



Small Town. Real Life.

Meeting Minutes

City of Duvall Planning Commission Special Meeting

Date: January 31, 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, and Deloa Dalby, Administrative Assistant.

Others Present: Tracie Lindgren-Rahus, Wendy Woldman, Mike Remington, and Sue Remington, Duvall Citizens.

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 chosen two applicants for the vacant Planning Commission seats, and will be appointed on February 6 to be present for the next Planning Commission meeting after the appointment.
- B. Director Thomas announced that the Planning Commission will experience OPMA On-Line Training and Design Review Training as a group.
- C. Director Thomas announced that Toll Brothers is under construction, and will be starting work on the 3rd Avenue Extension. There will be another row of trees cleared from the northern portion of their property to 243rd, where they will be extending the road with curb, gutter and sidewalk.
- D. Director Thomas announced that Duvall Village may come back to Planning Commission and the Hearing Examiner for design review. They have submitted some modifications, so we will determine if it is administrative, or if they are major they will need to go through the process again and anticipates to start new plat improvements in 10-12 weeks.

2. Approval of Minutes

It was moved and seconded (*Brown-Walker*) to approve the minutes from the January 24, 2018 Planning Commission meeting. The motion carried.

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

Tracy Lindgren-Rakus read a letter she had written regarding her support of affordable and flexible housing. Director Thomas stated that since Public Hearing has closed, the Planning Commission can't use it in their decision process.

4. Public Hearings

None

5. Old Business

A. R20 Code Amendments

Director Thomas announced that additional letters and testimony were received at the City Council Public Hearing on January 30, 2018. The City Council requested adjustments regarding visitor parking, and Director Thomas presented the Council's recommendations to DMC 14.34 on page 20 of 47, item 7 in a handout to the Planning Commission.

Director Thomas outlined three decision options to the Commission as follows.

1. Forward the policy you have in Public Hearing Packet, as-is to Council.
2. Consider Council's amendment
3. Make Changes

Thomas stated that the purpose of the R20 parcel was for high-density condo and apartments, not townhouses. Director Thomas then presented three slides to the original presentation, providing data based on the Commissioner's request to look at driveway requirements in neighboring cities. Commissioner discussion ensued regarding parking requirements per unit. Commissioner Brown asked a clarification on 7.d regarding enforcement, stated that the Council's clarifications were very helpful, and Commissioner Mercer agreed. Commissioner Brown believes the on-site credit is very generous. Commissioner Preston asked about developer's required upgrades of 143rd, and Director Thomas stated they would provide curb, gutter, sidewalk and parking on 143rd and we will try to add on-street parking, but they will have to provide parking internal to their site. Commissioner Walker likes the Council's revisions and is in favor of adopting with the City Council recommendations.

It was moved and seconded (*Walker-Preston*) to adopt the R-20 recommendations as presented in the January 24, 2018 Planning Commission packet, with the amendment of the City Council's recommendations to DMC 13.34.7. The motion carried.

6. New Business

None

7. Presentation

None

8. Good of the Order

Commissioner Preston noted that the next Planning Commission meeting is scheduled for Valentine's Day. Director Thomas stated that the next Planning Commission meeting will be held on February 28, 2018.

9. Adjournment

It was moved and seconded (*Preston-Walker*) to adjourn the Planning Commission Meeting at 7:30 p.m.

DRAFT