CITY OF COVINGTON
Planning Commission Minutes

July 6, 2017

CALL TO ORDER
The regular meeting of the Planning Commission was called to order at 6:50
p.m. by Vice Chair Dimmett.

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

MEMBERS ABSENT
Bill Judd, Jim Langenhough, and Alex White

STAFF PRESENT
Richard Hart, Community Development Director
Salina Lyons, Principal Planner
Larry Rabel, Division Chief, Assessment and Planning, Puget Sound Regional Fire
Authority
Kelly Thompson, Planning Commission Secretary

APPROVAL OF MINUTES AND AGENDA
  C1. Commissioner Max moved and Commissioner Gilbert-Smith
  seconded to approve the June 15, 2017 minutes and meeting
  agenda for July 6, 2017. Motion carried 4-0.

CITIZEN COMMENTS
Sam Pace, Seattle-King County Realtors – provided some material for
consideration related to the proposed sign code changes. His material will be
added to the agenda for the regularly scheduled Planning Commission meeting

UNFINISHED BUSINESS – Postponed until next meeting.
  1. Discussion of Sign Code

PUBLIC HEARING
  2. Fire Impact Fee Ordinance Amendments
Principal Planner, Salina Lyons introduced the Division Chief of Assessment and
Planning for Puget Sound Regional Fire Authority (PSRFA), Larry Rabel.
Division Chief Rabel provided a brief overview of the role of PSRFA. They provide
fire and emergency services to the City of Covington. The types of calls and the
demand for service continue to grow. Response times have increased, in part,
due to road congestion. Division Chief Rabel reviewed some of the studies and
statistics critical to response time. There is no capacity for growth in the current system. He reviewed PSRFA’s needs for additional resources as outlined in their Capital Improvement Update.

Commissioner Ingram asked about the maintenance and replacement of equipment. The collection of impact fees can only be used for infrastructure. Taxpayers help fund equipment maintenance and replacement.

Vice Chair Dimmett opened the Public Hearing.

Sam Pace, Seattle-King County Realtors - Impact fees are collected for off-site impacts related to development. Impact fees can be used to keep the service from degrading further. The PSRFA receives property tax, but they have not been taxing the maximum amount allowed. Mr. Pace thanked the Planning Commission for their service.

Commissioner Gilbert-Smith asked for the fee breakdown for single family and multi-family dwelling units. Ms. Lyons shared the fee breakdown from the staff memo.

Vice Chair Dimmett closed the Public Hearing.

> **Commissioner Max moved and Commissioner Ingram seconded to recommend the City Council adopt the Puget Sound Regional Fire Authority’s 6-year Capital Improvement Update (2016-2021), as amended and refenced in the City’s Comprehensive Plan and a new section, Chapter 19.50 Fire Impact Fees and other associated amendments to Titles 18 and 19 related to the implementation of a fire impact fee collection program. Motion carried 4-0.**

Commissioner Ingram asked about the requirement for fire sprinklers in new commercial buildings. Division Chief Rabel responded that fire sprinklers have been required to offset the deficiencies in the level of service, as well as protect property.

**NEW BUSINESS** – Postponed until next meeting.

3. Discussion of Park Impact Fees

**ATTENDANCE VOTE**

> **Commissioner Gilbert-Smith moved and Commissioner Max seconded to approve the absence of Chair Judd, Commissioner Langehough, and Commissioner White. The motion carried 4-0.**
PUBLIC COMMENTS - None

COMMENTS AND COMMUNICATIONS FROM STAFF AND COMMISSIONERS
Ms. Lyons thanked the Planning Commission for their efforts.

ADJOURN
The July 6, 2017, Planning Commission Meeting adjourned at 7:26 p.m.

Respectfully submitted,

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Kelly Thompson, Planning Commission Secretary