

Planning Department

To: Mayor, Duvall City Council
From: Lara Thomas, Planning Director
Date: January 5, 2016
Subject: Comprehensive Plan Draft Housing Element

City Staff and consultants have been working on various aspects of the Comprehensive Plan Update over the past year. Public Works and Planning Staff have been responsible for the Buildable Lands Analysis along with developing and drafting the Transportation, Capital Facilities, Utilities, Essential Public Facilities, and Park Elements. Work between City Departments has been collaborative and draft work products have benefitted from technical consultant review. The other Comprehensive Plan Elements have been drafted with staff input and oversight.

The draft Comprehensive Plan Elements have been revised, updated, and simplified to produce concise, planning-level documents. The goal of each Element is to document existing conditions and develop goals, policies, objectives, principles, strategies, and standards for forecasted growth and associated impacts.

In the past, the City of Duvall Comprehensive Plan Elements have included project specific information and detailed maps and tables requiring revision as conditions changed or projects were completed. This approach required annual revision and update of the Capital Facilities Element and made revision of other Elements difficult without significant effort and expense. The current approach has been revised to reflect other nearby municipalities and has resulted in simpler, planning-level documents:

- Draft Comprehensive Plan Element Text (presented for Council review and comment):
 - Purpose, Intent, and Framework.
 - Includes planning-level goals and policies. **Note new polices are highlighted in grey.**
 - Housing Element Analysis.
 - Strategies to encourage affordable Housing
 - Complies with Revised Code of Washington (RCW), Washington Administrative Code (WAC), Growth Management Act (GMA), and other Federal, State, Regional, and local requirements.
 - Summarizes existing target, and forecasted conditions.
 - References

REQUESTED ACTION

Review and provide comment on the draft Housing Element as part of the City of Duvall 2015 Comprehensive Plan update.