



Small Town. Real Life.

Meeting Minutes
City of Duvall Planning Commission Meeting

Date: February 23, 2022

Time: 7:00 PM

Place: Via Zoom <https://us06web.zoom.us/j/85040617033>

Commissioners Present: William Chappell, Elaine Sawyer, Mike Supple, Laura Bradley, Patrick Van Cleemput, Eric Preston (arrived late).

Staff Present: Lara Thomas, Community Development Director; Troy Davis, Senior Planner; Asela Chavez, Assistant Planner/Permit Specialist.

Others Known to be Present: Scott H., Dave H., Scott L., Paul H., Susan, John, Kenny T., and Michael B.

Call to Order – Flag Salute

The Planning Commission meeting was called to order by Commissioner Chappell at 7:03 PM.

1. Approval of the Agenda

It was moved and seconded (*Chappell/Supple*) to amend the agenda for the February 23, 2022 Planning Commission meeting to remove item 8a “NDPES Permit Presentation.”

The motion passed 5-0.

It was moved and seconded (*Sawyer/Bradley*) to approve the agenda as amended for the February 23, 2022 Planning Commission meeting. The motion passed 5-0.

2. City Staff Announcements

Troy Davis, Senior Planner, and Lara Thomas, Community Development Director gave the following announcements:

- a. City staff is making progress on moving Ridge at Big Rock phase 3 toward Final Plat, this includes two parks that will be dedicated to the City. Rio Vista is also working on its park which is required for Final Plat.
- b. Darci’s Dinky Donuts, a commercial project along Main Street is opening soon.
- c. City Council will hold a public hearing on the Sewer moratorium at its next meeting on March 5.
- d. City staff is working on a new policy on autonomous delivery robots.

3. Approval of Minutes

It was moved and seconded (*Supple/Sawyer*) to approve the January 12, 2022 Planning Commission meeting minutes. The motion passed 5-0.

4. Comments from Audience

None.

5. Design Review

A. Design Review – Adventure Community Church (File SPR21-002)

Chairperson Chappell opened the design review for Adventure Community Church at 7:09 PM.

Troy Davis, Senior Planner, gave an overview of the location of the project and introduced the design team.

Evelyn Hommas, Hommas Architects, presented the site plan and architecture within the project and proposed landscape improvements.

Public Comments:

Michael Ptacek, representing the insurance company, inquired about the intent of tonight's meeting. Mr. Davis replied that the intent of a design review meeting is to evaluate the site, architecture and pedestrian oriented space proposed. The review is based on current code requirements.

Staff Comments: none.

Planning Commissioners made the following questions and comments:

- a. What departure requests are being asked for this project? Sidewalk Placement; Base, Middle, and Top requirement; and Building Modulation. City staff also provided an overview of the variances requested.
- b. What building materials are being used? The siding will be hardy panel (originally cedar) and the roof features will be metal shingles.
- c. Commissioners expressed gladness that the Church is staying in the community and is maintaining its historical essence.

Chairperson Chappell closed the public hearing for the Adventure Community Church Design Review at 8:06 PM.

It was moved and seconded (*Sawyer/Chappell*) to recommend approval of the proposed Adventure Community Church building design and pedestrian oriented space as conditioned in the February 23, 2022 staff report to the Planning Commission to the Hearing Examiner. The motion passed 5-0.

6. New Business

a) Housing Needs Assessment

Lara Thomas, Community Development Director briefly explained that the City will be working on a Housing Needs assessment in partnership with the cities of Carnation, North Bend and Snoqualmie. The City applied for a grant and worked in an interlocal agreement. The first phase of this project is the needs assessment and the second phase is the Housing Action Plan, a required component of the Comprehensive Plan. The Planning Department expects to provide constant updates. Ms. Thomas responded to questions from Commissioners.

7. Unfinished Business

None.

8. Good of the Order

City Hall is expected to be open to the public after the mask mandate is lifted.
Planning Commission and City Council meetings will be held at the fire department.

8. Adjournment

The meeting was adjourned at 8:35 PM.