

ORDINANCE NO. 09-2018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON AMENDING THE CITY OF COVINGTON 2015-2035 COMPREHENSIVE PLAN BY AMENDING THE LAND USE ELEMENT; THE NATURAL ENVIRONMENT ELEMENT; THE CAPITAL FACILITIES AND UTILITIES ELEMENT; THE PARKS, RECREATION, AND OPEN SPACE ELEMENT; AND BY AMENDING THE REFERENCES TO THE CRITICAL AQUIFER RECHARGE AREA MAP IN THE COVINGTON MUNICIPAL CODE SECTION 18.65.311. (AMENDING ORD. NO. 02-2016)

WHEREAS, the City has adopted procedures for amending the Comprehensive Plan, consistent with the requirements for amendments prescribed by the Growth Management Act, RCW 36.70A; and

WHEREAS, pursuant to RCW 36.70A.130, an adopted comprehensive plan is subject to continuing review and evaluation, but may be amended no more than once per calendar year; and

WHEREAS, on May 8, 2018, the Council considered these proposed amendments and adopted an official docket, directing that the Planning Commission further review and analyze certain proposed amendments; and

WHEREAS, the City's Planning Commission held a public hearing on October 18, 2018, to take public testimony on the proposed city-initiated amendments to the 2015-2035 Comprehensive Plan and an associate amendment to the Covington Municipal Code Section 18.65.311; and

WHEREAS, the Planning Commission has recommended that the City Council approve the proposed amendments to the 2015-2035 Comprehensive Plan and Covington Municipal Code Section 18.65.311; and

WHEREAS, the City Council held a public hearing on November 27, 2018, to consider the Planning Commission's recommendation and to take further public testimony; and

WHEREAS, the City Council has reviewed and considered the public testimony made at the public hearing(s), and other pertinent material regarding these amendments to the 2015-2035 Comprehensive Plan and Covington Municipal Code Section 18.65.311; and

WHEREAS, the City Council finds these proposed amendments to the 2015-2035 Comprehensive Plan and Covington Municipal Code Section 18.65.311 to be consistent with the GMA, and will protect and promote the health, safety, and welfare of the general public; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act (Chapter 43 .21C RCW), including the publication of a Determination of NonSignificance on August 31, 2018.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The Land Use Element, of the City of Covington 2015-2035 Comprehensive Plan, is hereby amended as follows:

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Current and Future Population, Housing, and Jobs

Covington has grown since its incorporation from a population of 12,900 in 1998 to 18,520 in 2015. See Exhibit LU-2. In 2018, the Washington State Office of Financial Management’s annual April 1 population estimate for the City of Covington was 20,080. This growth reflects Covington’s attraction as a residential community with middle income home-buying opportunities.

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The Regional Growth Strategy in VISION 2040 sets out growth figures for the four-county region and for counties. City-specific allocations are not included in VISION 2040. ~~However, Covington is considered a Small City and, along with other Small Cities, are not seen as having as great a share of growth as other categories of cities.~~ In 2017, PSRC’s Executive Board approved the Growth Management Policy Board’s recommendation to adopt a minor technical amendment to VISION 2040 to reclassify Covington from a Small City to Larger City. Larger Cities are defined in VISION 2040 as home to important local and regional transit stations, ferry terminals, park-and-ride facilities, and other transportation connections. Each Larger City is expected to become a more important sub regional job, service, cultural, and housing center over time and have a current combined population and employment total over 22,500.

~~Yet,~~ The City has had market interest and demand and there is unavoidable growth as seen in the already permitted pending development and the approved Lakepointe Urban Village – a planned development authorized with the Hawk Property Planned Action Ordinance. The City will exceed its jobs target just with pending development. With both pending development and the Lakepointe Urban Village, the City will exceed its housing target. In sum, the City has chosen to plan efficiently within its city limits and newly annexed Lakepointe area in a compact mixed-use pattern consistent with Growth Management Act (GMA) goals, VISION 2040 policies, and the Covington framework goals. The City will also work with King County to update its growth target in light of its local circumstances in future plan update cycles.

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Low-impact development methods that mimic natural stormwater systems are now required, where feasible, by the City’s stormwater manual, as amended. These standards not only have value to manage water quality and quantity but also can be designed to contribute to open space systems and to soften streetscapes.

Page LU-23 Exhibit LU -14

Future Land Use Designations & Corresponding Zoning Districts

Lakepointe Urban Village <u>Subarea</u> (formerly called the Hawk Property Subarea)	Pending a rezone consistent with Hawk Property Subarea Plan, the Mineral zone applies on an interim basis. Future zoning consistent with
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	<p>approved Hawk Property Subarea Plan Ord 01-14 includes the following:</p> <ul style="list-style-type: none"> • R-6 Urban Residential 6 Units Per Acre • R-12 Urban Residential 12 Units per acre • MR Mixed Residential • RCMU Regional Commercial Mixed Use
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Section 2. The Natural Environment Element, of the City of Covington 2015-2035 Comprehensive Plan, is hereby amended to include a new critical aquifer recharge area map Exhibit NE-2, as set forth in the attached Exhibit A and fully incorporated herein by this reference and further amended as follows:

Page NE-2

Water and wetlands are all around

- Covington features several creeks, including Big Soos Creek, Little Soos Creek, Jenkins Creek, Cranmar Creek, and North Jenkins Creek tributary.
- Pipe Lake is the only lake within Covington; however, smaller open water areas occur elsewhere in the city, such as Spring Pond in Jenkins Creek Park.
- Wetlands are generally associated with creeks and Pipe Lake as well as groundwater seeps.
- Critical aquifer recharge areas (CARA) have been defined in Covington to protect the City of Kent's (e.g. Armstrong Springs) and other special districts' wellhead protection areas that may be susceptible to contamination. An updated CARA map based on the best available science at the time of adoption, and subject to future updates, is provided in Exhibit NE-2.

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CONTINUE TO IMPLEMENT LAWS THAT PROTECT THE NATURAL ENVIRONMENT.

Many laws at the local, state and federal levels influence Covington's management of the natural environment. Three key local regulatory programs that protect Covington's natural environment are discussed below.

- Washington's Growth Management Act (GMA) sets forth a requirement for local jurisdictions to designate and protect critical areas, which include wetlands, areas with a critical recharging effect on aquifers used for potable water, fish, and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas. The City's critical areas regulations, found in Chapter 18.65 of the Covington Municipal Code, aim to protect beneficial functions and protect against hazards. The City intends to apply its most current critical areas regulations and designation criteria at the time of development applications to ensure the best available science and most current and relevant information is considered.
- Pursuant to the Shoreline Management Act, the City adopted a comprehensive Shoreline Master Program in 2011 to regulate more significant waterbodies. The program regulates Pipe Lake and the lower reaches of Jenkins Creek and Big Soos Creek.
- The City implements a Stormwater Program to help meet federal and state water quality requirements (the National Pollutant Discharge Elimination System or N_{DPDES}). This includes measures to promote low impact development to mimic natural systems.

Section 3. The Capital Facilities and Utilities Element, of the City of Covington 2015-2035 Comprehensive Plan, is hereby amended as follows:

A universal amendment shall be made throughout the Capital Facilities and Utilities Element to update the Kent Regional Fire Authority's (KRFA) official name to Puget Sound Regional Fire Authority (PSRFA) as necessary.

Page CF-2

CAPITAL FACILITIES

The City provides capital facilities for municipal buildings, streets, parks and recreation, and stormwater. Other capital facilities are provided by non-City service providers as shown in Exhibit CF-1. The most recent version of these adopted capital facilities plans and documents listed in Exhibit CF-1 are hereby incorporated by reference.

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The City's ~~is also working on a~~ PROS plan, as amended, ~~that~~ includes an updated six-year CIP and a longer-term parks plan.

Page CF-12

Policy CF-1 Table. Level of Service Standards

Service Type	Level of Service Standard
Municipal Buildings	Base: 617 SF/1,000 Population Target City Offices: 1,100 SF/1,000 Population Target City Maintenance Shops: 800 SF/1,000 Population
Police	0.75 Officers /1,000 Population
Fire Service	Response time objectives consistent with Kent Regional Fire Authority <u>Puget Sound Regional Fire Authority's Capital Facilities and Equipment Plan, 2014-33, as amended</u>
Schools	Student to teacher ratios and student generation rates of <u>the most recently adopted</u> Kent School District, Capital Facilities Plan, 2015-16
Parks	See adopted Parks, Recreation, and Open Space Plan,
Stormwater	Stormwater Maintain existing capacity. New facilities are constructed in accordance with the 2013-2018 <u>most current</u> Western Washington Phase II Municipal Stormwater Permit.
Transportation	See Transportation Element
Water	Gallons per capita consistent with Covington Water System Plan Update, 2007, as amended
Wastewater	Gallons per capita consistent with 2014 Soos Creek Water and Sewer District Sewer Comprehensive Plan, <u>as amended</u> and King County Regional Wastewater Services Plan, 2013 Comprehensive Review, <u>as amended</u>

Page CF-14

Policy CF-10. Apply the most recent version of the adopted surface water design manual, as amended, as the minimum requirement for all development projects and other actions that could cause or worsen flooding, erosion, water quality, and habitat problems for both upstream and downstream development.

Section 4. The Parks, Recreation, and Open Space Element, of the City of Covington 2015-2035 Comprehensive Plan, is hereby amended as follows:

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The standards based on the City's adopted 2016 PROS Plan (~~draft 2015~~) are:

Section 5. Section 18.65.311 of the Covington Municipal Code is hereby amended as follows:

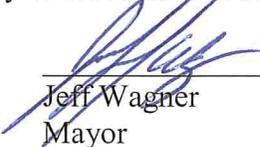
18.65.311 Critical aquifer recharge areas –Designation.

The Director may upon consultation with affected jurisdictions, and the affected local water purveyor, determine the location of aquifer recharge areas based on additional information about areas with susceptibility to ground water contamination or on changes to sole source aquifers or wellhead protection areas as identified in wellhead protection programs. See the Natural Environment Element of the Comprehensive Plan Exhibit D of the ordinance codified in this chapter for a map of potential aquifer recharge areas within the City of Covington.

Section 6. This ordinance shall be in full force and effect on five days after publication in the city's newspaper of record. A summary of this ordinance may be published in lieu of publishing the ordinance in its entirety.

Section 7. If any provision of this ordinance, or ordinance modified by it, is determined to be invalid or unenforceable for any reason, the remaining provisions of this ordinance and ordinances and/or resolutions modified by it shall remain in force and effect.

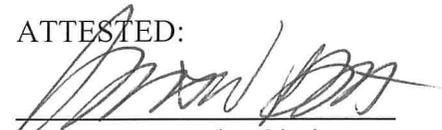
Passed by the City Council on the 27th day of November 2018.



Jeff Wagner
Mayor

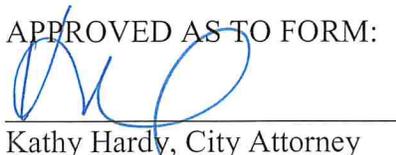
PUBLISHED: 11-30-2018
EFFECTIVE: 12-05-2018

ATTESTED:



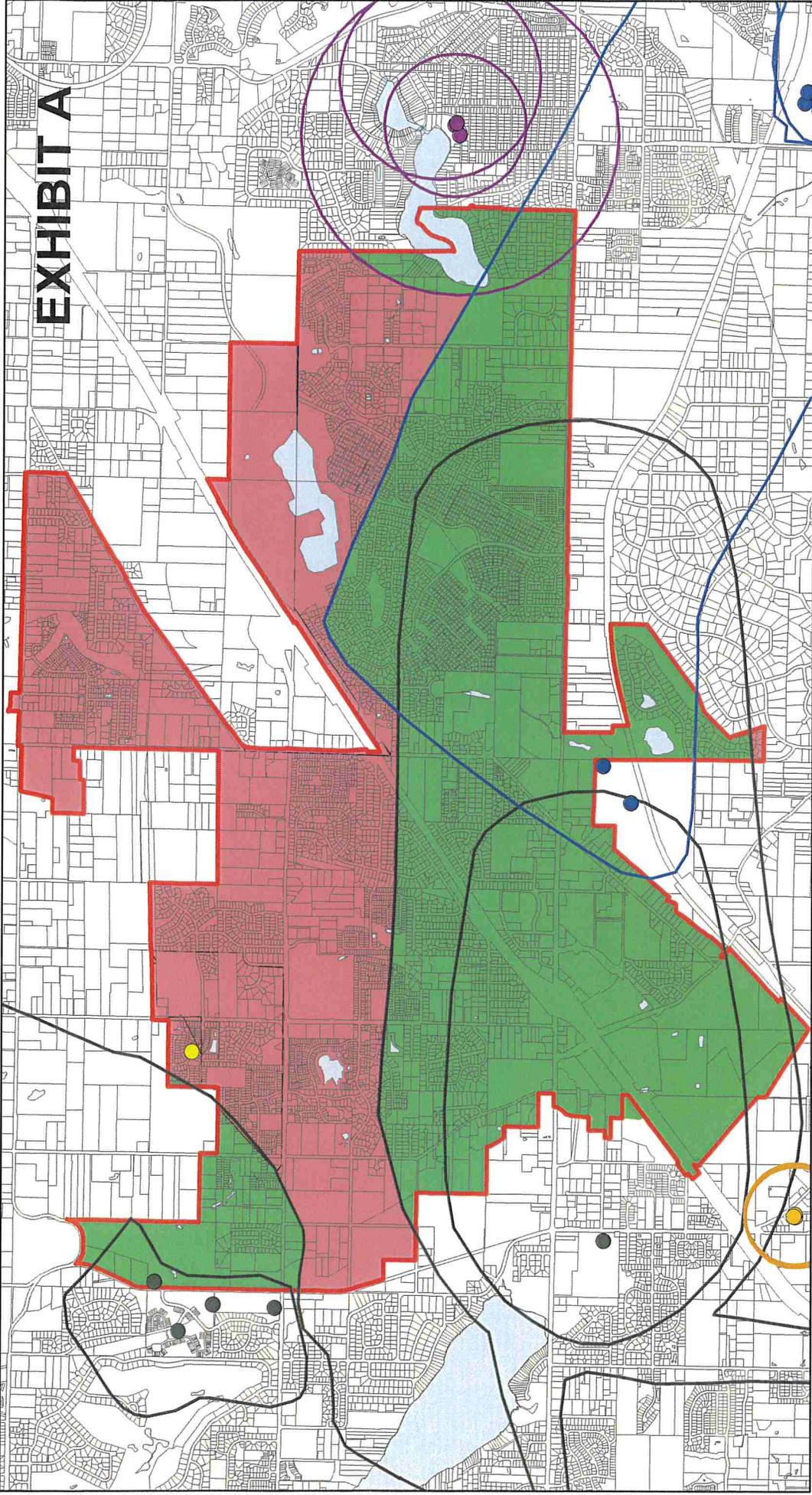
Sharon Scott, City Clerk

APPROVED AS TO FORM:



Kathy Hardy, City Attorney

EXHIBIT A



Document Path: L:\Covington\17568 Aquifer Recharge Area\GIS\Aquifer Recharge Areas (2017).mxd

LEGEND

- City limits
- Wellhead Protection Areas
- District 111 Well Protection Area
- King County Water District 111 Wells
- Ham Well Protection Area
- Ham Water Supply Well
- Kent Well Protection Area
- Kent Water Supply Well
- City of Kent Wells
- Welches Well Protection Area
- Welches Water Association Well
- Cherokee Well Protection Area
- Cherokee Bay Community Wells

Recharge Categories

- I (High susceptibility to contamination)
- II (Medium susceptibility to contamination)



city of covington
 growing toward greatness

AQUIFER RECHARGE AREAS



Gray & Osborne, Inc.
 CONSULTING ENGINEERS

