CITY OF COVINGTON  
Planning Commission Minutes

March 2, 2017  
City Hall Council Chambers

CALL TO ORDER
The regular meeting of the Planning Commission was called to order at 6:32 p.m.

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

MEMBERS ABSENT - None

STAFF PRESENT
Richard Hart, Community Development Director
Ann Mueller, Senior Planner
Kelly Thompson, Planning Commission Secretary

APPROVAL OF MINUTES AND AGENDA

➢ 1. Commissioner White moved and Commissioner Ingram seconded to approve the January 19, 2017 minutes and agenda. Motion carried 7-0.

CITIZEN COMMENTS - None

UNFINISHED BUSINESS - None

PUBLIC HEARING - None

NEW BUSINESS

2. Discussion of Lakepointe Village Rezoning, Boundary Line Adjustment & Proposed Development Agreement

Community Development Director, Richard Hart provided a brief introduction on the status of the Lakepointe Urban Village and reviewed the staff memo provided in the Planning Commission packet. He addressed the proposed connection to 191st Street. He shared that the city has no control over the chain of hotel that may be proposed for this development. The city only determines the zoning and the allowed uses for each zone. The Planning Commission will be holding the Public Hearing to receive public testimony on Thursday, March 16, 2017.
Colin Lund from Oakpointe Development addressed the Planning Commission. He has been part of this development since 2007. In response to a question on access from Commissioner Ingram, he responded that they will not be widening of the overpass at 256th. This site is a former gravel pit that is currently going through reclamation with permits issued by the state. He discussed the phases of the development and the purpose of the Development Agreement (DA). They will still apply for commercial and residential site development and all applicable permits. He explained that the definitions in the agreement are consistent with those in the Covington Municipal Code. He provided some examples of items outlined in the DA that included deviations from the commercial frontage requirements and how they mitigate not meeting that requirement. With regard to on site recreation, they want larger consolidated parks as opposed to more, smaller parks. The DA covers the design review process, environmental review, mitigation and transportation. He addressed the buffer along the southwest portion of the development that residents had requested. They are planning for a boutique hotel near the pond and another more moderately priced hotel in the southwest corner of the site. They do have significant interest from a movie theater and showed an example of one of the two required public gathering spaces. They have taken rain protection into consideration with canopies and provided other amenities into the design.

Chair Judd asked about their other responses to public input. Mr. Hart said they increased the buffers, moved the hotel, and rotated it 25 feet away from the residents on nearby properties.

Commissioner Ingram asked about the number of residents. Mr. Lund responded that they anticipate approximately 1500 dwelling units which would include multi-family and some single family.

Commissioner Ingram asked about the impact of this new development on the Puget Sound Regional Council’s (PSRC) concern for too much growth in Covington. Mr. Hart responded that this development was included the numbers we provided PSRC as part of our growth targets.

Commissioner White asked about the wetland buffer along Jenkins Creek. Mr. Lund said that they will be doing a stewardship plan and remove any debris. He asked whether the trails would be paved. Many will be paved, but in buffers they may have to account for water quality and drainage.

**ATTENDANCE VOTE - None**
PUBLIC COMMENTS

Elizabeth Porter, 25832 188th Ave SE- She appreciated the open house and the developer listening to their concerns about the green belt buffer. She asks that they still be mindful of the property’s original use. She does not want a hotel and feels it will decrease their property value.

Cheryl Ward, 25826 188th Ave SE – She attended the open house and appreciated hearing the information the developer provided. She attended the workshops. She did not recall any discussion of a hotel being part of the development. She is concerned about noise, traffic and lights. They appreciate that it will not be a low budget hotel, but they would prefer town homes.

COMMENTS AND COMMUNICATIONS FROM STAFF

Mr. Hart said the area where the hotel will be located has been indicated as commercial use since the Sub Area Plan and Planned Action Ordinance. Mr. Hart asked that the public commenters contact staff with regard to their specific concerns.

ADJOURN

The March 2, 2017, Planning Commission Meeting adjourned at 7:50 p.m.

Respectfully submitted,

[Signature]

Kelly Thompson, Planning Commission Secretary