

# PROJECT MEMO



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|                 |                                                       |                      |                                       |
|-----------------|-------------------------------------------------------|----------------------|---------------------------------------|
| <b>TO:</b>      | Lara Thomas                                           | <b>DATE:</b>         | March 7, 2024                         |
| <b>FROM:</b>    | Nicole Stickney<br>Seattle - (206) 267-2425           | <b>PROJECT NO.:</b>  | 2230425.30                            |
|                 |                                                       | <b>PROJECT NAME:</b> | Duvall 2024 Comprehensive Plan Update |
| <b>SUBJECT:</b> | March 6, 2024 – Steering Committee Meeting #1 Summary |                      |                                       |

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## **Summary**

AHBL supported the City of Duvall's Community Development department to host a Steering Committee meeting in support of the city's the public's engagement program for City's periodic update to the Comprehensive Plan project. The meeting was held in the evening on Wednesday, March 7, 2024, online (via zoom). Nicole Stickney attended for AHBL. Staff in attendance were Community Development Director Lara Thomas, City Engineer Larissa Grundell and Senior Planner Niomi Montes de Oca. This memorandum summarizes the purpose of the meeting, the materials prepared for the meeting, and a summary of the comments received. Ten members of the committee attended the meeting: Sarah Cassidy, Marene Lemm, Misty Nahoopii, Genna Nashem, Kimber Olmstead, Paul Wiggins, Adam Bonifant, James Scoggins and Sarah Ann Liljegren, together with Planning Commission (liaison) Will Chappell. The meeting was recorded.

## **Meeting Purpose and Activities**

Slides produced for the meeting are attached to this memo. (All the slides were used except for the ones titled "Roles" and "Discussion topics – roundtable" due to time limitations). The meeting began with some general welcoming information to help orient the group as to the project's focus and quickly introduce the project team. Individuals in attendance were guided to provide an introduction of themselves, and also *introduce themselves from twenty years ago* (2004). We shared some fun facts and reminders about what was happening nationally and locally at that time. Individuals shared interesting aspects of their personal histories, and many of them discussed the reason why they feel compelled to be a part of this process. Many expressed their fondness for Duvall or explained how they decided to move to Duvall, while some others shared their ties the community that span longer time periods. In general, there is a good mix of people who are new to the community and those who have longer histories. Many also shared some facts about their family situation (i.e., if they have children and their ages), talked about personal interests and passions, or shared something about their professional life. There was a sense of excitement and genuine camaraderie.

The meeting was organized to share out information (which included some facts about the Comprehensive Planning process, a mention of the GMA, provide some basic demographic data on Duvall), pulse the group for topics of interest, review the City's Vision statement, and engage the group in an interactive activity sharing ideas and thoughts.

## **Findings/Observations**

- The meeting was hosted on-line via zoom. Sufficient steps were taken by the team to ensure that the technology worked well with only some minor audio challenges that were quickly fixed. One person appeared to be joining by phone or laptop in their car. Most of the participants appeared to be sitting in a comfortable home location without distractions or interruptions which was great. Two short breaks were provided at announced times to ensure the participants were provided with an opportunity to attend to personal items, use the bathroom, etc.
- The group was highly engaged and the conversation seemed to be well-balanced with no single person dominating the discussion.



- The following question was raised by an attendee: What measures are in place to ensure that stewardship and ongoing preservation of historic places are saved? What about codes to keep out chain stores and businesses? This question was not directly pertinent to the discussion when it was brought up, so it was put on a list of questions to follow up on, to keep the discussion on track. At the end of the meeting, Lara Thomas addressed the question and talked about how some businesses are effectively discouraged from coming to town as there are aspects of the zoning code that prevent certain activities, most significantly locations for drive-through businesses are limited. She also described that the Dougherty Farmstead is the only building that is historically preserved. There is a list of culturally significant buildings.
- At future meetings it will be important to have a conversation or explanation about how the projected growth data is determined, with respect to the Growth Management Act. In doing so, we can address some of the perceptions that appear to be rather prevalent that so much growth is not feasible. Additionally, providing an environmental constraints map will be beneficial to reference when reviewing potential alternatives for growth in the city.

### ***Input Received***

- The attached “HOPES” and FEARS” sheets record the input that was given by attendees, which has since been sorted according to broad / general categories.
- For the vision statement, the notion of being *inclusive / welcoming / open* could be helpful to augment or replace the “family-friendly” detail. The phrase “cutting edge of technology” is questionable and it would be good to understand the context or intended meaning of that phrase. The importance of *community involvement* is not fully expressed, and so identifying how people stay involved in an active way could be helpful: *enjoy / participate / steward* are some words that could elevate that theme. Finally, *authentic history* is important in Duvall and seems to be missing from the vision statement.

NS/ns

c: Wayne Carlson, Ali Masterson – AHBL; Niomi Montes de Oca, Larissa Grundell – City of Duvall



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# Agenda

- Introductions
- Discuss “Why are you here?” – *Round table*
- Vision Statement – *Hopes & Fears Exercise*
- Introduction and Overview:
  - *What is the purpose of the Comprehensive Plan?*
  - *What is the Comprehensive Plan update project scope?*
  - *What has changed (or will change) regarding Duvall’s Population?*
- Answer questions

Break Times:  
6:45  
7:30  
Wrap up by 8am

A circular logo divided into four quadrants, each showing a different part of a landscape: a house, a bridge, a river, and mountains.

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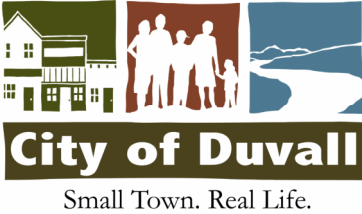
# Introductions

City Staff:

- Lara Thomas
- Larissa Grundell
- Niomi Montes de Oca

Consultant Team Representative:

- Nicole Stickney (AHBL)



# Introductions

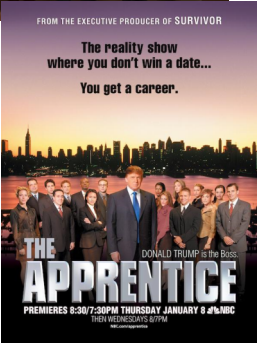
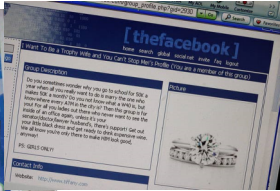
- Sarah Cassidy
- Marene Lemm
- Misty Nahoopii
- Genna Nashem
- Kimber Olmstead
- Katie Lilley

- James Scoggins
- Paul Wiggins
- Adam Bonifant
- Garrett Charlson
- Sarah Ann Liljegren

*Planning Commission Liaison:* William Chappell

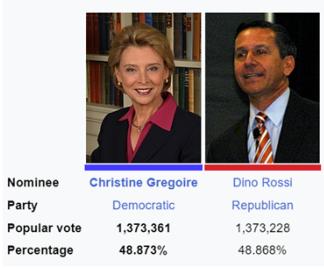
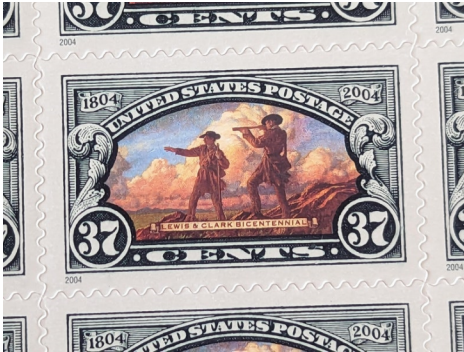
*City Council Liasion:* Carol Kufeldt

Twenty Years Ago....



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Twenty Years Ago....



|              |                    |            |
|--------------|--------------------|------------|
| Nominee      | Christine Gregoire | Dino Rossi |
| Party        | Democratic         | Republican |
| Popular vote | 1,373,361          | 1,373,228  |
| Percentage   | 48.873%            | 48.868%    |

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# Roles

## CONSULTANT

The consultant is the “Cultivator”. They will lead and facilitate the meeting which includes introductions and discussion points. Examples of this include setting the intention and scope of the meeting, launching the meeting, energizing the group, and maintaining the pace.

## CITY STAFF

At least one city staff person is the “Curator”. This means they will ensure that the meeting is being recorded, operate the logistics, and take notes. Most importantly, the staff person will watch for “scope creep” and then give direct attention to the person in a private message at the direction of the facilitator. This usually happens when the meeting is energized and brainstorming naturally begins. This will allow the consultant to keep the pace and energy going for the meeting.

# Future Meetings

- March 20<sup>th</sup>
  - Check back / Review Vision Statement Discussion
  - Topic TBD (to be scheduled according to group’s interest)
  - Transportation intro by the Transpo Group
- April 3<sup>rd</sup>
  - Check back / Review Last Topic
  - Transportation
- April 17<sup>th</sup>
  - Check back / Review Transportation
  - *Choices:* Economics, Housing, Capital Facilities

Community Survey  
closes April 15, 2024

Open House  
Wednesday May 1, 2024

Discussion Topic – Roundtable

WHY  
ARE  
YOU  
HERE?



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Vision Statement Exercise

HOPES  
AND  
FEARS

Understand your team’s expectations and hesitation so you’re all on the same page before you take flight on a new journey.

What you learn from this tactic can help you adjust how you proceed. For example, you may find that everyone has completely different expectations, or everyone has the same fear. In any case, gaining the shared understanding helps you start a constructive discussion on how to move forward.

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Vision Statement Exercise

STEP 1 – COLUMNS

STEP 2 – TOPIC

STEP 3 – FIVE MINUTES SOLO WORK





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Vision Statement Exercise

STEP 4 – SHARE!

STEP 5 – SORT

STEP 6 – DISCUSSION



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## Vision Statement

Duvall is a family-friendly community with an abundance of trails, parks, and open space.

Duvall’s vibrant Old Town overlooks the Snoqualmie River and offers something for everyone. New businesses and the entrepreneurial spirit are encouraged, providing residents unique local services and products.

Residents gather year-round to enjoy the arts, music, and community events, celebrating Duvall’s distinctive culture, all while embracing the natural beauty of the Snoqualmie Valley.

Duvall is an evolving city that honors its rural and agricultural heritage, while remaining on the cutting edge of technology, innovation, and sustainability.

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## Comprehensive Planning Periodic Update

Overview and Intent of the Growth Management Act (GMA)

An aerial photograph showing a lush green valley. A river flows through the lower left portion of the image. The valley is densely populated with trees, and residential areas with houses and roads are visible throughout. In the background, rolling hills and mountains are visible under a clear blue sky.

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# Comprehensive Planning & The GMA

2024 Due December 31<sup>st</sup> 2025 Due June 30<sup>th</sup> 2026 Due June 30<sup>th</sup> 2027 Due June 30<sup>th</sup>

★ Starred counties are partially planning under the Growth Management Act

Source: Washington State Dept. of Commerce

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# What is a Comprehensive Plan?

City of Duvall  
2015 Comprehensive Plan

Adopted by City Council June 7, 2016  
Resolution No. 16-09

City of Duvall  
Future Land Use Map

Adopted by Resolution 20-07  
Approved on December 7, 2021

City Limits  
Water Bodies

Legend:  
C-1 Commercial  
LI-1 Light Industrial  
MD-1 Medium Density Residential  
PD-1 Public Facilities  
PO-1 Parks and Open Space  
R-10 Residential 10 Units per Acre  
R-4-4.5 Residential 4-4.5 Units per Acre  
R-8 Residential 8 Units per Acre  
R-12 Residential 12 Units per Acre  
UG-1 Urban Growth Reserve

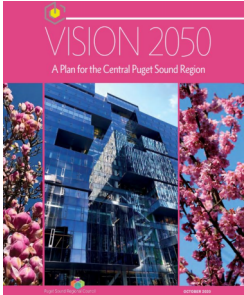
Source: City of Duvall Website

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# Intent of the Periodic Update

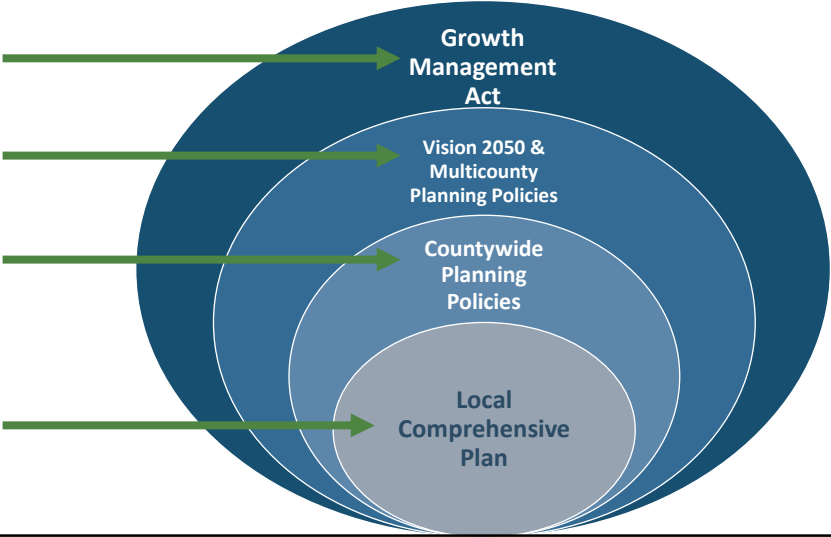


Photo Source: City of Duvall Parks, Trail, and Open Space Plan, p.5



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# Who Decides What the Plan Says?



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## Scope: GMA’s 15 Goals to Balance\*

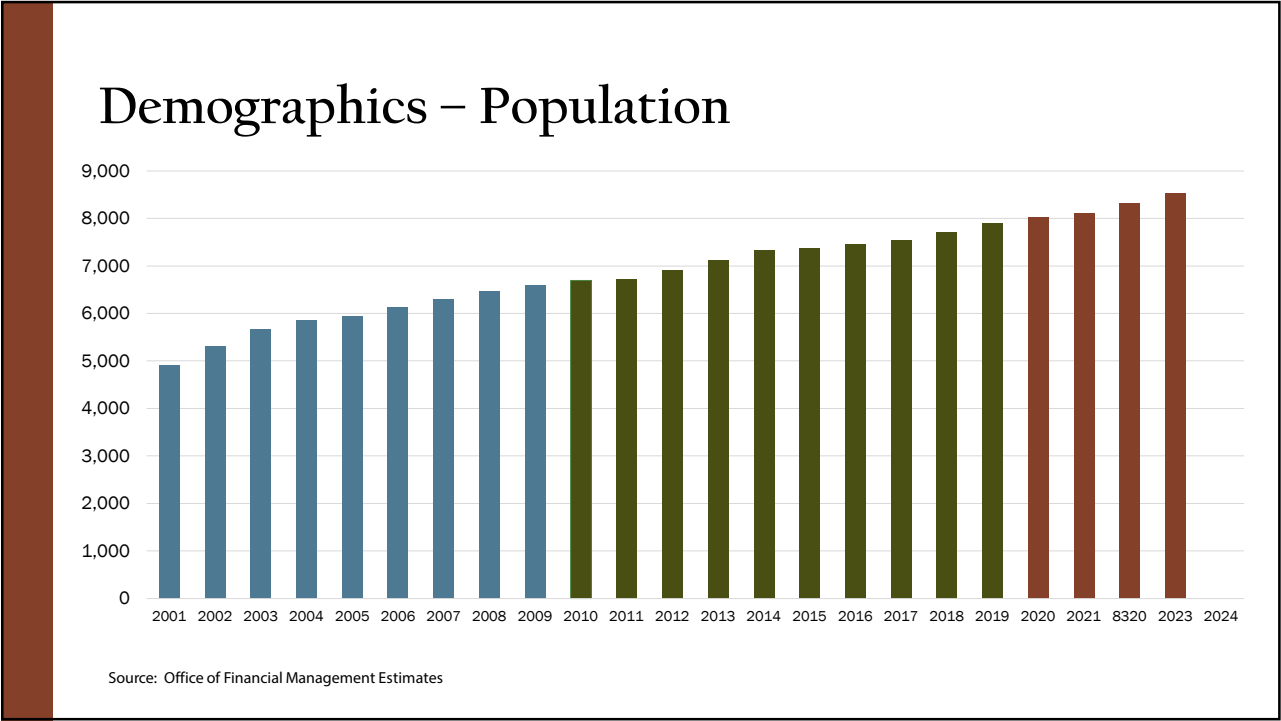
- Urban Growth
- Reduce Sprawl
- Transportation
- Housing
- Economic Development
- Property Rights
- Permits
- Resource Lands

- Open Space/Recreation
- Environment
- Citizen Participation
- Public Facilities/Services
- Historic Preservation
- Climate
- Shorelines

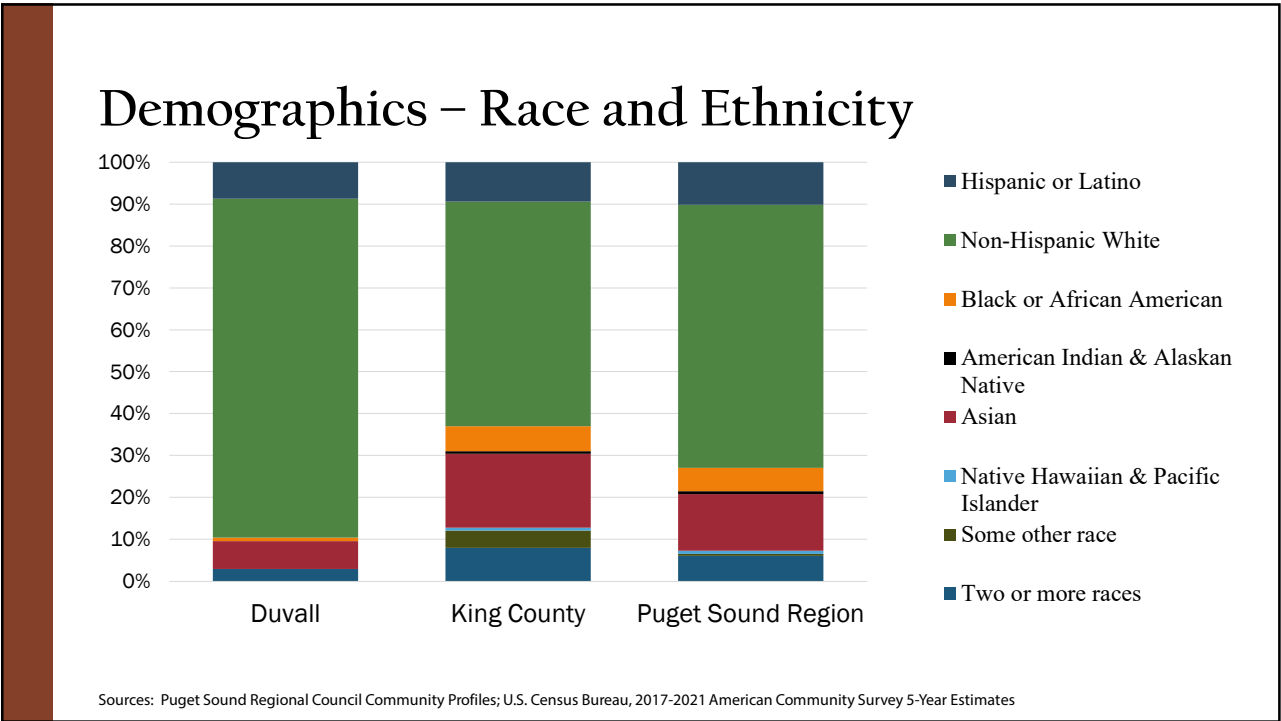
**\*These goals are in no particular order, and should be balanced based on local circumstances (RCW 36.70A.020)**

## Comprehensive Plan Elements

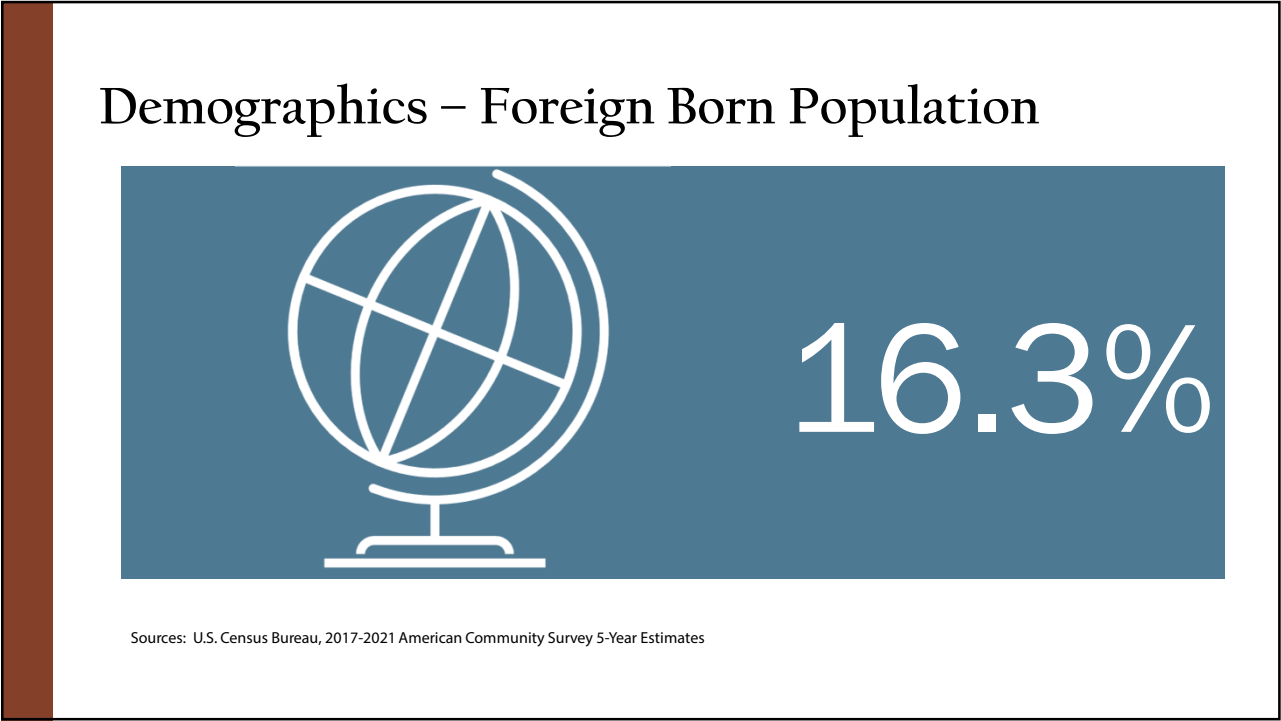
| Chapter | Element                          |
|---------|----------------------------------|
| 1       | Introduction                     |
| 2       | Land Use                         |
| 3       | Housing                          |
| 4       | Parks and Recreation *           |
| 5       | Economic Development *           |
| 6       | Transportation                   |
| 7       | Capital Facilities               |
| 8       | Environment and Sustainability * |



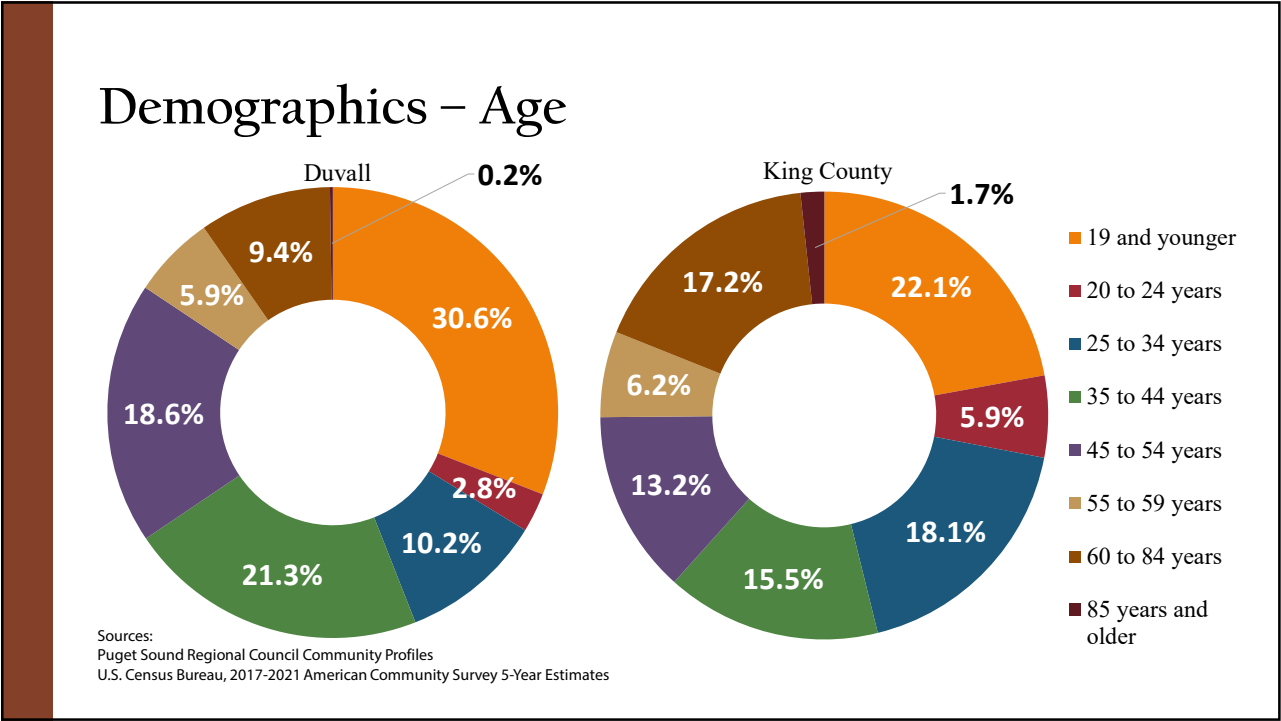
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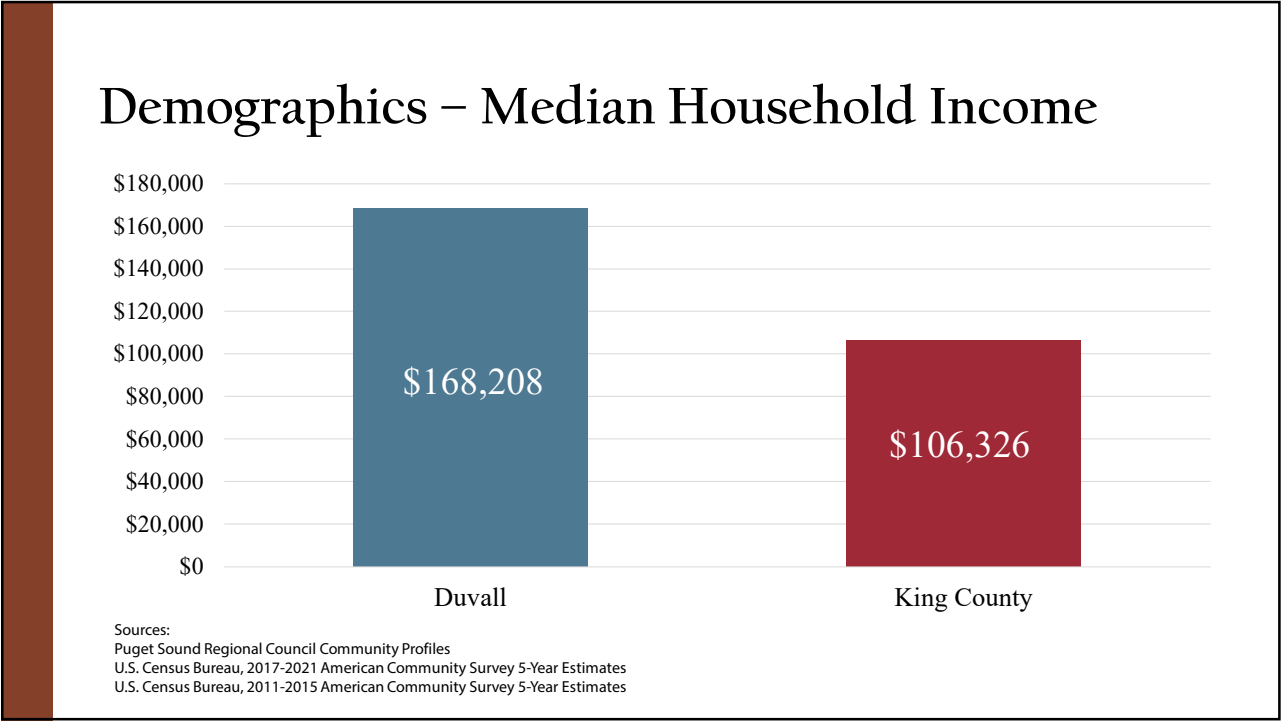
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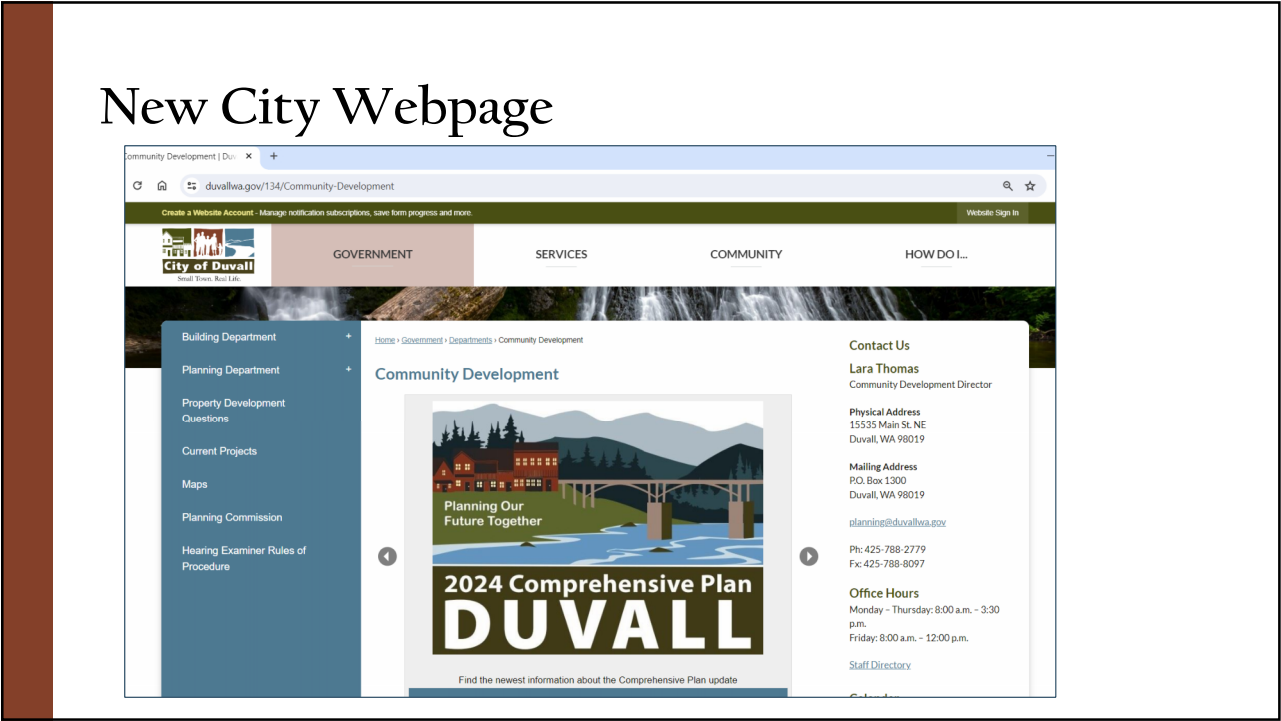
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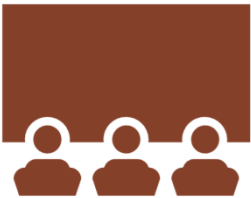


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# Videos are available



## What is the Purpose of the Comprehensive Plan?

The Comprehensive Plan is a roadmap for the city's growth, development, and land use policies for 20 years. It addresses key aspects such as housing, transportation, economic development, environmental sustainability, and community amenities. It is a living document that guides decision-making and ensures our city continues to be a wonderful place to live, work, and play in 2044.

### Include Me!

Take a Survey

Participate

Watch

Sequence

Below is a sequence that the planning process will follow. Within each block, a series of events will occur.

|                                                                 |                                                  |                               |                          |                        |          |                               |
|-----------------------------------------------------------------|--------------------------------------------------|-------------------------------|--------------------------|------------------------|----------|-------------------------------|
| Public Outreach                                                 | Steering Committee Recruitment                   | Public Workshop # 1           | Public Workshop # 2      | Public Notifications   |          |                               |
| Substantive Work                                                | Analysis of Existing Policy and Populations Data | Drafting                      | Revision                 | Final Drafting         |          |                               |
| Public Review: Agency Review, Public Consensus, WSDC Acceptance | Steering Committee Meeting #1                    | Steering Committee Meeting #2 | Early Draft Sent to PSRC | Draft Sent to Commerce | SEPA     | Final Drafts Sent to Agencies |
| City Council & Planning Commission                              | Monthly Updates to Council and Commission        |                               |                          | Hearings               | Adoption |                               |

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# WHAT ARE YOUR FEARS FOR DUVALL IN 20 YEARS?

## Transportation

- ▶ Traffic and Congestion
- ▶ Commutes are difficult
- ▶ Main street is carrying a lot of trucks and heavy traffic
- ▶ Access concerns
- ▶ 124th Closed

## Housing

- ▶ Lack of homes or options for aging population because of escalating home values and taxes
- ▶ Lack of affordable housing

## History / Heritage

- ▶ When a historic building changes hands with a new business, what will happen?
- ▶ Loss of core historic downtown would be bad
- ▶ People would no longer value / honor the history here
- ▶ Afraid that historic homes would be torn down

## Community

- ▶ US verses THEM mentality (new people vs long time residents) instead of people feeling together
- ▶ Urban / rural cultural divide being divisive
- ▶ Negativity could impact the community and prevent a welcoming environment
- ▶ Concern that community members would lack respect
- ▶ Political polarization preventing progress

## Environment

- ▶ Climate threats (dry trends, heat dome)
- ▶ Climate refugees (people could come for clean air)

## Economic Development and Business

- ▶ Concern that bigger businesses will replace or push out smaller businesses

## Safety / Security / Social issues

- ▶ Becoming more Seattle-like with respect to the homeless issue
- ▶ Loss of safety and security / loss of wholesome environment
- ▶ Gun violence or unsafe environment -> Bigger problems in the US coming here
- ▶ Vandalism

## Capital Facilities / Utilities

- ▶ School crowding, we won't be able to keep up
- ▶ School closures
- ▶ Power outages and loss of electricity is a concern whenever the wind blows
- ▶ Problems when weather / power outages interrupt business and life

## Other / General

- ▶ Rising costs
- ▶ Over regulation for homeowners, businesses

# WHAT ARE YOUR HOPES FOR DUVALL IN 20 YEARS?

## **History / Heritage**

- ▶ History – stay rooted and preserve history

## **Community**

- ▶ Increased connectedness (people)
- ▶ Resurgence of community togetherness
- ▶ Warm, caring community
- ▶ Welcoming for all
- ▶ Keep a community feel

## **Environment**

- ▶ Keep the nature
- ▶ Watch trees grow and stay protected

## **Economic Development and Business**

- ▶ Robust downtown feel
- ▶ Patronize the small business
- ▶ Would never need to Duvall for anything – everything that we need is available here
- ▶ Spend money locally and support local business
- ▶ Be drawn to the downtown on a repeated basis
- ▶ Choose to use the local option (this means you need to maintain the local choices)
- ▶ Business success

## **Land Use**

- ▶ Highest and best use in the core area (the walkable area)
- ▶ Agricultural land remains viable
- ▶ Farming is affordable – not cost prohibitive to choose farming (low lease)
- ▶ Precious neighborhood areas

## **Regulations and Choices / Responsive Government**

- ▶ Forge a path ahead (not be beholden to state requirements)
- ▶ Buildings storefronts stay occupied
- ▶ Develop intentionally in the downtown
- ▶ Improved communication from City Hall and City Council

## **Arts / Culture / Events**

- ▶ Arts and culture is a part of “connectedness”
- ▶ Events like Duvall Days showcase the community and keep people together
- ▶ Unique opportunities to bring people together and build the culture
- ▶ Farmers market is so special – grow it (Live local music and farmers) – incentivize who can be there to increase variety; consider expanding vendor options
- ▶ History, nature, heritage

## **Parks, Rec, Trails**

- ▶ We need an awesome dog park
- ▶ Park is needed on the main corridor which would be visible when people arrive or accessible from downtown for social gathering (up on SR-203; preserve green space)
- ▶ Depot park and the park beyond it where the summer music is- it's great Would love to see some native plantings to combat erosion (health of rivers)
- ▶ Beautiful trails – leafy, shady
- ▶ Walk safely