signs have to have the opportunity to be effective.

Mr. Hart added that this item will be on the Planning Commission agenda in two weeks. Staff will provide the Planning Commission some suggestions, options, and a recommendation. We will review the material provided by Mr. Pace.

PUBLIC HEARING
  2. Park Impact Fees and Amendments to Covington Municipal Code

Chair Judd opened the Public Hearing.

Ms. Lyons shared that the Park Impact Fee is proposed to maintain our current level of service and allow the city to begin acquiring land. The fees collected would only be used to purchase land and do not include infrastructure costs. Ms. Lyons reviewed the staff memo which provided some comparable cities data, decision criteria, and staff findings.

Vice Chair Dimmett shared that her first impression was that our fees seem high in comparison to other cities. She asked whether this fee could be cost prohibitive to development.

Ms. Lyons shared that the City receives about $450 in property taxes per home, per year, that is distributed to parks, police, roads, etc. The Impact Fee is a one-time fee, as opposed to a levy that is assessed annually.

Mr. Hart added that in the past 10 years, he has not heard from developers that impact fees have deterred developers from building new homes in Covington. The option of not assessing the fee, is that service is not provided. The community polls have indicated that the citizens want more parks.

Vice Chair Dimmett asked if the proposed Park Impact fees are based on current data. She asked if there is land available to buy.

Ms. Lyons responded that the data is from 2015. The PROS Plan and Comprehensive Plan identify the long-term goals of the City. The City can purchase land and/or can negotiate with a developer to dedicate land.

Commissioner Ingram asked about whether the fee would increase.
Ms. Gardocki responded that the current fee is static. Staff could propose an increase, if needed.

Public Comment

Sam Pace, Seattle/King County Board of Realtors – The realtors have supported the bonds, levies, and creation of a park district. There is a concern about tax saturation. Property tax is paid prior to development. Impact fees to deal with off-site impacts at the time of permit issuance. Then property taxes are paid again after construction. He is concerned that the Park Impact Fee is not discernable value to the home buyer.

Vice Chair Dimmett asked whether there had been consideration to a percentage fee being assessed. Ms. Lyons responded that when the study was conducted, a cost per person was calculated and averaged on the number of residents per home. A fixed fee provides the developer certainty.

Chair Judd closed the Public Hearing.

- **Commissioner Ingram moved and Commissioner Max seconded to recommend the City Council adopt a new section, Chapter 19.60 Park Impact Fees and other associated amendments to Title 18 and 19 related to the implementation of a park impact fee collection program. Motion carried 5-0.**

Commissioner Ingram wishes the escalating cost of land had been taken into consideration. Chair Judd considers the whole package, if you want parks, you have to find a way to pay for them. Vice Chair Dimmett added that development pays for development.

NEW BUSINESS


Ms. Mueller introduced a memo which would clean up the existing code. Staff proposes to amend CMC 18.47 to adopt King County Code for the process and criteria for the designation of Landmarks. This will designate the King County Landmarks Commission as the Landmarks Commission for the City of Covington. Staff would set up an interlocal agreement with King County. Staff will bring a draft ordinance for public hearing to the next Planning Commission meeting.

Vice Chair Dimmett asked whether the Foss Market was considered historic.
Mr. Bykonen responded that he thought the original barns had been demolished and that the existing store was not the original store. In order to meet the landmark criteria, the building must be 40 years old, not remodeled, and in good condition.

Chair Judd asked whether King County has control over the designation and whether the city is the final decision maker. He also wants the property owner's consent to begin the application process.

Ms. Mueller responded that King County would make the determination based on specific criteria which is appealable to the Hearing Examiner. This would be a non-political decision by a board made up by architects, historical preservation experts, and a city representative would be on the board.

Commissioner Ingram does not like that the City does not have control of the board.

Commissioner Gilbert-Smith added that it is a group of professionals that review the application with the property owner's consent.

Ms. Lyons explained that rather than have the City staff act as the board and pay for those services, it makes sense to utilize a board that is already established, especially when we don't have any landmarks identified in our Comprehensive Plan.

Ms. Hardy added that the City would have the right to terminate the agreement with 45 days notice, with or without cause.

Commissioner Gilbert-Smith asked how many times there is controversy on the Landmarks Commission. Ms. Mueller will follow up with the Commission.

Ms. Lyons added there are criteria on state and federal levels and provided some examples.

Ms. Mueller added that if a property was designated as a landmark, King County also has funds for which the applicant can apply.

Staff is also proposing amendments to Title 19, removing the Mineral Zone classification. The only Mineral use in the city is the former Lakeside gravel mine which is now the Lakepointe Urban Village Subarea.

ATTENDANCE VOTE - None

PUBLIC COMMENTS
Sam Pace, Seattle/King County Board of Realtors – The City of Covington doesn’t have the resources to staff the Landmarks Commission. Unlike the Planning Commission (as an advisory board), the Landmarks Commission makes the determination. The property owner’s consent would be required. He is not sure that restructuring the Landmarks Commission to allow more Covington votes is the way to go. He recommends that the Covington Hearing Examiner be used for any appeals.

**COMMENTS AND COMMUNICATIONS FROM STAFF AND COMMISSIONERS**

Ms. Lyons shared that Chick-Fil-A has been issued their Notice to Proceed and plans to break ground August 21, 2017. Covington Elementary School has been issued their building permits.

There is an opportunity to provide public input on Jenkins Creek Park on August 9, 2017.

The City’s 20th Birthday party is scheduled for August, 25, 2017 at Kentwood High School’s softball field.

**ADJOURN**
The August 3, 2017, Planning Commission Meeting adjourned at 8:17 p.m.

Respectfully submitted,

[Signature]

Kelly Thompson, Planning Commission Secretary