



## Meeting Minutes City of Duvall Planning Commission

**Date:** January 25, 2017

**Time:** 7:00 PM

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

**Commissioners Present:** Margie Coy, Michelle Hogg, Eric Preston, and Dick Winn

**Commissioners Absent:** Jim Deal, Ronn Mercer, and Mark Weiss

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

**Others Present:** Barry Margolese, Amalani LLC; Paul Manzer and Tyson Wentz, Navix; and Mike Walsh, Terrene Homes

### 1. Call to Order – Flag Salute

The Planning Commission meeting was called to order by Commissioner Winn as Acting Chair at 7:08 PM.

### 2. Announcements

- A. Planning Director Thomas gave a brief recap of the City Council retreat held on Saturday, January 21.
- B. Ms. Thomas announced that the Riverview School District annexation is moving forward.
- C. Ms. Thomas announced that City Council passed the resolution allowing the North Urban Growth Area annexation to move forward.
- D. Ms. Thomas announced that a new 100,000 square foot commercial project is in the works.
- E. Ms. Thomas announced that the Duvall Urban Village project is also moving forward. An amendment to the development agreement is also in process.
- F. Ms. Thomas announced that the city received a notice of application from King County for a new cellular utility pole to be located in the North Urban Growth Area.

### 3. Approval of Minutes

It was moved and seconded (*Preston – Coy*) to approve the minutes from the November 9, 2016, Planning Commission meeting. The motion carried with three aye votes and one abstained.

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

There were no citizens' comments.

**5. Public Hearing**

None

**6. Old Business**

None

**7. New Business**

Big Rock Annexation Workshop

Senior Planner Davis introduced the Big Rock Annexation 10% Petition Intent to Annex and gave a presentation outlining the annexation process, developers' conceptual designs for the two developments, vicinity maps, memorandum of understanding, and potential benefits to the public.

Developer Barry Margolese addressed the commission. He noted that the timing of the proposed annexation would coordinate with the Big Rock Ballfields improvements and added that the two developments could utilize existing stormwater ponds.

Commissioner Winn asked if a traffic study had been completed. Planning Director Thomas responded that one won't be completed until submittal of the 50% petition.

Commissioner Preston asked if the two developments would be phased. Mike Walsh of Terrene Homes responded that they would occur within a year of each other.

Ms. Thomas reminded the commissioners that the public hearing for the Big Rock Annexation will occur at the next planning commission meeting. Afterwards, the commissioners will make their recommendation for City Council.

**8. Presentation**

AWC Video: GMA, SEPA, and the Environmental Landscape

Ms. Thomas shared a video with the commissioners on how to integrate environmental protection into the city's comprehensive plan update. Afterwards, she took questions from the commissioners.

**9. Adjournment**

It was moved and seconded (*Preston – Coy*) to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:57 pm.