



**CITY OF WASHOUGAL
CITY COUNCIL WORKSHOP MEETING
MINUTES
Monday, February 24, 2025
5:00 PM**

MEETING INFORMATION

Please click the link below to join the webinar:
[https://us02web.zoom.us/j/ 84523504900](https://us02web.zoom.us/j/84523504900)

I. CALL TO ORDER

Councilmember Michelle Wagner called the meeting to order at 5:00 pm.

II. ROLL CALL

Present: Councilmembers Michelle Wagner, Molly Coston, Julie Russell, Ernie Suggs, and Tia Robertson and Mayor David Stuebe via zoom.

Absent: David Fritz and Student Representative Emily Bishop

Staff:

David Scott, City Manager
Joe Walsh, Community Services and Strategy Director
Trevor Evers, Director of Public Works
Daniel Layer, Finance Director/City Clerk
Mitch Kneipp, Community Development Director
Scott Collins, City Engineer
Monie Holmes, Assistant Finance Director
Rose Jewell, Community Engagement Manager
Amanda Goulding, Assistant City Clerk & Accounting Specialist

III. PUBLIC COMMENTS

William Carter shared his concerns regarding the transportation needs in the region, mass transit, and the I-5 bridge project. He spoke in favor of light rail and encouraged the council to be proactive and to think forward.

IV. NEW BUSINESS

A. Public Works: 2024 Pavement Management Condition Report

Scott Collins introduced **Joel Condor, consultant**, who presented the following:

- Pavement Management System = Street Saver software
- Current Pavement Condition Index (PCI) = 82
- Preferred Choice of Software on West Coast
- Pavement Deterioration Curve - declines between 12-20 years
- Early maintenance extends street life
- Scenario 1 - Unconstrained needs \$7.08 M over 5 years - PCI plus 2 points
- Scenario 2 - Current Investment Level \$1.0M per year \$5M - PCI plus 1 point
- Scenario 3 - Zero funding over next 5 years - PCS minus 7 points
- Current PCI Condition

- Treatments scenarios
- Budget Scenario Data

Council discussion ensued regarding the 30-year outlook and budgetary requirements. Washougal is number one in the state of Washington.

B. Community Development: Shoreline Master Plan & Critical Areas Updates

Mitch Kneipp introduced **Ethan Spoo** and **Jessica Herceg**, DOWL Consultants who presented the following:

- Overview of Shoreline Master Program Update
 - Shoreline Management 101
 - Shorelines = Columbia and Washougal Rivers and segments of Gibbons Creek
 - Shoreline jurisdiction - 200' of the ordinary high-water mark
 - Goals are to Protect, Promote, and Increase access and recreational opportunities
 - Background - Existing Shoreline Master Plan 1974.
 - Now in final of four phases
 - Ecology Grant
 - Local adoption due June 30, 2025
 - Key Updates
 - Shoreline Designation Map
 - Use Standards
 - Revised permitting process
 - Organizational changes
 - Outcomes
 - Changes in uses
 - Development standards
 - Public access
 - Shoreline stabilization
 - Shepherd Road improvements
 - TIB Grant \$4.343M - parking, bike lanes, sidewalk, traffic calming, crosswalk
 - Schmid Family Park
 - 13 acres, restore, pathways, educational element, intensity of uses
- Overview of Critical Areas Code Update
 - Wetlands - buffers, mitigation ratios, and wetland banks
 - Fish and Wildlife Habitat Areas
 - Critical Aquifer Recharge Areas
 - Geologically Hazardous Areas
 - Frequently Flooded Areas
 - Background - last update Ord 1955 in 2022
 - Best available science
 - Riparian Areas map
 - Oregon White Oak - mitigation and monitoring
 - Wetland updates - buffers, mitigation ratios, preferences, and alternatives
- Next Steps/Action Items
 - Focus Groups 2-5: March 31 – April 4
 - CAC #3 (Focus Group No. 6): April 9
 - City Council Workshop: May 12
 - Planning Commission Work Session: May 13
 - Planning Commission Public Hearing: June 10
 - City Council Hearing/Adoption: June 23

- Reference Maps

V. REPORTS AND COMMUNICATIONS

A. CITY MANAGER

Deferred to council meeting.

B. MAYOR

Deferred to council meeting.

C. CITY COUNCIL

Deferred to council meeting.

VI. ADJOURNMENT

Meeting ended at 6:40 pm

Mayor

City Clerk

2024 Pavement Management Condition Report

02/24/2025 | Presented by Joel Conder, Capital Asset & Pavement Services Inc.



City of Washougal

MISSION STATEMENT

Our mission is to provide fiscally responsible services that promote our vision of a safe and beautiful community that can be enjoyed for generations to come.

What is a Pavement Management System?

- Computerized, Inventory, Analysis, Budgeting Tool, etc..
- Shows effects of maintenance decisions, before & after
- PCI, Pavement Condition Index from 0 – 100
- Preferred Choice of Software on West Coast – MTC Streetsaver, current users in Washington & Oregon at 100+ agencies



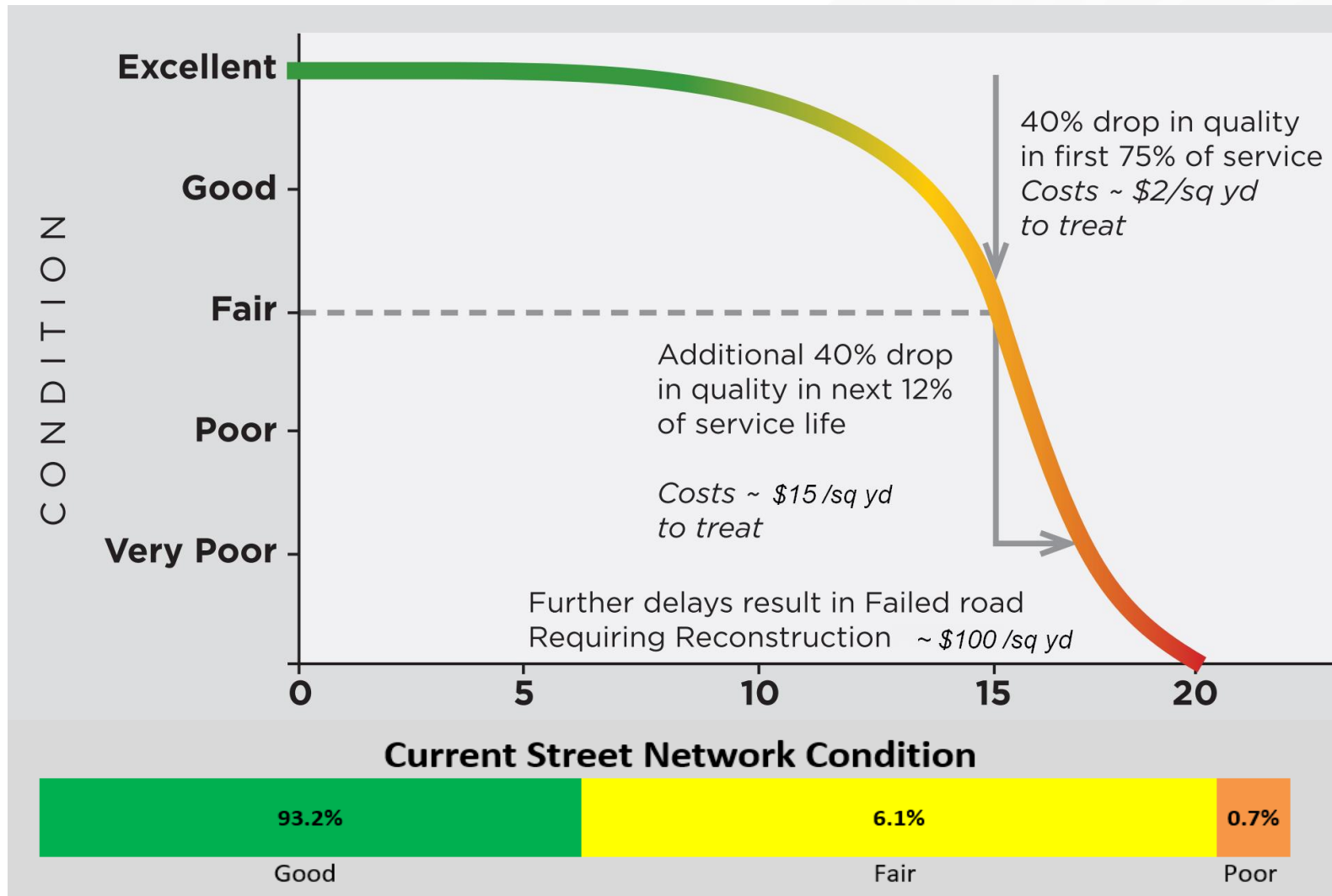
Current PCI = 82

- 70.2 Centerline Miles of Paved Streets
 - Arterial 6.0 miles
 - Collector 8.8 miles
 - Residential/Local 55.4 miles

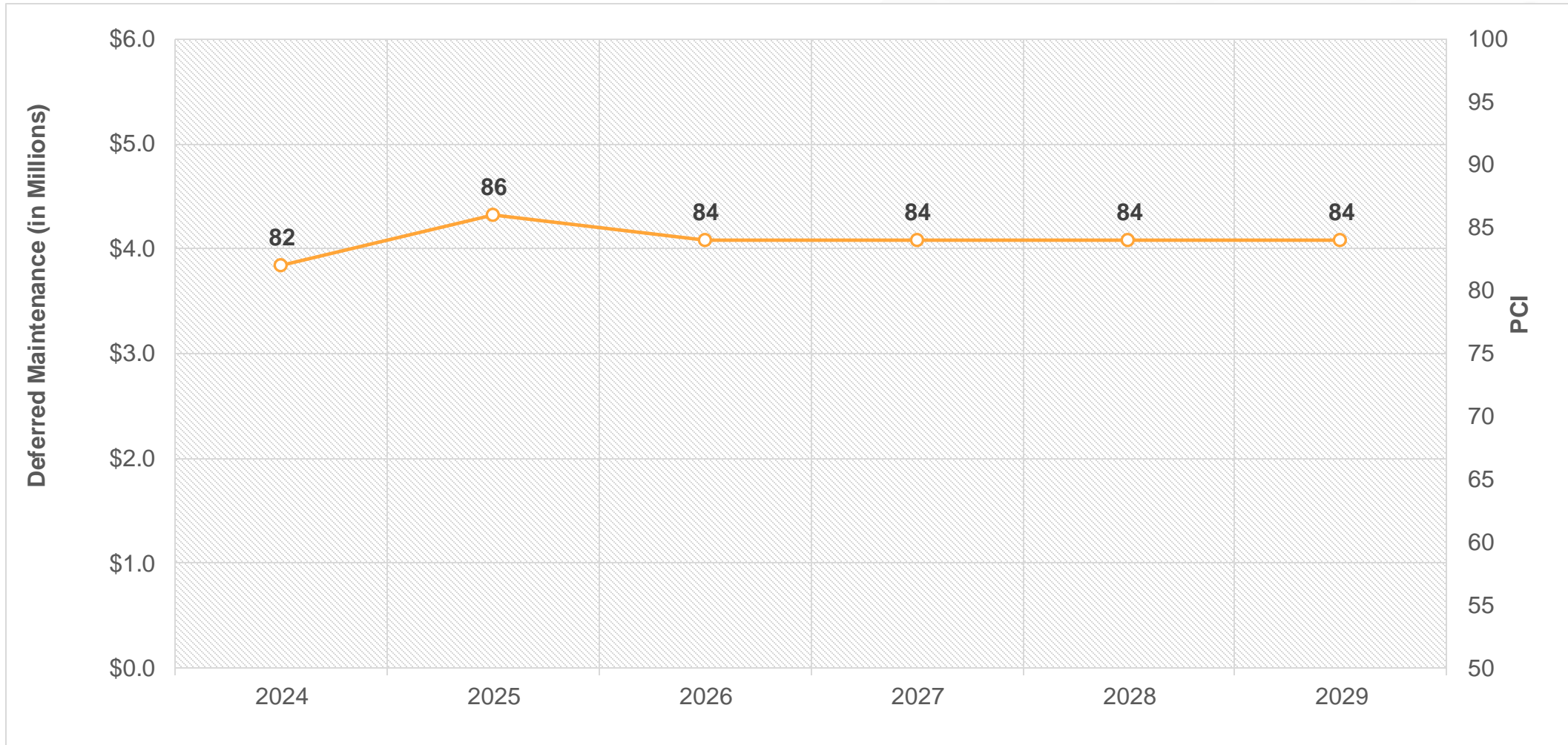
Condition Category	PCI Range	Percent of Network
Good	70 to 100	93.2%
Fair	50 to 70	6.1%
Poor	25 to 50	0.7%
Very Poor	0 to 25	0.0%



Pavement Deterioration Curve

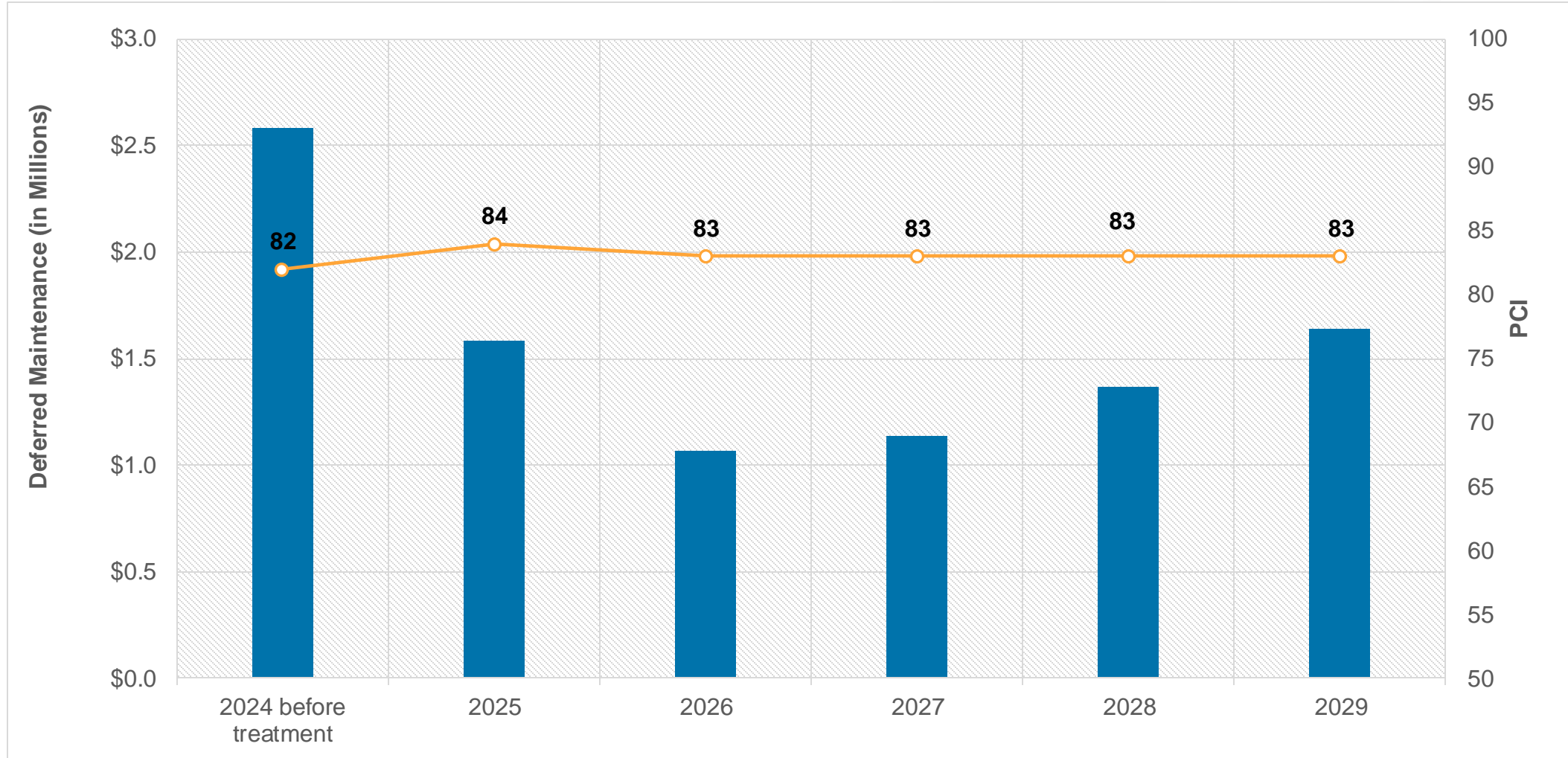


Scenario 1 – Unconstrained Needs (zero deferred maintenance) \$7.08 Million over 5 years - PCI Increases 2 points



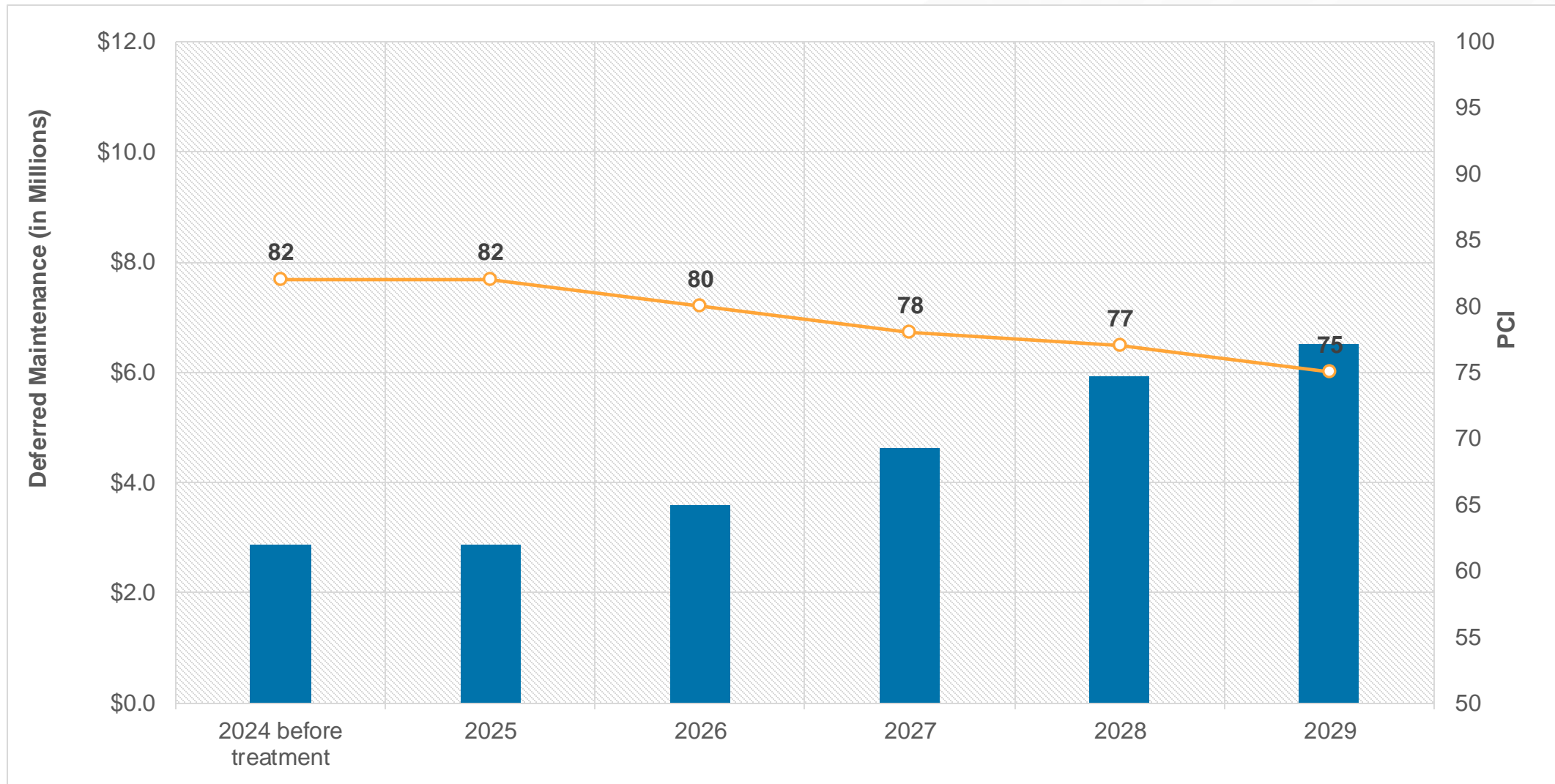
Scenario 2 – Current Investment Level

\$1.0M per year (\$5.0M total)- PCI increases one point



Scenario 3 – Do Nothing

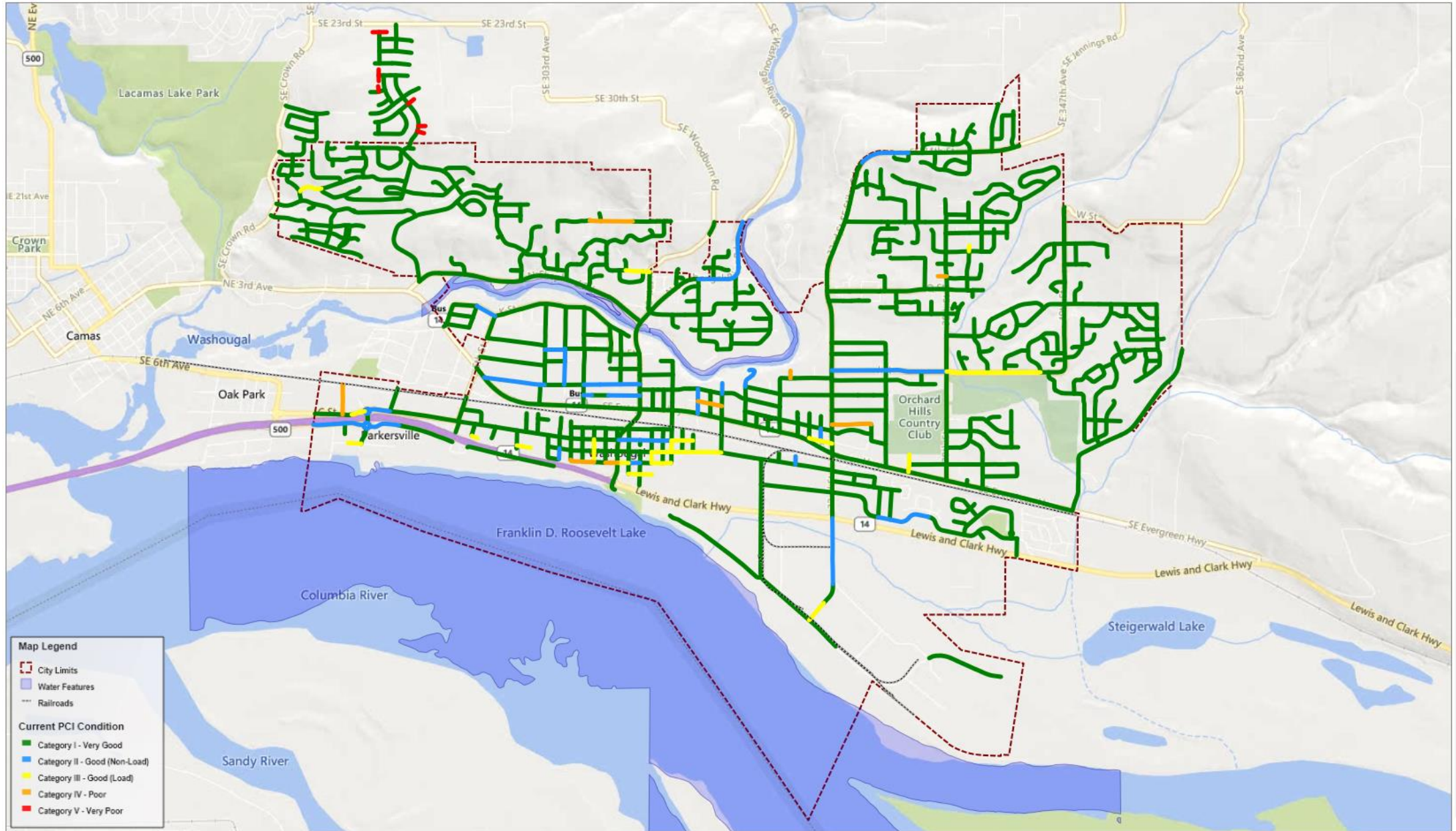
Zero funding over next 5 years - PCI increases 7 points

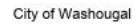




Current PCI Condition

Printed: 8/7/2024





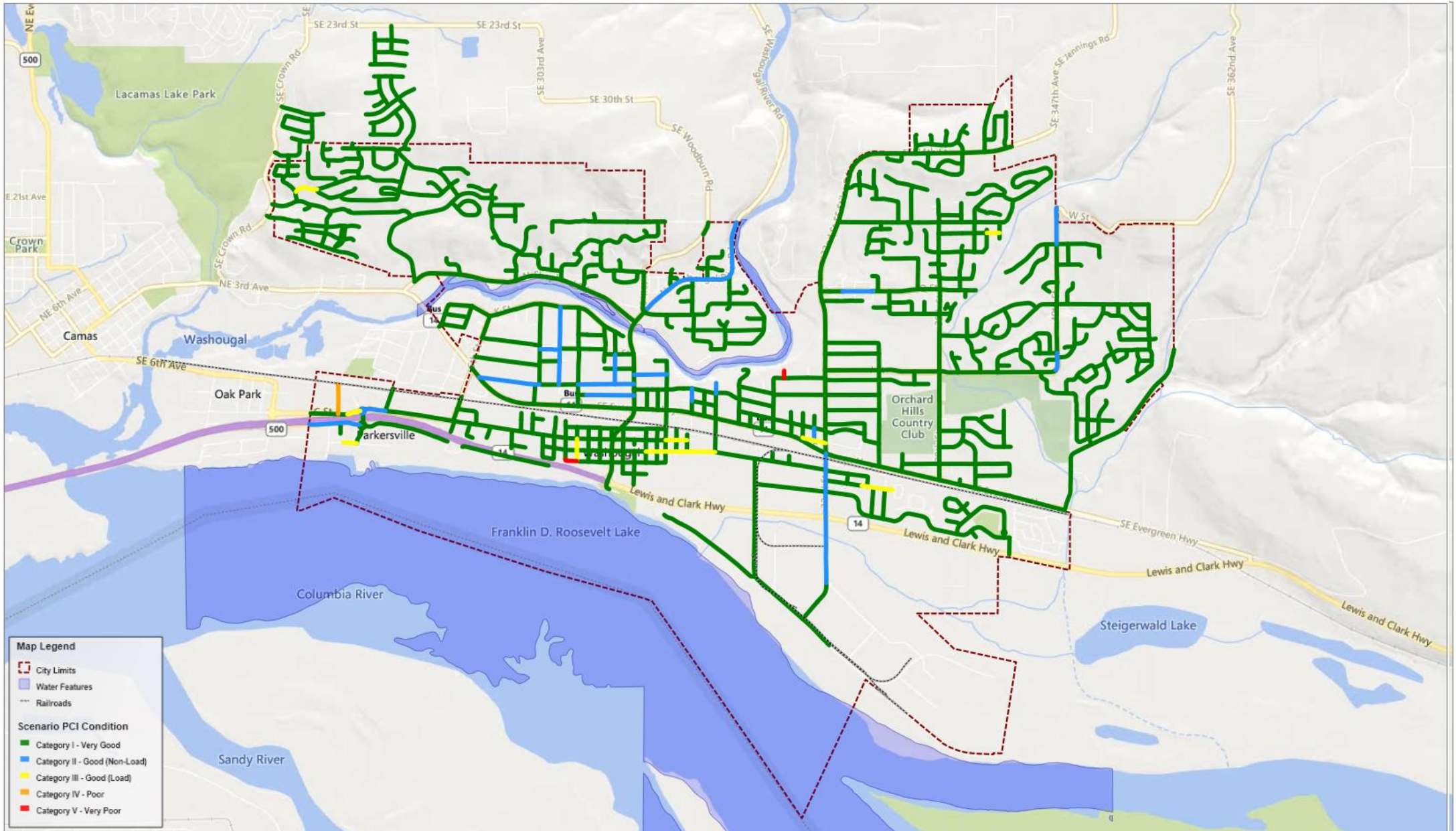
(1) Unconstrained Needs - 2029 Project Period - Printed: 8/7/2024

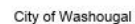




Scenario PCI Condition

(2) Current Funding Level - 2029 Project Period - Printed: 8/7/2024





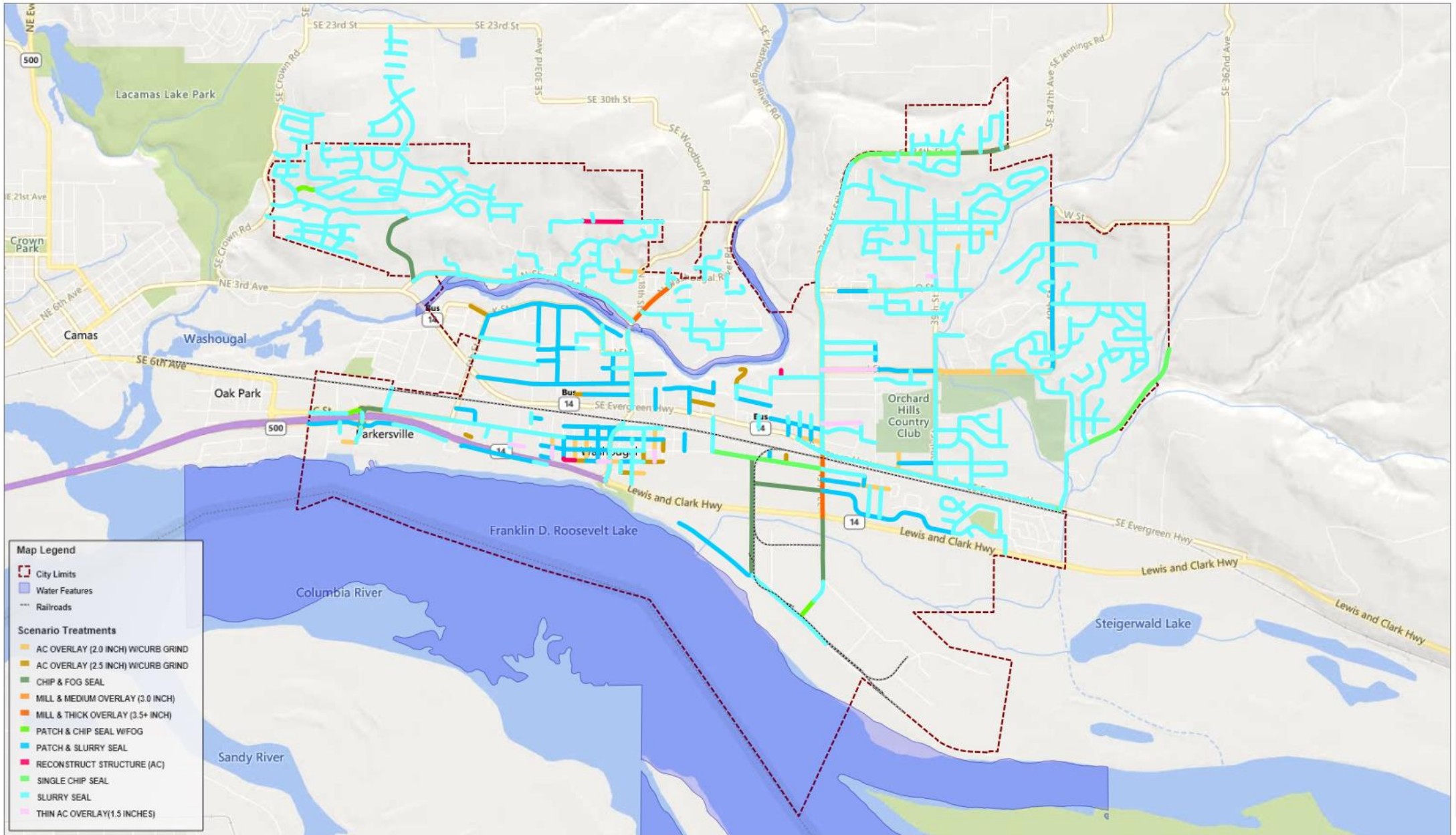
(3) Zero Funding - 2029 Project Period - Printed: 8/7/2024





Scenario Treatments

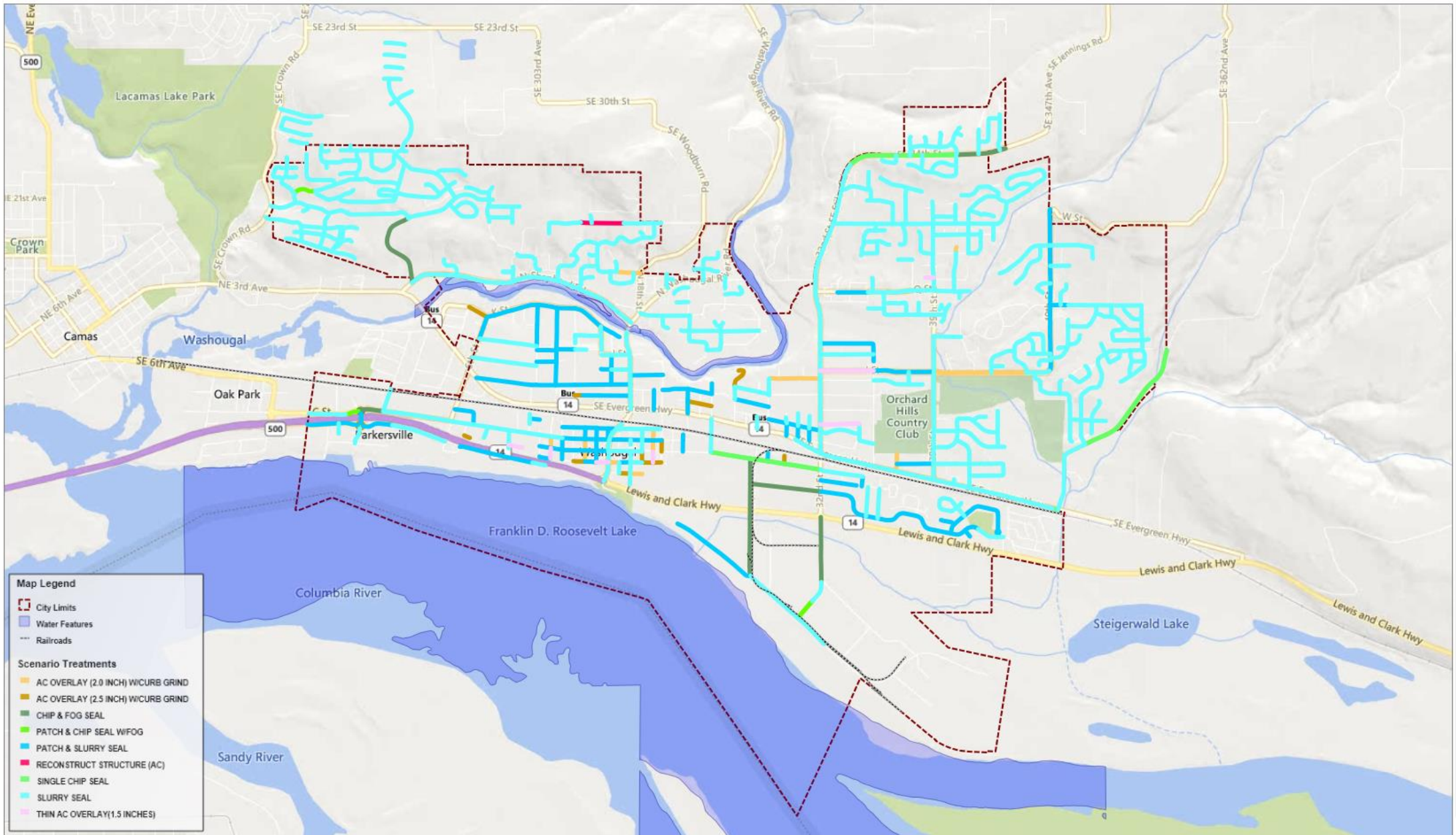
(1) Unconstrained Needs - All Project Periods - Printed: 8/7/2024





Scenario Treatments

(2) Current Funding Level - All Project Periods - Printed: 8/7/2024



Budget Scenario Data

Scenario	1-Unconstrained Needs	2-Current Funding	3-Zero funding
Average yearly budget	\$1.4 million	\$1.0 million	\$0
Total budget for 5 years	\$7.1 million	\$5.0 million	\$0
Current PCI	82	82	82
Current % in 'Good' condition	93.2%	93.2%	93.2%
PCI after 5 years (change)	84 (+2)	83 (+1)	75 (-7)
Backlog after 5 years	\$0	\$1.6 million	\$6.5 million
% 'Good' in 5 years	96.4%	92.4%	71.8%
% 'Fair' in 5 years	3.5%	7.4%	27.1%
% 'Poor' in 5 years	0.1%	0.1%	1.1%
% 'Very Poor' in 5 years	0.0%	0.1%	0.1%



Questions?



2024 Pavement Management Condition Report

02/24/2025 | Presented by Joel Conder, Capital Asset & Pavement Services Inc.



City of Washougal

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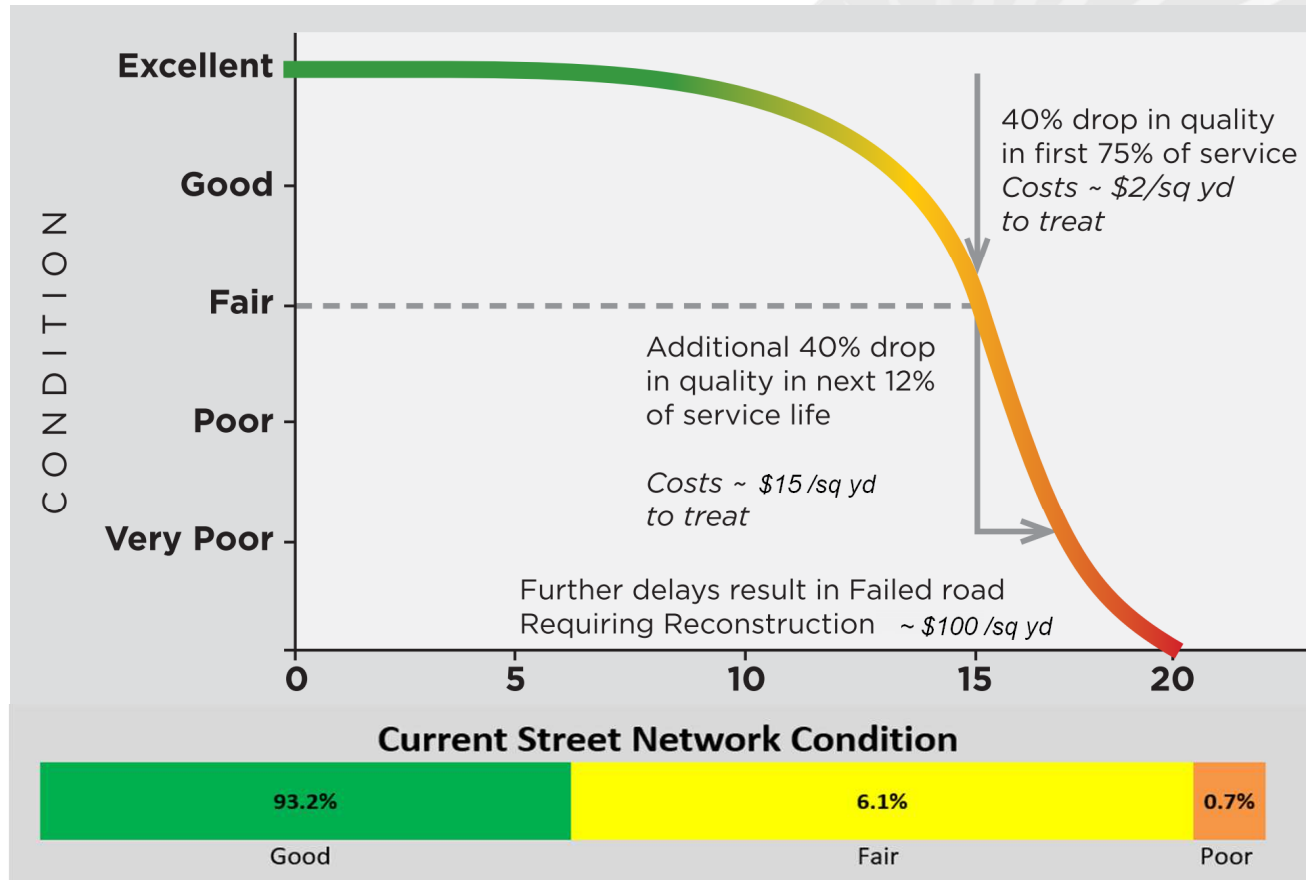
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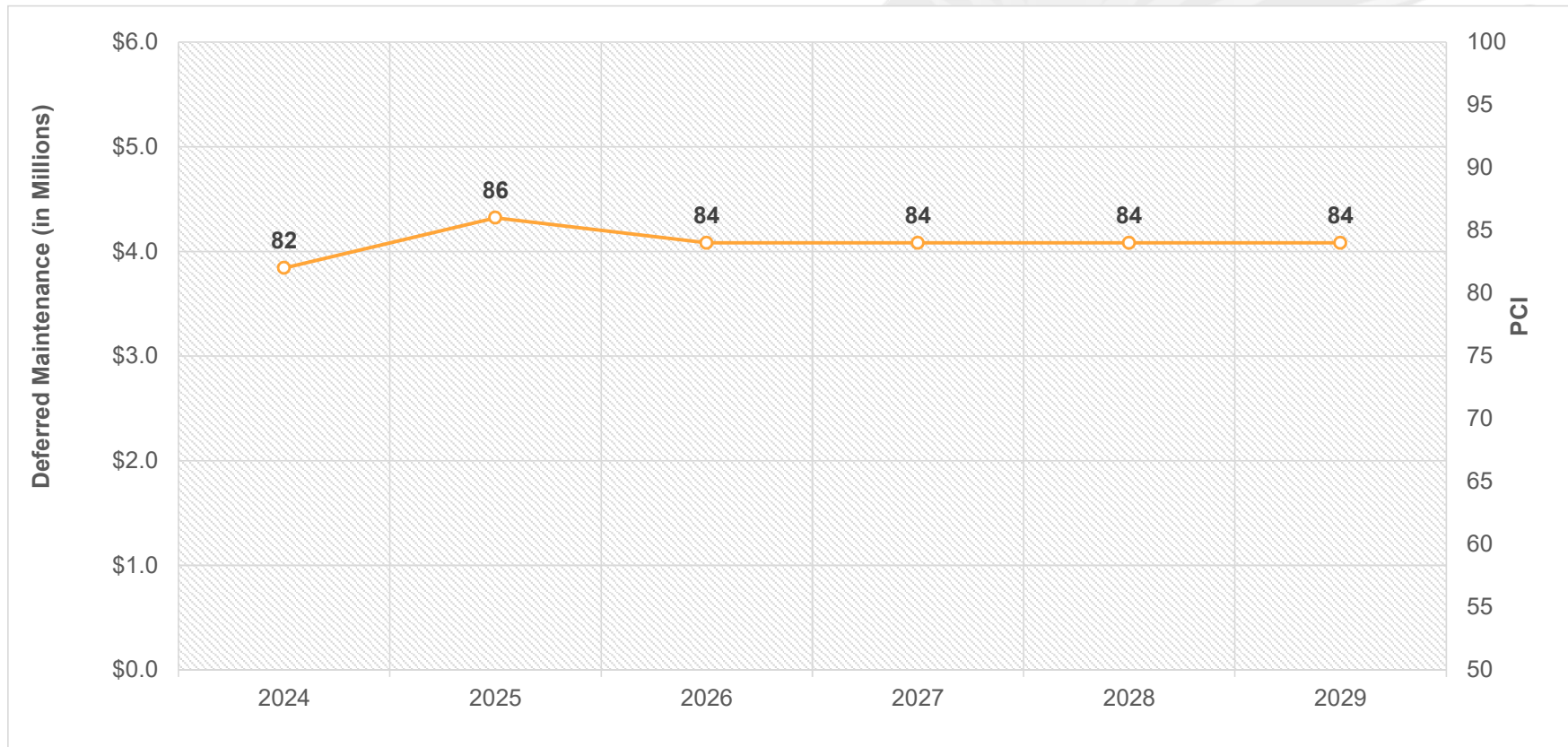
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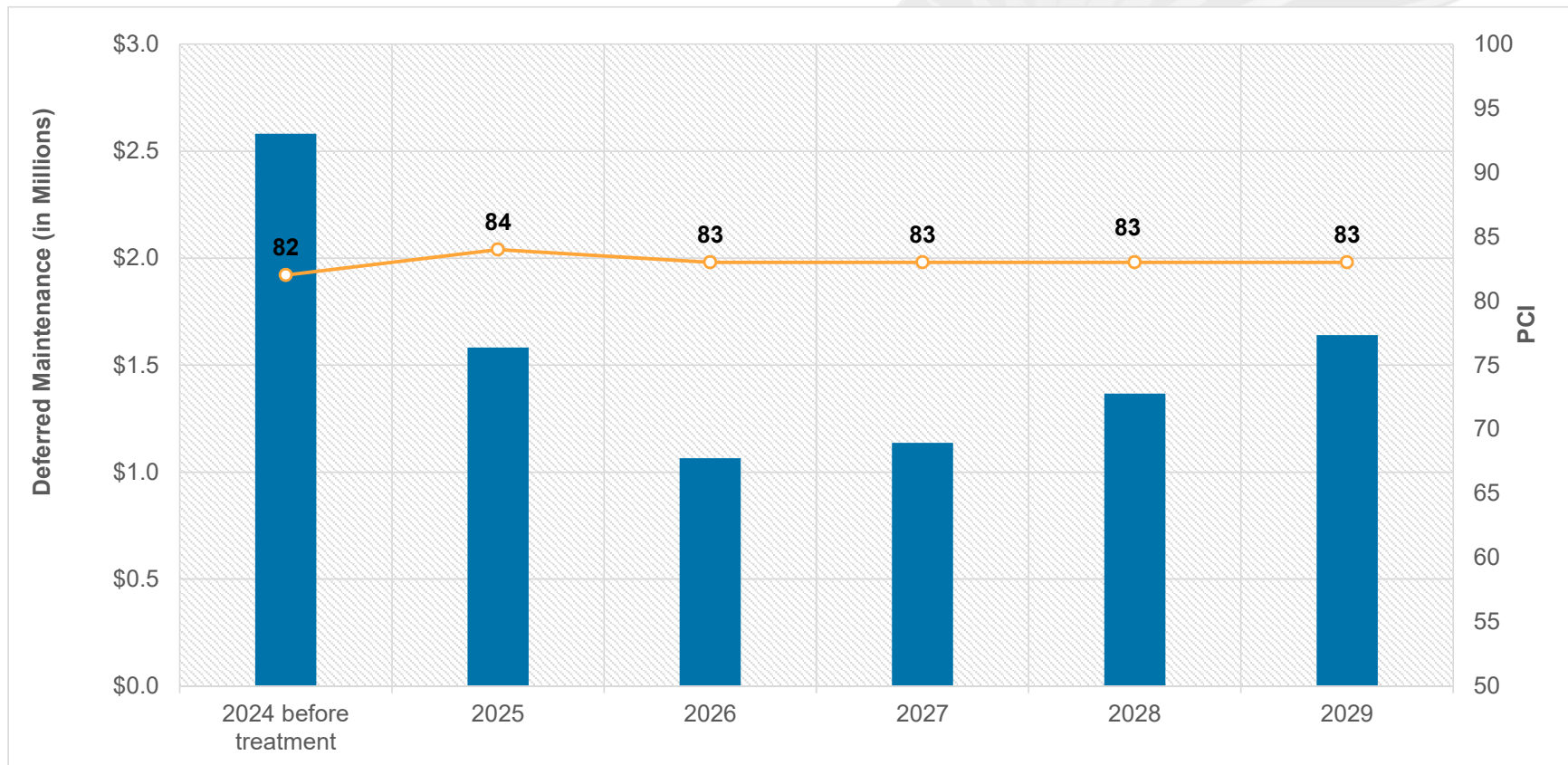
Pavement Deterioration Curve



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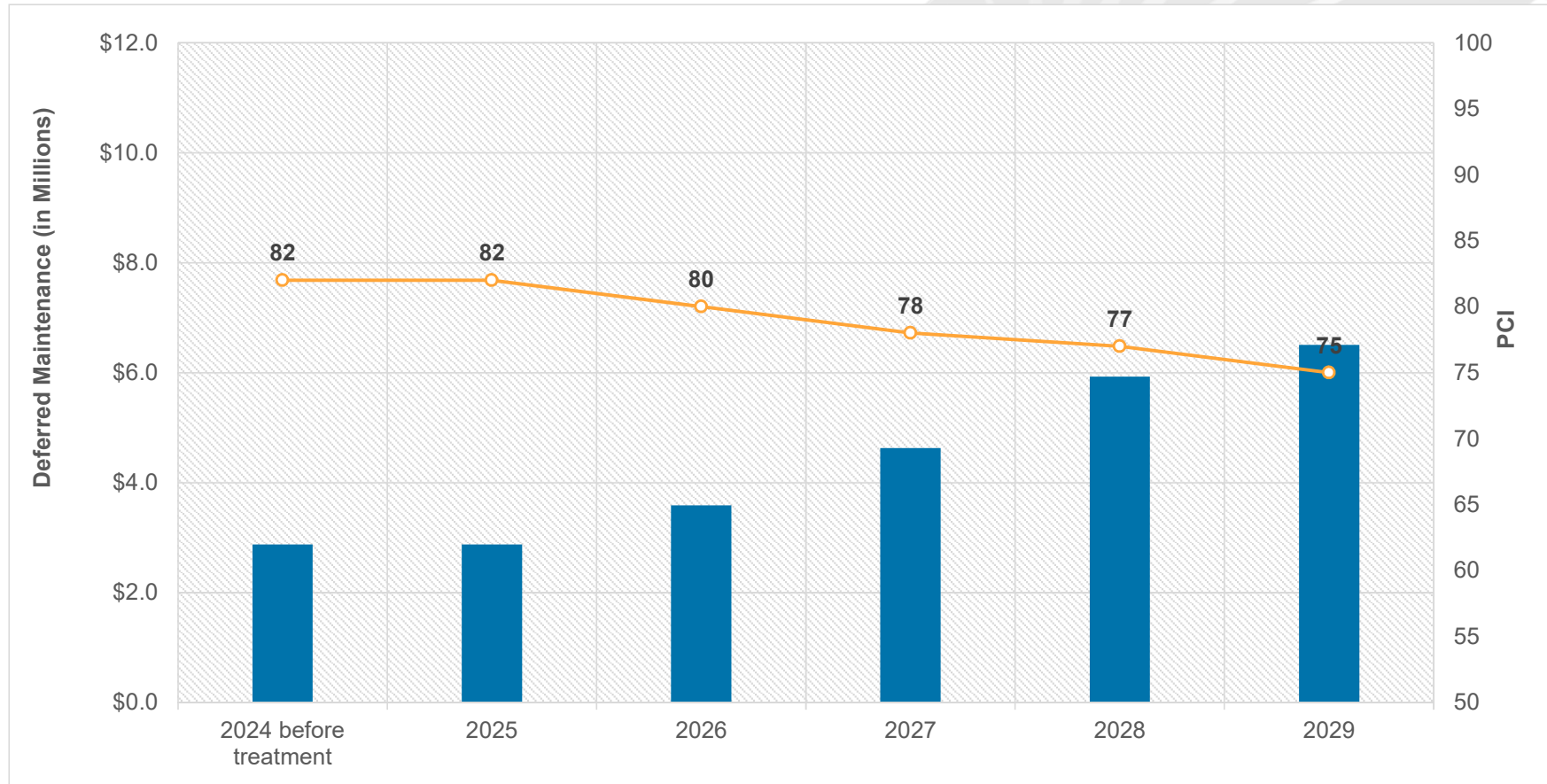


Scenario 2 – Current Investment Level \$1.0M per year (\$5.0M total)- PCI increases one point



Scenario 3 – Do Nothing

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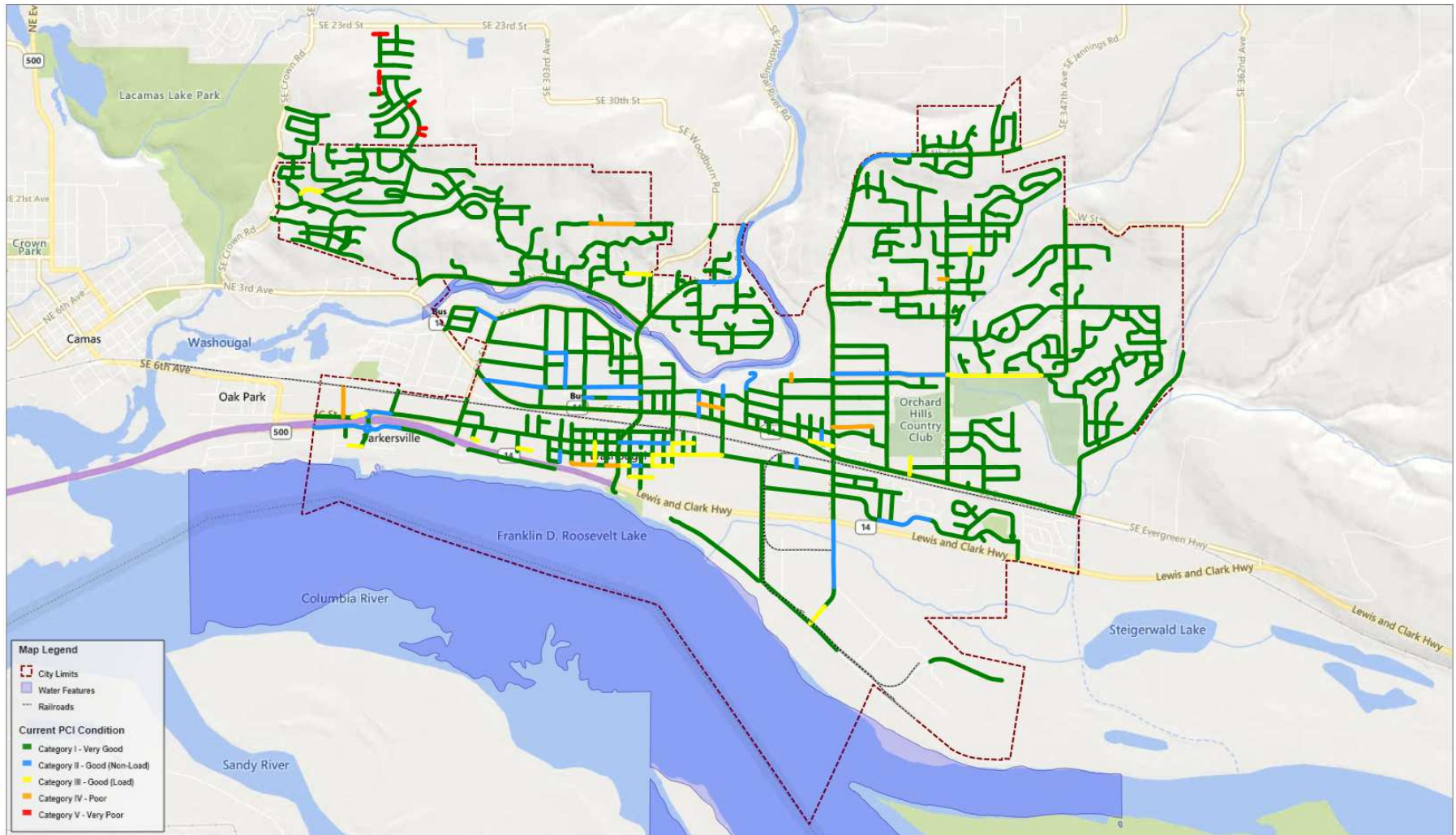




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Current PCI Condition

Printed: 8/7/2024

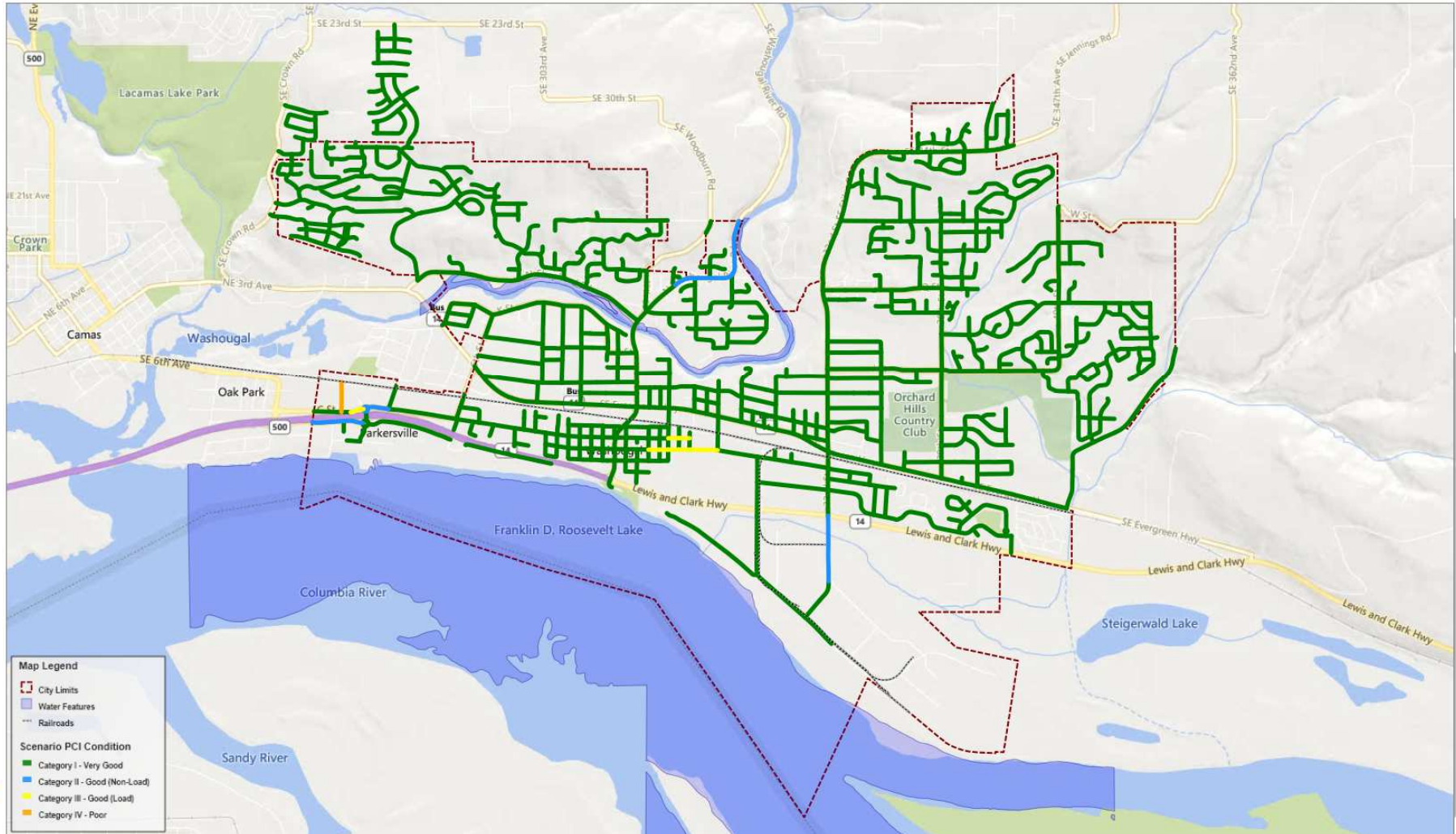




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Scenario PCI Condition

(1) Unconstrained Needs - 2029 Project Period - Printed: 8/7/2024

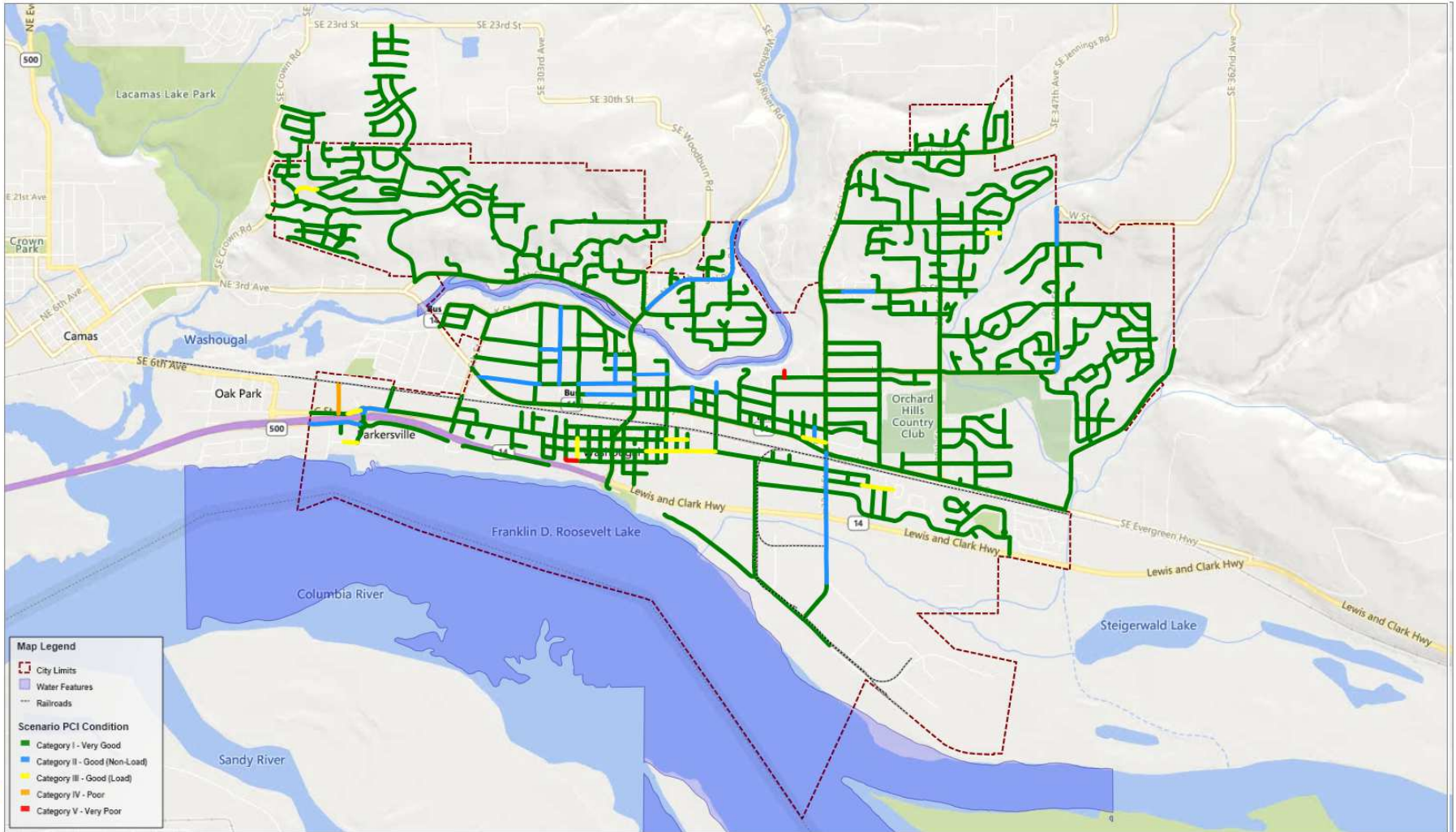




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Scenario PCI Condition

(2) Current Funding Level - 2029 Project Period - Printed: 8/7/2024

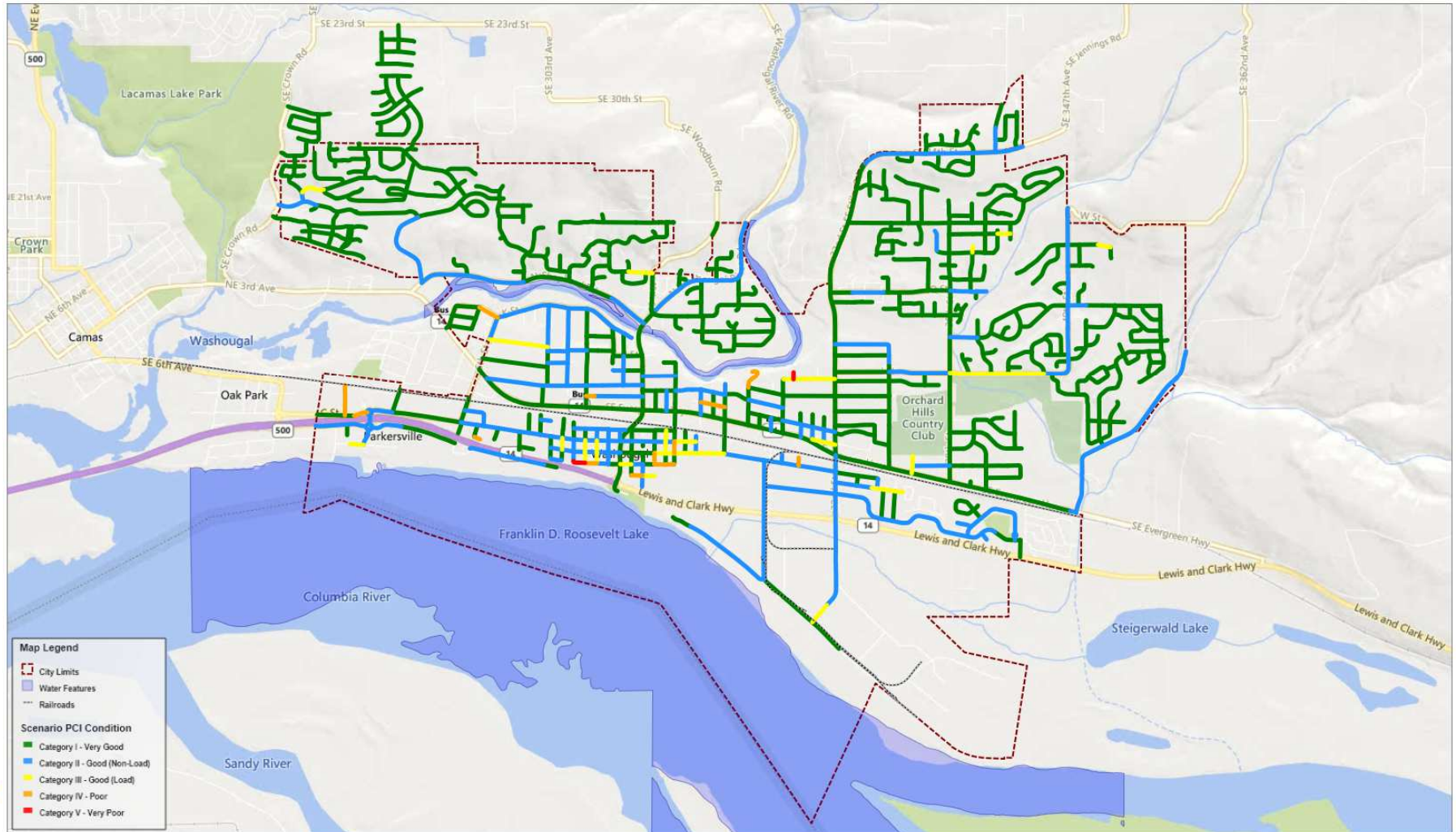




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Scenario PCI Condition

(3) Zero Funding - 2029 Project Period - Printed: 8/7/2024

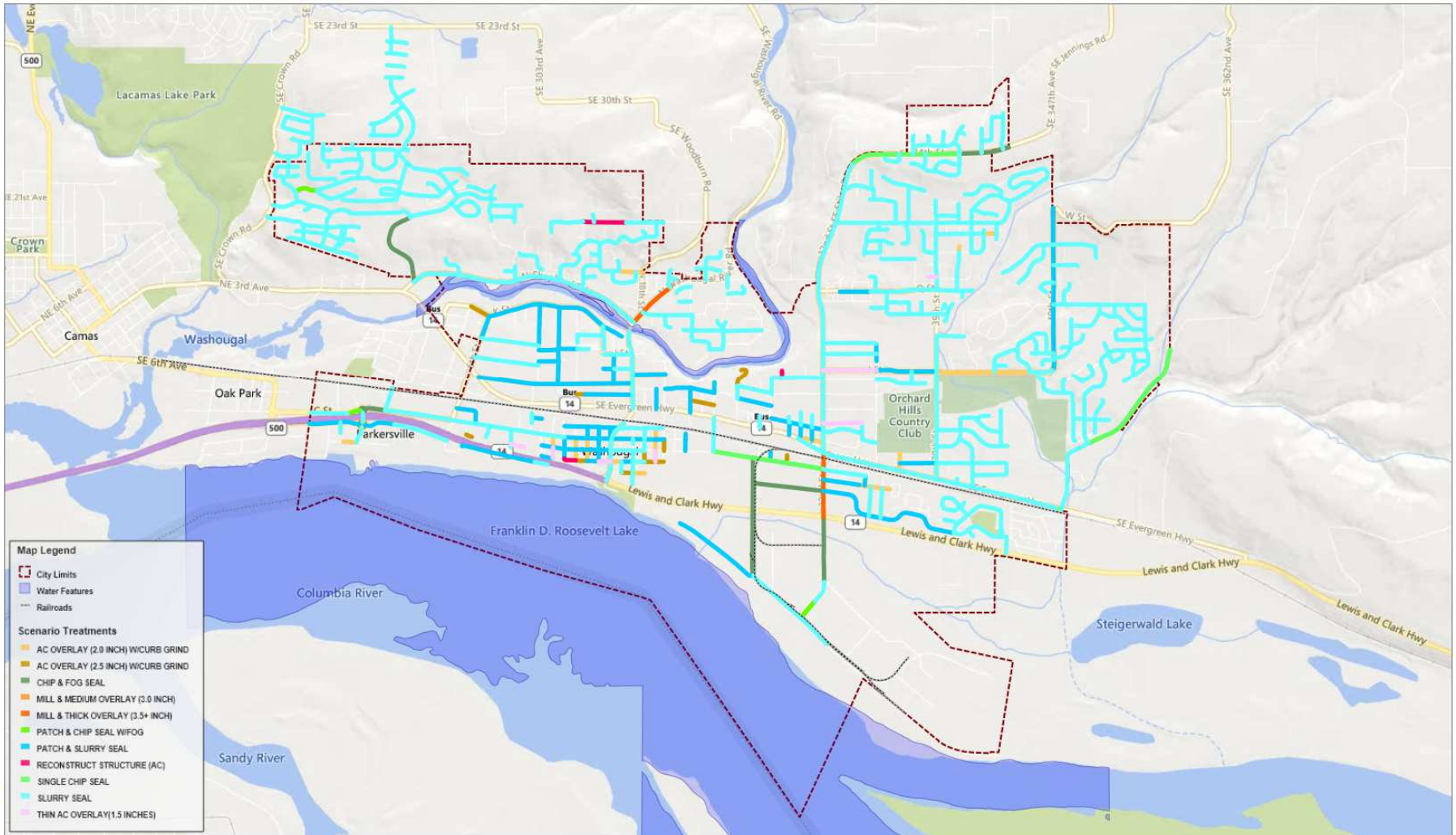




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Scenario Treatments

(1) Unconstrained Needs - All Project Periods - Printed: 8/7/2024

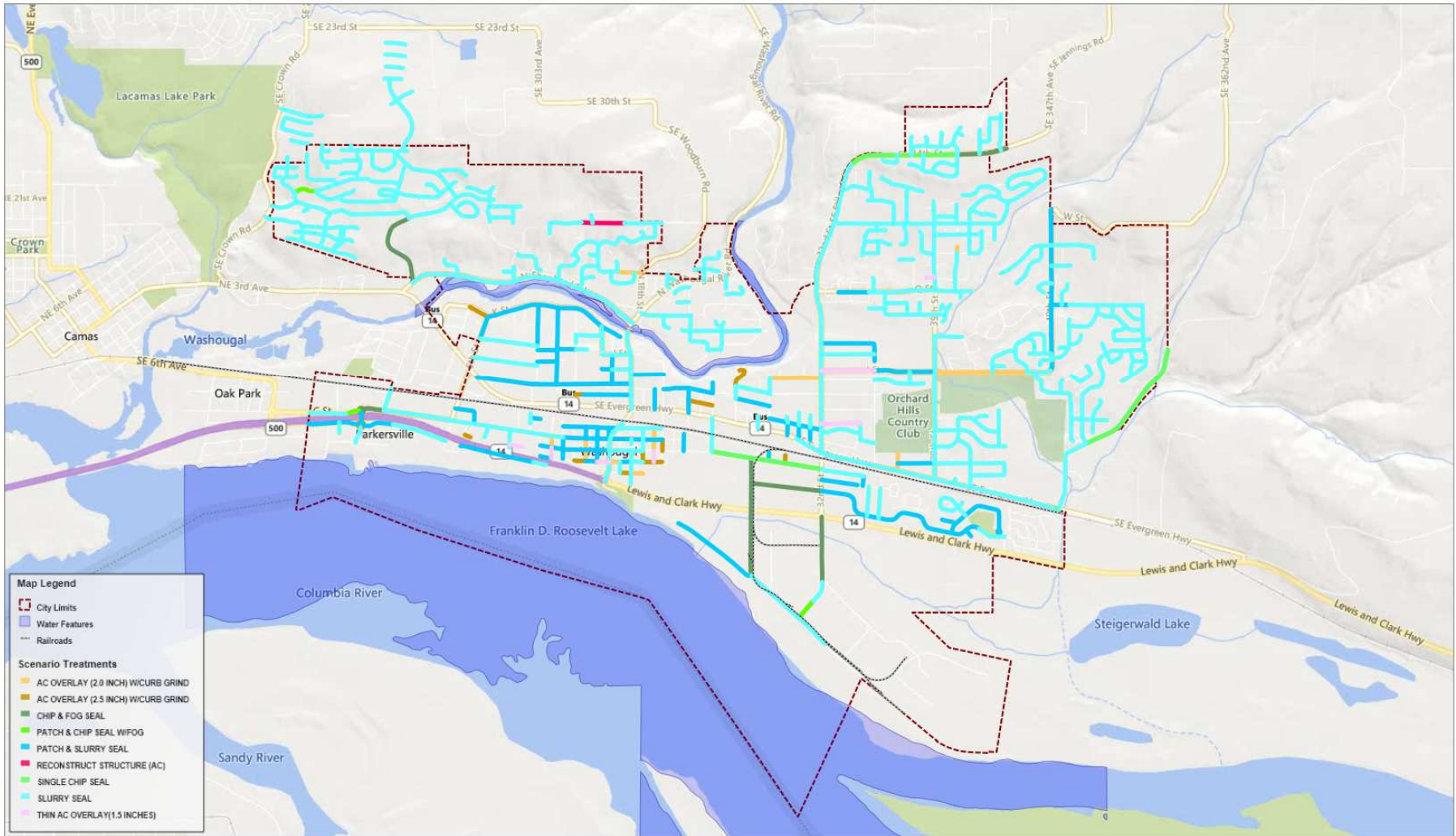




City of Washougal

Scenario Treatments

(2) Current Funding Level - All Project Periods - Printed: 8/7/2024



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Questions?



City of Washougal

Shoreline Master Program and Critical Areas Ordinance Update

February 24, 2025 – City Council Workshop | Presented by Ethan Spoo, DOWL
Washougal City Hall Council Chambers



WASHOUGAL
ONWARD



City of Washougal

Agenda

- **Overview of Shoreline Master Program Update**
- **Overview of Critical Areas Code Update**
- **Next Steps/Action Items**

Shoreline Master Program



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ONWARD

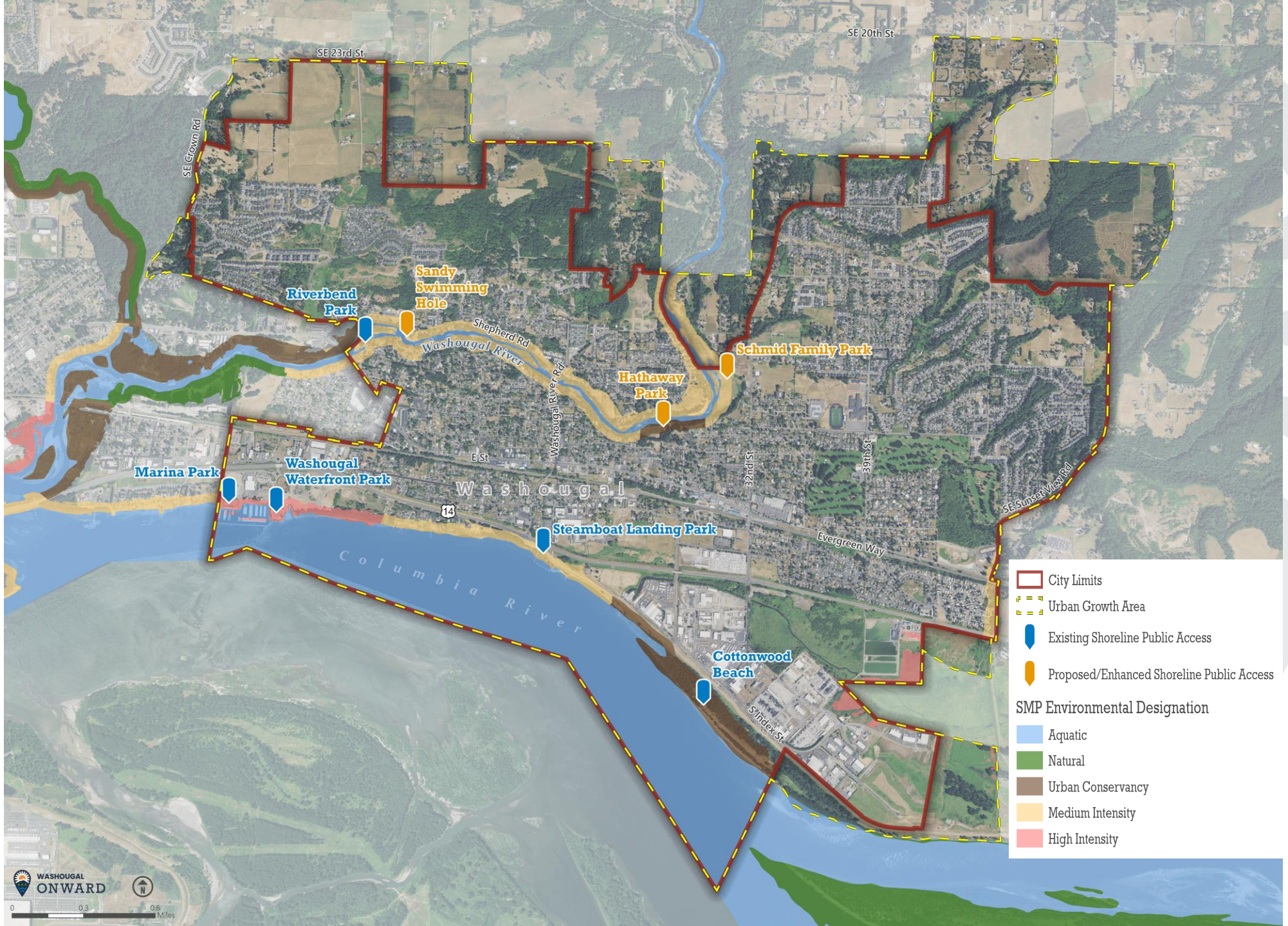


City of Washougal

Shoreline Management 101

- SMP regulates development along shorelines
- Shorelines = Columbia & Washougal rivers, segment of Gibbons Creek
- Shoreline jurisdiction = 200 feet landward of ordinary high-water mark and associated wetlands
- Goals:
 - Protect shoreline environment (“no net loss”)
 - Promote water-oriented development
 - Increase public access and recreational opportunities





Shoreline Master Program Update

- Background
 - Existing SMP (1974)
 - Comprehensive SMP update from 2009-2011
 - Paused in 2011, Restarted in 2021
 - Four phases of the update > Now in final phase
 - Ecology grant: public access & residential standards
 - Locally adopted SMP due June 30, 2025



Shoreline Master Program Key Updates

- The state developed new guidelines in 2003
 - SMP's must achieve "no net loss"
- SMP changes include:
 - Updated Shoreline Designation Map
 - Use standards (residential, commercial, industrial, public facilities).
 - Revised permit processing provisions
 - Organizational changes



Shoreline Master Program Update Outcomes

- Permitted/conditional/prohibited uses will change
- Development standards: setbacks, vegetation standards, critical areas, non-conforming development.
- Public access: Not required where it's unsafe, for individual residences, where disproportionate to development
- Shoreline stabilization preferences:
 - Avoiding,
 - Soft stabilization
 - Hard stabilization



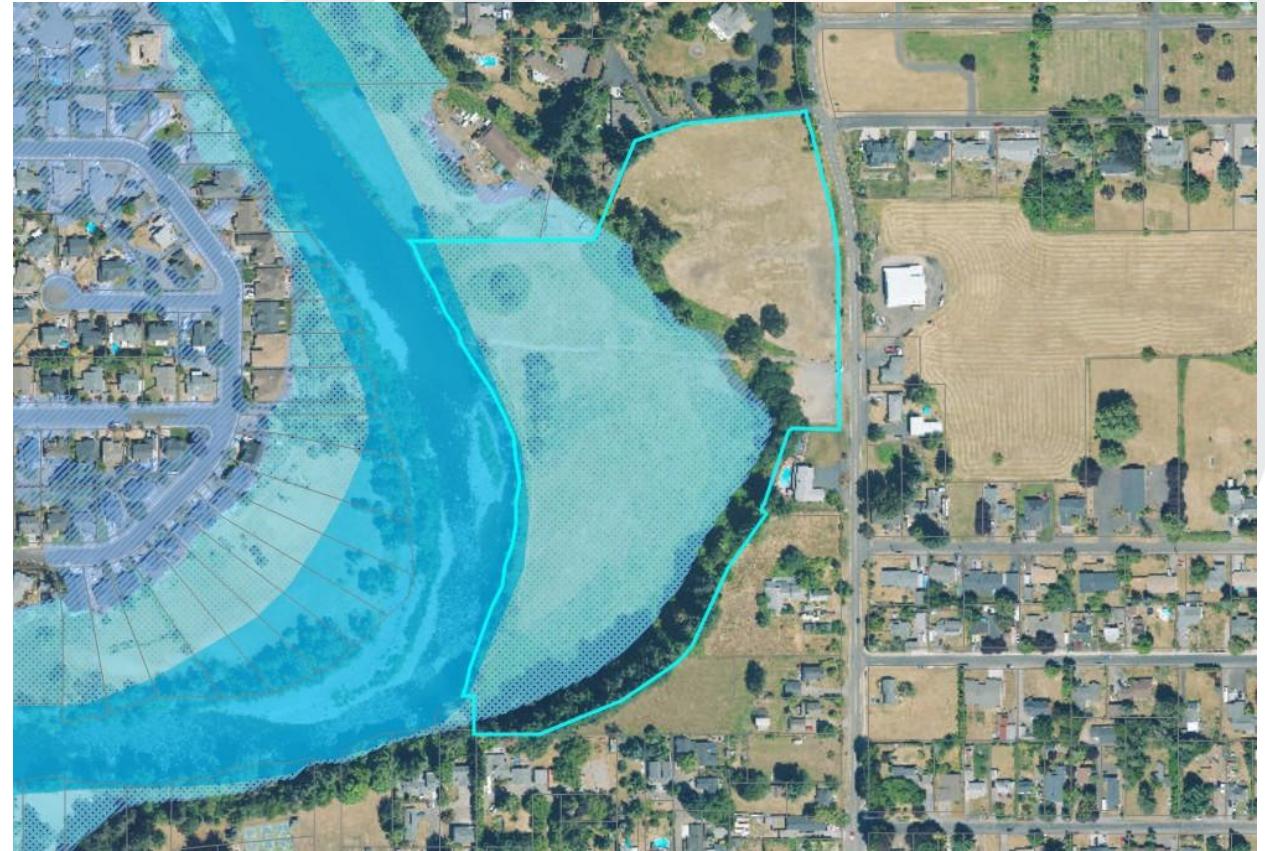
Shepherd Road Improvements

- City received TIB grant for \$4.343M
- Improvements would include:
 - On-street parking
 - Bike lanes
 - Sidewalks
 - Traffic calming
 - Raised crosswalk to the Sandy Swimming Hole
- Washougal River Road to Lebrun Blvd



Schmid Family Park

- Located along Washougal River
- 13 acres of floodway, 5 acres of upland
- Suitable for low-intensity park use
 - Restored wetlands
 - Pathways
 - Educational elements
 - More intense recreation upland



Critical Areas Ordinance Update



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ONWARD

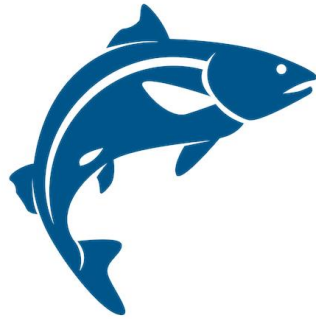


City of Washougal

Critical Areas Ordinance (CAO) Update



Wetlands



Fish and Wildlife Habitat
Conservation Areas



Critical Aquifer Recharge
Areas



Geologically Hazardous
Areas



Frequently Flooded
Areas

CAO Background

- Last updated in 2022 (Ordinance No. 1955 § 1)
- Revisions are required every 10 years at a minimum
- Comprehensive Plan and SMP updates require the CAO be updated
- CAO will be updated concurrently with SMP



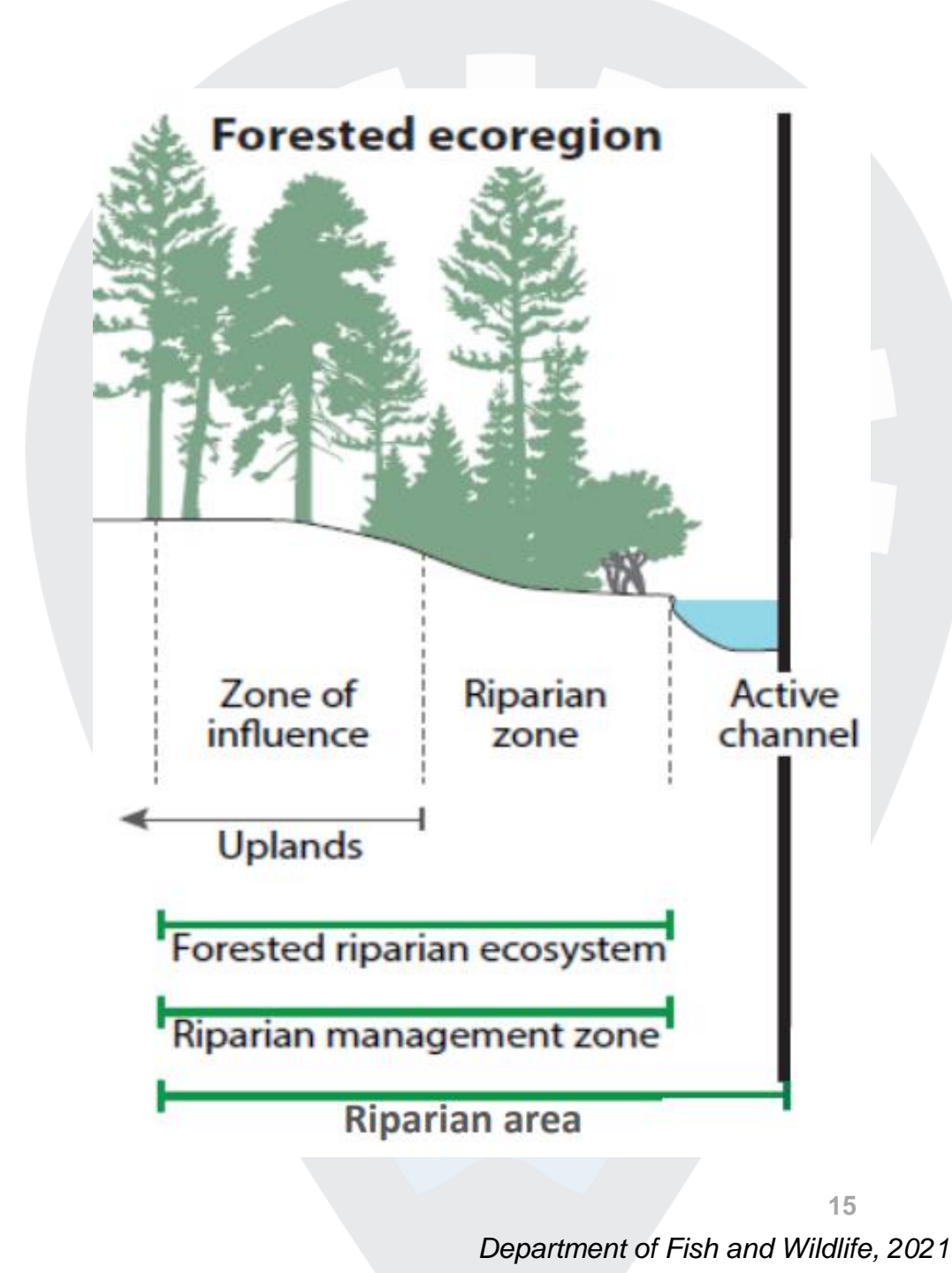
CAO Best Available Science

- New Best Available Science (BAS) is informing revisions to:
 - Riparian area buffers (WDFW, 2020)
 - Oregon White Oak (WDFW, 2024)
 - Wetlands (Dept. of Ecology Guidance, 2022)
 - Wetland categories
 - Wetland buffer width standards
 - Mitigation ratios and methods

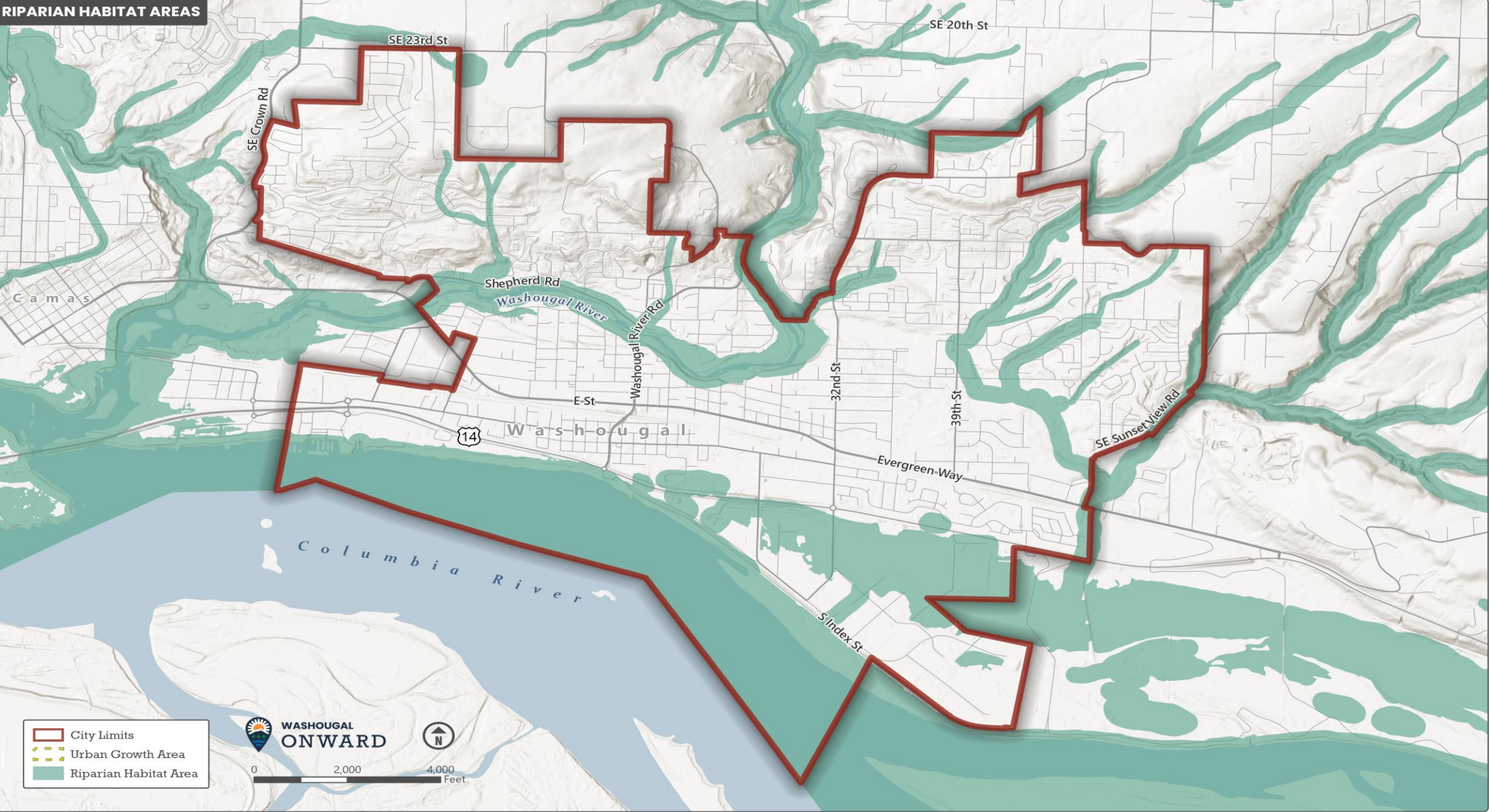


CAO Update: Riparian Areas

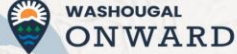
- Expected updates (riparian areas)
 - Site Potential Tree Height
 - May result in adjusted buffers
 - Reviewed in early 2022, but warrants reconsideration



RIPARIAN HABITAT AREAS



- City Limits
- Urban Growth Area
- Riparian Habitat Area



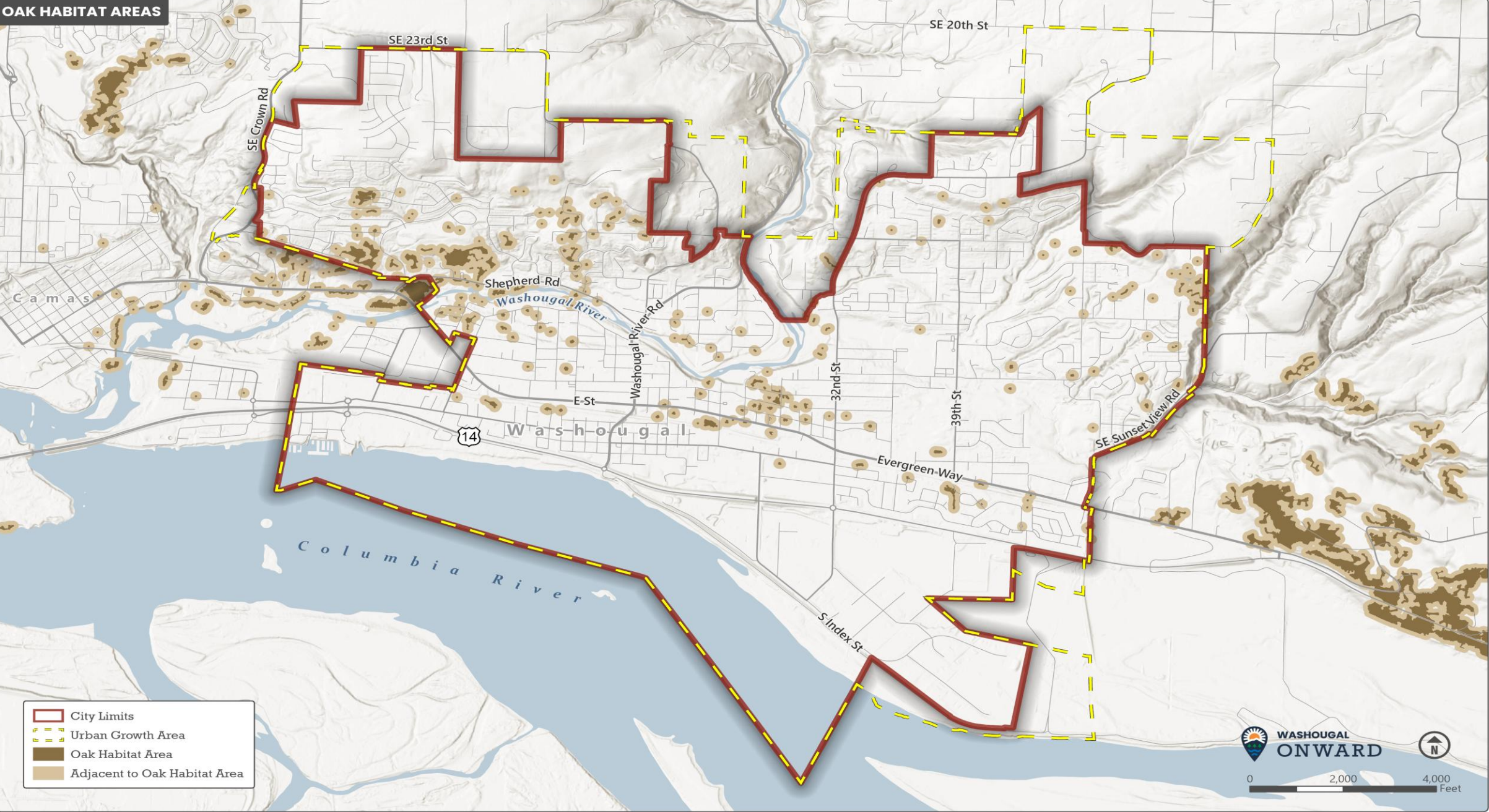
0 2,000 4,000 Feet

Critical Areas Ordinance Update cont.

- Expected updates (Oregon White Oak):
 - Oaks grow slow and mitigation is difficult
 - New requirements for mitigation and monitoring
 - Permanent Mitigation
 - In response to physical loss of habitat
 - Replaced through replanting
 - Up to 250:1 replacement ratio (Number of saplings)
 - Temporal Mitigation
 - In response to temporal loss of function
 - Replaced through enhancement of existing strands
 - Up to 10:1 mitigation ratio (based on area)



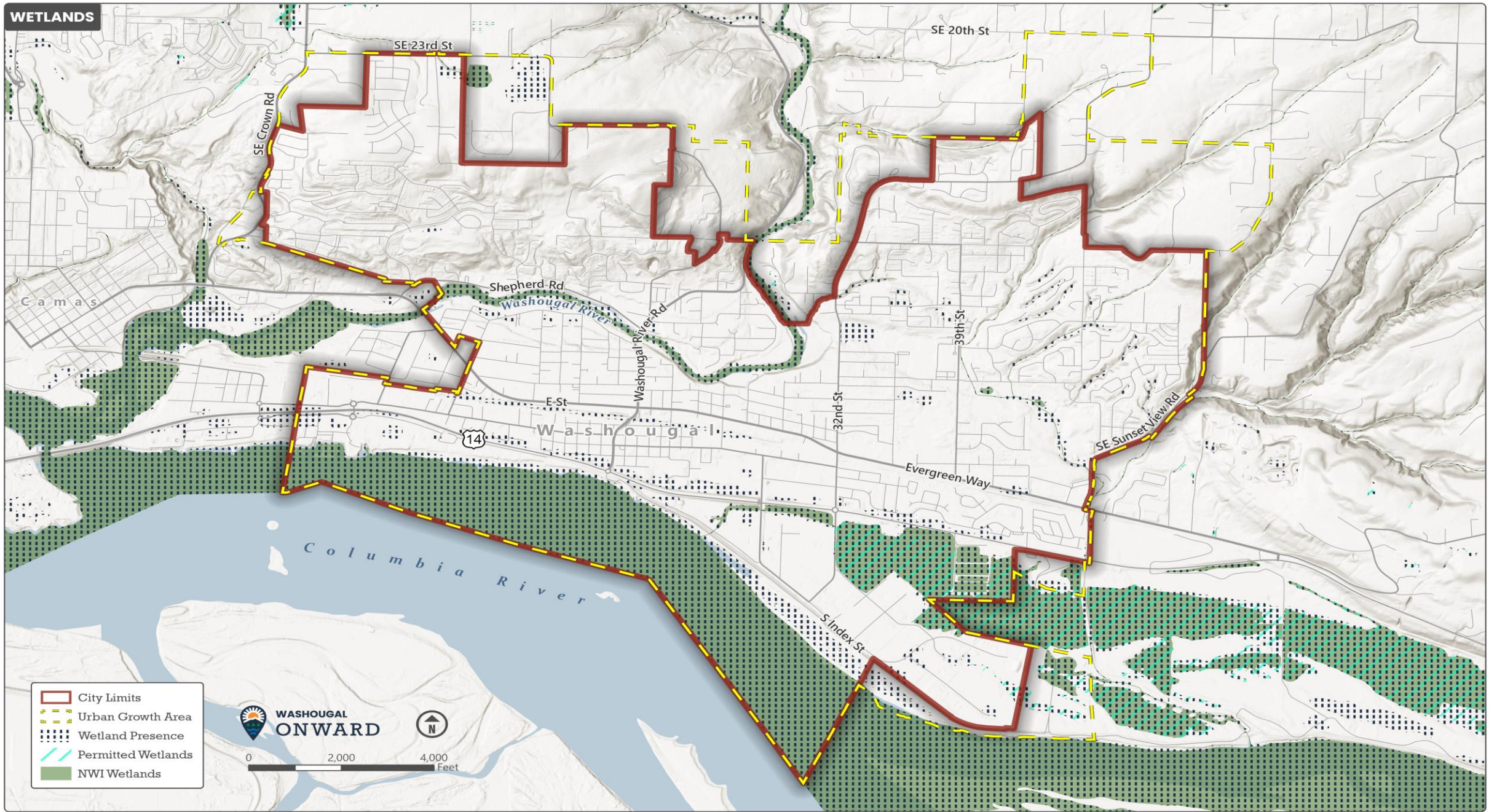
OAK HABITAT AREAS



Critical Areas Ordinance Update cont.

- Expected updates (Wetlands)
 - New buffer widths
 - Three options: pros and cons for each
 - Range from complicated to simple
 - Complicated = smaller buffers
 - Simple = larger buffers
 - New mitigation ratios
 - Higher ratios required
 - Preservation ratios added
 - New mitigation preference (wetland banks)
 - Existing preference is for on-site compensatory mitigation
- *Buffer Alternative 1. Based only on wetland category = largest buffers.*
- *Buffer Alternative 2. Based on wetland category and land use = larger buffers.*
- *Buffer Alternative 3. Width based on wetland category, land use, and wetland functions or special characteristics = smallest buffers.*

WETLANDS



Next Steps + Action Items



WASHOUGAL
ONWARD



City of Washougal

SMP and CAO Schedule

- Focus Groups 2-5: March 31 – April 4
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Reference Maps

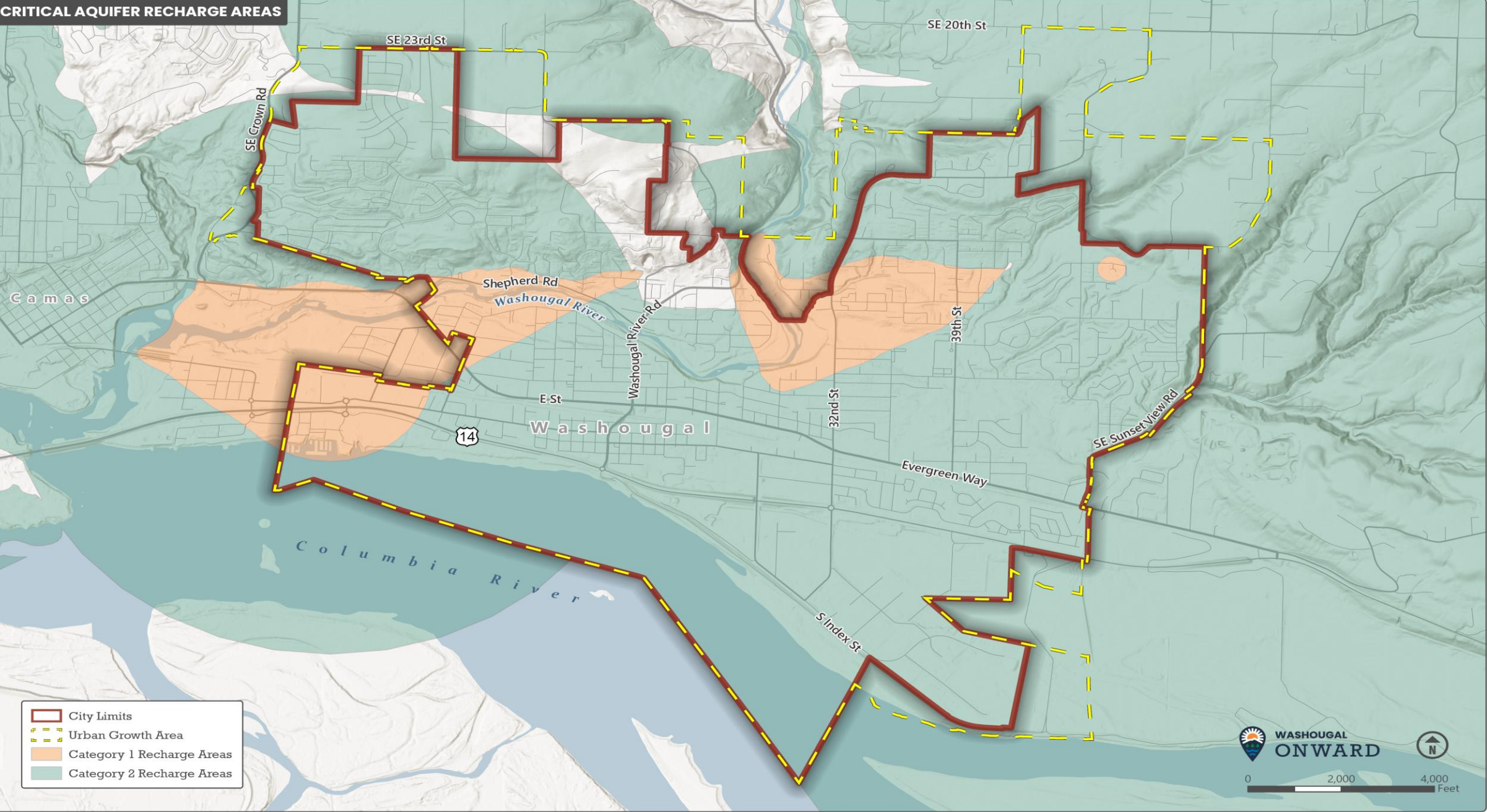


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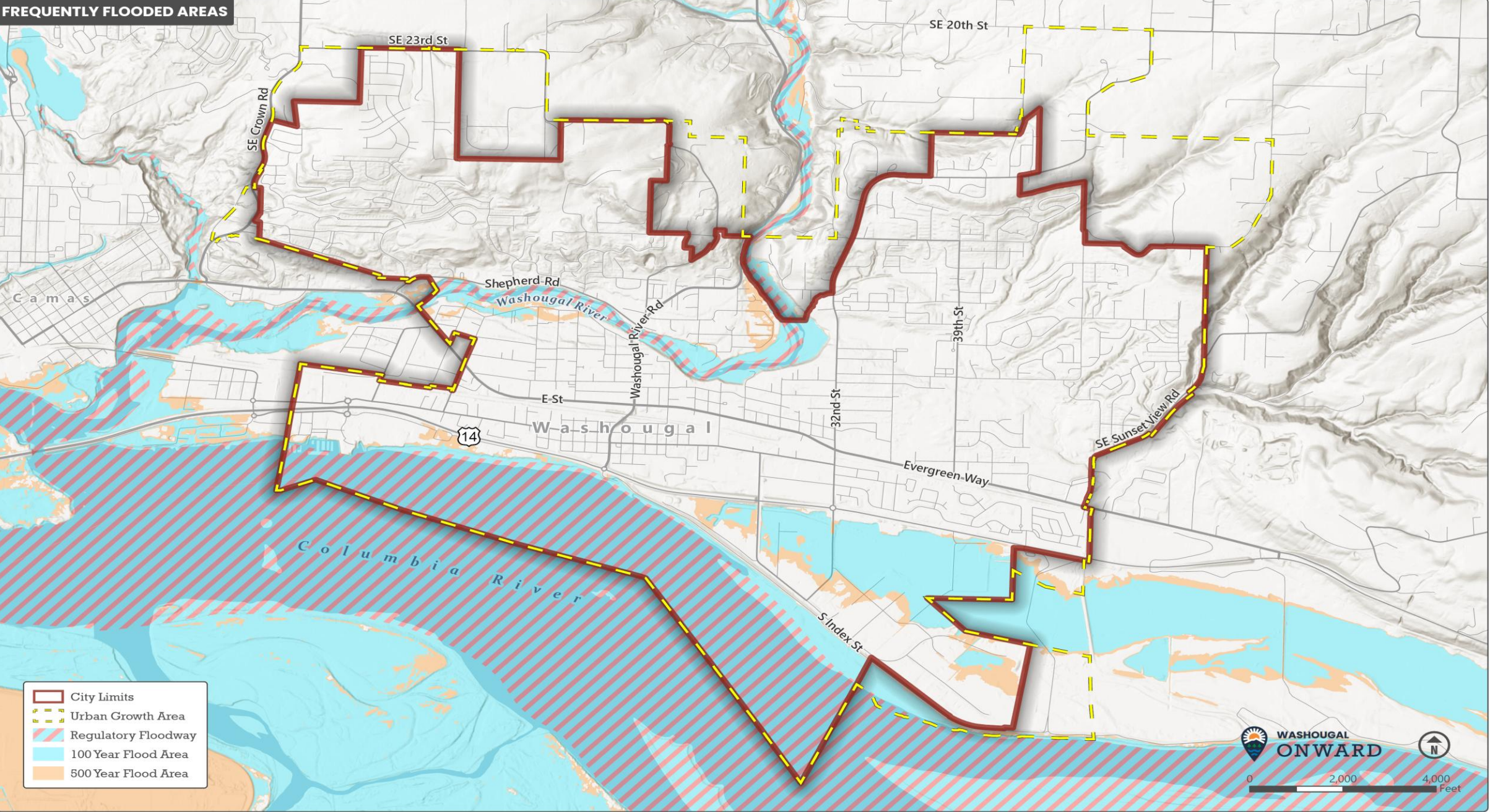
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CRITICAL AQUIFER RECHARGE AREAS



- City Limits
- Urban Growth Area
- Category 1 Recharge Areas
- Category 2 Recharge Areas

FREQUENTLY FLOODED AREAS



GEOLOGICALLY HAZARDOUS AREAS

