



**CITY OF WASHOUGAL  
CITY COUNCIL WORKSHOP AGENDA  
Monday, March 10, 2025  
5:00 PM**

**MEETING INFORMATION**

Please click the link below to join the webinar:  
<https://us02web.zoom.us/j/89398867289>

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PUBLIC COMMENTS**

**IV. NEW BUSINESS**

**A. Community Development: Comprehensive Plan Update Overview by Element**

**V. REPORTS AND COMMUNICATIONS**

**A. CITY MANAGER**

**B. MAYOR**

**C. CITY COUNCIL**

**VI. ADJOURNMENT**

**UPCOMING MEETINGS: Monday, March 24, 2025 - Workshop at 5:00 pm and Council at 7:00 pm**

**AGENDA BILL #**  
**BUSINESS OF THE CITY COUNCIL**  
**City of Washougal, Washington**

**FOR AGENDA OF:**

3/10/2025

**SUBJECT:**

CD Presentation: Comprehensive Plan Update Overview by Element

**DEPT. OF ORIGIN:**

Community Development

**REVIEWED AT:**

**TO BE RETURNED TO COUNCIL:**

Yes

**ATTACHMENTS:**

▯ **Onward - Comp Plan Update Overview**

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**EXPENDITURE REQUIRED:**

\$0

**BUDGETED:**

\$0

**APPROPRIATION REQUIRED:**

\$0

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**SUMMARY STATEMENT**

A presentation by our consultant team (DOWL) providing an overview of the required updates to the Comprehensive Plan. The information will be organized by Element and will include an overview of required and/or potential development code updates that correlate with the element update. There will also be a presentation of the project schedule and key milestones in Clark County's process that feed into Washougal's local process. The presentation is intended to be an official kick off to the Comprehensive Plan document updates.

**RECOMMENDED ACTION**

None.

# Washougal Onward: Comprehensive Plan Update Overview

March 10, 2025 – City Council Workshop | Presented by Jessica Herceg, DOWL  
Washougal City Hall Council Chambers



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## Agenda

- **Schedule**
- **Comprehensive Plan Update**
  - Land Use Element
  - Housing Element
  - Economic Development
  - Climate Element
  - Other Minor Element Updates
- **City/County Coordination**
- **Next Steps**



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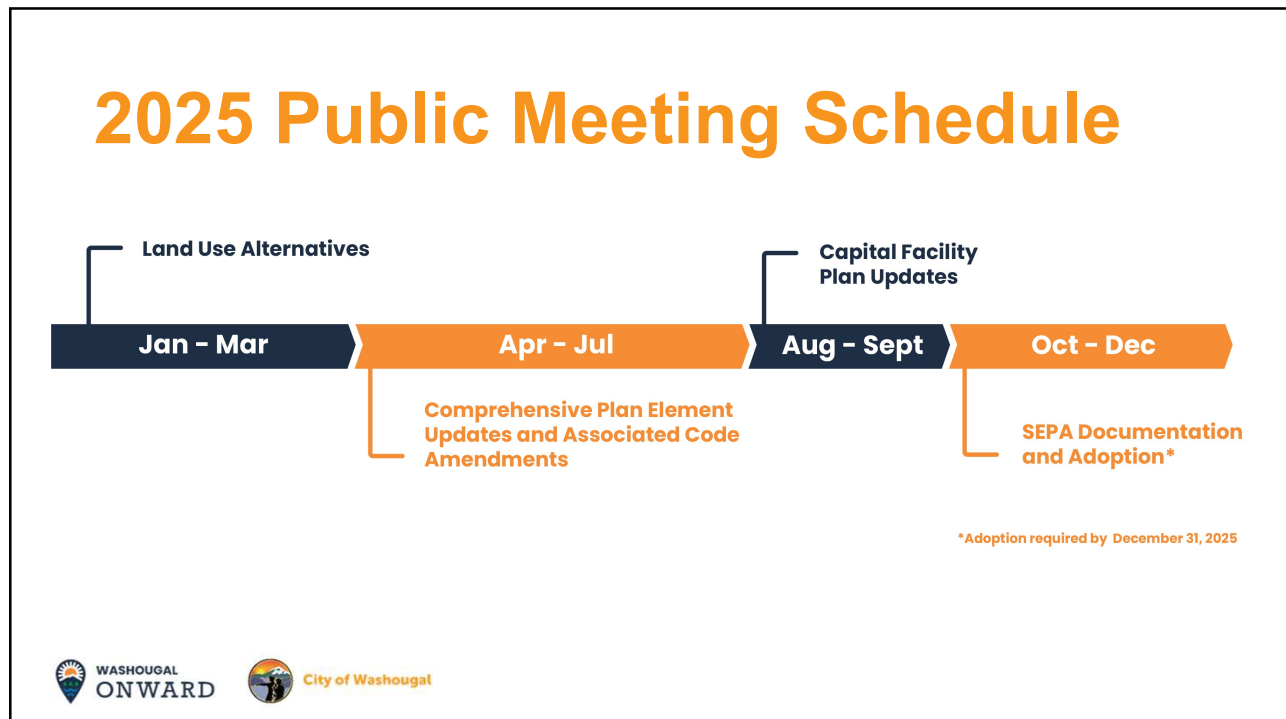
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## 2015-2035 Comprehensive Plan

1. Guiding Objectives, Principles and Standards
2. Natural Resources and Critical Areas
3. Growth Management
4. *Land Use*
5. Parks and Open Space
6. *Housing*
7. *Economic Development*
8. Utilities
9. Procedural Criteria
10. Capital Facilities Plans and Reference Documents

**CITY OF WASHOUGAL**  
 2015 – 2035 Comprehensive Plan  
 2016 Update



City of Washougal  
 1701 C Street  
 Washougal, Washington 98671

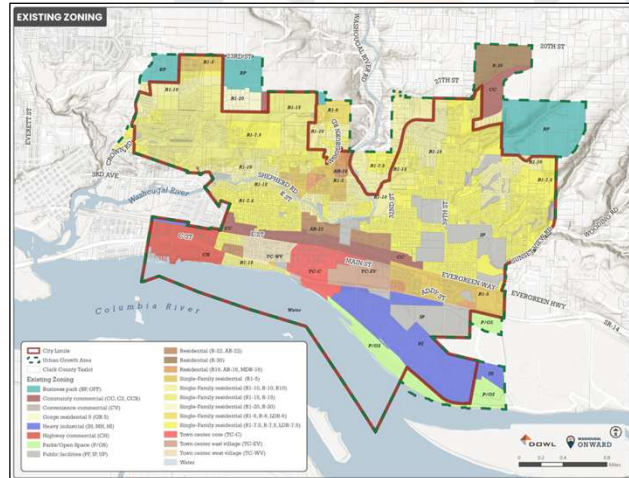



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# Land Use Element

Key changes expected:

- ❑ Strategy, goal and policy refresh
- ❑ Vacant buildable lands inventory
- ❑ City demographics and population projection
- ❑ Introduction and explanation of the new land use map
- ❑ Review/revision of land use designations, if needed, for preferred land use scenario
- ❑ Address wildfire risk
- ❑ Internal consistency with other elements and the SMP
- ❑ Consistency with Countywide Planning Policies



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## Associated Code Work

### Required Updates

- ❑ Zoning designation updates, as necessary
- ❑ Unit Lot Subdivision standards for short plats
- ❑ Parking minimums for low-income, senior, disabled and market-rate housing
- ❑ Project review procedures

### Other Potential Amendments

- Additional standards for commercial lands in the NE and NW UGA subarea
- Other development standards to address housing/job mix, compatibility, etc.



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# Housing Element

In 2021, House Bill 1220 (HB 1220) amended the GMA to require local governments to “**plan for and accommodate**” housing affordable to all income levels.

## Washougal’s Housing Element:

- ❑ Compliance with HB 1220
- ❑ Evaluate land capacity to accommodate all housing needs
- ❑ Make adequate provisions to accommodate all housing needs
- ❑ Housing Needs Assessment
- ❑ Updated goals, policies and strategies
- ❑ Adoption, implementation and ongoing monitoring



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## Requirements for a Housing Element under GMA

### Housing Needs Assessment (HNA)

*Inventory of projected housing needs by income level*

### Residential Land Capacity Analysis

*Identify sufficient land to accommodate projected housing needs by income level*

### Provisions for All Economic Segments

- Document programs and actions to achieve housing availability
- Consider relationship between housing and employment
- Consider the role of accessory dwelling units (ADUs)

### Goals, Policies & Objectives

*For housing preservation, improvement and development, including moderate density housing in urban growth areas*

### Racially Disparate Impacts

*Identify policies and regulations which result in displacement and exclusion and implement policies to undo these impacts.*



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## Associated Code Work

### Required Updates

- ❑ New Middle Housing regulations (model code at minimum)
- ❑ Amend allowable housing product types by zone
- ❑ Amend accessory dwelling unit provisions
- ❑ New/modified density standards
- ❑ Permanent Supportive Housing and Transitional Housing
- ❑ Minor updates to definitions

### Other Potential Amendments

- Middle housing optional development regulations
- Review/revise allowable housing product types by zone
- Lot dimensional standards
- Incentives to encourage housing at different affordability levels



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## Economic Development Element

The Economic Development Element is not required to be updated since it is not funded this cycle, however, it is **vital to Washougal's economy**, therefore the City has elected to update it.

### Washougal's Economic Development Element:

- ❑ Provides a comprehensive overview of the economy
- ❑ Identify strategies, programs, and projects to improve Washougal's economy



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## Approach for Washougal's Economic Development Element

- ❑ Carry forward what has worked from the existing element
- ❑ Collect qualitative and quantitative data
- ❑ Collaboratively form a Vision for Washougal's Economy of the future
- ❑ Elevate quality of life, economic growth
- ❑ Be strategic and focus on implementation
- ❑ Educate decision makers

### Potential Code Amendments

- Evaluate regulations in TC and commercial zones to achieve right mix of housing and jobs
- Evaluate code to identify barriers for job creators and targeted industries

### Data Collection and Analysis

*Update and supplement existing key data on Washougal's economy and context*

### Community Engagement

*Engage with key stakeholders in various industry sectors and/or representing critical economic interests*



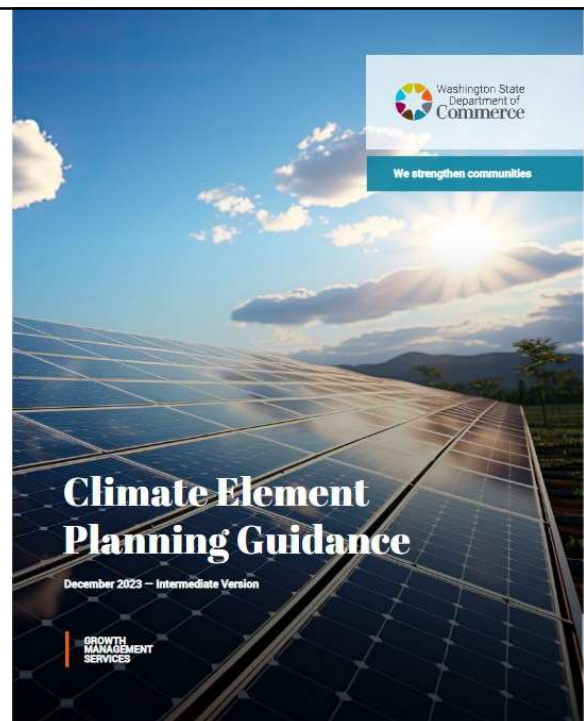
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## Climate Element

### Washougal's Climate Element:

- ❑ Compliance with HB-1181 requirements.
- ❑ Informed by data and community engagement.
- ❑ Integrated with other plans & other comp plan elements.
- ❑ Supported by community, county staff, and decision-makers.
- ❑ Clear, feasible, and provides path to implement.



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An **emissions reduction sub-element** is required for 11 of the state's largest and fastest-growing counties and their cities, and includes:

+

A **resilience sub-element** is required for all jurisdictions planning fully under the Growth Management Act, and includes:



**Emissions Reduction Measures** to reduce GHG emissions and per-capita vehicle miles traveled



**Adaptation Measures** to improve resilience to climate impacts like flooding, heat, smoke, & wildfires



*People who experience the first and worst consequences of climate change. Such residents' health and livelihoods are often highly vulnerable to climate-exacerbated hazards and economic disruptions, and their communities often lack basic support infrastructure and suffer disproportionately from the compounding impacts of pollution, discrimination, racism, and poverty.*

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## Associated Code Work



There are no required code updates as part of the Climate Element. However, code amendments may help implement Climate Element policies. Some examples are listed below.

**Resilience - Related Code Amendments**

- Ensure land-use designations incorporate flood projections
- Update/strengthen critical areas regulations
- Add thermal building safety codes with upper limits
- Incorporate Wildlife urban interface into land use designations

**GHG Emissions Reduction - Related Code Amendments**

- Update energy efficiency standards
- Add/update other building performance standards
- Add solar-ready and EV charging-ready requirements
- Add EV-related parking and building codes
- Add commuter benefit ordinance
- Remove some parking minimums

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## Natural Resources and Critical Areas

Key changes expected:

- ❑ Internal consistency with other elements
  - Climate resiliency
  - Urban forestry/Tree Canopy goals
- ❑ Shoreline Master Program integration

### Required Code Amendments

- Updates to address best available science
  - Wetlands
  - Riparian areas
  - Oregon White Oak



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## Parks and Open Space Element

Key changes expected:

- ❑ Updates to inventory, gap analysis, needs identification
- ❑ Compliance with HB 1181
  - Tree canopy inventory
  - New goals and policies
- ❑ Goals and policy refresh
- ❑ Update capital projects list and costs
- ❑ Internal consistency with other elements

### Associated Code Work

- Urban forestry regulations
- Park development requirements



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## Transportation Element

Key changes expected:

- ❑ Visions, goals and objectives refresh
- ❑ Existing Conditions assessment
- ❑ HB 1181 Compliance
- ❑ Multi-modal level of service standards
- ❑ Future conditions analysis
- ❑ Needs identification, prioritization
- ❑ Funding, financing and implementation

### Associated Code Work

- Impact fee restructuring
- Update to Engineering Standards
- Concurrency requirements



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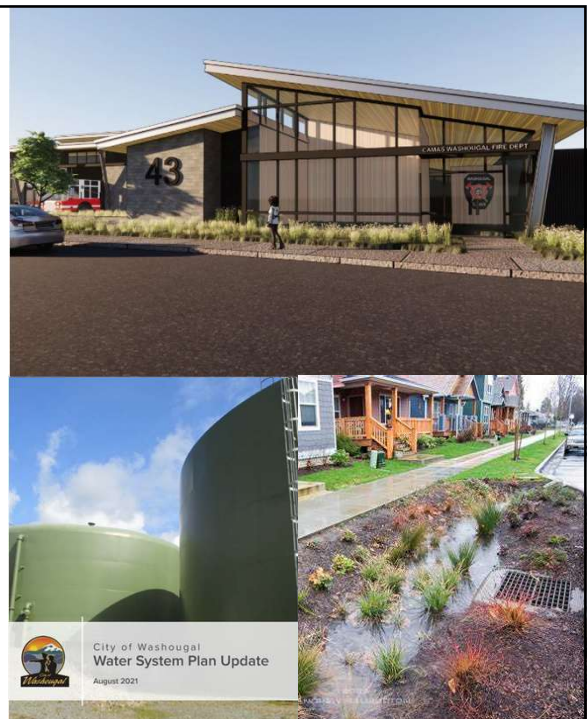
## Utilities and Capital Facilities

Key changes expected:

- ❑ Review system plans for serviceability relative to projected growth and future land use map
- ❑ Identify service gaps and needs
- ❑ Project identification, prioritization and funding
- ❑ Goals and policy refresh
- ❑ Internal consistency with other elements

### Associated Code Work

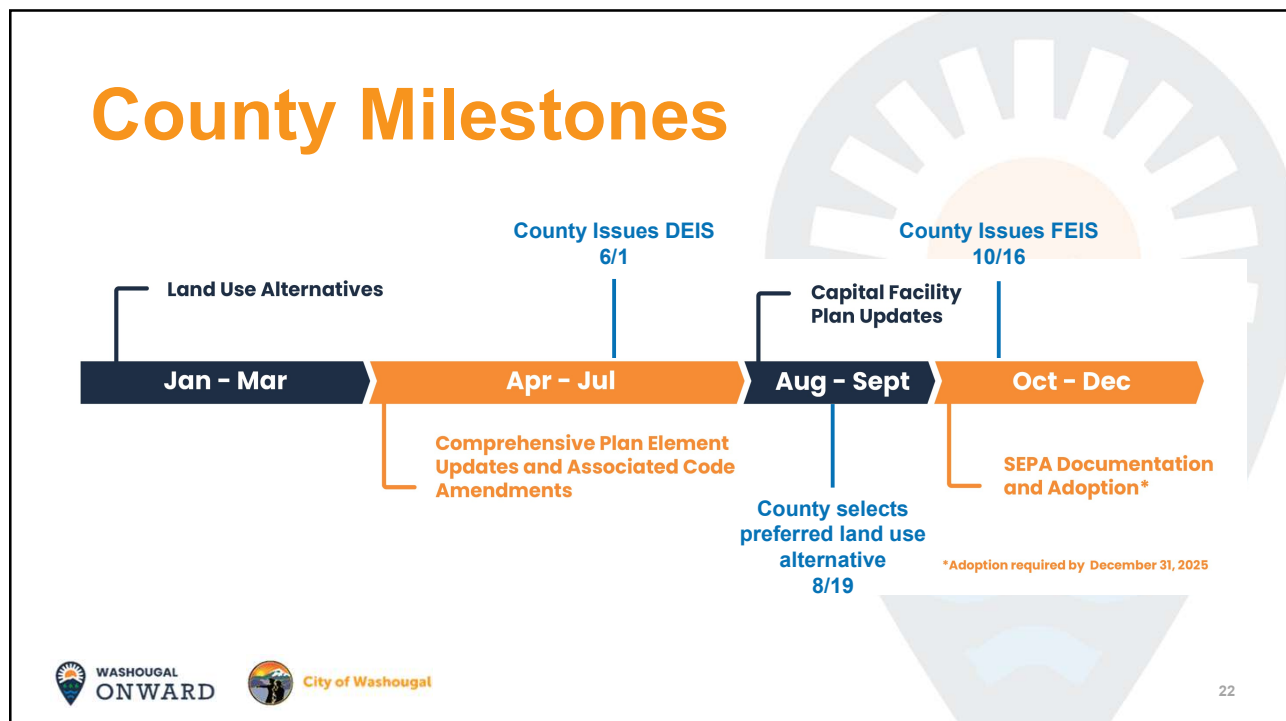
- Impact fee and SDC restructuring
- Stormwater provisions



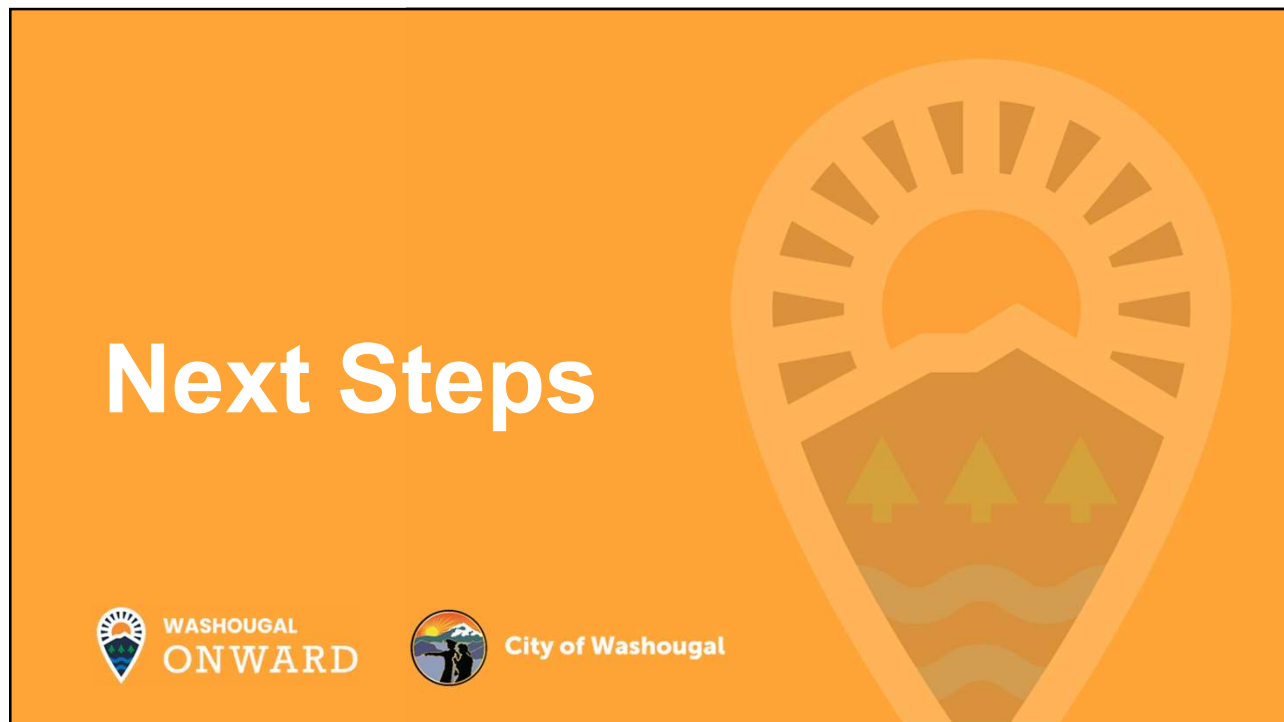
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## Next Steps

**Land Use Alternatives**

- **February 24<sup>th</sup> – March 12<sup>th</sup>** | Public Comment Period
- **March 24<sup>th</sup>** | Joint CC and PC Workshop to discuss alternatives and potential refinement
- **April 14<sup>th</sup>** | CC Public Hearing and resolution to approval preferred land use alternative

**Comprehensive Plan Element and Code Update**

- **April 28<sup>th</sup>** | Draft Land Use Element
- **May 10<sup>th</sup>** | SMP Update + Critical Areas Code Updates
- **June 9<sup>th</sup>** | Draft Housing Element + Code Updates
- **June 23<sup>rd</sup>** | Draft updated Economic Development Element + Code Updates
- **July 14<sup>th</sup>** | Draft Climate Element + Code Updates
- **July 28<sup>th</sup>** | Minor Element Updates

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# Questions?



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# Reference Slides



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# Population Growth and Employment

## Population Estimates and Projections

- Countywide
  - 2023 Population Estimate: 527,400
  - 2045 Population Projection: 718,154
  - Net Change: 190,754
- Washougal
  - 2023 Population Estimate: 18,026
  - 2045 Population Projection: 24,874
  - Net Change: 6,848

## Housing Unit Needs

- Countywide: 103,695
- Washougal: 3,735

## Employment Growth

- Countywide: 73,500 net new jobs
- Washougal: 2,961 net new jobs



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# Housing Need by Affordability Level

Washougal's Housing Unit Allocation by Affordability Level (% of AMI)

Non-PSH	PSH	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100-120% AMI	>120% AMI	Emergency Beds	Total
390	267	523	781	417	324	1,032	143	3,735

## Key Terms

- AMI – Area Median Income
- PSH – Permanent Supportive Housing
- STEP – Acronym representing emergency shelter/beds, transitional housing, non-permanent supportive housing, and permanent supportive housing



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