



Small Town. Real Life.

Meeting Minutes
City of Duvall Planning Commission Meeting

Date: May 9, 2018

Time: 7:00 PM

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

Commissioners Present: Jason Brown, Jim Deal, Ronn Mercer, Michael Remington, Robert Walker, Michael Yelle

Commissioners Absent: Eric Preston

Staff Present: Lara Thomas, Planning Director, Jodi Wycoff, City Clerk, and Larissa Grundell, Assistant City Engineer/Utility Inspector

Others Present: Andy Kovach, Principal Architect, Kovach Architects

Call to Order – Flag Salute

The Planning Commission meeting was called to order by Commissioner Mercer at 7:02 PM.

1. Announcements

- A. Planning Director, Lara Thomas, introduced Andy Kovach, Principal Architect with Kovach Architects and Jodi Wycoff, City Clerk.
- B. Ms. Thomas announced that former Administrative Assistant, Deloa Dalby's last day was Tuesday.
- C. Ms. Thomas announced that there is a Short Course on Planning in North Bend on June 14th and encouraged Commissioners to attend.
- D. Ms. Thomas said that a new Councilmember will be appointed at the May 15th Council meeting.
- E. Ms. Thomas announced that the North Urban Growth Area (NUGA) 50% annexation petition was submitted on May 9th.

2. Approval of Minutes

It was moved and seconded (*Remington-Walker*) to approve the minutes from the April 25, 2018 Planning Commission meeting. The motion carried.

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

There were no citizens in the audience.

4. Public Hearings – 2018 Surface and Stormwater Plan

The Public Hearing was opened at 7:07 p.m.

Ms. Thomas entered eight Exhibits into the record and introduced Larissa Grundell, Assistant City Engineer/Utility Inspector.

Ms. Grundell gave a presentation reviewing the 2018 Surface and Stormwater Plan and what is included in the individual chapters of the Plan.

Ms. Grundell then answered questions from Commissioners regarding fee incentives, stormwater vaults and the capital improvement plan included in the Plan.

The Public Hearing was closed at 7:51 p.m.

Planning Director Thomas asked if New Business could be moved to before Old Business.

It was moved and seconded (*Walker-Deal*) to move New Business items to before Old Business items. The motion carried.

5. New Business

A. DUV I – Quarry House Community Center Site Plan Review

Planning Director Thomas introduced Charles Hare, Senior Land Entitlement Manager, Toll Brothers and explained that Planning Commission will be asked to make a recommendation to City Council regarding this matter.

Mr. Hare gave a presentation reviewing the site plan and floor plan of the proposed Quarry House Community Center for the DUV I development. Mr. Hare reviewed renderings of the site as well as details of the landscaping plan. Mr. Hare then answered questions from Commissioners.

Mr. Kovach said that there are no deviations from Duvall design guidelines.

It was moved and seconded (*Walker-Deal*) to recommend approval of the Quarry House Community Center Site Plan to City Council. The motion carried.

Commissioner Mercer called a 5-minute recess at 8:28 p.m.

The meeting resumed at 8:33 p.m.

6. Old Business

A. Continued Discussion on Density – How does Duvall calculate density?

Ms. Thomas gave a brief presentation on Gross Density versus Net Density and explained that Duvall moved from Gross to Net during the policy updates in 2017. Ms. Thomas also explained how new policies including the Tree Protection Policy and Sensitive Areas Policy affect how density is calculated. Lastly, Ms. Thomas reviewed calculations of net usable area within the various sub basin management groups and answered questions from Commissioners.

B 2018 Surface and Stormwater Plan Discussion/Recommendations

It was moved and seconded (*Mercer-Deal*) to postpone this item to the May 23, 2018 Planning Commission meeting. The motion carried.

7. Presentation

None.

8. Good of the Order

Planning Director Thomas answered questions related to the City parcel and a proposed elementary school within the DUV I development.

Planning Commissioners recognized and thanked former Administrative Assistant, Deloa Dalby, for all of her work.

9. Adjournment

The Planning Commission Meeting adjourned at 8:51 p.m.