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

**Date:** May 11, 2016

**Time:** 7:00 PM

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

**Commissioners Present:** Veronika Williams (chair), Margie Coy, James Deal, Eric Preston, and Dick Winn

**Commissioners Absent:** Ronn Mercer. Position 4 is vacant.

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

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

The Planning Commission meeting was called to order by Commissioner Williams at 7:05 PM.

### **2. Announcements**

- A. Planning Director Thomas announced that the Planning Department has received more applications for the open planning commissioner position. Interviews are expected to take place either the first or second week of June.
- B. Ms. Thomas announced that she had attended the last Snoqualmie Fish, Farm, and Flood Advisory Committee meeting today. The recommended actions will be sent to Duvall City Council for approval and will then move on to the King County legislative process.

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

Minutes from the April 13 and April 27, 2016, Planning Commission meetings were held over until the next meeting.

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

There were no citizens' comments.

### **5. Public Hearings**

#### **A. 2015 Comprehensive Plan Update**

Commissioner Williams opened the 2015 Comprehensive Plan Update public hearing at 7:08 PM.

Planning Director Lara Thomas entered Exhibits 1 through 6 (plus the staff report) into the record. Ms. Thomas provided staff testimony via a PowerPoint presentation to the planning commission and audience.

Commissioner Williams opened the floor to public comment.

1. Eric Romppanen asked staff, if the North Urban Growth Area (UGA) is annexed, will residents need to switch to city utilities, or can they keep their own wells and septic tanks?
2. Paul Hanley had the same question for the Proposed South UGA. He also asked what staff meant when they said they had gone over the jobs target. (Can there be too many jobs?) He also asked when annexation would occur and what the pros and cons are for current residents.
3. Jaydene Dazey asked staff if the residents of the parcels adjacent to the Big Rock Ballfields need to take any further action to advance annexation of their property into the City.
4. Ron Wilander asked staff when the City would look at the proposed South UGA, when they would actually render a decision, and why it is necessary to have a proposed South UGA.
5. Paul Hanley asked staff specifically what changes were made to the Comprehensive Plan.
6. Chris Linnerooth asked staff to define Affordable Housing, if Residential 20 units per acre (R20) zones would be slated for affordable housing, and would two-story be the maximum height for housing units.
7. Ron Wilander asked staff where to find the definition for Affordable Housing.
8. Eric Romppanen asked staff what the timeframe is for the North UGA annexation.
9. Chris Linnerooth asked staff if cottage housing and tiny homes would be considered Affordable Housing.
10. Doug Matthews asked staff if the City taxes differently than King County; specifically, how would higher density (such as Duvall Residential 8 units per acre) versus lower density (such as King County Urban Reserve 1 unit per 5 acres) be taxed.

As there were no further questions or comments from the audience, Ms. Thomas provided staff responses.

- Ms. Thomas stated that she did not know when the North UGA would be annexed. She did note that the notice of intent is moving forward, and the process typically takes one year once it is initiated.
- Ms. Thomas stated that the proposed South UGA is only a proposed UGA, and the proposal would only start a conversation with King County regarding annexation. King County only reviews proposed changes every four years, and the likelihood of approval is not very high. She also addressed the pros and cons of annexation. One of the cons of annexation is that King County would look for highest and best use and likely raise property taxes if a parcel is rezoned from rural to residential. A couple of the pros are that the property owners would have access to city utilities, local police services, and to the city's elected officials.

- Ms. Thomas stated that King County and the Puget Sound Regional Council (PSRC) provide the jobs targets, which are based on population, housing units, and subsequent traffic generation.
- Ms. Thomas stated that the changes to the Comprehensive Plan were primarily zoning changes.
- Ms. Thomas addressed the questions regarding affordable housing. She stated that affordable housing is essentially based on a city's average income. She noted that larger cities have larger scales of affordability and can provide housing at costs as low as 50% of the median income. She added that, in Duvall, affordable housing should meet 80-100% of the median income.
- Ms. Thomas stated that City Council just passed a cottage housing demonstration ordinance. She added that tiny homes are on the City's list of policies to look at over the next year.

Commissioner Williams asked if there were any additional questions from the public. Ron Wilander asked staff about the traffic coming into and out of Duvall and if anything can be done about it. Ms. Thomas encouraged the audience to reach out to the County and State to advocate the elevation of NE 124<sup>th</sup> Street (located in Unincorporated King County), a road that often closes due to flood events in the Snoqualmie Valley and causes large traffic backups into and out of Duvall. She added that Duvall cannot improve roads outside their jurisdiction.

Commissioner Williams asked if there were any questions from the commissioners. The commissioners had no questions.

Commissioner Williams asked the public for any clarifying questions. Chris Linnerooth asked where affordable housing would be located. Ms. Thomas replied that the higher density zones such as R20 would be the most logical place; however, she added that new townhomes in the city are selling for over \$400 thousand. Chris Linnerooth asked if two-story units were the maximum height. Ms. Thomas replied that the City allows three-story units. She added that Mixed Use Institutional (MUI) zoning allows for building height up to 45 feet.

Barring further questions, Commissioner Williams closed the public testimony portion of the hearing and concluded the 2015 Comprehensive Plan Update public hearing at 8:05 PM.

#### B. Proposed 2016 Zoning Map

Commissioner Williams opened the 2016 Zoning Map public hearing at 8:06 PM.

Senior Planner Troy Davis entered Exhibits 1 through 3 (plus the staff report) into the record. Mr. Davis provided staff testimony via a PowerPoint presentation to the planning commission and audience.

Commissioner Williams opened the floor to public comment. Resident Ron Wilander asked how the rezoned properties were chosen and what established the limits. The audience had no further questions or comments. Ms. Thomas responded to Mr. Wilander's question by showing the Future Land Use Map (FLUM) to the audience to

show the UGA developable areas and explain how the UGA reserve was swapped in an equal ratio with the proposed South UGA.

As there were no further questions or comments from the audience or commissioners, Commissioner Williams closed the public testimony portion of the hearing and concluded the 2016 Zoning Map public hearing at 8:20 PM.

Commissioner Williams called a brief recess at 8:20 PM to allow audience members to leave if they wished.

The Planning Commission meeting reconvened at 8:23 PM.

## **6. New Business**

### North Hill Amended Development Agreement - Presentation

The North Hill Developer, Pulte Homes, is requesting an amendment to the existing Development Agreement between the developer and the City, originally approved by City Council in June, 2014, that allows for final plat and construction of the project in two phases. The proposed amendment is for an extension on the Development Agreement due to an extension of the Preliminary Plat approval, a decision handed down by the Hearing Examiner following an April 11, 2016, public hearing.

Mike Behn of Pulte Homes presented the history of the project and took questions from the commissioners and audience members. Resident Mike Towne asked Mr. Behn to describe the stormwater drainage system to the commissioners as this is a point of concern for residents living downslope from the North Hill development. Mr. Behn explained that the stormwater would come from two vaults located in the development, travel through initial below-ground pipes that would then emerge as above-ground pipes, and release into wetlands via a bubble-up structure.

Mr. Behn also answered questions regarding the life expectancy of the vaults, vault size, and their maintenance requirements.

Planning Director Thomas followed up with a further history of the project and a proposed timeline of the amended Development Agreement. She then took questions from the commissioners.

## **7. Old Business**

### A. 2015 Comprehensive Plan Update – Follow-up Discussion

The commissioners held a brief discussion on the testimony and comments that were presented during the public hearing. No recommendations or motions for approval were made.

### B. 2016 Zoning Map – Follow-up Discussion

The commissioners held a brief discussion on the testimony and comments that were presented during the public hearing. No recommendations or motions for approval were made.

**8. Presentation**

No presentations were made.

**9. Adjournment**

It was moved and seconded (*Winn – Deal*) to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 9:12 PM.