

**CITY OF DUVALL
CITY COUNCIL
COMMITTEE OF THE WHOLE MINUTES
February 7, 2017 – 5:30 p.m.
Riverview Educational Service Center – 15510 – 1st Ave NE**

Mayor Pro Tem Amy Ockerlander called the meeting to order at 5:34 p.m.

Council present: Amy Ockerlander, Jason Walker, Dianne Brudnicki, Leroy Collinwood, Scott Thomas (absent: Becky Nixon)

Staff present: Matthew Morton, Lara Thomas, Troy Davis, Dean Rohla, Boyd Benson, Jodi Wycoff

a. Good of the Order

Councilmember Scott Thomas asked about the possibility of adding a second public comment section to the end of regular Council meetings. After discussion, Council agreed to bring this subject back up after the vacant Council seat is filled.

b. Big Rock Road Annexation

Lara Thomas, Planning Director, reviewed the State requirements for annexations including the amount of time the City has to process a 10% petition.

Barry Margales and Tyson Wentz, developers for the WPM One parcel (parcel south of Big Rock Park), gave a presentation showing a development concept of the annexation area. Mr. Margales explained that it is their intention to honor the Memo of Understanding (MOU) between the City and WPM One which outlines land dedication of up to three acres to the City for expansion of Big Rock Ball Park.

Mike Walsh, developer of the parcel north of Big Rock Ball Park, also known as the Dazey property, said that their proposed development calls for over 35% of the trees to be retained. The proposed development would also upgrade and expand the existing storm retention ponds.

Nate Veranth, Cherry Valley Law, representing WPM One, said that if the land was to be developed without being annexed, the City could lose the opportunity to do the park improvements that are proposed with the development.

Council discussed their concerns with the annexation including the timing and the amount of work that staff already has for this year, the possibility of expanding Big Rock Ball Park in the future, and the density of the proposed developments.

6:58 p.m. - The Committee of the Whole meeting was extended to allow Council to complete their discussion before beginning the regular Council meeting.

Council discussed their options including approving the 10% petition and moving forward, declining the petition and look at it again at a future date, and extending the MOU with WPM One.

Ms. Thomas explained that Planning Commission will hold a public hearing on this item tomorrow and City Council will hold a public hearing on February 21, 2017.

Adjournment

The Committee of the Whole adjourned at 7:30 p.m.

Written Reports – *The following written reports were distributed in the Committee of the Whole packet.*

- January 2017 Sales Tax Report
- Contract – ADA Transition Plan
- Final Plat – Cherry Street Village
- Final Plat - Allen Street Village

ATTEST:

Amy Ockerlander, Mayor Pro Tem

Jodi Wycoff, City Clerk