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

**Date:** January 28, 2026

**Time:** 6:00 PM

**Place:** In person: Duvall Visitor Center – 15619 Main Street NE, Duvall, WA 98019  
Via Zoom

**Commissioners Present:** Abhijeet Srivastava, Tahir Ali, Mala Muthuvadivu, William Chappell, Justin Rank, Siri Erickson-Brown, Sara Taylor

**Staff Present:** Madeline Lorentsen, Troy Davis, Steve Leniszewski

**Call to Order – Flag Salute**

The Planning Commission meeting was called to order by Commissioner Rank at 6:04 PM.

**1. Approval of the Agenda**

It was moved and second (Taylor/Muthuvadivu) to approve the agenda for the January 28, 2026 Planning Commission meeting. The motion passed 7-0.

**2. Good of the Order**

Commissioner Erickson-Brown to be absent first meeting in February.

**3. Approval of Minutes**

It was moved and seconded (Chappell/Taylor) to approve the January 14, 2026 Planning Commission meeting minutes. The motion passed 7-0.

**4. City Staff Announcements**

Staff reminded Commissioners of March 14<sup>th</sup> OPMA & Roberts Rules training. Staff also plan to send general Planning Commission training materials via email in the next few days. Staff noted that the department is currently interviewing candidates for the Community and Economic Development Director position.

**5. Comments from Audience**

None.

**6. Public Hearings**

Commissioner Rank opened the public hearing at 6:14 PM.

Madeline Lorentsen, Associate Planner, provided a presentation regarding the proposed code amendments to Title 14 related to co-living housing and residential parking regulations.

No public comments were provided.

Commissioners asked questions in order to more fully understand the amendments proposed. Staff emphasized the fact that these code amendments are mandated by the state thus limiting flexibility.

The public hearing closed at 6:58 PM.

**7. Presentations**

MilleAnne VanDevender (AHBL) provided a presentation regarding updates to DMC 14.42 (Sensitive Area Regulations).

One question was asked regarding potentials for appeal. Staff clarified that any party who provides public comment during the public comment periods has appeal rights.

**8. New Business**

Commissioners expressed general support for co-living housing as a more affordable and flexible housing option.

It was moved and seconded (Rank/Erickson-Brown) to recommend the co-living housing and residential parking code amendments to the City Council for approval and adoption (7-0).

**9. Unfinished Business**

None.

**9. Adjournment**

The meeting was adjourned at 7:43 PM.