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

**Date:** March 23, 2016

**Time:** 7:00 pm

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

**Commissioners Present:** Veronika Williams (Chair), Margie Coy, Ronn Mercer, Eric Preston, and Dick Winn

**Commissioners Absent:** Jim Deal. Position 4 is currently vacant.

**Others Present:** Lara Thomas, Planning Director; Troy Davis, Senior Planner; and Anne Wright-Cunniff, Administrative Assistant

### **1. Call to Order – Flag Salute**

The Planning Commission meeting was called to order by Commissioner Williams at 7:03 pm.

### **2. Announcements**

Ms. Thomas noted that the Planning Department is very busy with several projects: the North Hill Preliminary Plat Approval extension, Duvall Village construction, several building permits, and upcoming public hearings for the 2015 Comprehensive Plan Update, the Shoreline Master Program update, and updates to the Duvall Municipal Code, Unified Development Regulations, Title 14.

### **3. Approval of Minutes**

It was moved and seconded (*Mercer–Preston*) to approve the planning commission meeting minutes from February 24, 2016. The motion carried unanimously.

### **4. Citizens' Comments and Requests – Items not on the Agenda**

Walter Pedferri, a resident from Big Rock Road, outside Duvall city limits, addressed the commission and staff regarding his concerns with potential runoff water from the Toll Brothers development and the new Riverview School District acquisition, both on Big Rock. He would like to see stormwater runoff mitigated and/or diverted, particularly since he already experiences flooding on his property and in his basement. He recommends that Toll Brothers pay the cost of diverting the runoff.

As a follow-up comment, he provided Newcastle as an example of a community that was able to divert runoff.

## 5. Public Hearing

### A. Public Hearing - Amendments to Title 14 of the Duvall Municipal Code – Unified Development Regulations

Commissioner Williams opened the Public Hearing at 7:13 pm.

Senior Planner Troy Davis gave a presentation on the three proposed amendments to the municipal code. Planning Director Lara Thomas entered the staff report and nine exhibits into the record.

Commissioner Williams opened the floor for public comment. Resident Walter Pedeferra spoke regarding the potential increase to traffic through Duvall. He questioned whose responsibility it is to improve and maintain the roads, and expressed his concerns that taxpayers and residents are left to shoulder the costs.

Commissioner Williams opened the floor to clarifying questions from the commissioners. No questions being asked, Commissioner Williams closed the public testimony portion of the Code Amendments hearing at 7:31 pm.

### B. Public Hearing – City of Duvall 2015 Shoreline Master Program (SMP) Update

Ms. Thomas entered Exhibits 1 through 11 (including the staff report) into the record. She gave a presentation on the SMP update, including shoreline management issues, new shoreline environmental designations, and an adoption timeline.

Commissioner Williams opened the floor for public comment. No comments were provided.

Commissioner Williams opened the floor to clarifying questions from the commissioners. No questions being asked, Commissioner Williams closed the public testimony portion of the SMP Update hearing at 8:07 pm.

## 6. New Business

### A. Amendments to Title 14 of the Duvall Municipal Code – UDR – Commission Discussion

Ms. Thomas responded to the citizen comments regarding stormwater runoff and traffic congestion. She noted that the city is working on acquiring a stormwater study grant, and that the city will study all impacted basins. Ms. Thomas noted that developers pay traffic impact fees; however, the city relies on King County and the Washington State Department of Transportation to keep the infrastructure updated.

Ms. Thomas discussed her participation in the Farm, Fish, and Flood advisory committee and has been a vocal proponent of raising NE 124<sup>th</sup> Street to mitigate traffic congestion and commute times during Snoqualmie Valley flood events.

The commissioners did not have any questions for staff. Commission recommendation will be held over until after the 2015 Comprehensive Plan Update has been approved.

### B. 2015 Shoreline Master Program Update – Commission Discussion

Ms. Thomas took questions from the commissioners regarding the SMP update. Commission recommendation will be held over until the next meeting.

**7. Unfinished Business**

None

**8. Presentation**

None

**9. Adjournment**

It was moved and seconded (*Winn – Coy*) to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:27 p.m.