



Small Town. Real Life.

Meeting Minutes
City of Duvall Planning Commission Meeting

Date: April 10, 2019

Time: 7:08 PM

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

Commissioners Present: Jim Deal, Michael Yelle, Mike Supple, and Elaine Sawyer. Eric Preston arrived at 7:41 PM.

Commissioners Absent: Ronn Mercer, Jason Brown

Staff Present: Troy Davis, Senior Planner; Diana Hart, Admin. Assistant; Lara Thomas, Community Development Director

Others Present:

Call to Order – Flag Salute

The Planning Commission meeting was called to order by Commissioner Deal at 7:08 PM.

1. Announcements

- A.** Senior Planner Troy Davis announced that the City is moving forward with the Building Inspector recruitment process.
- B.** Senior Planner Troy Davis announced that there will be a combined Planning Commission and City Council special meeting on May 29, 2019. The meeting is intended to be education and training in nature. Topic include Growth Management Act, Roles and Responsibilities, Quasi-judicial decision making and the annexation process.
- C.** Community Development Director Lara Thomas gave a brief Finance Department update.
- D.** Community Development Director Lara Thomas announced her role in Farm Fish Flood 2, provided a brief overview of the program and announced that there will be improved communication from the program in the form of mailers.

2. Approval of Minutes

It was moved and seconded (*Yelle-Supple*) to amend the March 27, 2019 minutes under section “3. Comments from Audience” to add “Scott Lennon of Duvall noted that he was present for the meeting.”, the motion passed 4-0.

It was moved and seconded (*Supple-Yelle*) to approve the amended minutes from the March 27, 2019 Planning Commission meeting. The motion passed 4-0.

3. Comments from Audience

None.

4. Public Hearing

A. A Memorandum of Understanding between the Riverview School District and the City of Duvall

The Public Hearing was opened at 7:20 PM. Commissioner Supple disclosed that he is a part time employee of Riverview School District. Commissioner Deal disclosed that he used to own a property in the area but does not now.

Community Development Director Lara Thomas introduced the Memorandum of Understanding and provided an overview. Ms. Thomas introduced all exhibits 0-4D. Ms. Thomas noted a correction in the Memorandum of Understanding as it incorrectly references City of Duvall Resolution 18-17 instead of the correct reference of City of Duvall Resolution 18-18. For the record, Ms. Thomas generally stated that it is not known at this time what specifically will be developed on this property. Ms. Thomas then reviewed the staff recommended conditions in the staff report, Exhibit 0.

Ruby Perez of Riverview School District provided an overview of the history of the process and the property. Denise Stiffarm of Riverview School District reviewed the terms of the Memorandum of Understanding.

Brent Kelley, area resident, testified in opposition due to concerns over wetland impacts that has created drainage issues on his property (downstream) and long term vesting.

Robert Callahan, area resident, testified in opposition due to concerns over the intent to reserve this area for annexation after all other annexation areas were brought in and developed out, development impacts of this property on surrounding areas, and RSD's large land accumulation.

Denise Stiffarm of Riverview School District responded to the public comments by stating that the vesting provisions in the MOU does not include stormwater policies and that any future proposed project will go through a full review process.

Ms. Thomas responded to all comments by stating that Duvall Critical Area Policies are designed to protect our natural resources (a top community priority) and follows guidance from the Washington State Department of Ecology. Ms. Thomas noted that the current proposal does require additional conditions to meet the City's policies and that any development proposal will include a full review of impacts and mitigation. Ms. Thomas stated that the Urban Growth Area Reserve was identified for no or far future development but that the City will consider exceptions with partners like the Riverview School District. Ms. Thomas clarified the term vesting.

Planning Commissioners asked questions regarding policy development and the origination of sections of the MOU which were answered by staff.

There were no clarifying questions from the audience.

Public Testimony was closed at 8:09 PM.

Ms. Thomas noted that Planning Commission is not required to make a decision tonight.

Planning Commissioners asked additional questions regarding the Comprehensive Plan Amendment timeframe and policy issues on other properties which were answered by staff.

The Public Hearing was concluded at 8:19 PM.

5. Old Business

A. A Memorandum of Understanding between the Riverview School District and the City of Duvall

Community Development Director Lara Thomas recommended that Planning Commission hold a decision to a future meeting due to the last minute release of many of the materials for the Public Hearing. Planning Commission agreed.

6. New Business

None.

7. Presentation

None.

8. Good of the Order

None.

9. Adjournment

The meeting was adjourned at 8:22 PM.