



## PLANNING COMMISSION MEETING AGENDA

Duvall Visitor Center, 15619 Main Street, Duvall  
Wednesday, May 23, 2018, at 7:00 p.m.

1. **Call to Order – Flag Salute**
2. **Roll Call**
3. **Announcements**
4. **Approval of Minutes**  
  
Minutes from the May 9, 2018 Planning Commission Meeting
5. **Citizens’ Comments and Requests – Items Not on the Agenda**
6. **Public Hearing(s)**
7. **Old Business**  
A. Recommendation on the 2018 Stormwater Plan (Please bring hearing packet from May 9, 2018 meeting).
8. **New Business**
9. **Presentation**
10. **Good of the Order**
11. **Adjournment**

### **Materials List**

- *Agenda*
- *Minutes from the May 9, 2018*

*(Please call Deloa Dalby [425] 788-2779 if you have any questions or if you cannot attend the meeting.)*  
**Meeting Room is Wheelchair Accessible. Americans With Disabilities Act - Reasonable Accommodations Provided Upon Request - (425) 788-2779**



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**Meeting Minutes**  
**City of Duvall Planning Commission Meeting**

**Date:** May 9, 2018

**Time:** 7:00 PM

**Place:** Duvall Visitor Center, 15619 Main Street NE, Duvall WA 98019

**Commissioners Present:** Jason Brown, Jim Deal, Ronn Mercer, Michael Remington, Robert Walker, Michael Yelle

**Commissioners Absent:** Eric Preston

**Staff Present:** Lara Thomas, Planning Director, Jodi Wycoff, City Clerk, and Larissa Grundell, Assistant City Engineer/Utility Inspector

**Others Present:** Andy Kovach, Principal Architect, Kovach Architects

**Call to Order – Flag Salute**

The Planning Commission meeting was called to order by Commissioner Mercer at 7:02 PM.

**1. Announcements**

- A. Planning Director, Lara Thomas, introduced Andy Kovach, Principal Architect with Kovach Architects and Jodi Wycoff, City Clerk.
- B. Ms. Thomas announced that former Administrative Assistant, Deloa Dalby's last day was Tuesday.
- C. Ms. Thomas announced that there is a Short Course on Planning in North Bend on June 14<sup>th</sup> and encouraged Commissioners to attend.
- D. Ms. Thomas said that a new Councilmember will be appointed at the May 15<sup>th</sup> Council meeting.
- E. Ms. Thomas announced that the North Urban Growth Area (NUGA) 50% annexation petition was submitted on May 9<sup>th</sup>.

**2. Approval of Minutes**

It was moved and seconded (*Remington-Walker*) to approve the minutes from the April 25, 2018 Planning Commission meeting. The motion carried.

**3. Citizens' Comments and Requests – Items Not on the Agenda**

There were no citizens in the audience.

#### **4. Public Hearings – 2018 Surface and Stormwater Plan**

The Public Hearing was opened at 7:07 p.m.

Ms. Thomas entered eight Exhibits into the record and introduced Larissa Grundell, Assistant City Engineer/Utility Inspector.

Ms. Grundell gave a presentation reviewing the 2018 Surface and Stormwater Plan and what is included in the individual chapters of the Plan.

Ms. Grundell then answered questions from Commissioners regarding fee incentives, stormwater vaults and the capital improvement plan included in the Plan.

The Public Hearing was closed at 7:51 p.m.

##### **Planning Director Thomas asked if New Business could be moved to before Old Business.**

It was moved and seconded (*Walker-Deal*) to move New Business items to before Old Business items. The motion carried.

#### **5. New Business**

##### **A. DUV I – Quarry House Community Center Site Plan Review**

Planning Director Thomas introduced Charles Hare, Senior Land Entitlement Manager, Toll Brothers and explained that Planning Commission will be asked to make a recommendation to City Council regarding this matter.

Mr. Hare gave a presentation reviewing the site plan and floor plan of the proposed Quarry House Community Center for the DUV I development. Mr. Hare reviewed renderings of the site as well as details of the landscaping plan. Mr. Hare then answered questions from Commissioners.

Mr. Kovach said that there are no deviations from Duvall design guidelines.

It was moved and seconded (*Walker-Deal*) to recommend approval of the Quarry House Community Center Site Plan to City Council. The motion carried.

Commissioner Mercer called a 5-minute recess at 8:28 p.m.

The meeting resumed at 8:33 p.m.

#### **6. Old Business**

##### **A. Continued Discussion on Density – How does Duvall calculate density?**

Ms. Thomas gave a brief presentation on Gross Density versus Net Density and explained that Duvall moved from Gross to Net during the policy updates in 2017. Ms. Thomas also explained how new policies including the Tree Protection Policy and Sensitive Areas Policy affect how density is calculated. Lastly, Ms. Thomas reviewed calculations of net usable area within the various sub basin management groups and answered questions from Commissioners.

**B 2018 Surface and Stormwater Plan Discussion/Recommendations**

It was moved and seconded (*Mercer-Deal*) to postpone this item to the May 23, 2018 Planning Commission meeting. The motion carried.

**7. Presentation**

None.

**8. Good of the Order**

Planning Director Thomas answered questions related to the City parcel and a proposed elementary school within the DUV I development.

Planning Commissioners recognized and thanked former Administrative Assistant, Deloa Dalby, for all of her work.

**9. Adjournment**

The Planning Commission Meeting adjourned at 8:51 p.m.

DRAFT