



Small Town. Real Life.

Meeting Minutes City of Duvall Planning Commission

Date: April 13, 2016

Time: 7:00 pm

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

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

Commissioners Absent: Jim Deal and Eric Preston. 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

- A. Ms. Thomas noted that Planning Commission Position 4 is still vacant. Ms. Wright-Cunniff asked the commissioners to encourage friends and neighbors to apply.
- B. Ms. Thomas announced that Public Works Director Steven Leniszewski will be leaving the City for a position in the City of Sammamish.
- C. Ms. Thomas briefly recapped the April 8, 2016, North Hill Preliminary Plat Approval Extension hearing. She stated that the meeting was well attended, particularly with nearby property owners who have concerns about stormwater runoff and drainage.
- D. Ms. Thomas announced that she is pulling the North Hill Development Agreement (Tentative) from tonight's agenda. She added that city staff issued a letter to the applicant regarding additional drainage analysis.

3. Approval of Minutes

- A. It was moved and seconded (*Winn – Mercer*) to approve the planning commission meeting minutes from March 9, 2016. The motion carried unanimously.
- B. It was moved and seconded (*Winn – Mercer*) to approve the planning commission meeting minutes from March 23, 2016. The motion carried unanimously.

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

Mike Remington, a resident from the Lake Rasmussen area, spoke to the commission to express his concerns that a neighboring parcel (#1326069072) was rezoned from Public Facilities to Residential 4 units per acre. Mr. Remington shared his concern that the parcel, which used to house a City water tower, would be sold and developed. He added that he and

neighboring residents enjoy the greenbelt and the wildlife on that property. He requested that the City rezone it as Parks and Open Space or Public Facilities and create a park with trails.

Rick Boman, a neighbor of Mr. Remington's, did not speak at the podium but did express his concurrence with Mr. Remington's statements.

Ms. Thomas responded that she did not realize the property had been rezoned and offered to take his concerns to Public Works.

5. Public Hearing

None

6. Old Business

A. 2015 Shoreline Master Program – Commission Recommendation

Ms. Thomas had nothing to add to the record and requested that the commission feel free to make their recommendation.

It was moved and seconded (*Winn – Williams*) to recommend adoption of the 2015 Shoreline Master Program Update to City Council. The motion carried unanimously.

B. 2015 Comprehensive Plan Update – PSRC Comments

Ms. Thomas updated the commissioners on the most recent Puget Sound Regional Council (PSRC) comments to the 2015 Comprehensive Plan Update. She noted that the comments were mostly positive; however, there were still some recommended changes. Ms. Thomas also shared staff's emailed response to the recommended changes.

C. Cottage Housing Demonstration Ordinance – Review

Mr. Davis provided an overview of demonstration ordinances and explained why the City is drafting one for cottage housing. Under the current code, the City does not incentivize cottage housing and is seeking to establish a reasonable density bonus to make development feasible. The demonstration ordinance would have a timeframe of one year and would expire once a formal ordinance is codified.

Mr. Davis presented the draft code to the commissioners. Garrett Charlson, a local architect, had provided comments on the ordinance and was present to answer questions about cottage housing.

7. New Business

A. Food Truck Ordinance – Draft

Mr. Davis presented a draft code to the planning commission. He noted that the code would cover special events and perpetual locations.

B. North Hill Development Agreement Extension (tentative)

Ms. Thomas tabled the development agreement discussion until a later meeting.

8. Presentation

None

9. Adjournment

It was moved and seconded (*Mercer – Coy*) to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:45 p.m.