PLANNING COMMISSION
MEETING AGENDA

Duvall Visitor Center
15619 Main Street NE, Duvall, WA 98019
Wednesday, February 12, 2020, at 7:00 p.m.

1. Call to Order – Flag Salute
2. Roll Call
3. Approval of the Agenda
4. City Staff Announcements
5. Approval of Minutes
   a) Minutes from the January 22, 2020 Planning Commission Meeting
6. Citizens’ Comments
7. Presentation
   a) Community Development Department 2020 Work Program
      Presentation/Discussion – T. Davis
   b) Current Development Update
      Presentation/Discussion – T. Davis
8. Public Hearing(s) - None
9. Unfinished Business - None
10. New Business - None
11. Good of the Order
12. Adjournment

Next Meeting: Wednesday, February 26, 2020

Attachments
- Minutes from the January 22, 2020 Planning Commission Meeting
- Community Development Department 2020 Work Program Packet
- Current Development Map

(Please call Troy Davis 425-939-8078 if you have any questions or if you cannot attend the meeting.)
Meeting Room is Wheelchair Accessible. Americans With Disabilities Act - Reasonable Accommodations Provided Upon Request - (425) 788-2779
Date: January 22, 2020
Time: 7:00 PM
Place: Duvall Visitor Center, 15619 Main Street NE, Duvall WA 98019

Commissioners Present: Jim Deal, Elaine Sawyer, Mike Supple, Michael Yelle, Eric Preston

Commissioners Absent: Ronn Mercer

Staff Present: Troy Davis, Senior Planner; Stephanie Goodwin, Utility Billing Clerk

1. Call to Order – Flag Salute
The Planning Commission meeting was called to order by Commissioner Yelle at 7:04 PM.

2. Roll Call

3. Approval of the Agenda
It was moved and seconded (Deal/Supple) to approve the agenda for the January 22, 2020 Planning Commission meeting. The motion passed 5-0.

4. Announcements
Troy Davis, Senior Planner, reminded Planning Commission to complete their training for the Short Course on Local Planning. Mr. Davis notified Planning Commission that the City has currently received two applications for the vacant Planning Commission position and interviews would be coming up shortly. Mr. Davis said the 2020 Planning Work Program will include Shoreline Master Plan Update, Floodplain Ordinance Update and other items that will be presented to Planning Commission at a future date. Mr. Davis notified the Commissioners that City Council passed the Riverview School District 10% petition at their last meeting.

5. Adoption of Minutes
It was moved and seconded (Deal/Supple) to approve the minutes from the January 8, 2020 Planning Commission meeting. The motion passed 5-0.

6. Comments from Audience
None.

7. Presentation
None.

8. **Public Hearing(s)**
None.

9. **Unfinished Business**
None.

10. **New Business**
   a. **Design Review for Pulte 65 Degrees (File #SU18-002 & SPR18-005) Residential Development.**

Chairperson Yelle opened the design review for 65 Degrees at 7:09 p.m.

Troy Davis, Senior Planner, gave a brief introduction of the project and stated that this design review was for the architecture and landscaping of the project.

Rae Hauff, Milbrandt Architects, Inc., gave a presentation on the architecture of the buildings within the project.

Simone Oliver, Landscape Architect, Altmann Oliver Associates, LLC, gave a presentation on the landscape proposed within the project.

Public Comments: none

Staff Comments: none

Commissioners asked various questions regarding both architecture and landscaping for the project. Matt Hough, Civil Engineer, CPH Consultations, answered questions regarding groundwater and drainage. Ms. Oliver answered questions regarding landscaping and tree retainage. Mr. Davis answered questions regarding design standards and tree thresholds.

Planning Staff recommended that the Planning Commission make a recommendation of approval of Exhibit 6 (building elevations and colors) subject to certain conditions and approval of Exhibit 13 (landscape plan) subject to certain conditions to the Hearing Examiner.

Planning Commissioners asked for clarification on a motion. Discussion ensued regarding the recommended conditions for Exhibit 13. Mr. Davis explained that if the Planning Commission wanted to review the active and passive recreation amenities and mailbox structure as recommended in the staff conditions for Exhibit 13, that the Commission could defer a decision until the next meeting after the Planning Commission had a chance to review those proposals by the Applicant or the Planning Commission could defer review of those items to Planning Staff.

Chairperson Yelle closed the design review for 65 Degrees at 8:01 p.m.

Chairperson Yelle asked the commission if there was a motion to recommend approval of Exhibits 6 and 13 as conditioned in the staff report to the Hearing Examiner with the
exception that the conditions for Exhibit 13 would be reviewed by Planning Staff instead of the Planning Commission. It was moved and seconded (Deal/Preston). The motion passed 5-0.

b. **Cottage Housing Ordinance**

Troy Davis, Senior Planner, gave a background presentation regarding the 2016 Cottage Housing Demonstration Ordinance.

Garrett Charlson, Duvall resident, spoke about how he feels how the community welcomes Cottage Housing and how they are become more prominent within the valley.

11. **Good of the Order**

None.

12. **Adjournment**

The meeting was adjourned at 8:47 p.m.
AGENDA ITEM 7a

<Under Presentation>

2020 Work Program

Inclusive of the following materials:

1. 2020 Work Program

This item is for discussion only.
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<thead>
<tr>
<th>OBJECTIVES</th>
<th>LEAD/TEAM</th>
<th>Q1 TASKS</th>
<th>Q2 TASKS</th>
<th>Q3 TASKS</th>
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<td>Research and Develop Draft Policy PC and CC WS SEPA</td>
<td>PC Action: PH and Recommendation Council Action: PH and Decision</td>
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## Policy Work: Building

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AGENDA ITEM 7b

<Under Presentation>

Current Development Update

Inclusive of the following materials:

1. Current Development Map

This item is for discussion only.