



Small Town. Real Life.

Meeting Minutes

City of Duvall Planning Commission

Date: January 24, 2018

Time: 7:00 PM

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

Commissioners Present: Ronn Mercer, Jason Brown, Robert Walker, Eric Preston

Commissioners Absent: Jim Deal

Staff Present: Lara Thomas, Planning Director, Troy Davis, Senior Planner, and Deloa Dalby, Administrative Assistant.

Others Present: Amy McHenry and Jennifer Knaplund, Tree Protection Advisory Committee Members, Duvall Citizens and Development Company Representatives.

Call to Order – Flag Salute

The Planning Commission meeting was called to order by Commissioner Mercer at 7:03 PM.

1. Announcements

- A. Director Thomas announced that the Mayor has interviewed seven applicants for the two vacant Planning Commission positions, and anticipates they will be appointed on February 6, and be present for the next Planning Commission meeting after the appointment.
- B. Director Thomas announced that the Mayor, and Councilmembers Eyer and Hogg have traveled as part of the Washington Association of Cities to advocate for policy change and funding for Duvall.

2. Approval of Minutes

It was moved and seconded (*Preston-Walker*) to approve the minutes from the December 13, 2017 Planning Commission meeting.

It was moved and seconded (*Walker-Brown*) to approve the minutes from the January 10, 2018 Planning Commission meeting.

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

None

4. Public Hearings

A. Public Hearing – R20 Code Amendments.

Senior Planner Davis reviewed the implementation of the R20 Code Amendments through a power point presentation, which was entered into the record. Senior Planner Davis entered Public Comment Exhibits 15 and 16.

Under Public Testimony, Alex Wilford of the Pulte Group provided comments including concerns regarding the proposed parking requirements, encouraged postponing the R20 recommendation, and entered Exhibit 17 into the record.

Senior Planner Davis responded saying driveway widths could be wider than 20-feet. Director Thomas noted the lateness of the public comments and acknowledged the development community's concerns. She stated there is merit in the concern regarding meeting the minimum densities under the minimum requirements, but is product dependent. Duvall has not received any applications yet that would be under this policy. Building a stacked or apartment style product would avoid having to meet the 22-foot minimum.

Commissioner Brown questioned if it was possible to build 20 townhomes in one acre. Director Thomas stated that 14-20 units could be built under this proposal. She entered in Exhibit 18, DMC 14.16. Multi-Family Residential (R20) Zoning District.

Commissioner Mercer questioned where the amendments originated from, and Director Thomas stated that most of the recommendations were made by City Council. Commissioner Brown questioned if the density requirements could be met, and Director Thomas explained that this proposes a new zoning district to meet the diversity of housing in the City. Commissioner Mercer stated the Commission has heard testimony regarding affordability in the past meetings and this would be a way to provide a range of housing options. He questioned if the 5-foot driveway would allow for on premise parking, and determined that it could not. Senior Planner replied that the Developer would have to provide parking for each unit, and Director Thomas stated that it was the Council's direction that overflow parking not occur in the adjacent commercial district. Commissioner Brown questioned if the Developer could count existing street parking in its requirement, and Director Thomas answered in the affirmative. He also asked if this recommendation is time sensitive, and Director Thomas answered that it's not tied to the moratorium, but it is a part of policy that Council hopes to have completed by the Commission prior to the City Council meeting on February 6, 2018.

Alex Wilford requested clarification, and stated Pulte has tried to meet the minimum 20-foot density and cannot meet it with the proposed regulations.

Under Public Testimony, Duvall Citizen Tracy Lindgren-Rakus provided comment regarding concerns about housing diversity and affordability. She is

concerned that her children and people that work here can't afford to live in Duvall. She also expressed interest in allowing for Tiny House stock in the City.

Commissioner Mercer expressed reviewing mixed types of housing in Duvall.

Rakus also asked if parking must be directly in front of the unit. Director Thomas replied that parking would be allowed in adjacent areas. The Director also answered the Citizen's questions regarding the Applicant's design review and approval process.

The Public Hearing was closed at 7:58 p.m.

B. Public Hearing – Tree Protection Code Amendment.

Director Thomas reviewed the Tree Protection Amendment Update power point presentation, which was entered into the record. Director Thomas entered Public Comment Exhibits 11 and 12 into the record. Director Thomas also entered the Tree Protection Advisory Committee Recommendations to the Planning Commission and City Council as Exhibit 13, and recommended a recess by the Commissioners to read them prior to a decision.

No Public Comment was provided.

It was moved and seconded (*Walker-Preston*) to take a 5 minute recess to review Exhibits 11, 12 and 13. At 8:40 the Commission reconvened.

Commissioner Walker asked for clarification regarding the Advisory Committee Draft and Exhibit 13 – the Final Recommendation. Commissioner Mercer noted that Exhibits 11 and 12 mirror similar concerns. He asked for clarification of the definition of pioneer species, and asked if moving to the significant/exceptional designation is non-standard. Director Thomas reviewed DMC 14.40.025 on the power point presentation in response to Commissioner Mercer's questions.

Commissioner Mercer asked whether using Critical Root zone (CRZ) instead of drip line would impact future development. Director Thomas responded that the Technical Committee and Consultant Advisors recommended the CRZ approach, acknowledged it could be a challenge, and stated it is currently used in the Cities of Kirkland, Woodinville and Lake Forest Park. There is a provision that allows encroachment into the CRZ, but is not encouraged.

There were no clarifications requested by members of the audience.

At 8:54 the public hearing was closed.

5. Old Business

A. R20 Code Amendments

Discussion commenced by the Commission Members. Commissioner Brown expressed concerns that the density may not work under this proposal. Commissioner Mercer agreed with the Citizen's comments regarding the City's challenges in its affordable and diversity housing stock. He also questioned if the parking requirements are in line with what is needed for the developments. Commissioner Brown was concerned that new parking infrastructure wouldn't be required to be built with the on-street parking credit.

Commissioner Walker recommended extending the Planning Commission's decision to the January 31 meeting.

At 8:57 pm, it was moved and seconded (*Walker-Preston*) to re-visit the R20 Code Amendment recommendation at the January 31, 2018 meeting, with the agreement that all Commissioners present at today's meeting will be present at the January 31, 2018 meeting. The motion carried.

Commissioner Brown requested information on other jurisdiction's parking requirements from Staff. Director Thomas replied that Staff would attempt to perform a survey under the limited time frame. The Director stated that the Commissioner could propose amendments and that Staff would assist in those findings of fact.

At 9:01 pm, it was moved and seconded (*Walker-Brown*) to extend the meeting until 9:15.

B. Tree Protection Code Amendment

Discussion commenced by the Commission Members. Commissioner Mercer stated agreement with this proposal, and that it will be an opportunity to pilot the regulation with new development applications. Commissioner Walker expressed agreement with the process and sees no need to delay decisions. Commissioner Brown expressed the validity of the Master Builders Association's concerns, but was assured that other jurisdictions have enacted similar regulations. Commissioner Preston also voiced his consent.

At 9:14 pm, it was moved and seconded (*Walker-Preston*) to adopt the Tree Protection Code Amendment (DMC Sections 14.40, CA 17.03) in accordance with the Staff Report's guidelines. The motion passed.

6. Presentation

None

7. New Business

None

8. Good of the Order

None

9. Adjournment

Commissioner Mercer adjourned the Planning Commission Meeting at 9:15 p.m.