



**CITY OF WASHOUGAL
CITY COUNCIL WORKSHOP
Monday, November 3, 2025
5:00 PM**

MEETING INFORMATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89678850472>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PUBLIC COMMENTS**
- IV. NEW BUSINESS**
 - A. Community Development: *Comprehensive Plan Minor Element Revisions: Natural Resources, Parks & Open Space, Procedural Element — Mitch Kneipp***
 - B. Finance: *2025 Supplemental Budget #1 Update and 2026 Property Tax Levies — Daniel Layer***
- V. REPORTS AND COMMUNICATIONS**
 - A. CITY MANAGER**
 - B. MAYOR**
 - C. CITY COUNCIL**
- VI. ADJOURNMENT**

UPCOMING MEETINGS: Monday, November 10, 2025 — Workshop at 5:00 PM
& Council at 7:00 PM.

BUSINESS OF THE CITY COUNCIL

City of Washougal, Washington

FOR AGENDA OF:

11/3/2025

SUBJECT:

Community Development: ***Comprehensive Plan Minor Element Revisions: Natural Resources, Parks & Open Space, Procedural Element*** — Mitch Kneipp

DEPT. OF ORIGIN:

Community Development

REVIEWED AT:

Planning Commission Work Session: October 28, 2025

TO BE RETURNED TO COUNCIL:

Yes

ATTACHMENTS:

1. 1) Natural Resources and CA Element
2. 2) Parks and Open Space Element
3. 3) Procedural Criteria Element
4. Workshop Presentation

EXPENDITURE REQUIRED:	BUDGETED:	APPROPRIATION REQ'D:
\$0	\$0	\$0

SUMMARY STATEMENT

The Council will recall that every county and city that is planning under the Growth Management Act (GMA) must adopt a Comprehensive Plan that contains specific required elements. These elements ensure that land use planning is coordinated, consistent, and based on long-range goals for growth, housing, transportation, and environmental protection.

Earlier this year, staff presented the Land Use, Housing, Economic Development, and Climate Elements for your review. Now we are presenting the Natural Resources & Critical Areas, Parks & Open Space, and Procedural Criteria Elements.

RECOMMENDED ACTION

No formal action at this time. These "Elements" will be adopted as part of the overall Comprehensive Plan at a future date.

8.0 Natural Resources and Critical Areas

Introduction

All Washington cities and counties are required to adopt critical areas regulations according to Chapter 365-190 in Washington Administrative Code (WAC) to ensure best management practices of the natural resource industry is compatible with natural resource lands and critical areas. The City's urban growth area (UGA) separates urban areas from surrounding natural and agricultural lands. This element is a guide for how development in the UGA ensures that development is done in consideration of protecting critical areas, and with special consideration for conservation or protection measures needed to preserve or enhance anadromous fisheries. Chapter 16.04 of the Washougal Municipal Code acts as the regulatory requirements for critical areas and requires the inclusion of best available science to be used in developing policies and regulations to protect critical area functions and values. Therefore, this Element acts as a guide for the regulatory requirements in Chapter 16.04 and adopts the Critical Areas Ordinance (CAO) by reference.

Land Resources

Location

The Washougal UGA is located in the southeastern corner of Clark County and is bounded by the Columbia River on the south, the Columbia River Gorge National Scenic Area and the foothills of the Cascades on the east, and the City of Camas on the west. The northern boundary includes an area of rural housing and farms. The northwest UGA encompasses an area of approximately 420-acres, the central UGA approximately 140-acres and the northeast UGA approximately 400-acres. Lands located in the UGA are zoned Single-family Residential, Community Commercial or Parks/Open Space; Otherwise stated, no land in the UGA is considered agricultural or forestry zoned land.

Topography

Beginning at the Columbia River, the presently urbanized portion of the UGA is lowland sloping gently upward toward the Washougal River. This area includes previous Columbia River floodplain, which was diked in 1966 by the US Army Corps of Engineers (Corps). To the northwest of the Washougal River, the land slopes rapidly north to above the 500-foot level, where it levels off before sloping gently downward to the north. Woodburn Hill is the highest point in the area, reaching just over 660 feet. To the northeast portion of the UGA, the land slopes upward again to the 500-foot level, but in a more gradual contour. In both northern areas, some slopes reach a grade of 40% and greater.

Geology/Soils

The soils in the UGA are primarily of two types:

- Alluvial deposits are composed of sand and gravel deposited over millennia of Columbia River flooding. New alluvial deposits are found along the Washougal River floodplain
- The Troutdale Formation is composed of an upper layer of coarse sand and gravel, with a lower layer of finer sand and gravel. This soil type is found in the upland areas of the UGA.

Water Resources

Surface Water

The Washougal UGA lies primarily within the Washougal River drainage basin. The Washougal basin covers 32,837 acres and comprises the Little, Middle, and Lower Washougal subbasins. The river flows through forest and farmland until it reaches the City of Washougal, then continues its flow through Camas and into the Columbia River. The river is a popular spot for swimming, recreation and fish propagation.

A portion of the eastern City limits and northeast UGA is within the Gibbons Creek drainage basin. When the Columbia River dike was constructed, the Corps altered the terminus of Gibbons Creek and there no longer is a direct fast flow into the Columbia River. Gibbons Creek has been realigned to reduce the cost of pumping water over the dike, to enhance anadromous fish runs into the creek, and to increase flexibility in managing water in the wetlands and ponds, thus benefiting wildlife species.

Groundwater

There are two major aquifers in Clark County. The Plains and Terrace Areas lie within the Upper Member of the Troutdale Formation in the Plains area. The second is the Columbia River Lowlands, where the Washougal UGA is located. In the Columbia River Lowlands, groundwater is located in the floodplain's alluvial deposits. The groundwater is replenished through precipitation and by seepage from upland areas. There also may be some infiltration from the Columbia and Washougal Rivers.

Water Availability and Quality

The City's water is supplied by two sites close to the Washougal River:

- One is located on the south side of the Washougal River within Hathaway Park. The water from this site presently requires treatment to meet potable water standards.
- The second is located to the far west of the City, near the Camas/Washougal border. The water from this site does not require treatment.

Overdevelopment of surface areas is the greatest threat to the area's water supply. Such overdevelopment may cause water runoff into rivers and streams, rather than allowing water to seep slowly into the ground, ultimately reaching the large aquifers, which serve as wells for public and private uses. Adopted stormwater management regulations address these issues appropriately.

Air Quality

Washougal is located within an airshed extending from Eugene, Oregon, to the south to Chehalis, Washington, to the north, and from the Coast Range to the west to the Cascade Range to the east. Most of the time Washougal lies within an interstate airshed, although when strong east winds prevail, the Columbia River divides the airshed into two sections, one in Oregon and one in Washington. Air quality is monitored and standards enforced by two agencies.

The Portland Air Quality Maintenance Area operates in Oregon; the Southwest Air Pollution Control Authority (SWAPCA) operates in Washington. Pursuant to the federal and state Clean Air Acts, SWAPCA monitors and—in cooperation with the Department of Ecology—develops strategies for bringing the area into compliance with federal and state guidelines for air quality.

SWAPCA has identified two classes of air pollutants of primary concern in Clark County.

Suspended particulates

These are small airborne particles of liquid or solid matter. Those under 10 microns in diameter are particularly dangerous because, when inhaled by humans, they can cause lung damage. The most common causes of particulate pollution are grading and construction; emissions from autos, fireplaces, wood stoves, industry, and backyard burning; road dust; and forest fires.

Chemical pollutants

The most hazardous chemical pollutants in air pollution include the following:

- Carbon monoxide is the major pollutant from automobile use; however, residential and industrial wood burning also contributes to the problem.
- Ozone is the result of a complex chemical reaction occurring when auto and industrial airborne waste comes into contact with other organic compounds and sunlight.
- Nitrogen and sulfur oxides are produced by industrial and automobile burning of fossil fuels.

The southern part of Clark County's airshed, including Washougal, does not meet air quality standards for ozone and carbon monoxide. SWAPCA has undertaken a program to reduce pollution, including bans on outdoor burning, controls on fuel

pumps, upgraded gasoline quality, tailpipe emission testing, and improved wood stove certification.

Noise

Clark County has identified the following sources of noise which could be present in Washougal:

- automobile and truck traffic
- railroad operations
- industrial and commercial operations
- residential uses such as heat pumps, air conditioners, loud social gatherings, animals, and stereos.
- construction equipment and operations
- rock quarry operations
- airplanes

The Noise Control Act of 1974 established maximum noise levels permissible in identified environments and standards relating to the reception of noise within such environments. The environments identified are:

- Class A—lands where human beings reside and sleep
- Class B—lands involving uses requiring protection against noise interference of speech, such as hotels, motels, restaurants, retail establishments, offices, and recreation areas
- Class C—lands involving economic activities such that higher noise levels can be anticipated

Noise control has been the responsibility of local governments for many years. It is a basic component of the separation of land uses in traditional zoning. The Washougal land use plan reflects this traditional approach.

- Single-family residential uses flow north from the downtown core with increasingly lower densities.
- The high-intensity east-west transportation corridor, including highway and rail, bisects the City, effectively separating industrial uses from other, less noise intensive, uses.
- The aggregation of industrial uses in the Industrial Park is a highly effective way to attract compatible industrial and commercial uses to an area where they will be safe from the negative prospect of complaints from neighboring incompatible uses.

Climate

Washougal's climate is influenced by several major geographic factors. Shielded by the Coast Range to the west and the Cascade Range to the east, all of Clark County enjoys the moderate temperatures of the Oregon and Washington valleys that lie between these two mountain ranges. Weather systems generally originate from the west, with occasional easterly flows bringing extremes of heat in the summer and cold in the winter. Adjacent to the Columbia River, Washougal is particularly subject to fog and to the occasional cold winter temperatures brought by east winds moving in from the Columbia River Gorge.

Annual mean temperatures vary little throughout Clark County, ranging from 50.6° Fahrenheit in the northeast, where elevations are highest and land is forested, to 51.9° in Vancouver where the influence of urban development generally creates higher temperatures. Annual mean temperature in Washougal is 51.1°. The month with the highest average low temperature is August (52.7°F). The coldest month (with the lowest average low temperature) is December (33.3°F).

Average annual rainfall varies considerably throughout Clark County, ranging from 41.07 inches in Vancouver, to 113.9 inches in the northeast. According to City records, average annual rainfall for the Washougal area is 49.78 inches between 2020-2025. A high proportion of Washougal's rainfall occurs between October and April, characteristic of the rest of Clark County, with its mild, wet winters and warm, dry summers.

Natural Resources

Purpose of the Natural Resource Lands Section

The purpose of the natural resource lands section is to determine if there are any natural resources within the proposed UGA of long-term commercial significance so that development regulations may be adopted to assure their conservation.¹

Content of the Natural Resource Lands Section

Natural resource lands are defined by the GMA as Agricultural Land, Forest Land and Mineral Resource Lands. This section includes a determination of the significance of each resource, and goals, objectives, and policies for the resources considered significant.

Natural Resource Lands

Agricultural Lands

The UGA has no areas designated for agricultural use and has only a few areas of agricultural soils, primarily to the east and north of the existing city boundary. These areas are significantly urbanized with only a few small parcels being used

for minor agricultural purposes. Therefore, the Washougal UGA contains no agricultural lands of long-term significance. However, the City recognizes the importance of existing farming operations, and has adopted policies to encourage their preservation.

Forest Lands

The UGA has no areas designated for forest use and one relatively small area of existing forested lands located to the north of the Washougal River on the steep slopes of Woodburn Hill. Due to this area's high degree of urbanization, and the incompatibility of forest lands with urban uses, these lands have no long-term commercial significance as a forest resource. However, the City recognizes the importance of existing and native vegetation, and has adopted policies to encourage its preservation.

Mineral Lands

The Washougal UGA is underlain with high-quality sand, gravel, and rock. The UGA does not contain any active mineral extraction enterprises.

Critical Areas

The Washougal Municipal Code sets the regulatory measures for the designation and preservation of critical areas within city limits and UGAs, pursuant RCW 36.70A. RCW 36.70A.172(1) requires the inclusion of Best Available Science (BAS) to be used in the designation, protection, and management of critical areas, with special consideration for the protection of anadromous fish. The City is required to review, evaluate, and, if necessary, revise their critical areas ordinance.

Critical areas including fish and wildlife habitat conservation areas, wetlands, critical aquifer areas, frequently flooded areas and geologically hazardous areas.

The protection of critical areas is important to the community in order to:

- Maintain and protect the valuable social and ecological functions that relieve the burdens on the people of Washougal which urban development can create, including congestion, noise and odors, air pollution, and water quality degradation.
- Provide several important urban design functions: (1) open space corridors separating and defining developed areas within the city; (2) views which enhance quality of life in developed neighborhoods; (3) educational opportunities for the citizens of Washougal; and (4) accessible areas for residents to stroll, hike and enjoy Washougal's valuable natural features.
- Provide for public health and safety through the appropriate management of development within potentially hazardous areas.



Figure 1. Oregon White Oak

These critical areas require special planning and regulation in order to protect their functions and values as provided in WAC 365-196-830. Regulatory requirements for development in critical areas can be found in Chapter 16.04 of the City's Municipal Code.

Content of the Critical Areas Section

As defined in the GMA, Critical Areas include wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas and geologically hazardous areas. This section includes a narrative on the significance of each critical area, and goals, policies and objectives for each area.

Classification of Critical Areas

Wetlands

Wetlands within Washougal's UGA are predominantly located within the floodway of the Washougal River and in the low-lying southeast area of the UGA adjacent to the Columbia River.

The wetland area within the Washougal River basin is limited in size due to the steep embankments along this section of the river. The greatest wetland area along the Washougal River occurs within a low, relatively level area at a point where the river bends from its southerly direction to a southwesterly one at Schmid Family Park.

The most extensive wetland area was within the southeastern portion of the City in the industrial area. Until its 1966 diking by the Corps at the request of the Port of Camas/Washougal, the area was the Steigerwald Slough. The main feeder stream for the sizable lake that resulted from the diking was channelized and a pumping station was built to lift water over the dike and into the Columbia. The wetlands in this area are predominantly distributed between lands within the Steigerwald Wildlife Refuge and the low-lying areas along the Columbia River.

Critical Aquifer Recharge Areas

Critical aquifer recharge areas are designated for all lands within 1,000 feet of the water supply wells operated by the city. The City owns land with several operating wells.

- One site is on the south side of the Washougal River within the Hathaway Park area. A significant portion of land within the 1,000-foot area to the north and west is undeveloped or open space; however, the land to the south is zoned for single-family residential.
- The second site is in the City's far west near the Camas/Washougal border; there is extensive urban development within this well's buffer area, with the railroad and SR-14 to the south and residential development to the east. The area to the northwest is undeveloped park land.

Fish and Wildlife Habitat Conservation Areas

The Washougal River is a significant fish habitat conservation resource because numerous species of anadromous fish spawn in the river. The extensive wetlands of the Steigerwald Wildlife Refuge attract numerous bird species, making this an area of significance for wildlife habitat conservation. Bird species of significance in this area include the Northern Harrier, Red-Tailed Hawk, Great Horned Owl, Blue Heron, Osprey, Eagle, and the Barn Owl. Gibbons Creek supplies additional habitat for anadromous fish runs. Completion of the creek's realignment has increased the value of this area for conservation.

Frequently Flooded Areas

Frequently flooded areas are lands in the floodplain within a community subject to a 1% or greater chance of flooding in any given year and are also known as the 100-year floodplain. The guidelines state that classifications of frequently flooded areas will be consistent with the floodplain designations of the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program.

Washougal's floodplain areas are 1) within the Washougal River basin, 2) the low-lying areas to the southeast within the Steigerwald Wildlife Refuge, and 3) adjacent to the Columbia River. The areas along the Washougal River are not as significant because of the river's steep banks. However, the frequently flooded areas on the

banks of the Columbia River and in the wildlife refuge can be extensive and significant.

Geologically Hazardous Areas

Geologically hazardous areas comprise slopes greater than 25% and unstable slopes as classified by the US Soil Conservation Service. These areas are located predominantly to Washougal's north. The most hazardous areas occur at the extremely steep banks of the Washougal River. The least hazardous area occurs in the northeasterly portion of the UGA and consists mainly of unstable slopes.

Shorelines

Shorelines and Waters of the State, as defined in RCW 90.48.020, are subject to the requirements in the City's Shoreline Master Program (SMP). Shorelines include:

- All marine waters.
- Streams and rivers with greater than 20 cubic feet per second mean annual flow.
- Lakes 20 acres or larger.
- Upland areas called shorelands that extend 200 feet landward from the edge of these waters.
- Biological wetlands and river deltas connected to these water bodies.
- Some or all of the 100-year floodplain, including all wetlands.



Figure 2. Washougal River

All shoreline areas are considered critical areas, but not all critical areas are considered shoreline. The goals and policies of the SMP are considered an element of the Comprehensive Plan and are adopted by reference, consistent with RCW 36.70A.020 (15).

Goals and Policies

GOAL 1: ~~Protect and improve the~~ Enhance the quality of life through the protection of air quality, groundwater quality and quantity, and surface water quality.

Policy 1-A: Ensure all standards and regulations applicable to critical areas within the City of Washougal are enforced and coordinated.

Policy 1-B: Provide quality water for public water supplies, propagation of wildlife, fish and aquatic life and for domestic, industrial, municipal and other beneficial uses.

- a. Enforce the adopted regulatory policies regarding the protection of aquifer recharge areas.
- b. Enforce the adopted wetland and critical aquifer recharge area regulations to protect surface and groundwater quality.
- c. Enforce the adopted stormwater management standards to ensure quality of run-off to surface and ground water.

Policy 1-C: Ensure an adequate quantity of water for beneficial uses within the City.

Policy 1-D: Provide management practices to minimize erosion and hazards in order to improve water quality for instream and out-of-stream uses.

Policy 1-E: Evaluate and analyze land uses which conflict with the water resources of the City.

Policy 1-F: Utilize the water resources within the City in an efficient manner.

Policy 1-G: Guard against the degradation of air quality.

Policy 1-H: Locate new business and industries so that the impact on air quality is minimized.

GOAL 2: ~~Guide~~ Regulate new development so as to protect, enhance, and respect sensitive and natural constraints. new development to reduce risks to life and property from hazards associated with developing in frequently flooded and geologically hazardous areas.

Policy 2-A: Prohibit, discourage, or mitigate development in geologically hazardous areas.

Policy 2-B: Limit the removal of vegetation during development in order to reduce erosion and stormwater runoff.

Policy 2-~~A~~C: Protect land quality from erosion and other soil related natural hazards.

Policy 2-~~B~~D: Reduce the economic and social costs created by flood-caused damage.

Policy 2-~~C~~E: Protect life and property from mass movement hazards.

GOAL 3: Initiate cost-effective programs to protect and improve environmental quality.

Policy 3-A: Maximize the funding of publicly owned critical area lands by leveraging impact fee monies with possible grant funds and City funds.

GOAL 4: Enforce the development standards for critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas (100 year floodplains), geologically hazardous areas (steep slopes, unstable slopes) and wetlands.

Policy 4-A: Development standards for floodplains shall be consistent with the Federal Emergency Management Agency (FEMA) and National Flood Insurance Program requirements.

Policy 4-B: Development on steep and unstable slopes shall be restricted to ensure public safety and prevent loss of private property.

Policy 4-C: Development within high value wetlands will be managed in accordance with the ~~wetlands protection ordinance~~ Critical Areas Ordinance.

GOAL 5: Provide for the optimum number of game and nongame fish and animals by protecting through management those resource and open space land and water areas that serve as habitat for a variety of wildlife species.

Policy 5-A: Prevent the further destruction to waterfowl habitat, by retaining wetlands and buffer zones adjacent to wetland areas.

Policy 5-B: Protect habitat so that it will provide optimum numbers of non-game wildlife for recreational and aesthetic opportunities, and still keep land use conflicts at a minimum.

Policy 5-C: Identify and protect special habitat areas.

GOAL 6: Assist in the enhancement of the US Fish and Wildlife Service's Steigerwald Lake National Wildlife Refuge.

GOAL 7: Provide a variety of critical area lands for the community to enjoy for passive or active recreational uses.

Policy 7-A: Encourage the acquisition and development of publicly-accessible critical area lands, on a willing seller, willing buyer basis.

GOAL 8: Solicit review assistance from the Department of Fish and Wildlife for development proposals directly affecting state or federal sensitive, threatened or endangered species.

GOAL 9: Where reasonable, adopt Best Available Science guidelines for critical areas protection.

GOAL 10: Encourage the use of native plants in landscaping, particularly adjacent to critical areas and discourage the use of invasive non-native plants.

7.0 Parks & Open Space

Introduction

The purpose of this element is to identify and designate existing open space areas, determine future needs, develop a plan to meet those future needs and define the goals to achieve them. The GMA also requires that communities encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

Recent trends impart a new urgency to plan for open spaces, if residents are to continue to enjoy their benefits in the future. Lands which have historically functioned as informal open space (the vacant lots next door) are being rapidly developed. At the same time, changing lifestyles and the desire for increased activities, together with a growing retirement-age population, have placed increased demands on existing parks, open spaces, and recreational lands. Local parks are increasingly crowded while local funds to meet the new demands are inadequate.

The Parks and Open Space Element has been updated to capture the visioning established in the 2021 Comprehensive Park and Recreation Plan update effort, and new updates prepared in 2025 which address updates to the Comprehensive Plan, including population projections and the future land use map, climate considerations consistent with House Bill 1181, and other factors including project costs and prioritization.

The Comprehensive Park and Recreation Plan and this Element both emphasize the importance of establishing an open space system and place a high priority on protecting lands that physically and functionally link other open spaces like linear greenbelts, trails, wildlife corridors, and riparian buffers protecting rivers and streams. It is also the intent of this element to plan for new open spaces in residential areas and protect resource lands and critical areas consistent with the Natural Resources and Critical Areas Element.



Figure 1. Reflection Plaza

The standards for the City of Washougal parks and open space are based upon the updated Comprehensive Park and Recreation Plan which reaffirms the community's vision for strategic growth of the park system. These standards address community-wide spatial requirements based on the policies set forth in the Land Use Element.

As part of the Comprehensive Park and Recreation Plan update, the following types of urban parks were inventoried:

- Neighborhood Parks
- Community Parks
- Special Use Areas
- Pocket Parks
- Waterfront Parks, and
- Urban Open Space

Additionally, undeveloped/open space was inventoried and is also referred to as "Natural Parks". Natural Parks are characterized as areas of undeveloped natural resource tracts dedicated to the city and used for purposes other than stormwater management.

Because of the diversity of these resources, it is important that the city's park and recreation standard first recognize the provision of space for basic park and recreation needs. Other lands and special purpose resources extend beyond the basic minimum acreage to enhance and diversify the opportunities available to the community. In 2021, the city shifted from a level of services measurement of walking distance to a park versus acreage per 1,000 residents. It is the city's goal to provide park access to the majority of the city within a ¼ to ½ mile distance.

Park Standards

Neighborhood Parks

These parks are intended to serve residential areas within walking distance (¼ mile radius) of the park site. To comfortably accommodate typical facilities and activities, the following desirable characteristics are identified:

- 3-5 acres in size, and no more than 20 acres.
- These parks may be located adjacent to schools only if other land is not available, in which case the school grounds may influence the size of the park.
- Access is mostly pedestrian, and park sites should be located so that persons living within the service area will not have to cross a major arterial street to get to the site. Children between the ages of 5-12 constitute the primary user group.
- These parks typically include shade trees, picnic facilities, child play areas and a limited number of soccer and baseball fields. Neighborhood parks usually contain areas for spontaneous or casual games—basketball, softball, football or soccer.

Community Parks

These parks serve groups of neighborhoods within a 1-5 mile radius. Community parks generally have the following characteristics:

- The minimum desirable size is 20 acres; normally, these sites do not exceed 100 acres.
- Community parks may be located adjacent to junior or senior high schools if more appropriate land is not available, in which case the school grounds may influence the acreage acquired. Access to community parks is by car, bicycle or foot.
- Access is by arterial or collector streets which accommodate pedestrians, bicycles, and autos.
- The range of facilities provided is greater than for neighborhood parks and generally appeals to more diverse user groups. These parks generally support a wide range of recreation activity; examples include tennis courts, soccer and baseball fields, playgrounds, swimming pools, picnic facilities, and off-street parking as well as restroom facilities.

Urban Open Space

The primary benefit of urban open space is the visual and psychological relief provided from man-made development within the urban area. Additional characteristics of open space include:

- A major function of urban open space is to provide public access to these areas. The site may or may not be improved but can include trails and greenway corridors.
- The urban open space can include a part of a community park left in its natural state.
- Selection of urban open space sites is based on criteria such as:

- Linking with other open spaces or schools,
- A given area's need for open space,
- The area's existing parks and open space,
- Preservation of the natural features of the open space in question; and
- The size of the site and quality of open space being selected.

Existing Conditions

The City's park system includes more than 73-acres of developed parks and another 51 acres of underdeveloped natural areas. This does not include the City's natural parks and open space areas which account for significantly more public lands. Natural Parks include undeveloped open space dedicated to the city (excluding stormwater facilities) that also serves as natural resource tracts.

Developed Parks

An inventory of existing parks facilities was developed as part of this periodic update. Table 6 provides a breakdown of parks acreage by facility type.

Table 6. Park Inventory

Existing Park Land	Number of Sites	Total Acres
Neighborhood Parks	6	17.6
Community Parks	3	33.6
Pocket Parks	2	0.3
Waterfront Parks	2	2.5
Natural Parks	13	51.4
Special Use Area	6	19.2
Open Space	-	Not calculated for the 2021 Park Comprehensive Plan update
Total:		124.6

Urban Open Space

There is presently no land designated as urban open space in Washougal. The city's size and excellent surrounding natural character have precluded a need for this designation to date.

Table 7. Other Recreation & Open Space Resources

Owner	Acres	Classification
<i>US Fish and Wildlife</i>		
Steigerwald Lake National Wildlife Refuge	627 (67 in UGA)	Conservancy
<i>Port of Camas-Washougal</i>		
Cottonwood Beach	45	Regional
Washougal Waterfront Park and Trail	11 ¹	Undeveloped
Marina	1.5	Special Purpose
<i>School District</i>		
High School Playing Fields	15	Special Purpose
Gause School Playing Fields		Special Purpose
<i>Orchard Hills Golf & Country Club</i>	92	Special Purpose
<i>City of Washougal</i>		
Washougal Memorial Cemetery	15	Open Space
<i>Total</i>	246.5	

¹ Total acreage estimated using GIS

Park Access and Gap Analysis

The 10-minute walk campaign, which emphasizes that residential development be within 10-minutes of a park has since replaced a flat park acreage to population ratio. A park access and gap analysis was conducted in 2025 as part of the Comprehensive Park and Recreation Plan to identify trends and populated areas where gaps, or lack of convenient and available park space, are present. Figures XX and XX, provided below, show existing park access to community and neighborhood parks. The purple shaded areas indicate locations that are within a 10-minute walk to a community or neighborhood park. Figures XX and XX also show areas of higher density zoning (in yellow) that are outside a 10-minute walk to parks.

While many areas of the city have nearby open spaces, some of these locations don't have convenient access to a developed park. In addition, there are several barriers to park access in Washougal, such as the Washougal River and hill terrain, as well as busy streets such as highways and E Street which turns into NE 3rd Avenue or cul-de-sacs and dead-end-streets. Areas that are not served by a developed park within a 10 minute walk include:

- Residential areas north of the Washougal River;
- East downtown between 22nd and 34th Streets, which includes areas of higher-density residential zoning;
- The northeast edge of the city, east of Orchard Hills Golf Course; and
- Most of the future growth areas (within the UGB but outside of the city limits).

Parks Trends

A number of trends emerged from the Comprehensive Park and Recreation that identified the types of facilities and activities that residents enjoy the most, the challenges they see, and proposed ideas to improve the park system. These key takeaways include:

- Add unique destinations such as off-leash dog parks, community gardens, skate parks, bike pump track, disc golf course, or other destinations of interest.
- Improve play opportunities by providing additional destinations in areas conveniently accessed, especially when walking or biking with kids.
- Provide close-to-home recreation by reusing underdeveloped park space or open space for public use such as a community garden, dog park, or play area.
- Improve communication, education, and awareness of parks, including their location and amenities.
- Protect access to natural areas, especially where they provide access to waterfront parks.
- Create safe and connected trails.
- Maintain and reinvest in existing facilities and city parks.

Community Parks & Open Space

As described above, there are a number of existing neighborhood parks in Washougal. The need for parks and open space have been identified in the City's *Comprehensive Park and Recreation Plan* updated in 2025. As the community grows the need for parks and urban open space will increase.

The City should plan to acquire the parkland it will need within its UGA before the property is developed and annexed. The preferred approach is to acquire level parcels for active recreation adjacent to urban open space lands. Urban open space can best be supplied through the protection of critical areas, as listed below.

Open Space to Protect Hazardous Geological Areas

As noted in the Natural Resources and Critical Areas Element, several hazardous geological areas exist in the Washougal UGA. These areas include steep and potentially unstable slopes and areas that may be impacted in the event of seismic or volcanic activity. The primary benefit associated with preserving certain potentially hazardous geological areas in open space is the protection of persons and property.

Open Space to Protect Shorelines

Shorelines provide open space benefits through natural, scenic, or recreational values. The City of Washougal has an abundance of shoreline resources along the Columbia and Washougal Rivers. The primary benefit to shorelines is the experience derived from being in close proximity to and

having views and potential access to the two major rivers in the UGA.

Open Space to Preserve Sensitive Water Related Areas

The most sensitive water-related areas within the urbanized area of Washougal are the areas of highest susceptibility of wellhead contamination. The primary reason for preserving sensitive water related areas is the maintenance of clean, safe, and adequate waters for human, wildlife, fish and natural uses.

Regional Trails

In addition to urban parks, elements of the plan would provide bicycle and pedestrian circulation within the community and would connect to larger region wide trail systems.

Clark County has adopted a comprehensive Bicycle and Pedestrian Plan that identifies a countywide pathway system, including trails for biking, hiking, and horseback riding. As defined in the plan, pathways include any “trail, multi-use path or shared use path” used by pedestrians, cyclists in-line skaters, and runners. In general, pathways are desirable for slower speed recreational cycling, particularly by families and children. They are also used extensively by commuters for at least part of their community. Three types of pathways are planned within the City of Washougal:

- Regional multi-use trails provide the major access networks across the County for pedestrian and bicycle use, with equestrian use on the shoulder, where feasible.
- Local trails, whose function is to provide access from neighborhoods to regional multi-use trails or bike lanes.
- Bike lanes and pedestrian walkways, which are located on city, county, and state road rights-of-way.

Goals and Policies

GOAL 1: Provide well-designed, accessible and safe parks, recreation facilities, and natural open space areas.

POLICY 1-A: Reinvest in existing park and recreation facilities to meet needs in developed areas. Identify underused areas of developed parks to increase opportunities and renew park character.

POLICY 1-B: Secure adequate parkland in developing areas to serve future residents.

POLICY 1-C: Develop a park system with locations convenient to most residents in Washougal. Where feasible, provide a park within a ten-minute walk (about a $\frac{1}{4}$ - or $\frac{1}{2}$ -mile distance) of residential areas, prioritizing vulnerable and overburdened communities .

- POLICY 1-D: Provide opportunities for indoor and covered recreational activities, such as a gymnasium, indoor, air-conditioned, and covered recreation center, or covered playground areas.
- POLICY 1-E: Adopt and follow park design and development guidelines for all new park land, including parks that will be dedicated to the City.
- POLICY 1-F: Coordinate with other City departments to ensure that new development is oriented towards parks and trails.
- POLICY 1-G: Integrate natural features, such as green stormwater improvements, and adding trees, shrubs and other plants into the built environment, including residential, commercial and industrial areas.
- POLICY 1-H: Accept only those parks and facilities that are consistent with the City's Parks & Recreation Plan.
- POLICY 1-I: Incorporate interpretation of local history, culture, and the environment into the park system.
- POLICY 1-J: Site and design parks, recreation facilities, and natural open space areas to be resilient to heat, drought, flooding, and wildfire.
- POLICY 1-K: Preserve/ expand tree canopy through the acquisition and protection of natural and open space areas, and flood/erosion-prone areas to improve public health, mitigate urban heat island effect, enhance carbon sequestration, support wildlife habitat, and strengthen overall ecosystem health.
- POLICY 1-L: Incorporate green infrastructure(including rain gardens, permeable surfaces, native plantings, and ample tree canopy with shade and cooling features) into park and facility design to manage stormwater, reduce urban heat, enhance ecological function, and support public health.

GOAL 2: Maximize opportunities for public enjoyment and protection of waterfront resources.

- POLICY 2-A: Recognize the Washougal and Columbia Rivers as unique local recreation resources.
- POLICY 2-B: Pursue continuous and connected riverfront greenway systems along the Columbia and Washougal Rivers. Acquire property or easements that improve public access to waterfront resources whenever the opportunity exists.

- POLICY 2-C: Provide opportunities for public access to the waterfront where feasible and consistent with public safety, environmental protection, and the Shoreline Master Program.
- POLICY 2-D: Geographically distribute waterfront parks and access points as practical as possible to provide greater park access throughout the city with a focus on increasing access in vulnerable and overburdened neighborhoods.
- POLICY 2-E: Provide a range of waterfront recreation experiences, including opportunities to access the river and riverfront, or places to view the water.
- POLICY 2-F: Preserve areas with critical or unique natural features, such as stream corridors, wildlife habitat and wetlands. Preserve and protect mature tree canopy in these areas, particularly where tree canopy overlaps with designated protected areas such as critical areas. Where appropriate, consider policies and implementation measures that incentivize development to retain existing mature trees or require mitigation for tree removal.
- POLICY 2-G: Support efforts for habitat protection, conservation and similar projects and programs to strengthen the health of natural systems and the environment. Prioritize actions that also build climate resilience in the parks and recreation system, including enhancing ecosystem services (e.g., plantings for biodiversity, tree canopy for carbon sequestration and shade for reduced urban heat, erosion prevention for increased water quality, etc.), reducing urban heat and increasing the system's capacity to change environmental conditions.

GOAL 3: Connect neighborhoods, schools, downtown, and waterfront with parks, trails, and natural open space areas.

- POLICY 3-A: Develop an interconnected pedestrian and bicycle system that connects downtown and neighborhoods with parks, schools, and other features. Prioritize multimodal investments in vulnerable/overburdened areas to improve equitable access.
- POLICY 3-B: Connect the City's pedestrian and bicycle system with the Camas and Clark County Regional systems.
- POLICY 3-C: Develop a network of off-street trails using natural open space areas, parks, utility corridors, and other features. Supplement this network with on-street connections where necessary.
- POLICY 3-D: Provide an interconnected trail system along the Columbia and Washougal Rivers where it can be demonstrated river trail

expansions avoid shoreline/ecological impacts and any disproportionate burdens during construction.

POLICY 3-E: Continue building partnerships to expand connectivity within the city and through the region.

POLICY 3-F: Provide a consistent and accessible signage and wayfinding system that welcomes and informs users.

GOAL 4: Strategically facilitate recreation programs and community events to foster community health, recreation participation, and park use.

POLICY 4-A: Foster recreational, educational, and cultural opportunities in parks through partnerships that promote health, active lifestyles, playing and learning, and social gathering.

POLICY 4-B: Recruit contract providers to offer fee-based programs in parks that respond to current trends and community desires

POLICY 4-C: Create a scholarship program or volunteer credit system that enables economically disadvantaged residents to participate in local fee-based programs.

POLICY 4-D: Encourage collaboration among local artists, businesses, and volunteers to foster a stronger sense of community and City identity through education, tourism, city beautification, and recreation opportunities.

POLICY 4-E: Coordinate with private and non-profit providers (such as organized sports leagues) to encourage a greater variety of programming in parks and ensure adequate facilities and space are available for recreation services.

POLICY 4-F: Promote opportunities to activate downtown Washougal by recruiting providers or partners to offer community-wide events, mid-day programming for workers, and evening activities that help support local tourism and enjoyment of the city center.

POLICY 4-G: Promote healthy food choices and active living programs as a central focus for community education. This includes supporting home and community gardens, farmers' markets, and other small-scale, community-based food initiatives that increase access to nutritious, locally grown foods.

POLICY 4-H: Explore the development and promotion of park-based programs and events that address the health impacts of climate-related hazards-such as extreme heat, wildfire smoke, and poor air quality

through education, preparedness activities, and access to safe, climate-resilient spaces.

POLICY 4-I: Explore partnerships with program providers offering inclusive parks and recreation programming that prioritizes the needs of vulnerable and overburdened populations during climate-related events, including cooling areas, wellness checks, or adaptable recreation options during hazardous conditions.

POLICY 4-J: Integrate climate resilience and environmental stewardship themes into existing parks and recreation events, youth programs, and community education offerings to build local knowledge and encourage sustainable behavior.

GOAL 5: Provide efficient and high-quality maintenance of parks, facilities, and natural open space areas.

POLICY 5-A: Maintain park and recreation facilities in a manner to make them safe, attractive, and a positive part of the neighborhood and city.

POLICY 5-B: Develop maintenance frequency protocols that maximize the life of the City's park and recreation assets.

POLICY 5-C: Evaluate the vulnerability of parks, recreation facilities, and related infrastructure to climate hazards such as extreme heat, flooding, wildfire, and poor air quality, and use findings to inform maintenance, upgrades, and long-term planning.

POLICY 5-D: Maximize efficient use of the maintenance budget.

POLICY 5-E: Consider the maintenance costs and staffing levels associated with acquisition, development, or renovation of parks or natural open space areas. Adjust the annual operating budget accordingly for adequate maintenance funding of the system expansion.

POLICY 5-F: Streamline maintenance resources by divesting or transferring ownership of parks that do not contribute to the vision and goals of the park system.

POLICY 5-G: Monitor and maintain natural areas to control invasive species and improve ecological functions.

POLICY 5-H: Adopt maintenance practices that reduce water use, prioritize drought-tolerant, fire-resistant and native landscaping, and incorporate integrated pest management strategies to minimize chemical use. Implement vegetation and landscape management

strategies in parks and natural areas that reduce wildfire risk while preserving ecological function and recreational value.

POLICY 5-I: Develop site-specific master plans or site designs that guide all major park improvements, incorporate maintenance efficiencies, and achieve cohesive design and efficient phasing of projects.

POLICY 5-J: Provide better tracking of the costs of maintaining City-owned facilities by their function, including public buildings, infrastructure, parks and natural areas, and the cemetery.

POLICY 5-K: Promote sustainable purchasing, administrative, and operations practices that lower the environmental footprint of parks and recreation services.

POLICY 5-L: Evaluate climate city facilities hazard vulnerability (heat, flooding, wildfire, smoke) and use findings to guide capital facility improvements, including maintenance, upgrades, and other long-range facility plans.

GOAL 6: Be an efficient and effective provider of the parks and recreation services desired by the community.

POLICY 6-A: Continue partnering with the Washougal School District to maximize public use of recreation facilities on school sites, especially for athletic fields and indoor spaces that could be used to avoid climate impacts like heat or wildfire smoke.

POLICY 6-B: Leverage and periodically update funding and land dedication mechanisms to ensure that new development is responsible for providing or paying a fair share for the park and recreation facilities needed to serve increased population.

POLICY 6-C: Maintain an annual operating budget that is sufficient to address park asset management and maintenance needs .

POLICY 6-D: Maximize operational efficiency to provide the greatest public benefit for the resources expended.

POLICY 6-E: Tailor services and operating hours to community needs, so that policies, work schedules, and administrative direction support public use of parks and services.

POLICY 6-F: Develop staff growth by encouraging participation in professional organizations, educational classes and training seminars. Emphasize training related to climate-resilient park

and trail maintenance, urban tree canopy preservation, and ecosystem health.

GOAL 7: Encourage public involvement in all aspects of parks and recreation.

POLICY 7-A: Support the Park Board as the forum for public discussion of parks and recreation policies, ideas, opportunities and concerns.

POLICY 7-B: Provide public review opportunities in park planning and design decisions.

POLICY 7-C: Identify opportunities for community members, local artists and businesses to actively contribute to park and facility design and development.

POLICY 7-D: Establish publicity efforts to inform citizens of the recreational and volunteer opportunities available in local neighborhoods and citywide.

POLICY 7-E: Periodically review local park and recreation preferences, needs and trends and update priorities identified in this Plan as other relevant local or regional plans are developed as they relate to community growth, parks and recreation, or community resiliency.

POLICY 7-F: Encourage citizen involvement and participation in maintaining and restoring the quality of parks (such as adopt-a-park programs, sports group partnerships, and Scout projects). Enhance community participation in tree canopy preservation, natural area restoration, and other climate resilience activities through volunteer programs, educational events, and stewardship opportunities in parks and open space.

9.0 Procedural Criteria

Introduction

Adoption of the Comprehensive Plan does not complete the land use planning process. This chapter differs in format from other chapters because it establishes procedures and criteria that shall be followed for the implementation and periodic updating of the Comprehensive Plan as established in Washington Administrative Code (WAC) 365-196.

Plan Interpretation

The Comprehensive Plan provides a guide and regulatory framework for development in Washougal that reflects the community vision of a desirable community. Plan goals and associated policies are identified by number within each element chapter. These goals and policies are collectively referred to as goals throughout this Procedural Criteria chapter. Because of the general nature of the Comprehensive Plan goals, conflict between and among goals is possible. The following general rules of construction are intended to be used in interpreting the Comprehensive Plan:

1. Goals are intended to be read as mutually supportive, and all are intended to be read together so that each has meaning.
2. When conflicts arise between goals, the goal which is more specific shall prevail.
3. The Comprehensive Plan map, or future proposals to amend the Comprehensive Plan map, should be based upon the Comprehensive Plan goals.
4. When conflicts arise between the Comprehensive Plan goals and the Comprehensive Plan map, the map shall prevail.
5. The Comprehensive Plan is consistent with the statewide goals and carries out in more detail the Community Framework Plan. The Comprehensive Plan also contains implementation strategies which, in contrast to goals, are not intended to be directive but are suggested as a means to carry out the Plan. Other strategies to carry out the plan may also be available, and in some cases preferred.

Amendments to the Comprehensive Plan

Amendments to the Comprehensive Plan shall be consistent with RCW 36.70A.130 and WAC 365-196-640 and the provisions of this section and Washougal Municipal Code 18.76. Amendments fall into several major categories or types and as such different review applications and review criteria are applied.

Each amendment is described, criteria for approval are identified as appropriate, the persons or parties responsible or authorized to initiate amendments are identified and procedural steps are specified as appropriate.

Urban Growth Boundary Changes

1. A comprehensive review will be initiated and considered by Washougal and the county as part of a periodic update cycle as specified in RCW 36.70A.130.
2. Amendments of at least 10 acres may be initiated by the county, city, and individuals through the annual review process once each year. Boundary amendments may be approved only when it is shown by the proponent (county is proponent for State required update; city is proponent for city-initiated amendments; property owner is proponent for annual review boundary adjustment applications) that the supply of available land is insufficient to accommodate 20 years of anticipated growth. Criteria used to determine where and how much land should be added to the urban growth area are:
 - a. The amendment shall be consistent with the following adopted plans: Washougal Comprehensive Plan, Community Framework Plan, county Comprehensive Plan, applicable capital facilities plans and official population growth forecasts.
 - b. The amendment shall be within an urban reserve area.
 - c. The amendment shall not include lands that are designated as natural resource lands including agricultural, forest, or mineral resource lands.
 - d. The amendment demonstrates that the full range of urban public facilities and services can be adequately provided in an efficient and timely manner. Such services include water, sewage, storm drainage, transportation, police and fire protection and schools.
 - e. The amendment would be compatible with contiguous development within the urban growth area and proposed development shall occur at urban density.
 - f. When a proposed adjustment abuts a designated natural resource activity, the use shall be compatible with the resource.
3. Amendments of less than 10 acres may be accepted for annual review processing when the request is based on showing the boundary was incorrectly drawn or was drawn based on an error in judgment. In this case, only the reason for the drafting or judgment error must be accepted by the county as a basis to correct the boundary error.
4. Reviewed by the Washougal Planning Commission and Washougal City Council as described in the Plan Amendment, Public Notice, and Public Hearing Process.

Review and approval by the County Planning Commission and Board of County Councilors.

- a. Unless otherwise required by the county, applications for boundary amendments shall be accompanied by parallel rezone applications.

Plan Policy or Text Amendments

1. Considered by the city and county as part of the periodic update process consistent with RCW 36.70A.130 or considered by the City as part of the annual review process pursuant to WAC 365-196-640(3).
2. State required updates are initiated by the city and county. Annual review requests may be initiated by the city, property owner(s) or interested person(s).
3. Policy and text amendments may be approved only when it is shown by the proponent (county is proponent for State required update; county, city or interested person(s) as proponent for annual review applications) that the amendment is consistent with the state Growth Management Act and the following adopted plans: Community Framework Plan, Washougal Comprehensive Plan, applicable capital facilities plans and official population growth forecasts.
4. Reviewed by the Washougal Planning Commission and Washougal City Council as described in the Plan Amendment, Public Notice, and Public Hearing Process section below.

Comprehensive Plan Map Amendments

1. Considered by the city and county consistent with RCW 36.70A.130. Considered by application through the annual review process consistent with WAC 365-196-640(3).
2. State required updates are initiated by the city and county. Annual review requests may be initiated by the city, property owner or interested person(s).
3. Map amendments may be approved only when they are shown by the proponent (county is proponent for State required update; city is proponent for city-initiated amendments; property owner or interested person (s) is proponent for annual plan map change applications) that the supply of available land in the requested plan designation may be insufficient to accommodate anticipated growth. Criteria used to determine where, when and how much land in a specific land use category should be added are:
 - a. The amendment shall be consistent with the state Growth Management Act and the following adopted plans: Washougal Comprehensive Plan, Community Framework Plan, county Comprehensive Plan, applicable capital facilities plans and official population growth forecasts.

- b. The amendment shall meet the location criteria for the requested designation.
 - c. Except for industrial amendments, demonstrate that conditions have substantially changed since plan adoption and the plan amendment/rezone must bear a substantial relationship to the public health, safety, morals or welfare.
 - d. The proponent demonstrates that the full range of urban public facilities and services can be adequately provided in an efficient and timely manner. Such services include water, sewage, storm drainage, transportation, police and fire protection and schools.
 - e. The requested change will not impact the character of the area to the extent that further plan map amendments will be warranted in future annual reviews unless the scope of the amendment is expanded. The City or County may expand the scope of any annual review.
 - f. Unless otherwise required by the City or County, applications for map amendments shall be accompanied by parallel rezone applications.
4. In the development of a county-wide plan and implementing zoning map it is possible that technical errors in mapping or obvious errors in applying plan map or zoning map designations may occur. These mistakes can be corrected by making an application following adoption of the Comprehensive Plan map. The applicant needs to demonstrate that an obvious error occurred. The application can be initiated by the city, county, property owner or interested person(s). These applications shall be:
- a. Considered once a year
 - b. Limited to correcting an error.
5. Reviewed by Washougal Planning Commission and City Council described in the review and notification section below.

Emergency Amendments

Consistent with WAC 365-196-640, certain amendments, referred to as emergency amendments, can be considered outside of the annual review cycle outlined in this chapter and WMC 18.94 provided public notice and an opportunity for public comment precedes the adoption of emergency amendments to the comprehensive plan.

Emergency amendments may be considered if the following situations arise:

- 1. Resolution of an emergency condition or situation that involves public health, safety or welfare, when adherence to the annual amendment process set forth in this chapter would be detrimental to the public health, safety or welfare.

2. To attract a large employer of more than 50 workers or retain an existing large employer. Applications of this type requesting an industrial amendment shall include the reasons the amendment needs to be considered outside the annual review process.
3. To provide a regional facility/service that is needed to protect the public health, safety or welfare including waste disposal transfer sites, sewer treatment plants, port or airport facilities or significant state or local government facilities that cannot be reviewed through another process.

Exceptions to Timing

The Growth Management Act precludes considering amendments to the Comprehensive Plan more than once a year. However, pursuant to WAC 365-196-640(3)(b) and RCW 36.70A.130(2), amendments may be considered more often under the following circumstances:

1. The initial adoption of a subarea plan. Subarea plans adopted under this subsection (3)(b)(i) must clarify, supplement, or implement jurisdiction-wide comprehensive plan policies, and may only be adopted if the cumulative impacts of the proposed plan are addressed by appropriate environmental review under chapter 43.21C RCW;
2. The development of an initial subarea plan for economic development located outside of the one-hundred-year flood plain in a county that has completed a state-funded pilot project that is based on watershed characterization and local habitat assessment;
3. The adoption or amendment of a shoreline master program per RCW 90.58;
4. The amendment of the capital facilities element of a comprehensive plan that is part of the adoption or amendment of a budget;
5. The adoption of comprehensive plan amendments necessary to enact a planned action under RCW 43.21C.031(2), provided that amendments are considered in agreement with the public participation program established under RCW 36.70A.140, and all persons who have requested notice of a comprehensive plan update are given notice of the amendments and an opportunity to comment;
6. To resolve an appeal of the comprehensive plan filed with the growth management hearings board; or
7. In the case of an emergency consistent with this chapter.
8. The adoption or amendment of the housing element necessary to receive a determination of compliance under RCW 36.70A.835.

Other Planning Documents

Capital Facilities Planning

Updates to capital facilities plans may be reviewed annually in public hearings before the Washougal Planning Commission and the Washougal City Council for those facilities subject to city jurisdiction and by the Board of County Councilors for those facilities subject to county jurisdiction.

Transportation Capital Facility Plan

Annual updates are reviewed in public hearings by the Washougal Planning Commission and City Council.

Shoreline Master Program

Updates may be reviewed in public hearings by the Washougal Planning Commission and Washougal City Council.

Governmental Coordination

Washougal, along with Clark County, will provide for annual review processes. These update periods shall be established to occur within each jurisdiction not to exceed once a year. These annual reviews shall meet the following criteria:

1. Each urban area annual review shall assess the cumulative impacts of all potential or requested changes to the Comprehensive Plan map and policies throughout the urban area and, further, on the county-wide plan.
2. Proposals that would result in urban development outside of an adopted urban boundary shall not be permitted.
3. Washougal shall cooperate with the County and special districts to preserve and protect natural resources, agricultural lands, open space and recreational lands within and near the urban areas.

In addition to plan amendments or updates initiated by the county or city, individual annual review applications may be submitted once a year to the applicable jurisdiction based on a schedule adopted by that jurisdiction. To the extent possible, the same schedule should be adopted by the county and each city/town for each urban area to facilitate mutual review and assessment of the criteria in Governmental Coordination, above. Where no agreement exists between the city and the county or the amendment request is in the rural area, annual review applications and plan update requests shall be submitted in December of each year and processed by geographic areas of the county during the following year.

Plan Amendment, Public Notice, and Public Hearing Process

All private applicants (except for those alleging an error in drafting or judgment) requesting amendments to the urban growth boundary, Comprehensive Plan text, policies or map must file applications consistent with the procedures and timelines outlined in WMC 18.76 including participation in a pre-application conference prior to submittal of a formal plan amendment application.

All plan and/or map amendment requests should be processed and noticed consistent with Type IV applications as detailed in WMC 18.94.

The Washougal Planning Commission shall conduct a public hearing and make a written recommendation to the Washougal City Council. The City Council will then hold a public hearing to review and act upon the recommendations from the Planning Commission.

Cooperative Agreements and Interjurisdictional Guidelines

A significant degree of cooperation and coordination between the county, cities, tribes, and other service providers is required to manage land use in the urban and rural areas. Policies covering interagency cooperation, land use planning and development review, urban service provisions and boundary amendments are needed to set the county-wide framework for interjurisdictional agreements.

Interagency planning groups should be established to develop ongoing coordination programs within the urban growth area to include the city, the county, tribes, and special districts (including the Washougal and Camas school districts, Clark Public Utilities, the Port of Camas Washougal, Camas Washougal Fire Department and East County Fire and Rescue). These teams shall develop:

1. Specific procedures for affected agencies, jurisdictions, tribes, and special districts to participate, review and comment on the proposed plans and implementation measures of the others to assure consistency with the Comprehensive Plan.
2. Specific coordination procedures for affected agencies, jurisdictions, tribes, and special districts to periodically review, at a minimum the timeframe required by RCW 36.70A.130, the capital improvement plans, to enhance, improve and focus concurrency management plans and to assure consistency with all other elements of the Comprehensive Plan. Such procedures shall include an inventory of the location and capacities of the public facilities to include, at a minimum, public roads, public water and sewer systems, storm water facilities, schools, parks and recreational facilities and police and fire protection services. Where inconsistencies are identified between the Capital Facilities and Utilities element, including

financing assumptions and actual financing, and the other plan elements, the procedures shall ensure that appropriate plan amendments are made to eliminate those inconsistencies.

3. Specific procedures to improve joint efforts or the combining of operations (e.g. roads, fire departments) to achieve greater efficiency and effectiveness in service provision.

Public Participation

Public participation in periodic updates, annual amendments, and emergency amendments are important and therefore the city will follow notification requirements outlined in the Plan Amendment, Public Notice and Public Hearings Process section, detailed in this chapter. Public participation plans shall be prepared for all updates.

Implementation Measures and Annexation

1. City and county adopted implementation measures shall be, to the extent possible, consistent within all urban areas.
2. The City shall not annex territory beyond the adopted urban growth boundaries. Clark County shall not permit urban growth to occur outside of adopted urban boundaries.

Reporting on Progress

Consistent with RCW 36.70A.130(9) the county and cities must provide an implementation progress report detailing progress achieved in implementing the comprehensive plan five (5) years after the plan revision. The county and cities will coordinate reporting efforts to comply with the statute.

Minor Elements Updates

Monday, November 3, 2025 – City Council Workshop| Presented by Jessica Herceg, DOWL
Washougal City Hall Council Chambers



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Agenda

- **Project Schedule Update**
- **Natural Resources and Critical Areas Element**
- **Parks and Open Space Element**
- **Procedural Criteria Element**
- **Next Steps/Action Items**

Project Schedule Update

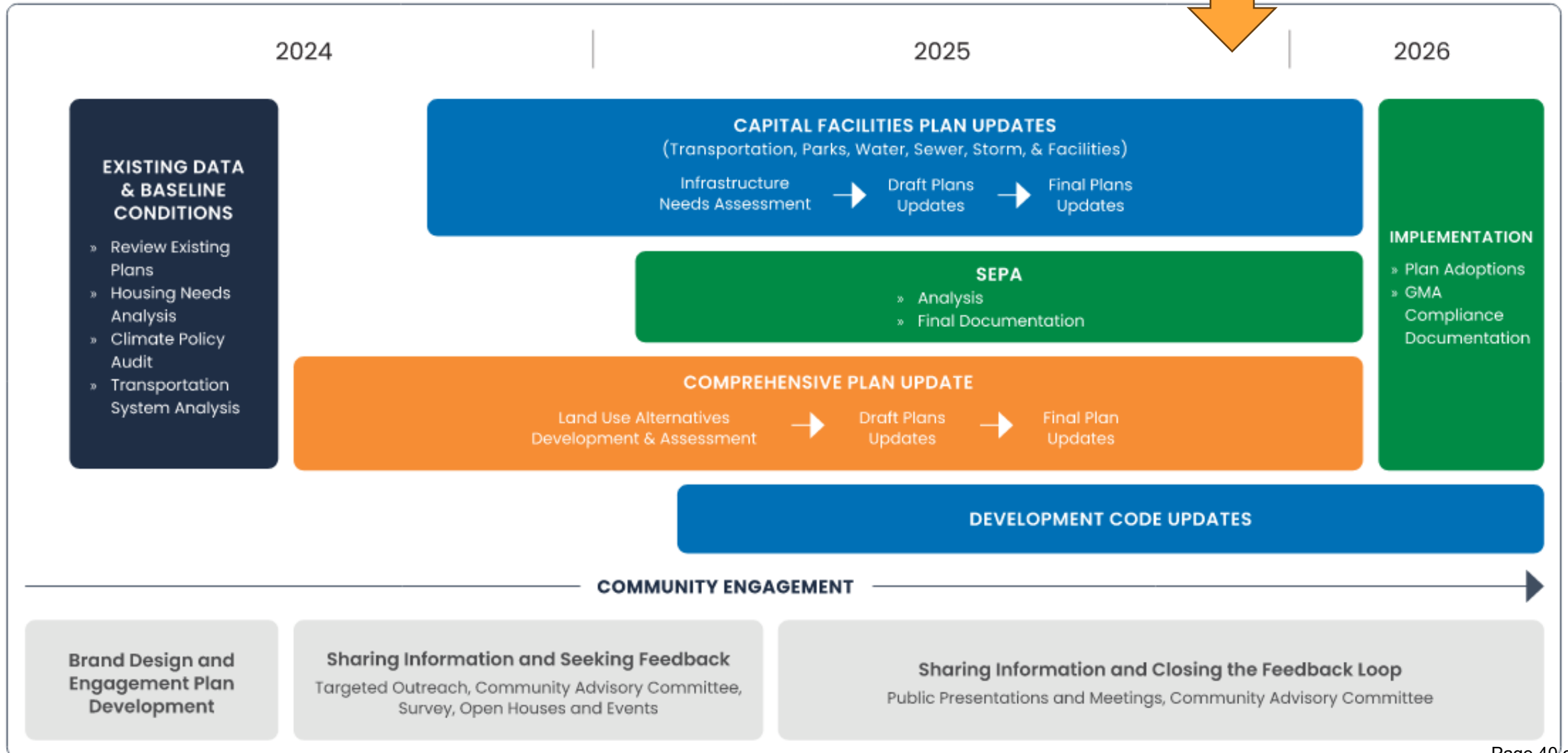


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Project Schedule Update



Key Project Dates

- 10/1/25 - Draft Environmental Impact Statement (DEIS) Issued
- 11/4/25 - Agricultural Land Study issued*
- February 2026 - Countywide Preferred Alternative Selected*
- 3/31/26 - County Final Environmental Impact Statement (FEIS) published*
- Mid-April 2026 - Local SEPA MDNS Published*
- May/June 2026 - PC and CC Hearings*
- Mid-July 2026 - Adoption of all Plans and Code Updates*

**Dates are tentative*

Natural Resources and Critical Areas Element



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Statutory Updates

The City's Natural Resources and Critical Areas Element must address:

Natural Resource Lands:

- Designate natural resource lands (agriculture, forest, mineral resource lands) of long-term commercial significance.
- Adopt development regulations to assure their conservation.
- Inventory natural resource lands in the UGA.
 - No natural resource lands were identified in the UGA.

Critical Areas:

- Update development code to include new Best Available Science:
 - Riparian area widths based on Site Potential Tree Height (SPTH)
 - Oregon white oak mitigation
 - Wetland buffer widths and mitigation ratios
- Avoid impacts through appropriate land use designations

Other Updates

Voluntary changes to the Natural Resources and Critical Areas Element includes:

- Minor text changes to refresh existing conditions information.
- Shoreline Master Program (SMP) section added, adopts SMP goals/policies by reference.
- Updated goals and policies.



Goals and Policies Overview

Goal 1: Enhance the quality of life...

- Minor text changes

Goal 2: Regulate new development...

- Updated language to reduce risks to life and specify frequently flooded and geologically hazardous areas
- New policies 2-A and 2-B

Goal 4: Enforce the development standards for...

- Minor text changes

Goal 8: Solicit review assistance from the Dept. of Fish and Wildlife...

- New goal

Goal 9: Where reasonable, adopt Best Available Science...

- New goal

Goal 10: Encourage the use of native plants...

- New goal

Parks and Open Space Element



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City of Washougal

Statutory Updates

The City's Parks and Open Space Element must:

- Include an updated inventory of parks.
- Review and address park and recreation demand for the next 10 years.
- Establish parks level of service (LOS).
 - E.g., The National Recreation and Park Association's "10-minute walk" standard.
- Evaluate park facility and service needs.
- Include urban planning approaches to promote physical activity and reduce vehicle miles traveled.
- Give special consideration to achieving environmental justice and climate resilience.



Other Updates

Voluntary changes to the Parks and Open Space Element includes:

- Updated element according to the updated Comprehensive Park and Recreation Plan.
- Removed listed inventory of parks from the element. Reliance on an easily revised inventory is recommended (e.g., Appendix C in the Comprehensive Park and Recreation Plan).
- Addressed new level of service (LOS): “10-minute walk campaign”.
- New goals and policies added from the Comprehensive Park and Recreation Plan.



Goals and Policies Overview

All goals and policies are new and come from the Comprehensive Park and Recreation Plan.

Goals 1-4:

- Minor text changes since the 2021 plan

Goal 5: Solicit review assistance from the Dept. of Fish and Wildlife...

- Minor text changes since the original plan
- New policy 5-L

Goals 6 & 7:

- No changes proposed (version pulled as-is from the Comprehensive Park and Recreation Plan)

Procedural Criteria Element



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Statutory and Other Updates

Statutory Updates:

- Amend exceptions to timing provisions for amendments
- Expansion and clarification of emergency amendment provisions
- Add Shoreline Master Program amendment information
- Add a public participation section
- Add “Reporting on Progress”

Other Updates:

- Minor text edits for clarity and flow of content
- Add citations to local and state laws to strengthen text amendment procedures

Action Items/ Next Steps



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City of Washougal

Action Items / Next Steps

Action Items:

- Share additional feedback via email to city staff on the draft elements

Upcoming Meetings:

- City Council Workshop, November 10th
 - County Process Update
- Planning Commission Meeting, November 12th (*special meeting date*)
 - Development Code Updates
 - County Process Update
- City Council Workshop, January 26th
 - Development Code Updates

Questions?



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City of Washougal



2025 Budget Amendment #1 Update

11/03/2025 | Presented by Daniel Layer



City of Washougal

2025 Supplemental Budget: Supply & Contractual Amendments



City of Washougal

2025 Supplemental Budget: Hotel/Motel Tax Fund

➤ The following requests were approved by the Lodging Tax Advisory Committee (LTAC):

Project Name/Event: 3/26/2025	Project Cost	Requested	Awarded
Washougal Studio Artists / Holiday Studio Tour November 16-17, 2024 (reimbursement	\$ 2,475.00	\$ 1,200.00	\$ 1,200.00
Washougal Studio Artists / Holiday Studio Tour 2025	\$ 2,475.00	\$ 1,200.00	\$ 1,200.00
Camas Washougal Historical Society - 2025 Rack Card	\$ 456.35	\$ 357.00	\$ 357.00
Camas Washougal Historical Society - Director \$50-\$90K	\$ 50,000.00	\$ 5,000.00	\$ 5,000.00
Washougal Songcraft Festival	\$ 9,050.00	\$ 3,200.00	\$ 3,200.00
Metropolitan Productions, Inc./ Grains of Wrath Brewing	\$ 47,000.00	\$ 5,000.00	\$ 5,000.00
Metropolitan Productions, Inc. / 2025 Washougal Harvest Fest	\$ 50,000.00	\$ 15,000.00	\$ 15,000.00
Camas-Washougal Chamber of Commerce - Trick or Treat 2025	\$ 2,205.00	\$ 2,205.00	\$ 2,205.00
Reed Creative for City of Washougal - Advertizing Ad Renewel	\$ 1,988.00	\$ 1,988.00	\$ 1,988.00
Reed Creative for City of Washougal - 2025 Washington State Visitor Guide (Payment for 2025 publication for 1/24 ad made in 2024)	\$ 8,898.00	\$ 1,000.00	\$ 1,000.00
Reed Creative for City of Washougal - 2025 Visit Washougal Calendar	\$ 4,133.14	\$ 4,133.14	\$ 4,133.14
Reed Creative for City of Washougal - 2025-2026 Swag	\$ 3,869.62	\$ 3,869.62	\$ 3,869.62
Reed Creative for City of Washougal - Video Update "A Day in the Shoug"	\$ 5,050.00	\$ 5,050.00	\$ 5,050.00
	\$ 187,600.11	\$ 49,202.76	\$ 49,202.76



2025 Supplemental Budget: Hotel/Motel Tax Fund

- The following requests were approved by the Lodging Tax Advisory Committee (LTAC):

Project Name/Event : 6/25/2025	Project Cost	Requested	Awarded
Zombie Fest presented by Doomsday Brewing Co	\$ 9,107.00	\$ 6,000.00	\$ 6,000.00
Washougal Beer Passport and Profile for Brewers: 5440, Trapdoor, Grains of Wrath, and Recluse	\$ 7,366.00	\$ 7,366.00	\$ 7,366.00
Washougal Community Market Support - by Lori Reed and City of Washougal	\$ 12,478.82	\$ 12,478.82	\$ 12,478.82
Washougal Challenge Coins 2025	\$ 645.00	\$ 645.00	\$ 645.00
	\$ 29,596.82	\$ 26,489.82	\$ 26,489.82



2025 Supplemental Budget: Hotel/Motel Tax Fund

- The following requests were approved by the Lodging Tax Advisory Committee (LTAC):

Project Name/Event: 9/24/2025	Project Cost	Requested	Awarded
Washougal Studio Artist / Blue Turtle Pro Media Video	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00
C/W Chamber of Commerce Tourism Promotion Canopy	\$ 985.00	\$ 985.00	\$ 985.00
COW - Tourism Fall Winter 2025/2026 Video	\$ 3,950.00	\$ 3,950.00	\$ 3,950.00
COW - Dining map additional reprint for 2025	\$ 526.87	\$ 526.87	\$ 526.87
COW - Ad Line up for 2025-2026	\$ 20,808.00	\$ 16,311.00	\$ 16,311.00
COW - CivicPlus Visit Washougal Host Fees for 2025	\$ 2,554.54	\$ 2,554.54	\$ 2,554.54
	\$ 31,774.41	\$ 27,277.41	\$ 27,277.41



2025 Supplemental Budget: Hotel/Motel Tax Fund

➤ The following requests were approved by the Lodging Tax Advisory Committee (LTAC):

➤ 2025 Adopted Budget:

Other Events: \$ 47,303

Approved by LTAC &
to be approved by Council: \$102,970

Budget Amendment **\$ 55,667**



2025 Supplemental Budget: Capital Project Amendments



City of Washougal

2025 Supplemental Budget: Capital Project Amendments (Stormwater)

- Increase the following project expenditures:
 - Lift Station #1 Improvements (Closeout): \$75,000
 - Stormwater Capacity Upgrades: \$16,000
 - DOE Grant: \$16,000
 - Public Works Operations Center Bldg. Maint. & Repair (Closeout & Re-allocation): \$374,500
 - Washougal TownCenter Revitalization: \$6,775



2025 Supplemental Budget: Capital Project Amendments (Stormwater)

- Increase the following project expenditures:
 - Schmid Family Park Conceptual Design (Stormwater): \$25,000
 - Evergreen Way Sidewalks – Catch Basins: \$38,500
 - Q Street Infiltration Pond: \$70,000
- **Total Increase to Expenditures: \$606,510**
- **Total Increase to Revenues: \$16,000**



2025 Supplemental Budget Summary



City of Washougal

2025 Supplemental Budget: Summary

Fund Title	Increase to Beg. Fund Balance	Increase to Revenues	Increase to Expenditures
General Fund	\$0	\$461,000	\$28,404
Strategic Plan Implementation Fund	\$0	\$0	\$43,650
Hotel/Motel Tax Fund	\$0	\$0	\$55,667
Transportation Development Fund	\$0	\$0	\$132,864
National Opioid Settlements Fund	\$0	\$0	\$132,100
Affordable Housing Sales Tax Credit Fund	\$0	\$0	\$15,000
Parks Capital Project Fund	\$0	\$55,000	\$105,000
Facilities Capital Project Fund	\$0	(\$549,846)	(\$549,846)
Transportation Capital Projects Fund	\$0	\$453,650	\$453,650
Water/Sewer Fund	\$0	\$0	\$47,110
Stormwater Fund	\$0	\$16,000	\$606,510
Water/Sewer Capital Fund	\$0	\$2,624,578	\$4,807,330
TOTAL	\$0	\$4,020,134	\$5,877,439



Next Steps

- 11/3/2025 Council Meeting:
 - Approval of 2025 budget amendment ordinance
- November/December 2025 – Supplemental Budget #2 (if needed)



Questions



2026 Property Tax Levies

11/03/2025 | Presented by Daniel Layer



City of Washougal

2025-2026 General/Street Fund ~ Key Assumptions

Revenue Assumptions:

- 1% councilmanic property tax & EMS levy increase and
 - 2.86% new construction increase for 2025
 - 2.02% new construction increase for 2026
 - ESTIMATE: 2.01% new construction increase for 2026
 - Implicit Price Deflator (IPD) rate for setting 2026 property taxes: 2.44%
- Utility tax revenue pursuant to previously adopted plan
- Trending of various revenues



Next Steps

- 11/3/2025 Council Meeting:
 - Consent Agenda: Set two (2) public hearings:
 - 2026 Property Tax Levy (ad Valorem)
 - 2026 Emergency Medical Services (EMS) Levy
- Week of 11/3 & 11/10: Advertise public hearings
- 11/17/2025 Council Meeting:
 - Hold public hearings & take public testimony
 - Adopt resolutions for 2026 property tax levies



Questions



City of Washougal
2025 Amended Capital Projects

Art Capital Projects Fund	Budget
Other Opportunities	\$ 10,000
Total Art Capital	\$ 10,000

Building Capital Projects Fund	Budget
Social Services Building Project	\$ 70,456
PW Operations Center Bldg. Maint. & Repair	702,475
Washougal Fire Station Construction	1,000,000
ADA Transition Plan	97,240
Facilities Major Maintenance	69,819
Downtown Revitalization (Civic Campus)	8,748,617
Total Facilities Capital	\$ 10,688,607

Parks Capital Fund	Budget
Hamlik Park Basketball Court	\$ 85,000
Hathaway Park Security Lighting Upgrades	70,000
Hartwood Barn Repairs	51,000
Schmid Park Conceptual Design	100,000
Steamboat Landing Conceptual Design	50,000
Total Parks Capital	\$ 356,000

Transportation Capital Fund	Budget
32nd Street Widening Design	\$ 1,300,000
32nd Street Underpass Design & Planning	5,100,000
27th Street Shared Use Path Design Phase	417,343
32nd Street Safety Improvements	916,790
Railroad Crossing Improvements	157,545
Advanced Traffic Systems (ATMs)	10,000
Traffic Calming	18,650
Main Street Overlay (Closeout)	16,250
Evergreen Way Sidewalks-42nd-Schmid Ballfields	2,400
Washougal River Road Improvements	30,000
Shepherd Road Pedestrian Connection	350,000
Total Transportation Capital	\$ 8,318,978

Real Estate Excise Tax 2nd Qtr % Capital Fund	Budget
Pavement Management Program	\$ 1,300,700
Total Parks Capital	\$ 1,300,700

Water Capital	Budget
Automatic Meter Reading (AMI)	\$ 179,000
Lift Station #1 Relocation (Water)	70,000
Fleet & Equipment Replacement	53,000
Reservoir 7 Siting Study & Property Purchase	39,800
New Service Line 32nd Street - "G" - "K" Street	1,033,200
System Looping 4th Street - Shepherd Road	872,500
Major Repairs/Pipe Improvements	66,300
PW Operations Center Bldg. Maint. & Repair	280,500
P10 "I" Street - 32nd St to 34th St	481,200
P62 1st Street	156,500
Northside Water Improvements	200,000
Total Water Capital	\$ 3,432,000

Sewer Capital	Budget
Fleet & Equipment Replacement	\$ 60,500
Lift Station #1 Relocation (Sewer)	700,000
PW Operations Center Bldg. Maint. & Repair	280,500
Biosolids & Anoxic Selector Management	20,000,000
Lift Station #4, #13, #14 Upgrades	70,600
Total Sewer Capital	\$ 21,111,600

Stormwater Capital & Maintenance	Budget
Stormwater Capacity Upgrades	\$ 39,805
Lift Station #1 Relocation (Stormwater)	75,000
Campen Creek Stormwater Improvements (LCEP)	279,354
Kerr Park Stormwater Improvements (LCEP)	498,445
Fleet & Equipment Replacement	121,700
Annual Catch Basins & Drainage Improvements	259,410
PW Operations Center Bldg. Maint. & Repair	433,500
Q Street Infiltration Pool	248,153
Jemtegaard Trail Drainage Repairs	287,432
Downtown Revitalization (Civic Campus)	206,775
Schmid Family Park Conceptual Design (Storm)	25,000
Evergreen Way Sidewalks-42nd-Schmid Ballfields	38,500
Total Stormwater	\$ 2,513,074

Items in RED represent amendments from 2025 Adopted Projects