

**CITY OF DUVALL
SPECIAL COUNCIL MEETING MINUTES
January 30, 2018
7:00 P.M. – Riverview Educational Service Center
15510 – 1st Ave NE**

The Special City Council Meeting was called to order by Mayor Ockerlander at 7:00 P.M.

Roll Call: Dianne Brudnicki, Matthew Eyer, Amy McHenry, Becky Nixon, Michelle Hogg, Jennifer Knaplund, Jason Walker

Staff Present: Matthew Morton, Lara Thomas, Troy Davis, Jodi Wycoff

I. Additions or Corrections to the Agenda:

There were no additions or corrections to the agenda.

II. Adoption of Council Agenda:

It was moved and seconded (Nixon-Eyer) to adopt the 01/30/18 Special Council Agenda. The motion carried (7 ayes).

III. Comments from the Audience:

There were no comments from the audience.

Mayor Ockerlander reviewed the procedures for public hearings.

IV. Public Hearing: R20 Implementing and miscellaneous Code Amendments

7:05 PM: The Public Hearing was opened.

Troy Davis, Senior Planner, presented the staff report and entered exhibits one through twenty-three into the record.

Gina Clark, representing Master Builders Association, expressed their concerns regarding the guest parking requirement and 20-foot driveway requirement. Ms. Clark recommended that Council consider removing the 20-foot driveway requirement and reduce the guest parking requirement from a one-to-one ratio to a one-to-four ratio.

Alex Wilford, representing Pulte Homes, expressed their concerns regarding the 20-foot driveway requirement and guest parking requirement. Mr. Wilford asked Council to take more time to study the proposed amendments and if they choose to make a decision now, he asked that Council consider requirements that are more aligned with what other jurisdictions in the region have.

Dorothy Lengyel, Duvall resident, expressed her support for the proposed code amendments as they are currently presented and said that the code can be amended in the future if needed.

Brandon Roper, Duvall resident, asked Council to consider allowing the developers to choose what size of garage and driveways will work within the 20-foot minimum lot size. Mr. Mover also expressed his concerns that if a large number of guest parking is required, the residents will use that parking rather than their own garages and driveways.

Troy Davis, Senior Planner, and Lara Thomas, Planning Director, addressed the concerns that were presented during the public testimony.

7:44 PM: The Public Hearing was closed.

Council discussed the concerns presented during the public hearing. There was Council consensus to revise the guest parking requirement as follows: one bedroom units at 0.25 guest parking per unit, two or more bedrooms at 0.50 guest parking per unit.

Public Hearing: Tree Protection Code Amendments

8:05 PM: The Public Hearing was opened.

Lara Thomas, Planning Director, presented the staff report and entered exhibits one through nineteen into the record.

Barry Margolese, representing Hower Duvall, expressed their concerns regarding the language in the policy related to the protection of exceptional trees; however, is satisfied, after speaking with staff, that there are criteria in the policy for replacing exceptional trees.

Gina Clark, representing Master Builders Association, expressed their concerns related to exceptional trees and using critical root zone within the requirements. Ms. Clark said that pioneer trees should not be considered exceptional trees and that the policy should use the dripline radius instead of the critical root zone radius. Ms. Clark also recommended that the City review the policy and its impacts in six months and a year.

Dorthy Lengyel, Duvall resident, said that she supports the proposed policy as currently presented and said that the City will need time to allow for implementation. Ms. Lengyel said that she appreciates the flexibility allowed in the policy to address developer concerns early in the development process.

Lara Thomas, Planning Director, addressed the concerns that were presented during the public testimony. Ms. Thomas reviewed Exhibit 19(a-c) which is a letter and supporting documents from the City's consultant and arborist that addresses the exceptional tree and dripline versus critical root zone concerns and gives recommendations related to the two issues. The exhibit recommends that pioneer species (willow) be removed from the list of exceptional trees; that the threshold for diameter breast height (DBH) for Sitka spruce be increased to 30"; that the scoring matrix for Tree Unit Credit be capped at 34" (13 points per retained tree); and that the policy retain the critical root zone requirement.

8:53 PM: The Public Hearing was closed.

Council discussed the concerns presented during the public hearing. There was Council consensus to remove pioneer species (willow) from the list of exceptional trees; to increase the DBH for Sitka spruce to 30"; to retain the critical root zone requirement; and to cap the Tree Unit Credit matrix at 34".

Council also agreed that the City should conduct a periodic review of the policy and how implementation is affecting development. Council also discussed a periodic review of the City's overall tree canopy.

V. Unfinished Business:

1. (AB18-03) Ordinance – R20 Implementing and miscellaneous Code Amendments

There was no further discussion on this item.

2. (AB18-11) Ordinance - Tree Protection Code Amendments

Council discussed the time frame to review the policy and the City's overall tree canopy. Lara Thomas, Planning Director, recommended a review of the policy at six months and the tree canopy at five years and ten years.

Ms. Thomas also answered questions related to retaining trees on individual lots.

VI. Adjournment:

The meeting adjourned at 9:17 p.m.

Signed _____
Amy Ockerlander, Mayor

Attest _____
Jodi Wycoff, City Clerk