



Small Town. Real Life.

Meeting Minutes

City of Duvall Planning Commission

Date: July 13, 2016

Time: 7:00 PM

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

Commissioners Present: Veronika Williams (Chair), James Deal, Ronn Mercer, Eric Preston, and Dick Winn

Commissioners Absent: Margie Coy; Position 4 is vacant.

Others Present: Lara Thomas, Planning Director; Troy Davis, Senior Planner; Anne Wright-Cunniff, Administrative Assistant; and Charles Hare, Land Entitlement Manager, Toll Brothers

1. Call to Order – Flag Salute

The Planning Commission meeting was called to order by Commissioner Williams at 7:08 PM.

2. Announcements

- A. Planning Director Thomas announced that the Planning Department is still conducting Planning Commission interviews.
- B. Ms. Thomas reminded the commission of a couple events taking place this week. Duvall SummerStage is tonight at McCormick Park, and the SandBlast Festival is this weekend at the McCormick Park beach.
- C. Ms. Thomas announced that the Office of Financial Management released its population numbers, and that Duvall's population increased by one percent over the last year.
- D. Ms. Thomas addressed a recent Seattle Times article regarding the Puget Sound Regional Council's growth directives and their impact on Duvall.
- E. Ms. Thomas announced that the City Council will hold a public hearing on whether to hold a fireworks advisory vote in the November elections. The city is putting out a call for pro/con committee members.
- F. Ms. Thomas announced that there will be a levy vote in November, as well. The city is also requesting pro/con committee members for the levy.
- G. Ms. Thomas announced that the city will begin working on the 2017 budget in two weeks.
- H. Senior Planner Davis announced that staff is reviewing the Rio Vista preliminary plat application. A hearing is scheduled for the beginning of August.
- I. Mr. Davis gave an update on the North Urban Growth Area annexation.
- J. Mr. Davis announced that the 145th Street Village project file has expired; however, a new developer has shown interest and may resurrect the project.

- K. Administrative Assistant Wright-Cunniff announced that there will be a community meeting next week regarding the Community Van program and that the vans will begin making trips soon.
- L. Ms. Thomas took a question from one of the commissioners requesting an update on Westcott Homes (Duvall Village). She responded that they are in the construction drawing review phase.

3. Approval of Minutes

- A. It was moved and seconded (*Winn – Deal*) to approve the planning commission meeting minutes from June 8, 2016. The motion carried unanimously.

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

There were no citizens' comments.

5. Public Hearings

None

6. Old Business

Impact Fee Deferral Program – Workshop

Mr. Davis gave a presentation on the Residential Building Permit Review Process and how that would change under the new Impact Fee Deferral Program. He announced that public hearings are scheduled for July 27 and August 2, 2016, with proposed adoption by September 1, 2016.

7. New Business

Toll Brothers Development Agreement – Amendment 1

Ms. Thomas gave a staff presentation on the history of the Toll Brothers property and the proposed amendment to the development agreement adjusting the legal description of the property.

Charles Hare, Land Entitlement Manager with Toll Brothers, gave a presentation on the update to the legal description of the Toll Brothers property.

Both Ms. Thomas and Mr. Hare took questions from the commissioners.

8. Presentation

None

9. Adjournment

It was moved and seconded (*Winn – Mercer*) to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:53 pm.