



Small Town. Real Life.

**Meeting Minutes**  
**City of Duvall Planning Commission Meeting**

**Date:** June 20, 2018

**Time:** 7:00 PM

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

**Commissioners Present:** Jim Deal, Ronn Mercer, Eric Preston, Jason Brown

**Commissioners Absent:** Michael Yelle, Robert Walker

**Staff Present:** Troy Davis, Senior Planner; Diana Hart, Administrative Assistant

**Others Present:** Charles Hare, Justin Julian

**Call to Order – Flag Salute**

The Planning Commission meeting was called to order by Commissioner Mercer at 7:07 PM.

**1. Announcements**

- A. Senior Planner Troy Davis introduced Administrative Assistant, Diana Hart.
- B. Mr. Davis announced that the Riverview School District Portable Notice of Application has been sent out.
- C. Mr. Davis announced that there will be a proposed amendment to the application and review process to allow a faster process for some minor projects.
- D. Mr. Davis announced that there will be a regular Planning Commission meeting next week on June 27<sup>th</sup>.
- E. Mr. Davis announced that the Summer Concert Series will begin July 10<sup>th</sup>.
- F. Mr. Davis announced the projects that are expected to come before the Planning Commission for design review:
  - A. Riverview School District Portable
  - B. Duvall Village
  - C. Walden
  - D. Darci's Donuts
  - E. Acres of Diamonds
  - F. Sunset Court
  - G. Riverview Plaza
  - H. Sherlock Storage

**2. Approval of Minutes**

None.

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

None.

**4. Public Hearings**

None.

**5. New Business**

**A. Design Review – Duvall Urban Village Block Lots (Toll Brothers)**

Senior Planner, Troy Davis, introduced the Duvall Urban Village Block Lots and Charles Hare, Senior Land Entitlement Manager of Toll Brothers, and explained that the Planning Commission may choose to make a recommendation tonight.

Mr. Hare and Justin Julian, Senior Architect of Dahlin Group, reviewed the site plan, floor plans, and design of the proposed Duvall Urban Village Block Lots. Mr. Hare and Mr. Julian then answered questions from Commissioners.

Mr. Hare requested that the Planning Commission not make a recommendation tonight in order to give him a chance to review the proposed recommendation considerations with staff.

**6. Old Business**

None.

**7. Presentation**

None.

**8. Good of the Order**

None.

**9. Adjournment**

The Planning Commission Meeting adjourned at 8:11 p.m.