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Meeting Minutes
City of Duvall Planning Commission Meeting

Date: April 28, 2021

Time: 7:00 PM

Place: Via Zoom

<https://zoom.us/j/99165617327?pwd=Wm5SdGdtenhuTUIxT3lFWFdvTDgyZz09>

Commissioners Present: John Isaacson, Ronn Mercer, Eric Preston, Mike Supple, Laura Bradley, Elaine Sawyer (Absent: William Chappell).

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

Call to Order – Flag Salute

The Planning Commission meeting was called to order by Commissioner Sawyer at 7:01 PM.

1. Approval of the Agenda

It was moved and seconded (*Mercer/Supple*) to approve the agenda for the April 28, 2021 Planning Commission meeting. The motion passed 6-0.

2. Announcements

Lara Thomas, Community Development Director made the following announcements:

- A.** Duvall has a new City Administrator; he will be working part-time under contract through November.
- B.** There are many park improvement opportunities being proposed in the City: a disc golf park on McCormick park, a model gage railroad near the depot and a pump track. In addition, three city parks are under development this summer.
- C.** The second quarter current development map is now available at the City's website.
- D.** City staff is working on the results from the growth management survey. A portion of this work was presented to City Council this week.

3. Adoption of Minutes

It was moved and seconded (*Mercer/Sawyer*) to approve the minutes from the April 14, 2021 Planning Commission meeting. The motion passed 6-0.

4. Comments from Audience

None.

5. Workshop

- A. King County Urban Growth Capacity Report Public Review.** Community Development Director Lara Thomas gave an overview of the preliminary King County Urban Growth Capacity Report. Duvall is on trend to meet its residential growth targets and is trending down on non-residential development. Ms. Thomas responded questions from Commissioners.
- B. King County Planning Policies Public Review.** The County is currently in the process of updating its comprehensive planning policies. Ms. Thomas briefly explained the update process and showed an amendment example from the Public Review Draft.

6. Public Hearing

A. Duvall Village Parcel C1 – Commercial Deferment Request.

Commissioner Sawyer opened the public hearing for the Duvall Village Parcel C1 – Commercial Deferment Request at 7:43 p.m.

Lara Thomas, Community Development Director, gave a brief introduction of the project and stated that this public hearing was for the commercial deferment request of parcel C1 of the project. Ms. Thomas gave a presentation on the history of the site and its development process.

Allison Beeninga, Wescott Homes, had no questions or comments.

Public Comments: none

Staff Comments: none

Ms. Thomas responded to questions from Commissioners. The following points were made:

- i. Duvall has a history of challenging market and development conditions for commercial development.
- ii. A more robust market analysis is expected from the applicant.
- iii. The recommendations from Planning Commission will be considered by City Council to decide on the deferment request.
- iv. The type of residential development of the project has changed from the original proposal (fee simple to apartments).
- v. Westcott Homes (the Applicant) has had an opportunity to look for commercial development option for several years
- vi. There is a provision in the terms of the approval that would allow the applicant additional time if requested (up to a total of five years).
- vii. There is a development agreement between the Applicant and the City.
- viii. Planning Commission does not need to make a recommendation on the same day of the Public Hearing.

Commissioner Sawyer closed the public hearing for the Duvall Village Parcel C1 – Commercial Deferment Request at 8:14 p.m.

7. Unfinished Business

A. Duvall Village Parcel C1 – Commercial Deferment Request.

The Commission discussed current development conditions in the City and expectations for applicants. The following points were made during the discussion:

- i. There is concern about the level of performance and commitment from the Applicant (Wescott Homes).
- ii. Conditions and expectations for future documentation need to be clarified.
- iii. It is frustrating that in the last five to six years there has been little progress for this commercial development.

Ms. Thomas will work on the language of the recommendation to Council and will include the expectations of Planning Commission for a future market analysis.

Chairperson Sawyer asked the Commission if there was a motion to recommend approval of the Commercial Deferment Request for Duvall Village Parcel C1. The Commission agreed to wait for the next meeting to vote on a recommendation.

8. New Business

None.

9. Good of the Order

None.

10. Adjournment

The meeting was adjourned at 8:20 PM.