



**CITY OF COVINGTON  
SPECIAL MEETINGS AGENDA**

**CITY COUNCIL INTERVIEWS FOR YOUTH COUNCIL ADULT LEADERS – 5:20 P.M.  
&  
CITY COUNCIL JOINT STUDY SESSION WITH PLANNING COMMISSION – 6:00 P.M.**  
Council Chambers – 16720 SE 271<sup>st</sup> Street, Suite 100, Covington  
[www.covingtonwa.gov](http://www.covingtonwa.gov)

**Tuesday, February 26, 2019**

*Council will interview Youth Council Adult Leader applicants beginning at 5:20 p.m.*

**GENERAL INFORMATION:**

*The study session is an informal meeting involving discussion between and among the City Council, Commissioners, and city staff regarding policy issues. Study sessions may involve presentations, feedback, brainstorming, etc., regarding further work to be done by the staff on key policy matters.*

**CALL CITY COUNCIL JOINT STUDY SESSION TO ORDER**

**APPROVAL OF AGENDA**

**ITEM(S) FOR DISCUSSION**

1. Proposed 2019 Planning Commission and Community Development Work Plan (Estep)

**ADJOURN**

Americans with Disabilities Act – reasonable accommodations provided upon request a minimum of 24 hours in advance (253-480-2400).

*\*Note\* A Regular Council meeting will follow at approximately 7:00 p.m.*

## **Agenda Item 1**

City Council Joint Study Session with Planning Commission

Date: February 26, 2019

SUBJECT: DISCUSSION OF PROPOSED 2019 PLANNING COMMISSION WORK PLAN  
WITH PLANNING COMMISSION AND COMMUNITY DEVELOPMENT  
STAFF

RECOMMENDED BY: Gina Estep, Community Development Director

ATTACHMENTS:

1. Proposed 2019 Planning Commission and Community Development Department Work Plan

PREPARED BY: Gina Estep, Community Development Director

EXPLANATION:

The purpose of tonight's study session prior to the regular council meeting on February 26, 2019 is to discuss the planning commission's recommended 2019 work plan.

It is anticipated that the completion and implementation of the council's strategic plan, unforeseen work tasks, and the final scope of each task may shift priorities on the Work Plan throughout the year.

ALTERNATIVES:

1. Request additional information or input from staff or the planning commission.

FISCAL IMPACT:

No fiscal impact is expected beyond dollars already allocated within the 2018 Community Development Department budget.

REVIEWED BY:

City Manager and Community Development Department



# Community Development & Planning Commission Work Plan (PC specific work plan are tasks 12-20) 2019 Work Plan

<b>Department Level Tasks</b> <i>Includes Council level code amendments and specified tasks (separate of Strategic Plan).</i>		<b>Requirement Type</b>	<b>Status</b>
1.	Periodic Review of Covington’s Shoreline Master Plan (SMP)	Statutorily Mandated Review	At ecology for comment
2.	Comprehensive Plan & Development Code Regulation Amendment Annual Docket for 2018 (City Policy and Code Updates)	Statutorily Mandated Review	1 submitted & rejected Annual Ongoing
3.	Update Traffic Concurrency Program (Title 12) & Transportation Impact Fee Calculation (Title 19) [Carry-over from 2017] <i>Joint Effort with PW</i>	Comp Plan Action Item	On Hold until Lakepointe EIS and DA update
4.	Sign Code Implementation (Website, Outreach, Permit Process, etc.)	CD Work Plan	In progress
5.	Update web presence for Community Development webpages with updates and more functional and informative webpages and continued integration of electronic plan integration and overview.	CD Work Plan Annual Ongoing	Ongoing
6.	Critical Area/Wetland Monitoring System – Phase 2 Implementation Strategies <i>Joint CD and PW effort. This is a multi-year effort</i>	CD Work Plan Annual Ongoing	Ongoing
7.	Repurposing of Covington Elementary School <i>Collaboration between CM/CD/PW/Parks/Council</i>	CD Work Plan Council Directive	Waiting on P&S of School Property.
8.	Developer Request for Noise Ordinance Amendments. CMC 8.20 Noise Control	Council/Private Developer	Feb-April

<b>Lakepointe Subarea Plan Tasks.</b> <i>Developer Driven Process. Joint effort with CD/PW and Parks Department. These work plan items may be modified based on review times, and the developer’s timelines.</i>		<b>Requirement Type</b>	<b>Status</b>
9.	Process amendments to the Lakepointe Urban Village Development Agreement/ Hawk Property Subarea Plan/Planned Action EIS & Comp Plan amendments	Council/Private Developer	In Process
10.	Lakepointe Urban Village 204 <sup>th</sup> Ave SE Design & Stormwater Management discussions. Separate agreement for management & maintenance of public and private infrastructure.	CD Work Plan	Ongoing
11.	Implementation and monitoring of Lakepointe Urban Village Development Agreement and Planned Action	CD Work Plan	Ongoing

Planning Commission Tasks		Requirement Type	Status
12.	Code Amendment CMC 8.20 Noise Control & CMC 14.55 Clearing and Grading Regulations – Privately initiated Code Amendment from Oakpointe	PC Work Plan	March
13.	Create Small Cell regulations & update franchise agreement process ( <i>Title 18 &amp; Title 12- Joint CD and PW effort</i> )	PC Work Plan	March
14.	Mobile Food Vendor (Food Trucks) Regulations	PC Work Plan	March
15.	Audit and Evaluated Permitted Use Charts (CMC 18.25 & CMC 18.31 i.e. storage facilities, repurposing of the school, overall clarity)	PC Work Plan	Aug - Dec
16.	Amend/Update Title 17 Subdivisions: Preferred processes & include administrative approval process for final plats and increase Short Plat Threshold.	PC Work Plan	May
17.	Residential Design Standards (Title 18)	PC Work Plan	Aug-Dec
18.	Amend/update CMC 14.35.010 Preapplication conference procedures to include language that a type 1 permit may require a pre-app at the direction of the Building Official/ Director	PC Work Plan	Aug- Dec
19.	Staff to Evaluate effectiveness of Tree Preservation & Protection Regulations, <i>If amendments are necessary those amendments will go to PC.</i>	PC Work Plan	Oct- 2020
20.	Process amendments to the Lakepointe Urban Village Development Agreement/ Planned Action Ordinance & Comp Plan amendments	PC Work Plan	June - Oct

<b>City Wide Strategic Plan Actions.</b> <i>These items are ongoing and evaluated throughout the year. Priority and deadlines will be established by the Council and City Manager. May affect various work plan actions.</i>		Responsible Departments	Status
21.	Establish a development plan between the city and a developer and between the city and a higher education institution.	Regan CD	
22.	Convene a meeting with our Town Center partners to develop and reach agreement on a set of shared interests and goals and to review and pursue the recommendations contained in the Higher Education Needs Assessment	Regan CD	
23.	Evaluate the General Commercial Zone to determine the transportation and infrastructure impacts of the development of light manufacturing within that zone.	CD PW	
24.	Execute a development agreement with a Town Center developer specifically addressing the desired development to take place in the future Town Center.	Regan CD Kathy	
25.	Work collaboratively with local higher education institutions on facilitating the creation of job-related training and job creation in Covington	Regan CD Kathy	
26.	Work with the Town Center Developer to design a community gathering place within the Town Center development and to determine the best location for a community holiday tree to be used for the Community Tree Lighting Festival.	CD P&R Karla	

27.	Analyze downtown zoning districts to potentially add appropriate incentives for developing sit-down restaurants and entertainment that would contribute to bringing evening visitors to our Town Center.	CD	
28.	Diversify housing types through creative land use and zoning policies	CD	
29.	Increase education regarding proper use of code enforcement and public safety services	Police CD	

**Future Work Plan** *(Ongoing List by Staff) Based on identified needs of the department and Comprehensive Plan Action Plans*

30.	Update/ Amend Title 18 Definitions and other out of date code (no longer needed or not removed when incorporated)
31.	Study Required Amenities Provided in the Multi-Family Zone and FAR Bonus Process
32.	Review CMC 18.95 Transfer of Residential Density Credits (original language from King County needs to be reviewed)
33.	Study sustainability strategies to implement Comp Plan policies and Action Item in the Natural Environment Element
34.	Study Reducing Residential Side Yard Setbacks from 7.5 ft. to 5.0 ft., density calculations, and lot sizes (CMC 18.30 [Carry-over since 2014] <i>Master Builders Request/No Application submitted</i> )